



CITY OF
ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE CITY COMMISSION
City Commission Meeting
MONDAY, JUNE 22, 2026 - 5:00 PM
ALCAZAR ROOM

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Moment of Silence and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

- 3.A. Proclamation 2026-19:** Proclaims July 4, 2026 as the 250th Anniversary of American Independence (*City Commission*)

4. PUBLIC COMMENTS FOR GENERAL PUBLIC COMMENTS OR FOR AGENDA ITEMS NOT REQUIRING A SEPARATE PUBLIC HEARING

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

7. GENERAL PUBLIC PRESENTATIONS, ITEMS OF GREAT PUBLIC IMPORTANCE, AND OTHER ITEMS REQUIRING PUBLIC HEARINGS

(PRESENTATIONS (MAXIMUM OF 10 MINUTES PER PRESENTATION)). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

7.A. General Public Presentations

7.A.1. Amendment to License Agreement for Use of a Portion of Cuna Street (*D. Birchim, City Manager*)

7.A.2. Presentation by Legacy Community Team (*M. Wissel, Communications Director*)

7.B. Items of Great Public Importance

7.C. Other Items Requiring Public Hearing

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

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

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.A.1. Ordinance 2026-15: Amending the Zoning Designation of Approximately 1.23 acres at 65 Lewis Boulevard from Abandoned PUD to Residential General Office (RGO) (*A. Skinner, Planning and Building Director*)

9.A.2. Ordinance 2026-16: Amending the Zoning Designation of Approximately 9.07 total acres at 69 Lewis Boulevard from Abandoned PUD to Residential General Office (RGO) for the upland acres and Open Land (OL) for the Waterward Acres (*A. Skinner, Planning and Building Director*)

9.A.3. Ordinance 2026-17: Amending the Future Land Use Designation of Approximately 0.51 acres at 18 and 20 Spring Street from Residential Low Density to Residential Medium Density (*A. Skinner, Planning and Building Director*)

9.A.4. Ordinance 2026-18: Amending the Zoning Designation of Approximately 0.51 acres at 18 and 20 Spring Street (*A. Skinner, Planning and Building Director*)

9.B. Resolutions

10. STAFF REPORTS AND PRESENTATIONS

11. ITEMS BY CITY ATTORNEY

12. ITEMS BY CITY CLERK

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

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

NOTICES: In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." ***In accordance with the Americans with Disabilities Act, persons needing a special accommodation to

participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CONSENT AGENDA -

CA.1 Preview of upcoming Commission meetings.

CA.2 THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON JULY 13, 2026:

- **Ordinance 2026-10:** Amending Vehicles for Hire (Ch27) Ordinance (*R. Franklin, Assistant City Manager*)
- **Ordinance 2026-11:** Amending Franchises (Ch14) Ordinance (*R. Franklin, Assistant City Manager*)

CA.3 Reminder of Upcoming Meetings:

- July 13, 2026, 3:00PM, Special Budget Meeting
- July 13, 2026, 5:00PM, Regular City Commission Meeting
- July 27, 2026, 3:00PM, Community Redevelopment Agency Meeting
- July 27, 2026, 5:00PM, Regular City Commission Meeting

CA.4 APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- May 8, 2026, 9:00AM, Special City Commission Meeting Workshop
- May 11, 2026, 5:00PM, Regular City Commission Meeting

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 2026-21: Proclaims June 26, 2026 as Greek Landing Day (*N. Sikes-Kline, Mayor*)

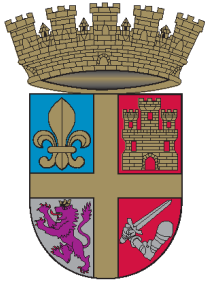
CA.7 NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

Certificate of Recognition 2026-04: Splash Heard Around the World (*C. Garriss, City Commissioner*)

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

CA.9 Request for use of the City Seal by St. Augustine Society, Inc. (*D. Galambos, City Clerk*)

END CONSENT AGENDA



City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

Est. 1565

PROCLAMATION

Whereas, the Declaration of Independence was adopted on July 4, 1776, by the Second Continental Congress, declaring that all human beings possess natural rights to life, liberty, and the pursuit of happiness; and

Whereas, the Congress deliberated Thomas Jefferson's draft for nearly three days, removing and revising passages, yet preserving the enduring principle that "all men are created equal," thereby elevating equality to a defining political ideal that has inspired generations to demand justice; and

Whereas, for 250 years, the Declaration of Independence has inspired people in the United States and around the world to reflect upon the meaning of a nation founded on fairness, equality, and self-government; and

Whereas, on July 8, 1776, Colonel James Nixon publicly read the Declaration outside Independence Hall, after which it was proclaimed throughout the colonies in public squares, churches, and before both military and civilian audiences; and

Whereas, commemorations of Independence Day have evolved over time, from speeches honoring the Founding Fathers to modern observances with picnics, athletics, and fireworks, while the legacy of the Declaration endures in civic traditions such as public readings and constitutional observances; and

Whereas, the Declaration of Independence has served as a model for movements around the world seeking freedom and self-determination, and its principles continue to inspire those who strive for liberty;

Whereas, at an appointed hour on July 4, citizens across the nation are encouraged to gather in public squares, civic spaces, institutions, and communities to read aloud the Declaration of Independence, reaffirming our shared commitment to its ideals.

***NOW THEREFORE,** the City Commission of the City of St. Augustine, Florida, hereby proclaims July 4, 2026 as the **250th Anniversary of American Independence** in the City of St. Augustine and this observance shall serve as a unifying act of remembrance and reflection, honoring the courage of those who first declared independence and renewing the principles of liberty and equality for future generations..*

***IN WITNESS WHEREOF,** I hereunto set my hand and do cause the Seal of the City of St. Augustine to be affixed this 22nd day of June in the year of our Lord two thousand twenty-six and the four hundred and sixtieth year of the founding of St. Augustine, the Nation's Oldest City.*

2026-19

Nancy Sikes-Kline, Mayor

"Most Loyal and Valorous"

Title conferred upon the Presidio of St. Augustine by King Philip V of Spain, November 26, 1715

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice-Mayor and Commissioners

DATE: June 22, 2026

RE: **Amendment to License Agreement for Use of a portion of Cuna Street**

On August 16, 2019, the City Commission approved a License Agreement between the City and 12 Avenida Menendez LLC, for the use of a portion of the Cuna Street right of way for outdoor seating, which is used by the River and Fort Restaurant. (see attached)

An amendment to this license agreement has been submitted by the licensee (12 Avenida Menendez LLC) to allow for outdoor cooking during specified events during the year.

This requested amendment to the license agreement is being placed on the June 22, 2026 City Commission agenda for your consideration.

If you have any questions, please let me know.



David Birchim
City Manager

FIRST AMENDMENT TO LICENSE AGREEMENT

FIRST AMENDMENT TO LICENSE AGREEMENT

This First Amendment to License Agreement ("Amendment") is entered into effective as of _____, 2026, by and between the CITY OF ST. AUGUSTINE, FLORIDA ("City"), and 12 AVENIDA MENENDEZ, LLC ("Licensee").

WHEREAS, the parties entered into that certain License Agreement dated August 16, 2019 concerning the licensed use of portions of Cuna Street adjacent to 12 Avenida Menendez, St. Augustine, Florida (the "License Agreement"); and

WHEREAS, the parties desire to clarify and permit certain limited special event operations ancillary to the restaurant use of the premises;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Limited Special Event Operations.

Notwithstanding anything contained in the License Agreement to the contrary, Licensee may conduct limited outdoor food preparation and sales within the Licensed Area during approved Special Event Dates, subject to the terms of this Amendment.

Permitted activities may include:

(a) Temporary BBQ grill and smoker operations, in a location approved by the City Fire Department, and the sale of food and non-alcoholic beverages, ancillary to the restaurant's food service operations, which will allow for better service to locals and tourists during congested events; and

(b) Limited seasonal customer engagement activities ancillary to restaurant operations, including temporary holiday photo opportunities, such as photos with Santa Claus, conducted during approved Special Event Dates.

2. Special Event Dates.

The permitted activities described herein are approved for and may, at Licensee's sole option, occur during the following dates or events:

(a) Fourth of July weekend;

(b) New Year's Eve weekend;

(c) Memorial Day weekend;

(d) Labor Day weekend;

(e) Nights of Lights duration;

3. Operational Restrictions.

All activities authorized under this Amendment shall:

- (a) Remain ancillary to the operations, marketing, and customer experience of the restaurant located at 12 Avenida Menendez and shall not constitute a separate vending, carnival, or concession operation;
- (b) Be conducted solely within the Licensed Area or other areas specifically approved in writing by the City;
- (c) Comply with all applicable permitting requirements, health and safety regulations, noise ordinances, and other applicable laws and regulations;
- (d) Not create unreasonable obstruction of pedestrian traffic or interfere with public safety operations; and
- (e) Utilize only the temporary equipment and installations removed at the conclusion of each event. The loading zone shall remain open and available for use as permitted under the License Agreement.

4. Additional Consideration to the City.

In consideration for the expanded operational activities authorized under this Amendment:

- (a) Licensee shall pay the City an additional fee of Five Hundred Dollars (\$500.00) per approved event during which Licensee elects to conduct outdoor food preparation or the sale of food or non-alcoholic beverages authorized under this Amendment within the Licensed Area. Notwithstanding the foregoing, for activities conducted during the annual Nights of Lights season, Licensee may elect to pay a single annual fee of Two Thousand Five Hundred Dollars (\$2,500.00) in lieu of the per-event fee described above. Such annual fee shall satisfy all fees otherwise payable under this Amendment for approved activities conducted during the Nights of Lights season, regardless of the beginning and ending dates designated by the City.
- (b) Patrons utilizing the authorized special event services within the Licensed Area shall be permitted reasonable access to the restroom facilities located at 12 Avenida Menendez during the hours the restaurant is open for business on the applicable approved event date.

5. No Other Modifications.

Except as expressly modified herein, all other terms and conditions of the License Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

CITY OF ST. AUGUSTINE, FLORIDA

By: _____

Name: _____

Title: _____

LICENSEE:

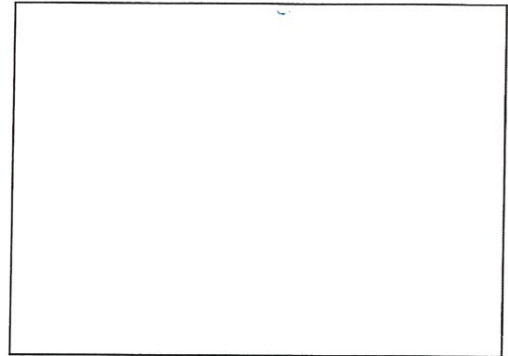
12 AVENIDA MENENDEZ, LLC

By: _____

Name: _____

Title: _____

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, FL, 32085



LICENSE AGREEMENT

COMES NOW the **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation, E.I.D. No. 59-6000420, whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085-0210 ("CITY"), and grants to **12 AVENIDA MENENDEZ, LLC**, a Florida limited liability company, whose mailing address is 44 Avenida Menendez, St. Augustine, Florida 32084 ("LICENSEE"), permissive use of a portion ("LICENSED AREA") of the CITY'S real property described in **Exhibit "A"** attached hereto and incorporated herein by reference.

This License is subject to the following terms and conditions:

TERMS:

1.

- A. The initial term of the License will be ten (10) years, with an option for one additional ten (10) year renewal term. The term of this License is sometimes referred to herein as the "License Term."
- B. Licensee shall have one (1) option to renew the term of this License for a term of ten (10) years, upon the following terms and conditions:
 - i. Licensee shall notify the City in writing not less than ninety (90) days prior to the expiration date of this License in order to exercise the option provided hereunder.
 - ii. The renewal term shall be on the same terms and conditions as set forth in this License (except for those terms and conditions relating to construction of the Public Facilities and improvements (e.g., Paragraph 4 hereof shall not apply to the renewal term since the improvements will have been completed), and the monthly fee payable for the rights to the License shall be adjusted to be at "Market Rate" (as defined below).
 - iii. "Market Rate" shall be initially proposed by Licensee as the amount of rent per square foot then being charged in St. Augustine, Florida for space comparable to the Licensed Area (the "Comparable Space") and taking into consideration all other relevant factors establishing similarity or dissimilarity between the comparable lease or licensing and the licensing

of the Licensed Area to Licensee for the renewal term, including without limitation, length of license term, quality and quantity of any existing improvements, quality and creditworthiness of Licensee, amenities or other generally applicable concessions, allowances, and the time periods of availability for use by the licensee or tenant of such Comparable Space.

- iv. Within thirty (30) days after City receives the notice of Licensee's proposal of the Market Rate, City shall notify Licensee whether or not City accepts Licensee's proposed Market Rate. If so, that shall apply. If not, City and Licensee shall seek to negotiate that. In the event that City and Licensee are not able to agree as to the Market Rate within thirty (30) days of good faith negotiation, then the Market Rate for the extension term shall be the Market Rate determined by selected three (3) licensed real estate appraisers, one of whom shall be named by City, one by Licensee, and the two so selected shall select a third. Each appraiser shall be [licensed in the State of Florida] as a real estate appraiser, having no less than [ten (10)] years' experience in such field, and recognized as ethical and reputable within the field. City and Licensee agree to make their selection promptly within five (5) days after the expiration of the thirty (30) day period, or sooner if mutually agreed upon. The two appraisers selected by City and Licensee shall promptly select a third appraiser within ten (10) days after they both have been selected, and each appraiser, within fifteen (15) days after the third appraiser is selected, shall submit his or her independent determination of said Market Rate simultaneously to City and Licensee. The Market Rate shall be the mean of the two closest rental rate determinations. City and Licensee shall each pay the fee of the appraiser selected by it, and they shall equally share the payment of the fee of the third appraiser.
- v. If the City determines in good faith that there is a public purpose for a different use of the Licensed Area, and notifies Licensee of that in writing prior to Licensee's exercise of the renewal option, then Licensee and City shall negotiate in good faith to determine what necessary modifications would be needed to this License for the renewal term in order for the City to achieve that public purpose, and if the parties do not reach an agreement, then the renewal option shall terminate.

2.

- A. The effective date of commencement for purposes of constructing the Public Facilities and improvements in Paragraph 4 below shall be _____. The first ten (10) years of the License Term for the Licensed Area shall begin upon the later of City acceptance of the Public Facilities or written notice by Licensee (the "Commencement Date"). The termination date of the initial term shall be ten (10) years from the Commencement Date. If renewed, the termination date of the additional term shall be ten (10) years from the end of the initial term.
- B. The Licensed Area is depicted on **Exhibit "B"** to this License, and the Licensed Area is for the exclusive use of Licensee during the periods of use by Licensee set forth in Paragraph 11C of this License.

3. LICENSEE shall pay **\$1,458.33** to the CITY monthly for the rights to the License. If the License is suspended or terminated, the portion of a month remaining and already paid

shall be forfeited by LICENSEE, but the remainder of monthly term payments shall be held in abeyance during the suspension or termination. The rent shall be annually adjusted upward on the first day of [Enter Date] and on the first day of October of each year thereafter based on the increase in the Consumer Price Index (CPI) for southern urban consumers for areas with a population of fewer than 50,000 for the measured period of June 1st through May 31st of each year.

4. In consideration for the rights and benefits to LICENSEE, LICENSEE will:
- A) Contract, retain and assume all financial responsibility for the project management of the site design and construction, including but not limited to, utility for the site design, sidewalk, lighting, vehicle surface, curb or curbless transition, landscaping, and signage for the totality of the right of way of Cuna Street, between Charlotte Street and Avenida Menendez as itemized in **Exhibit "C"** attached hereto and incorporated herein.
 - B) Cost share the site design and construction costs of the improvements contemplated in the site design in Paragraph 4(A) as follows:
 - i) CITY: 50% - To be paid by City upon completion and acceptance of the construction work, which acceptance shall not be unreasonably withheld, delayed, or conditioned.
 - ii) LICENSEE: 50%
 - C) Site design and construction contracting will be procured, managed, contracted, and invoiced directly by and between LICENSEE and its contractors. LICENSEE shall assume all risk and liability as between itself and its consultants, contractors, and subcontractors, and no party shall look to the CITY for liability, indemnification, or redress in relation to the terms of LICENSEE'S third party site design and construction contracting. Contractor shall provide a one (1) year warranty for the improvements it constructs in favor of Licensee and City.
 - D) LICENSEE agrees to secure the timely and satisfactory completion of the work with a performance bond in form and content satisfactory to CITY and insured by a surety satisfactory to CITY.
 - E) LICENSEE agrees to submit a site specific Maintenance of Traffic (MOT) plan in cooperation with the CITY for review and approval describing construction sequencing, public access to existing businesses, emergency and other services access and identifying precise work hours; said MOT plan to be reviewed and approved by the CITY prior to commencement of the work and prior to the CITY'S Pre-Construction Meeting.
 - F) LICENSEE agrees to construct and install the Public Facilities and improvements as described in the Plans and in accordance with all permits and specifications in all material respects.
 - G) Until the Public Facilities are accepted by the City, LICENSEE agrees to be responsible for all associated design, permitting, project management, construction, testing and costs as per Plans, specifications and permits, provided however that the CITY shall reimburse Licensee for 50% of the costs as set forth above.

- H) LICENSEE agrees to use good faith diligent efforts to complete construction and installation and successfully complete final inspection of the work within three hundred sixty five (365) days following the issuing of the permit, subject to force majeure.
- I) LICENSEE agrees to transfer ownership and maintenance of the Public Facilities to the CITY following successful completion of construction and close-out documentation in accordance with plans and permits, at which time the CITY will assume all maintenance obligations and liability for all areas except as otherwise set forth in this License with respect to the Licensed Area (depicted in **Exhibit "B"**), for the periods that the Licensed Area is to be operated by LICENSEE pursuant to this License per Paragraph 11C below.

5. Subject to the terms and conditions of this Paragraph 5, the City may revoke this License upon ninety (90) days' notice by delivery to the Licensee of written notice of revocation directed to the Licensee. The ninety (90) day period shall commence on the date of receipt of the written notice by the Licensee. The City may only revoke this License if the City determines in good faith that there is a "paramount public purpose" requiring the use of the Licensed Area by the City, and the revocation shall only be for that "paramount public purpose." Licensee shall be entitled to fair compensation for loss of the Licensed Area equal to the unamortized cost of the Public Facilities and improvements paid for by Licensee that were not reimbursed by the City. The unamortized portion cost shall be calculated on a straight line basis over the ten (10) year term of this License (i.e., a 10% amortization each year).

6. All notices required by this License shall be effected by delivery of said notice in writing to the recipient party by U.S. Mail, certified, return receipt requested. All notices shall be sent to the mailing address of the recipient CITY or LICENSEE as described herein.

7. LICENSEE, at all times during the License Term, shall carry public liability insurance insuring the Licensed Area against personal injury and property damage with a company authorized to conduct business in the State of Florida and satisfactory to the CITY. Said insurance shall name the City of St. Augustine as an additional insured with limits of coverage not less than: \$300,000, bodily injury or death, each person; \$1,000,000, bodily injury or death, each accident; and \$300,000, property damage. LICENSEE shall supply written proof of insurance to CITY within fifteen (15) days of the date of the issuing of a permit for construction. CITY's representative, with regard to providing the written proof required herein, shall be the City Manager for the City of St. Augustine, at the mailing address described herein, unless and until CITY notifies LICENSEE otherwise in writing.

8.

- A) Construction Period. During the period commencing when Licensee commence constructing the Public Facilities and ending when the City accepts the Public Facilities, LICENSEE shall indemnify CITY and hold CITY harmless for any and all claims for damages, costs and expense to any person or property, whether real or personal, due to any willful misconduct, negligent act or omission of LICENSEE, or any representative, agent, customer or employee of LICENSEE, or for liens of contractors or subcontractors of Licensee arising from construction of the Public Facilities, or arising out of the improper or negligent use by LICENSEE of the CITY's property in the Licensed Area subject to this License. This provision shall be full and total indemnity against any kind or character of claim whatsoever which is asserted against the CITY arising out of LICENSEE's negligence or willful misconduct or for liens of contractors or subcontractors of Licensee arising from construction of the Public Facilities. LICENSEE, by acceptance of this License, hereby agrees to defend on behalf of the

CITY any and all suits, claims or causes of action brought against the CITY and to pay any judgment or judgments which may be rendered against the CITY arising out of such negligent acts or omissions of LICENSEE. No third party beneficiaries are contemplated or created pursuant to the terms of this License.

- B) License Term. During the License Term, LICENSEE shall indemnify CITY and hold CITY harmless for any and all claims for damages, costs and expense to any person or property, whether real or personal, due to any negligent act or omission of LICENSEE, or any representative, agent, customer or employee of LICENSEE, arising out of the use by LICENSEE of the CITY's property in the Licensed Area subject to this License. This provision shall be full and total indemnity against any kind or character of claim whatsoever which is asserted against the CITY arising out of LICENSEE's negligence. LICENSEE, by acceptance of this License, hereby agrees to defend on behalf of the CITY any and all suits, claims or causes of action brought against the CITY and to pay any judgment or judgments which may be rendered against the CITY arising out of such negligent acts or omissions of LICENSEE. No third party beneficiaries are contemplated or created pursuant to the terms of this License.

9. For any litigation arising out of the interpretation or enforcement of the terms and conditions of this License, venue shall lie exclusively in a court of competent jurisdiction located in St. Johns County, Florida.

10. With the exception of the "Restaurant Tenants" (as described below), LICENSEE shall not directly or indirectly assign, sublease, hypothecate, sell, mortgage, encumber or otherwise transfer this License or any interest therein without the written permission of CITY, which permission shall not be unreasonably withheld, conditioned or delayed. It is contemplated that the Licensee will enter into lease(s) with tenant(s) for the premises located at 12 Avenida Menendez, St. Augustine, FL 32084 (the "Restaurant Tenants"). Licensee may sublicense all or any portion of its rights under this License to Restaurant Tenants without the requirement of any consent from the City.

11. CITY grants this License to LICENSEE for use of the real property described in **Exhibit "B"** as follows:

GENERAL CONDITIONS:

- A. Commercial Loading Zone Hours of Operation: The entirety of the driving surface area, also referred to as the street or cart path, shall be designated by signage as a commercial vehicle loading zone only consistent with Resolution 2019-03. LICENSEE shall have no liability for operation of the Licensed Area during the commercial loading zone hours of operation.
- B. Pedestrian and Non-Motorized Traffic Only Hours of Operation: The entirety of the driving surface area, also referred to as the street or cart path, shall be designated by signage as pedestrian and non-motorized traffic only at all other times.
- C. On-street Dining Hours of Operation: Licensee is entitled to exclusive use of the Licensed Area during the following periods of each day during the term of this License: 10:00 AM to 1:15 AM. A portion of the driving surface area (also referred to as the street or cart path) shall be designated as a licensed, on-street dining area. That area is the Licensed Area depicted on Exhibit "B." Outdoor dining fencing, furniture, and wares cannot be placed on the street before the end of the commercial loading zone hours of operation and must be removed no later than one (1) hour before the beginning of the commercial loading zone hours of operation (the "Removal

Requirement”). On-street dining will end at 12:15 AM. The LICENSED AREA must be clearly demarcated with fencing, and no other area of the right-of-way may be used for restaurant food and beverage service, patron waiting area, staging, or entertainment. The parties acknowledge that, in accordance with applicable law, no alcoholic beverage may be opened, carried, served, or consumed outside of the LICENSED AREA in a public area. Licensee shall install appropriate signage warning of same (the “Signage Requirement”). Street bollards shall be in place blocking the street from vehicular traffic prior to on-street dining setup and use. If the bollards malfunction such that they cannot be raised or lowered, on-street dining is suspended until the bollards are repaired or replaced. LICENSEE acknowledges and agrees that closure of the LICENSED AREA for repairs or maintenance is at the CITY’S discretion for public safety purposes, and is not compensable, unless the total period of such closure exceeds thirty (30) days in any one year, in which case license fees shall abate day for day for any periods that on-street dining is suspended or not available.

SPECIAL CONDITIONS:

12. No amplified music may be played in the LICENSED AREA, nor will speakers be directed towards the licensed area from the restaurant. LICENSEE acknowledges and understands that the adjacent unlicensed area of Cuna Street is open for pedestrian activity including street artists and street vendors consistent with City Code.

13. During the periods of Licensee’s exclusive use, the LICENSED AREA can only be used for dining tables and chairs for food service that can include alcoholic beverages, but not be used for the sole purpose of serving alcoholic beverages (i.e., not for only serving liquor without food). The Licensed Area shall not be used as a waiting area for restaurant patrons, except for the areas where tables have been removed and no alcohol is served.

14. LICENSEE agrees to the number, type, and placement of tables and chairs in the LICENSED AREA as shown on the site plan described in **Exhibit “B”**. By adoption of this License, the CITY does not warrant or guarantee approval of the design elements, including but not limited to, fencing, signage, furniture, and light fixtures. LICENSEE will be responsible for obtaining all necessary permits, including but not limited to, approval from the Historical Architectural Review Board (HARB). LICENSEE acknowledges and agrees that the CITY may enforce any generally applicable regulations affecting the operations of the business located on the premises, as are now in existence or as may be enacted in the future.

VIOLATIONS AND PENALTIES:

15. Subject to the notice and cure provisions of this License, in addition to any other legal remedy or citation available in the municipal code, any uncured violations by Licensee of the General or Special Conditions may be penalized as follows:

- A. The City Manager, or his or her designee, will notify the City Commission and issue a notice of violation to the LICENSEE identifying the date and time of the violation, the General or Special Condition found in violation, and any witnesses to the violation. Supporting documentation such as, but not limited to, photographs, witness statements, or affidavits may be included in the notice. The CITY’S agents may review compliance with general and special conditions on site of the licensed area during the LICENSEE’S hours of operation.

- B. The notice of violation shall state the date and time for a public hearing before the City Commission, at which time evidence and testimony will be heard, and the LICENSEE will be provided a reasonable opportunity to be heard.
- C. If, after the hearing, the City Commission finds that LICENSEE has intentionally violated any of the General or Special Conditions of the License in a material respect, the City Commission may:
- i) For a First Violation in a rolling twelve (12) month period: Receive a fine of ~~\$500.00~~ \$750.00;
 - ii) For a Second Violation in a rolling twelve (12) month period: Receive a fine of \$1,000.00;
 - iii) For a Third Violation in a rolling twelve (12) month period: Suspend the Licensee's use of the Licensed Area only for a term not to exceed three (3) months.
 - iv) If there is a Fourth Violation within one hundred eighty (180) days of the Third Violation, the City Commission is granted the option to terminate the license without liability to the City for the remainder of the term regardless of the calendar year.

16. NOTICE AND CURE. LICENSEE shall have the following cure periods, measured from LICENSEE's receipt of a written notice of default or violation from the City, in which to cure any breaches of this License: (i) ten (10) days for any monetary defaults; (ii) except for "Short Term Breaches" (as defined below), thirty (30) days for any nonmonetary defaults or violations (provided, however, if LICENSEE's failure or breach is of a nature such that it cannot reasonably be cured within such thirty (30)-day period, LICENSEE shall not be deemed to be in default of this License provided LICENSEE commences to cure such failure or breach within such thirty (30)-day period and thereafter diligently prosecutes such cure to completion); and (iii) forty eight (48) hours for Short Term Breaches. The term "Short Term Breaches" means the failure by Licensee to comply with General Condition C and Special Conditions 12, 13 and 14.

LICENSEE, by acceptance of this License, acknowledges that LICENSEE, and LICENSEE's tenants, heirs, assigns and successors shall be unequivocally bound by the terms and covenants contained herein.

[SIGNATURES APPEAR FOLLOWING PAGE(S)]

16th IN WITNESS WHEREOF, the parties hereto have executed this License Agreement on this day of August, 2019.

ATTEST:

Darlene Galambos
Darlene Galambos, City Clerk
(SEAL)



Witness:
Candice J. Seymour
Print Name: Candice J. Seymour

Witness:
Era L. Fountain
Print Name: Era L. Fountain

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

By: *John P. Regan*
John P. Regan, City Manager

LICENSEE:
12 AVENIDA MENENDEZ, LLC,
a Florida limited liability company

By: *L. John Arbizzani*
L. John Arbizzani, Manager

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:
[Signature]
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION OF OVERALL PARCEL

THE PUBLIC RIGHT-OF-WAY KNOWN AS CUNA STREET ADJACENT TO THE PROPERTY ADDRESSED 12 AVENIDA MENENDEZ AND BOUND BY AVENIDA MENENDEZ TO THE EAST AND CHARLOTTE STREET TO THE WEST.

EXHIBIT "B"

SITE PLAN AND DEPICTION OF LICENSED AREA

EXHIBIT B Description of Leased Area + Site Plan

TOTAL ROW HARDSCAPE: 3,034 SQ. FT.
 TOTAL DINING AREA: 1,617 SQ. FT. (53%)

48 seats total

NOTE: Table quantity and chair layout is diagrammatic, with 48 seats MAXIMUM.

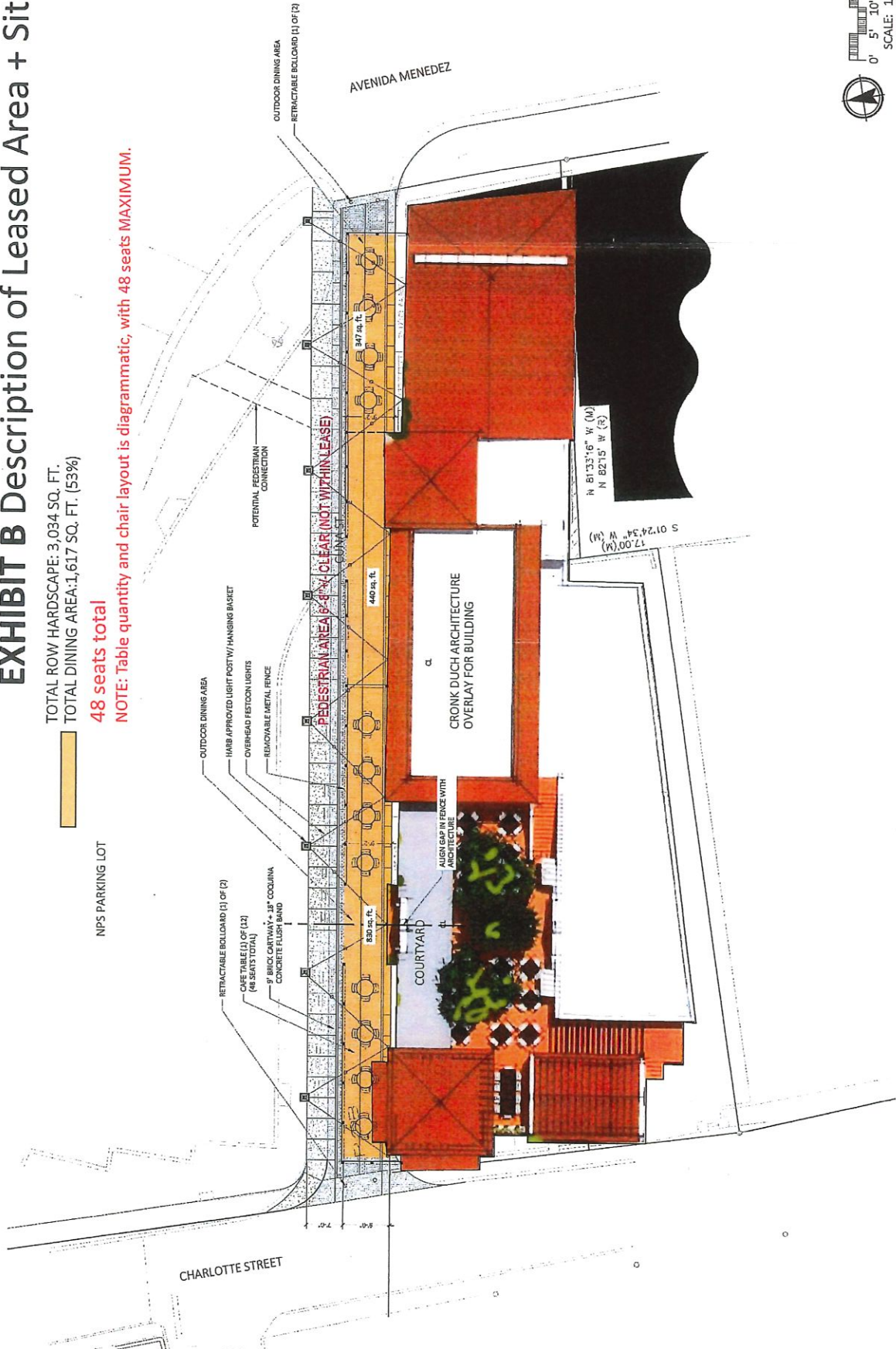


EXHIBIT C Estimated Project Costs

Preliminary Cost - Cuna Street from Charlotte Street to Avenida Menendez (200 LF)
 DID Streetscape
 Edits 01/16/19

	Unit	Total	Unit Cost	Total Cost
Site Furniture				
Bench	EA	6	\$3,000.00	\$18,000.00
Litter Receptacle	EA	2	\$2,000.00	\$4,000.00
Recycle Receptacle	EA	1	\$2,200.00	\$2,200.00
Bike Rack	EA	4	\$900.00	\$3,600.00
				\$27,800.00
Irrigation				
1" Service Connection	EA	1	\$315.00	\$315.00
1" Water Meter	EA	1	\$265.00	\$265.00
1" Backflow Preventer	EA	1	\$768.00	\$768.00
1" service line	LF	200	\$3.00	\$600.00
Controller	EA	1	\$420.00	\$420.00
Zone Valve	EA	1	\$150.00	\$150.00
Hanging Basket Drip Line Services	EA	5	\$997.50	\$4,987.50
Tree Drip Line Services	EA	6	\$52.50	\$315.00
				\$7,820.50
8. Lighting				
Light (Fixture)	AS	9	\$1,500.00	\$13,500.00
Light Pole Assembly (Direct Bury)	AS	9	\$5,500.00	\$49,500.00
Pull Box	EA	9	\$315.00	\$2,835.00
Conduit (2")	LF	400	\$18.90	\$7,560.00
Conductor (#10 cr-)	LF	400	\$0.57	\$228.00
Conductor (#8-#6)	LF	400	\$0.84	\$336.00
Conductor (#4-#2)	LF	400	\$1.70	\$680.00
Electrical Service Connection	EA	1	\$8,400.00	\$8,400.00
				\$63,039.00
9. Special Condition Items (Roadway)				
As-Built	LS	1	\$2,000.00	\$2,000.00
				\$2,000.00
B. Water and Sewer Construction				
10. Utilities (Water and Sewer)				
Sewer				
Services	EA	2	\$775.00	\$1,550.00
Manhole	EA	1	\$4,625.00	\$4,625.00
Manhole Adjust Top & Replace Ring & Cov	EA	1	\$700.00	\$700.00
PVC Gravity Sewer Main (8")	LF	70	\$64.30	\$4,501.00
Core & Connect to Structure	EA	1	\$500.00	\$500.00
				\$11,876.00
				\$290,547.50

ESTIMATED CONSTRUCTION COST
 \$290,547 * 1.08 (8% INFLATION) =
\$313,791

- \$ 313,791.30 Construction
- \$ 62,758.26 20% Allowance Engineering
- \$ 9,413.74 3% Construction Contingency (on \$313,791.30)
- \$ 32,000.00 8 months x \$4,000 month SDG
- \$ 417,963.30 (rolled up to \$419,970) \$417,970 max**

Preliminary Cost - Cuna Street from Charlotte Street to Avenida Menendez (200 LF)
 DID Streetscape
 Edits 01/16/19

	Unit	Total	Unit Cost	Total Cost
A. Roadway Construction				
1. Mobilization				
LS	1		\$12,500.00	\$12,500.00
2. Site Preparation				
Clear & Grub	SF	3,400	\$5.00	\$17,000.00
Remove Existing Road	SF	3,400	\$2.00	\$6,800.00
3. Roadway				
Pavers	SF	1,800	\$9.00	\$16,200.00
Paver Installation	SF	1,800	\$2.90	\$5,220.00
Sand (1")	SF	1,800	\$0.25	\$450.00
Concrete (6")	SF	1,800	\$10.00	\$18,000.00
Subgrade	SF	1,800	\$0.54	\$972.00
Bollard (Removable)	EA	4	\$9,000.00	\$36,000.00
				\$76,842.00
Curb	LF	400	\$23.90	\$9,560.00
Coquina Concrete Ribbon Curb 18"Wx12"	LF	400	\$23.90	\$9,560.00
Sidewalk	SF	1,600	\$8.00	\$12,800.00
Coquina Concrete 8"	SF	1,600	\$8.00	\$12,800.00
4. Maintenance of Traffic				
Pedestrian Path	SF	100	\$28.00	\$2,800.00
Pedestrian Fencing	LF	400	\$4.90	\$1,960.00
Work Zone Signs	EA	4	\$45.00	\$180.00
Type III Barricades	EA	4	\$55.00	\$220.00
Business Signs	EA	4	\$100.00	\$400.00
				\$5,560.00
5. Signing				
Sign Single Post	AS	2	\$2,285.00	\$4,570.00
				\$4,570.00
6. Erosion Control				
LS	1		\$500.00	\$500.00
7. Landscape				
Street Trees				
Chibbige Palm	EA	6	\$360.00	\$2,160.00
Oak	EA	2	\$360.00	\$720.00
Tree Grate	EA	6	\$1,500.00	\$9,000.00
				\$11,880.00

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: City Commission

DATE: June 22, 2026

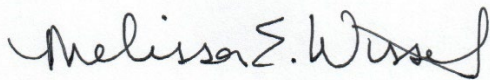
RE: Presentation by Legacy Community Team

In honor of our nation's 250th anniversary, the Legacy Community Team is proposing to expand on the recent installation of the Frederick Douglass statue in Anderson Circle, featuring seated figures on park benches across St. Augustine and St. Johns County.

The Park Bench History Project is designed to honor the individuals whose contributions helped shape St. Augustine and St. Johns County into the community we know today. Mr. Troy Blevins would like to make a presentation to the City Commission on Monday, June 22, 2026, for their review and consideration.

Please place this on the agenda under Section 7, General Public Presentations.

Respectfully,



Melissa Wissel
Communications Director



est. 1565

ST. AUGUSTINE
250TH LEGACY
PROJECT

OVERVIEW

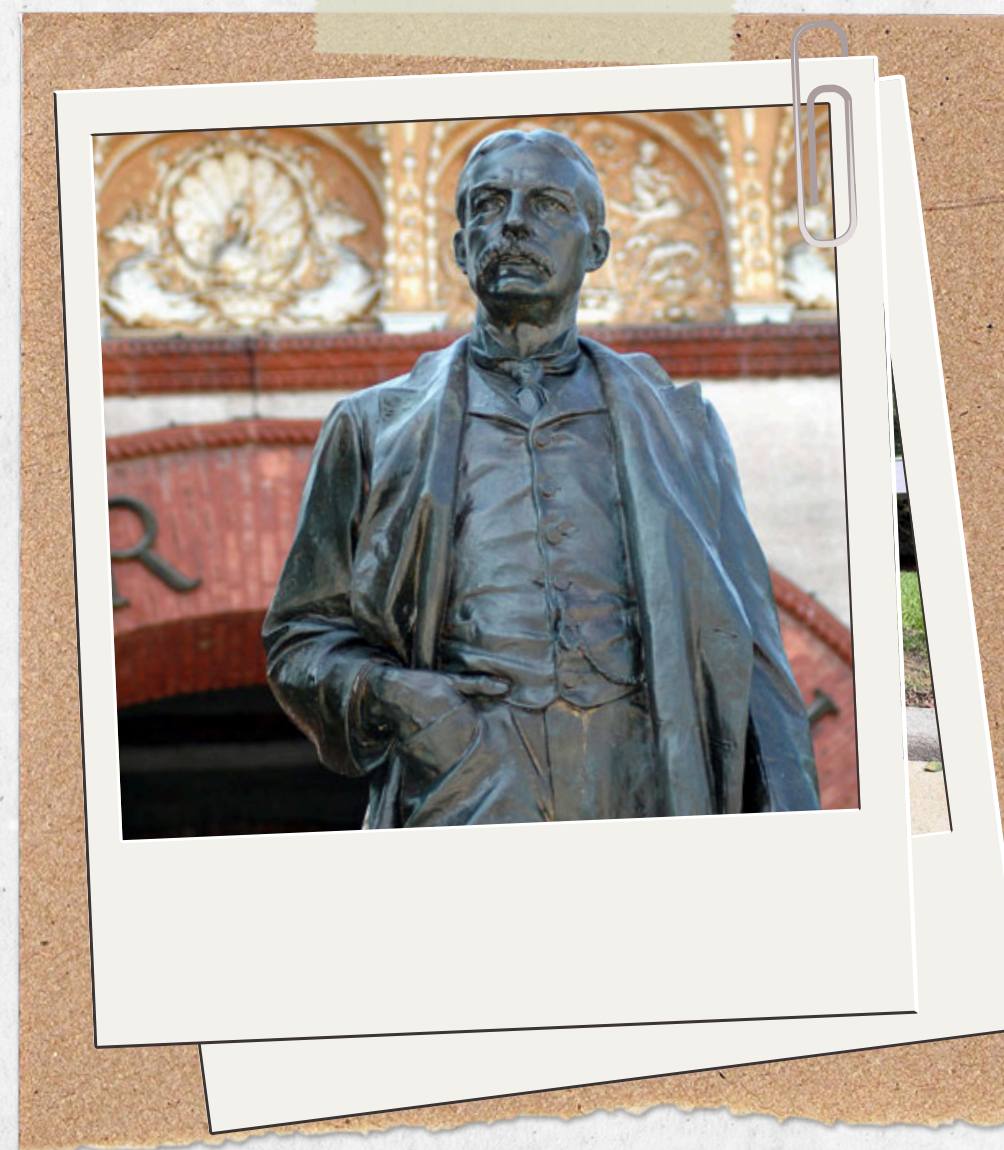
In honor of our nation's 250th anniversary, I propose that we expand on the installations of new statues featuring seated on park benches across St. Augustine and St. Johns County, creating additional "Park Bench History" installations for future generations to appreciate.

The goal is to add two statues each year over the next four years, bringing the total statues to ten. Each statue will depict an individual of significant historical importance to the history of St. Augustine.

SUPPORTER TIERS

4-year Project

- IMMORTAL - \$100,000
 - \$25,000/ Per Year
- FOUNDER-\$40,000
 - \$10,000/ Per Year
- LEGEND-\$20,000
 - \$5,000/ Per Year
- ICON-\$10,000
 - \$2,500/ Per Year
- STAR-\$5,000
 - \$1,250/ Per Year
- SUPPORTER
 - Any one-time donation to the project





MARTIN LUTHER KING, JR.

Martin Luther King Jr. led nonviolent protests during 1964 demonstrations in St. Augustine, helping expose segregation and violence here. His arrest and national attention on the city helped build momentum for passage of the Civil Rights Act of 1964.



MINORCAN HERITAGE

The Minorcan families, descendants of Mediterranean settlers who arrived in Florida in 1768, shaped St. Augustine's identity after relocating from New Smyrna. They preserved language, Catholic traditions, and cuisine—most notably Minorcan clam chowder—while becoming a cornerstone of the city's culture and community life.



SISTERS OF ST. JOSEPH

The Sisters of St. Joseph, who arrived in 1866, expanded education for both white and Black communities despite segregation. In 1916, several sisters were arrested for teaching Black students alongside white students—defying local laws. Their actions challenged segregation and reinforced their lasting role in advancing equality, education, and social justice in St. Augustine.



FRANKLIN SMITH

Franklin W. Smith helped reshape St. Augustine's look in the late 1800s by championing the use of coquina stone in his Spanish-inspired projects, most notably Villa Zorayda. His work influenced the city's Moorish Revival style and encouraged wider use of coquina, reinforcing St. Augustine's distinct architectural identity.



MARJORIE KINNAN RAWLINGS & ZORA NEALE HURSTON

Marjorie Kinnan Rawlings and Zora Neale Hurston shared a mutual respect rooted in their commitment to telling authentic Florida stories. While their friendship wasn't especially close or long-lasting, they moved in similar literary circles in the 1930s and admired each other's focus on regional culture—Rawlings on rural white life and Hurston on Black folklore. Their parallel work helped define Florida's literary voice from different perspectives.



RAY CHARLES

Ray Charles attended the Florida School for the Deaf and the Blind as a child, where he trained in classical piano, learned to read music in Braille, and developed his musical foundation. His later stance against segregated performances, along with appearances tied to the Civil Rights era, helped spotlight injustice in St. Augustine and push momentum toward integration.



ST. AUGUSTINE FOUR

The St. Augustine Four—JoeAnn Anderson, Audrey Nell Edwards, Samuel White, and Willie Carl Singleton, along with others, staged a sit-in at the segregated Woolworth's lunch counter in 1964. After their arrest, they were pressured to sign a document implicating Robert B. Hayling, but refused—choosing detention over cooperation, which drew national outrage and highlighted the city's harsh response to peaceful protests.



FRANCISCO MENENDEZ

Francisco Menendez was a formerly enslaved African who became a leader of the Black militia at Fort Mose—the first legally sanctioned free Black settlement in what is now the United States. In the 1700s, he helped defend Spanish Florida, led the militia in battle, and symbolized freedom for those escaping slavery, leaving a lasting legacy in St. Augustine’s history.

SUMMARY

The Park Bench History Project is designed to honor the individuals whose contributions helped shape St. Augustine and St. Johns County into the community we know today.

Through a series of life-sized bronze statues seated on public benches, residents and visitors will have the opportunity to interact with history in a unique and engaging way while learning about the people whose leadership, courage, creativity, and service left a lasting impact on our region.



est. 1565

THANK YOU

Troy Blevins
troy@walkingmc.com
(904)-669-7901

3940 Lewis Speedway, Suite 2101
St. Augustine, FL, 32084

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: June 11, 2026

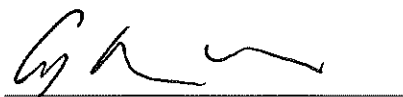
RE: Ordinance 2026-15 – Amending the Zoning Designation of Approximately 1.23 acres at 65 Lewis Boulevard from Abandoned PUD to Residential General Office (RGO) – Introduction and First Reading

The property at 65 Lewis Boulevard is approximately 1.23 acres. The property had been included in a Planned Unit Development (PUD) project several years ago that has now expired. The site is an existing marina use with offices, and associated marina uses and parking. This specific property is generally associated with the adjacent property at 69 Lewis Boulevard. The surrounding area is generally commercial along Highway US 1 with some remaining residential uses to the north and the San Sebastian riverine environment to the east.

The city's current Future Land Use Map (FLUM) designates this property as Residential Medium Density Mixed Use. This is a request to rezone the property only. One of the zoning districts that is compatible with this future land use is Residential General Office (RGO). The request is to rezone to RGO. Please see the attached definition of Residential Medium Density Mixed Use land use category for clarification. The recommended RGO zoning district is consistent with this land use category.

On June 2, 2026, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of this property as noted above. Attached you will find the Ordinance, and a map illustrating the existing zoning. The packet of information provided to the PZB is also included. Please note that processing this application shall not constitute City agreement with any legal description boundary that may include the City of St. Augustine's submerged lands.

Please place Ordinance 2026-15 on the City Commission June 22, 2026, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department

Comprehensive Plan Land Use Categories

FLUE Policy 6.4.6

Residential Medium Density Mixed Use

This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and medium intensity commercial mix of uses. A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), medium intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. Low intensity industrial uses shall not be permitted near public schools unless a trade or technical school.

For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

To encourage mixed use developments:

- Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB.
- Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.



Zoning Map

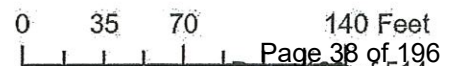
City of St. Augustine

65 Lewis Blvd.

Legend

- Open Land (OL)
- Commercial Medium-Two (CM-2)
- Planned Unit Development (PUD)
- Abandoned PUD (APUD)
- Parcel

Scale: 1:1,000





Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Florida Statutes. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Florida Statute will be provided in the “Business Impact Estimate” section below.

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 1.23 ACRES, LOCATED AT 65 LEWIS BOULEVARD AS PORTIONS OF WILDWOOD PARK IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 1.23 ACRES FROM ITS CURRENT CLASSIFICATION OF ABANDONED PUD TO THE CITY CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO), PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, Florida Statutes;
 - Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - Section 553.73, relating to the Florida Building Code; or
 - Section 633.202, relating to the Florida Fire Prevention Code.

Note: The City's provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

- 1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

This ordinance is a rezoning initiated by the property owner to reestablish the previous zoning for the property because the PUD has expired.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

None

- 3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

None

- 4. Additional information the governing body determines may be useful (if any):**

This ordinance is a rezoning initiated by the property owner to reestablish the previous zoning for the property because the PUD has expired.

ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 1.23 ACRES; LOCATED AT 65 LEWIS BOULEVARD AS PORTIONS OF WILDWOOD PARK IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 1.23 ACRES FROM ITS CURRENT CLASSIFICATION OF ABANDONED PUD TO THE CITY CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the referenced legal description as containing a total of approximately 1.23 acres of land, located at 65 Lewis Boulevard as portions of Wildwood Park; being more fully described herein, should be rezoned;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. The following described property, containing a total of approximately 1.23 acres of land, located at 65 Lewis Boulevard as portions of Wildwood Park within the City of St. Augustine, and identified by the referenced legal description, is hereby rezoned as described herein; rezoning approximately 1.23 upland acres from its current classification of Abandoned PUD to the city classification of Residential General Office (RGO).

Section 2. Legal Description of Property. The following described property located as portions of Wildwood Park commonly known as 65 Lewis Boulevard with Parcel ID #119550-0000 within the City of St. Augustine, Florida. This legal description shall not constitute City agreement with any legal description boundary that may include the City of St. Augustine's submerged lands:

**65 Lewis Boulevard
3-15 Wildwood Park Lots 4,5,6 & 7 BLK G OR369/562
& 564 & 435/182 & 1193/1457 & 3745/913
PARCEL ID 1195500000 totaling 1.23 acres**

HERETO AND MADE A PART HEREOF.

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezonings of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective ten (10) days after adoption.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2026.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

PZB Packet from June 2, 2026



Planning and Zoning Board

Planning Division Staff Report
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	9.a	PZB2026-0052
Request	Address	Parcel ID
Rezoning	65 Lewis Blvd.	<u>119550-0000</u>

Site & Background Information

Applicant:	Roy Campbell / San Sebastian Marine Inc. c/o River's Edge Marina
Owner:	San Sebastian Marine Inc. c/o River's Edge Marina
Property Class: (St. Johns County Property Appraiser)	2000 – Transit Terminals
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Abandoned PUD
Acreage:	1.23
Neighborhood:	Oyster Creek
Archaeological Zone:	N/A

Request Summary

This application is a request to recommend a rezoning from abandoned PUD to Residential and General Office (RGO) to the City Commission at 65 Lewis Boulevard.

Positive recommendations and approval of the request noted above by the PZB would allow the applicant to move forward and seek final approvals from the City of St. Augustine City Commission for the rezoning. The requested zoning category is a return to the previous zoning as the current zoning is a defunct PUD.

Staff Analysis of Request and Consistency with the City of St. Augustine's Comprehensive Plan 2040

Goal, Policy, or Objective
Future Land Use Element
Future Land Use
FLUE Policy 6.5.2
Commercial Medium Intensity
This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses.
Residential Uses Single or multi-family units to a maximum of 16 units per acre.
<ul style="list-style-type: none">Not more than fifty percent (50%) of the Commercial Medium Intensity designation shall be permitted for residential use. Other uses maximum lot coverage of 70%; maximum height restriction of 35 feet.
To encourage mixed use developments:
<ul style="list-style-type: none">Residential uses included in mixed use developments shall occupy a minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB.Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and a maximum of 70% of the development area, unless otherwise approved by the PZB.Mixed use commercial projects are encouraged

Goal, Policy, or Objective

Future Land Use Element

FLUE Goal 8 Preserving Sense of Place

The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city's authentic character. The planning goals related to preserving a sense of place for the City are to:

- Preserve the small town urban character while promoting a balance of economic activity;
- Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits;
- Provide continued opportunity for diverse forms of residential and commercial projects;
- Create a preservation program that protects the historic Town Plan and promotes responsible tourism;
- Provide protection of natural resources and ecological systems;
- Reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Recognize and preserve the historic skyline;
- Balance livability and economic pressures; and
- Proactively recognize increasing threats of sea level rise on the City's character and livability

Request for a Positive Recommendation of Land Use Plan Map Amendment and Rezoning

Based on Sec. 28-30 of the City's Code, the zoning atlas may from time to time be revised by the rezoning of land as provided in this section. [\[LINK TO CODE SECTION\]](#)

Proposals to amend the city's zoning atlas shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The PZB is required to review these types of requests and provide a report and recommendations to the city commission. At a minimum, the PZB shall show that they studied and considered:

1. The need and justification for the change,
The current zoning is an abandoned PUD. The zoning request is to return to the previous zoning category which is consistent with the current use of a marina.
2. The relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and

The previous zoning of the property was Residential General Office (RGO). This rezoning request is consistent with the comprehensive plan and brings the zoning category back into compliance from the defunct PUD.

3. Consistency with the comprehensive plan.

The proposed zoning category of Residential and General Office is consistent with the current Future Land Use of Commercial Medium Intensity.

65 Lewis Blvd.
RGO
Permitted Uses
<p><i>Permitted uses and structures:</i></p> <ul style="list-style-type: none"> - Multiple-family dwellings. - Professional and business offices. - Restaurants, but not drive-in. - Retail sales such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, pet shops (but not kennel or veterinarian), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, TV and stereo equipment (including incidental repairs), florist or gift shop, bake shop (but not wholesale bakery), sporting goods, sundries and notions, business office supplies, musical instruments, records and tapes, retail sale of alcohol and similar products, with no exterior display or storage of merchandise permitted. - Marina. - Museums. - Parking facilities and garages. - Bar/tavern. - Hotels, motels, conference centers, convention centers and spas. - Craft alcohol industry. - Home-based business. - Mobile food dispensing vehicle as per section 28-347(9).
Permissible Uses by Exception
<p><i>Permitted uses by exception:</i></p> <ul style="list-style-type: none"> - See section 28-347(1) and (2), special event venue as per section 28-347(8) only allowed as an accessory use to a principal use. - Light manufacturing, processing, packaging and fabricating. - Housing for the cognitively impaired. - Housing for the elderly.

65 Lewis Blvd.
RGO
<ul style="list-style-type: none"> - Single-family dwellings, with minimum yard requirements as defined for zoning district RS-2 and a maximum height of thirty-five (35) feet. - Retirement housing, which shall be defined as any building or buildings, section or distinct part of a building, private home, boarding house, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator. Retirement housing: may provide non-invasive services such as assistance with: (i) medication management including: with medication administration (topical, oral, and by injection (although only a licensed nurse may administer any such injection)) and ordering medications from a pharmacy; (ii) arranging for the provision of independent medical services (both off the property and as "home health care" on the property); (iii) diabetes testing; (iv) diet control and administration; and (v) wellness services, which include quarterly health assessments, weight monitoring, blood pressure checks, contracting with medical professionals, and coordinating any special services required by the resident (such as acquisition of medical equipment and supplies). The term "retirement housing" does not include the provision of medical, nursing, dental, or mental health services. The term "retirement housing" also does not include nursing homes. - Commercial recreational and entertainment facilities including outdoor sports or activities such as tennis, paddle tennis, handball, racquetball, shuffleboard, miniature golf, archery range and horseshoe games but not shooting gallery, skating rinks, pony rides or go-cart tracks.
Minimum lot requirements
<ul style="list-style-type: none"> - As per planning and zoning board site plan review.
Minimum yard setback requirements
<ul style="list-style-type: none"> - Front, fifteen (15) feet. - Side, ten (10) feet. - Rear, ten (10) feet.
Maximum lot coverage by all buildings
<ul style="list-style-type: none"> - Fifty (50) percent
Maximum height of structures
<ul style="list-style-type: none"> - Fifty (50) feet

Staff Recommendation

Review of Sec. 28-30 is used to determine whether to make a positive recommendation to the city commission to rezone the property from Abandoned PUD to Residential General Office (RGO). This review is the responsibility of the Planning and Zoning Board.

The Board can make the following findings as part of a recommendation based on Sec. 28-30 has studied and considered:

- (1) The need and justification for the change stems from the fact that the proposed use is not permitted within abandoned PUD zoning district, the current zoning designation of the property.
 - (2) The **positive** relationship of the proposed amendment and rezoning to the city's general planning program.
 - (3) These requests and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.
- The Board can choose to **RECOMMEND** the zoning change to the City Commission as the zoning request is consistent with Sec. 28-30. Or,
 - The Board can choose to **NOT RECOMMEND** the zoning change to City Commission as the zoning request is not consistent with Sec. 28-30.

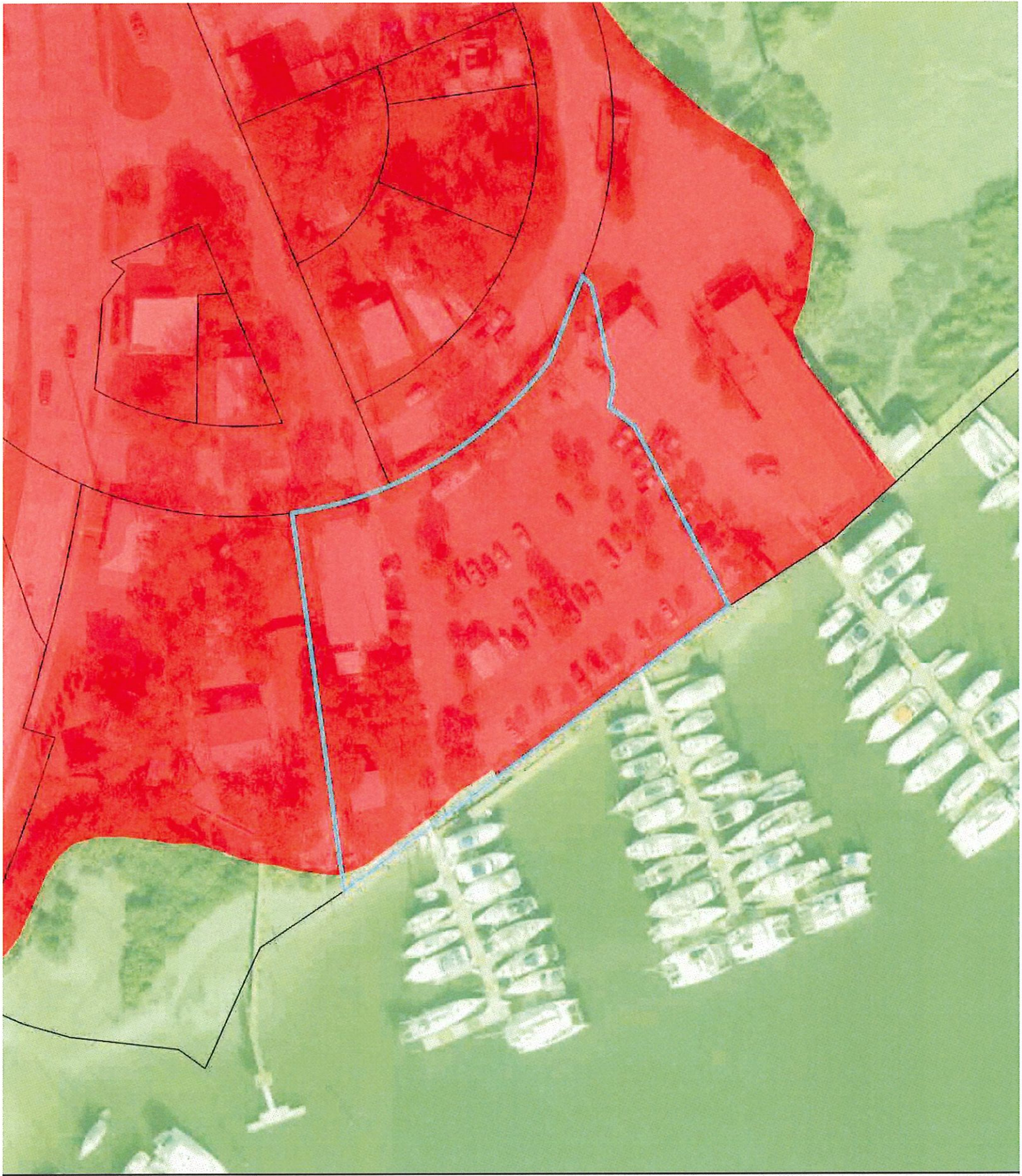
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

**Attachment 1:
Site Maps
and Photos**



Future Land Use
 City of St. Augustine
 65 Lewis Blvd

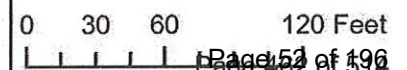
Legend

Commercial Medium Intensity

Open Land

Parcel

Scale: 1:1,000





Zoning Map

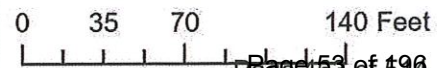
City of St. Augustine

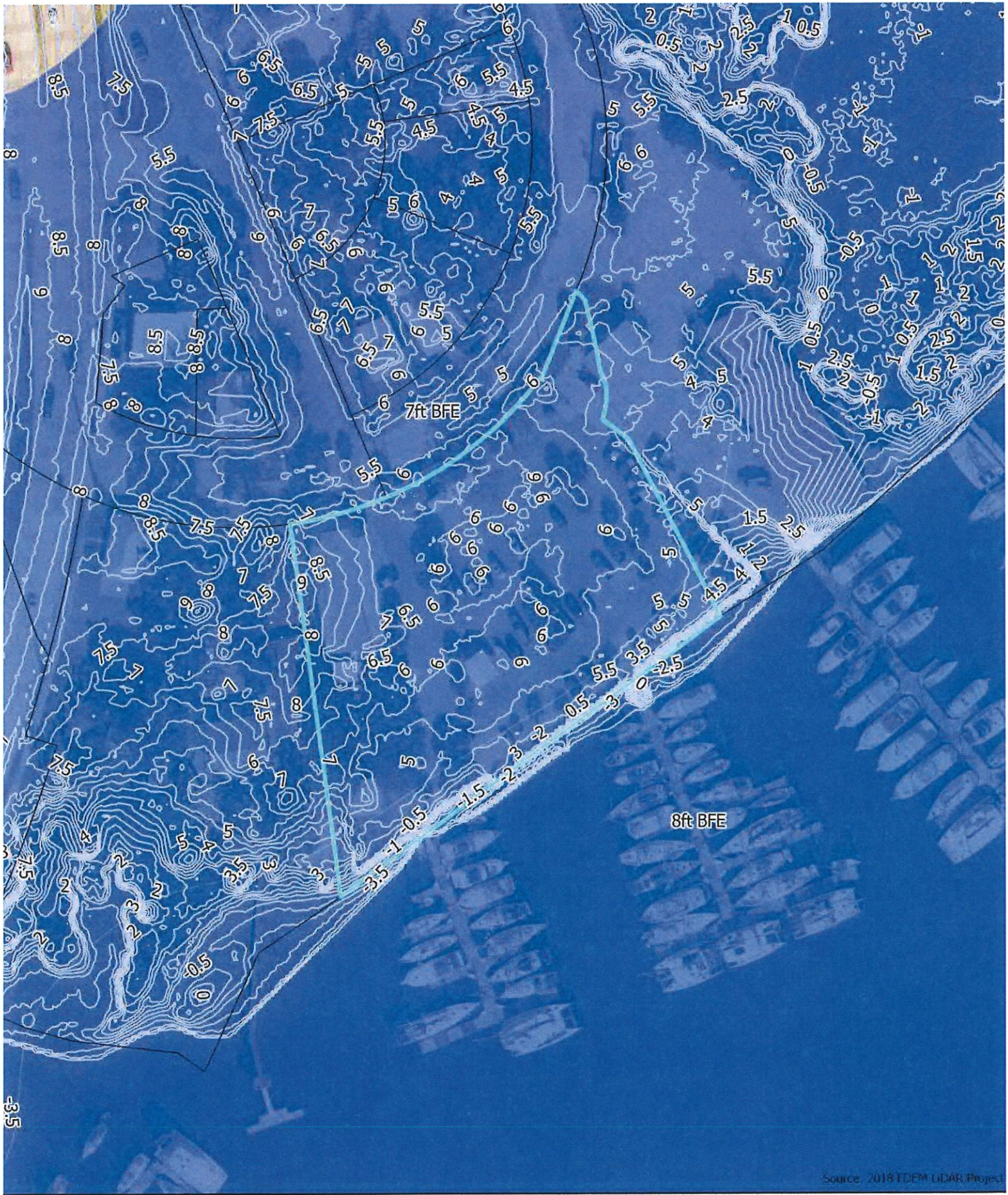
65 Lewis Blvd

Legend

- Open Land (OL)
- Planned Unit Development (PUD)
- Abandoned PUD (APUD)
- Commercial Medium-Two (CM-2)
- Parcel

Scale: 1:1,000





Source: 2018 TDFM LiDAR Project

Flood Zone & Ground Elevation
Contours (ft. NAVD88)
City of St. Augustine
65 Lewis Blvd

Legend

- Flood Zone AE
- Flood Zone VE
- Flood Zone X/X(S)
- 2018 Contours

Scale: 1:1,000



0 25 50 100 Feet
Page 64 of 196



St Johns County Property Appraiser
Use Classification
City of St. Augustine
 65 Lewis Blvd.

Legend

 Parcel

Scale: 1:1,000



0 30 60 120 Feet

65 Lewis Blvd



12/13/2025

Attachment 2: Application



**CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD**

Application Fee: _____ (plus advertising costs) Project Number: _____
 Receipt Number: _____ Meeting Date: _____
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Roy Campbell / San Sebastian Marine, Inc. Contact Number: [REDACTED]
 Business (if applicable): River's Edge Marina
 Address: 65 Lewis Blvd. City: St. Augustine State: FL Zip: 32084
 E-Mail Address: [REDACTED]

2. NAME OF PROPERTY OWNER: San Sebastian Marine, Inc. Contact Number: 904-827-0520
 Business (if applicable): River's Edge Marina
 Address: 65 Lewis Blvd. City: St. Augustine State: FL Zip: 32084
 E-Mail Address: [REDACTED]

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: 4, 5, 6, 7 Block: Block G
 Subdivision: Wildwood Park Parcel Number: 1195500000

4. PROJECT STREET ADDRESS: 65 Lewis Blvd.

5. SPECIFIC PROPOSED USE: Marina

6. ACTION REQUESTED:
 Conservation Zone Development Appeal of Staff Determination
 Exception Land Use Plan Amendment
 Variance Rezoning
 Other: _____

7. DESCRIPTION OF ACTION REQUESTED: The property owners are requesting to have the current zoning: Expired PUD converted back to the original zoning: RGO

8. JUSTIFICATION FOR ACTION REQUESTED: The owners want to have this converted back to the original zoning --as the current zoning is: Expired PUD

9 IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

Yes No If yes, please give date and final disposition below.

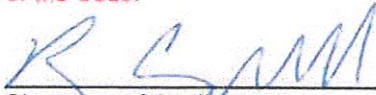
11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

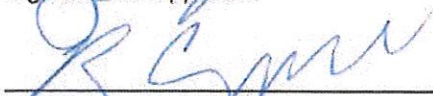
IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.



Signature of Applicant

5/4/26

Date



Signature of Property Owner

5/4/26

Date



**CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER**

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Roy Campbell

Print name of applicant

[Handwritten Signature]

Signature of applicant

5/7/20

Date

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	\$300.00 + ads & notices
Rezoning: large scale	\$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	\$400.00 + ads & notices
Land Use Plan Amendment: large scale	\$1,400.00 + ads & notices
Planned Unit Development	\$400.00 or \$35.00/acre, whichever is greater, \$1,400 max + ads & notices
Zoning Variance	\$350.00 + ads & notices
Zoning Exception	\$250.00 + ads & notices
Conservation Overlay Zone Development	\$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	\$165.00 + ads & notices
Appeal of Staff Determination	\$200.00 + ads & notices
Application to Amend Zoning Code	\$600.00 + ads & notices
Subdivision Plat Review	\$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 65 Lewis Blvd

Applicant's Name: Roy Campbell II Applicant's Signature: [Signature]

Owner's Name: Roy Campbell II Owner's Signature: [Signature]



Owner's Authorization For Agent

Craig Cunningham is/are hereby authorized TO ACT ON BEHALF OF San Sebastian Marine Inc, the owner(s) of those lands described within the attached application, or described within the previously filed Application number: PZB2026-0052, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 65 Lewis Blvd., St Augustine, FL 32084

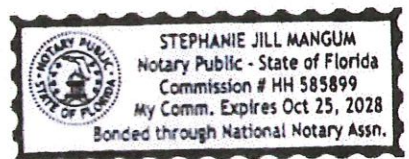
BY: Edwin K. Martin
Signature of Owner
Edwin K Martin
Print Name of Owner
904-827-0520
Telephone Number

State of Florida
County of St Johns

Signed and sworn before me on this _____ day of May, 2026
By Edwin K Martin

Identification verified: Known
Oath sworn: _____ Yes No

Notary Signature: [Signature]
My Commission expires: October 25, 2028



**Attachment 3:
St. Johns County
Property Appraiser
Report**

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 1195500000
 Location 65 LEWIS BLVD
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood Transit Terminal US-1 (COM) (681.11)
 Tax Description* 3-15 WILDWOOD PARK LOTS 4 5 6 & 7 BLK G OR369/562 & 564 & 435/182 & 1193/1457 & 3745/913(Q/C)
 *The Description above is not to be used on legal documents.
 Property Use Transit Terminals (2000)
 Code
 Subdivision Wildwood Park, Plat Amending Blocks F &
 Sec/Twp/Rng 37-7-30
 District City of St Augustine (District 452)
 Millage Rate 19.5552
 Acreage 1.230
 Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

[SAN SEBASTIAN MARINE INC](#)
 100%
 65 LEWIS BLVD
 SAINT AUGUSTINE, FL 32084-4251

Map



Valuation Information

Assessed Year	2026
Building Value	\$143,692.00
Extra Features Value	\$36,585.00
Total Land Value	\$1,071,560.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,251,837.00
Total Deferred	\$5,639.00
Assessed Value	\$1,246,198.00
Total Exemptions	
Taxable Value	\$1,246,198.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$129,548	\$38,955	\$964,404	\$0
2024	\$127,856	\$42,172	\$964,404	\$0
2023	\$131,673	\$64,232	\$910,826	\$0
2022	\$85,608	\$44,607	\$910,826	\$0
2021	\$88,325	\$44,607	\$910,826	\$0
2020	\$91,044	\$44,607	\$910,826	\$0
2019	\$64,527	\$24,221	\$910,826	\$0
2018	\$68,047	\$24,221	\$910,826	\$0
2017	\$70,394	\$24,221	\$910,826	\$0
2016	\$55,728	\$14,945	\$910,826	\$0
2015	\$58,661	\$14,945	\$910,826	\$0

Building Information

Building	2	Roof Cover	Modular Metal
Building Value	\$143,692	Roof Structure	Wood Truss
Year Built	1978	Interior Flooring	Carpet, Ceramic Tile
Actual Area	3274	Interior Wall	Drywall
Conditioned Area	2480	Heating Type	Air Duct
Use	Sales & Service (Automotive)	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Block, Concrete Stucco	Baths	

Description	Square Footage
BASE AREA	2480
FINISHED STORAGE/UTILITY	80
FINISHED CANOPY	714
Total SqFt	3274

Sketch Information



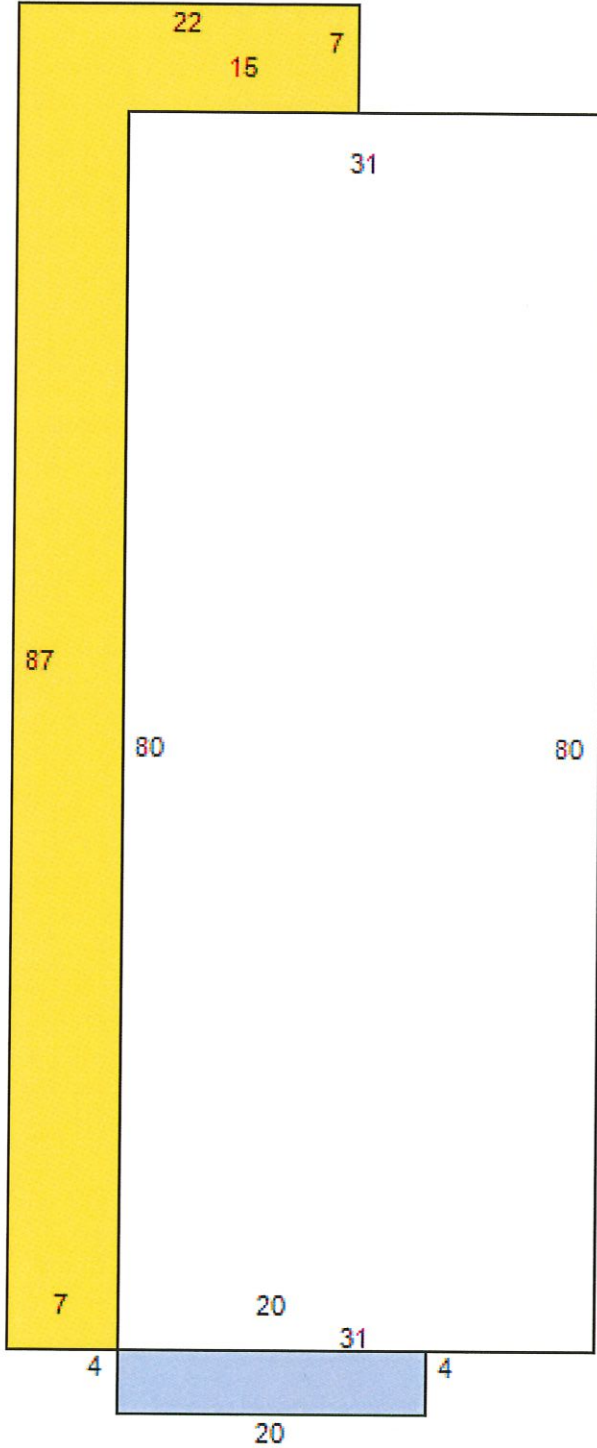
Parcel ID	1195500000	Physical Address	65 LEWIS BLVD SAINT AUGUSTINE INC	Building Value	\$143,692	Last 2 Sales							
Property Class	2000 - Transit Terminals	Mailing Address	SAN SEBASTIAN MARINE	Extra Feature Value	\$36,585	Date	8/28/1996	Price	\$285,000	Reason	05	Qual	Q
Taxing District	City of St Augustine	Address	65 LEWIS BLVD SAINT AUGUSTINE FL 32084-4251	Total Land Value	\$1,071,560	1/1/1978	\$130,000	11	U				
Acres	1.23			Just Value	\$1,251,837								
				Total Deferred	\$5,639								
				Assessed Value	\$1,246,198								
				Total	N/A								
				Exemptions									
				Taxable Value	\$1,246,198								

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 5/2/2026
Last Data Uploaded: 5/1/2026 3:58:13 AM

Developed by SCHNEIDER
RESIDENTIAL

Room Type
CCN
FINISHED STORAGE
Base



Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		2092
Pavilion - Average (Mix)		2434
Boat Dock - Average (Mix)		2353
Bulkhead - Average (Mix)		20935
Bulkhead - Low (Mix)		4752
Steel Building (COM)		4019

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	290	210	53578	SF	\$1,071,560

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/13/2013	6/11/2013	\$100.00	QUIT CLAIM DEED	3745	913	U	I	DOUGLAS DONALD C	SAN SEBASTIAN MARINE INC
	8/28/1996	\$285,000.00	WARRANTY DEED	1193	1457	Q	I	EVANS JAMES A JR	SAN SEBASTIAN MARINE INC
	1/1/1979	\$0.00		435	182	U	I		EVANS JAMES A JR
	1/1/1978	\$130,000.00		369	562	U	I		

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 5/7/2026, 3:02:10 AM

Contact Us



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: June 11, 2026

RE: **Ordinance 2026-16 – Amending the Zoning Designation of Approximately 9.07 total acres at 69 Lewis Boulevard from Abandoned PUD to Residential General Office (RGO) for the upland acres and Open Land (OL) for the waterward acres – Introduction and First Reading**

The property at 69 Lewis Boulevard is approximately 9.07 total acres. The property had been included in a Planned Unit Development (PUD) project several years ago that has now expired. The site is an existing restaurant and parking. This specific property is generally associated with the adjacent property at 65 Lewis Boulevard. The surrounding area is generally commercial along Highway US 1 with some remaining residential uses to the west and the San Sebastian riverine environment to the east.

The city's current Future Land Use Map (FLUM) designates this property as Residential Medium Density Mixed Use and Open Land. This is a request to rezone the property only. One of the zoning districts that is compatible with the mixed-use future land use is Residential General Office (RGO). The request is to rezone the upland portion of approximately 0.77 acres to RGO and the property waterward of the most restrictive jurisdictional line as Open Land (OL) which is compatible with the existing Open Land land use.

Please see the attached definitions of both Residential Medium Density Mixed Use and Open Land land use categories for clarification. The recommended RGO and OL zoning districts are consistent with these land use categories.

On June 2, 2026, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of this property as noted above. Attached you will find the Ordinance, and a map illustrating the existing zoning. The packet of information provided to the PZB is also included. Please note that processing this application shall not constitute City agreement with any legal description boundary that may include the City of St. Augustine's submerged lands.

Please place Ordinance 2026-16 on the City Commission June 22, 2026, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director
Planning and Building Department

Comprehensive Plan Land Use Categories

FLUE Policy 6.4.6

Residential Medium Density Mixed Use

This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and medium intensity commercial mix of uses. A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), medium intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. Low intensity industrial uses shall not be permitted near public schools unless a trade or technical school.

For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

To encourage mixed use developments:

- Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB.
- Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.

FLUE Policy 6.7.1

Open Land (Very Low Density)

This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity, but landward of the most restrictive jurisdictional line. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district.

Single Family dwellings including mobile homes are allowed at two dwelling units per acre; Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and similar uses may occur. Other uses Maximum lot coverage of 20%; maximum height restriction of 35 feet.



Zoning Map

City of St. Augustine

69 Lewis Blvd

Legend

- Open Land (OL)
- Planned Unit Development (PUD)
- Abandoned PUD (APUD)
- Commercial Medium-Two (CM-2)
- Parcel

Scale: 1:1,266



0 45 90



Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Florida Statutes. If one or more boxes are checked below under "Applicable Exemptions", this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Florida Statute will be provided in the "Business Impact Estimate" section below.

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026-16

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 9.07 ACRES; LOCATED AT 69 LEWIS BOULEVARD AS PORTIONS OF MARSH LAND LYING EAST OF LEWIS BOULEVARD IN WILDWOOD PARK AND SOUTH OF WORLEY SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 8.77 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF ABANDONED PUD TO THE CITY CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO) AND REZONING APPROXIMATELY 8.30 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF ABANDONED PUD 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.

Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, Florida Statutes;
 - Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - Section 553.73, relating to the Florida Building Code; or
 - Section 633.202, relating to the Florida Fire Prevention Code.

Note: The City's provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

- 1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

This ordinance is a rezoning initiated by the property owner to reestablish the previous zoning for the property because the PUD has expired.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

None

- 3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

None

- 4. Additional information the governing body determines may be useful (if any):**

This ordinance is a rezoning initiated by the property owner to reestablish the previous zoning for the property because the PUD has expired.

Ordinance 2026-16

ORDINANCE NO. 2026-16

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 9.07 ACRES; LOCATED AT 69 LEWIS BOULEVARD AS PORTIONS OF MARSH LAND LYING EAST OF LEWIS BOULEVARD IN WILDWOOD PARK AND SOUTH OF WORLEY SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 0.77 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF ABANDONED PUD TO THE CITY CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO) AND REZONING APPROXIMATELY 8.30 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF ABANDONED PUD 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.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the referenced legal description as containing a total of approximately 9.07 acres of land, located at 69 Lewis Boulevard as portions of Marsh Land Lying East of Lewis Boulevard In Wildwood Park and South of Worley Subdivision; being more fully described herein, should be rezoned;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. The following described property, containing a total of approximately 9.07 acres of land, located at 69 Lewis Boulevard as portions of Marsh Land Lying East of Lewis Boulevard In Wildwood Park and South of Worley Subdivision within the City of St. Augustine, and identified by the referenced legal description, is hereby

rezoned as described herein; rezoning approximately 0.77 upland acres from its current classification of Abandoned PUD to the city classification of Residential General Office (RGO) and rezoning approximately 8.30 waterward acres from its current classification of Abandoned PUD to the city classification of Open Land (OL).

Section 2. Legal Description of Property. The following described property located as portions of Marsh Land Lying East of Lewis Boulevard in Wildwood Park and South of Worley Subdivision commonly known as 69 Lewis Boulevard with Parcel ID #1642800150 within the City of St. Augustine, Florida. This legal description shall not constitute City agreement with any legal description boundary that may include the City of St. Augustine's submerged lands:

See attached Exhibit "A"

**Except for 65 Lewis Boulevard
3-15 Wildwood Park Lots 4,5,6 & 7 BLK G OR369/562
& 564 & 435/182 & 1193/1457 & 3745/913
PARCEL ID 1195500000 totaling 1.23 acres**

HERETO AND MADE A PART HEREOF.

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezonings of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective ten (10) days after adoption.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2026.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

PZB Packet from June 2, 2026



Planning and Zoning Board

Planning Division Staff Report
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	9.b	PZB2026-0045
Request	Address	Parcel ID
Land Use Plan Amendment, Rezoning, and Variance	69 Lewis Boulevard	164280-0150

Site & Background Information

Applicant:	RB63, Inc. c/o 2 Creeks Dockside
Owner:	San Sebastian Marine Inc. c/o River's Edge Marina
Property Class: (St. Johns County Property Appraiser)	2100 – Restaurants & Cafeterias
Future Land Use Designation:	Commercial Medium Intensity Open Land
Zoning Designation:	Abandoned PUD
Acreage:	9.3
Neighborhood:	Oyster Creek
Archaeological Zone:	N/A

Request Summary

This application is a request to recommend a rezoning from abandoned PUD to Residential and General Office (RGO) landward of the most restrictive jurisdictional line and Open Land (OL) waterward of the most restrictive jurisdictional line to the City Commission as well as a variance to reduce the number of required off-street parking spaces at 69 Lewis Boulevard.

Positive recommendations and approvals of the requests noted above by the PZB would allow the applicant to move forward and seek final approvals from the City of St. Augustine City Commission for the rezoning. The requested zoning category is a return to the previous zoning as the current zoning is a defunct PUD.

Processing this application shall not constitute City agreement with any legal description boundary that may include the City of St. Augustine’s submerged lands.

Staff Analysis of Request and Consistency with the City of St. Augustine’s Comprehensive Plan 2040

Goal, Policy, or Objective
Future Land Use Element
Future Land Use
<p>FLUE Policy 6.5.2</p> <p>Commercial Medium Intensity</p> <p>This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses.</p> <p>Residential Uses Single or multi-family units to a maximum of 16 units per acre.</p> <ul style="list-style-type: none"> • Not more than fifty percent (50%) of the Commercial Medium Intensity designation shall be permitted for residential use. Other uses maximum lot coverage of 70%; maximum height restriction of 35 feet. <p>To encourage mixed use developments:</p> <ul style="list-style-type: none"> • Residential uses included in mixed use developments shall occupy a minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and a maximum of 70% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged

Goal, Policy, or Objective

Future Land Use Element

FLUE Policy 6.7.1

Open Land (Very Low Density)

This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity, but landward of the most restrictive jurisdictional line. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district. Single Family dwellings including mobile homes are allowed at two dwelling units per acre; Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and similar uses may occur. Other uses Maximum lot coverage of 20%; maximum height restriction of 35 feet.

FLUE Goal 8 Preserving Sense of Place

The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city’s authentic character. The planning goals related to preserving a sense of place for the City are to:

- Preserve the small town urban character while promoting a balance of economic activity;
- Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits;
- Provide continued opportunity for diverse forms of residential and commercial projects;
- Create a preservation program that protects the historic Town Plan and promotes responsible tourism;
- Provide protection of natural resources and ecological systems;
- Reduce automobile trips in and through the downtown by promoting the City’s mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Recognize and preserve the historic skyline;
- Balance livability and economic pressures; and
- Proactively recognize increasing threats of sea level rise on the City’s character and livability

Request for a Positive Recommendation of Rezoning

Based on Sec. 28-30 of the City’s Code, the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section. [[LINK TO CODE SECTION](#)]

Proposals to amend the city’s zoning atlas shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The PZB is required to review these types of requests and provide a report and recommendations to the city commission. At a minimum, the PZB shall show that they studied and considered:

1. The need and justification for the change,
The current zoning is an abandoned PUD. The zoning request is to return to the previous zoning category which is consistent with the current use of a restaurant.

2. The relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and
The previous zoning of the property before it was zoned PUD was Residential General Office (RGO). This rezoning request to return to RGO for the upland portions and Open Land for the wetland portions is consistent with the comprehensive plan and brings the zoning category back into compliance from the defunct PUD.

3. Consistency with the comprehensive plan.
The proposed zoning category of Residential and General Office and Open Land is consistent with the current Future Land Use of Commercial Medium Intensity and Open Land (Very Low Density).

69 Lewis Blvd.
RGO
Permitted Uses
<p><i>Permitted uses and structures:</i></p> <ul style="list-style-type: none"> - Multiple-family dwellings. - Professional and business offices. - Restaurants, but not drive-in. - Retail sales such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, pet shops (but not kennel or veterinarian), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, TV and stereo equipment (including incidental repairs), florist or gift shop, bake shop (but not wholesale bakery), sporting goods, sundries and notions, business office supplies, musical instruments, records and tapes, retail sale of alcohol and similar products, with no exterior display or storage of merchandise permitted. - Marina. - Museums. - Parking facilities and garages. - Bar/tavern. - Hotels, motels, conference centers, convention centers and spas. - Craft alcohol industry. - Home-based business. - Mobile food dispensing vehicle as per section 28-347(9).

Permissible Uses by Exception

Permitted uses by exception:

- See [section 28-347](#)(1) and (2), special event venue as per [section 28-347](#)(8) only allowed as an accessory use to a principal use.
- Light manufacturing, processing, packaging and fabricating.
- Housing for the cognitively impaired.
- Housing for the elderly.
- Single-family dwellings, with minimum yard requirements as defined for zoning district RS-2 and a maximum height of thirty-five (35) feet.
- Retirement housing, which shall be defined as any building or buildings, section or distinct part of a building, private home, boarding house, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator. Retirement housing: may provide non-invasive services such as assistance with: (i) medication management including: with medication administration (topical, oral, and by injection (although only a licensed nurse may administer any such injection)) and ordering medications from a pharmacy; (ii) arranging for the provision of independent medical services (both off the property and as "home health care" on the property); (iii) diabetes testing; (iv) diet control and administration; and (v) wellness services, which include quarterly health assessments, weight monitoring, blood pressure checks, contracting with medical professionals, and coordinating any special services required by the resident (such as acquisition of medical equipment and supplies). The term "retirement housing" does not include the provision of medical, nursing, dental, or mental health services. The term "retirement housing" also does not include nursing homes.
- Commercial recreational and entertainment facilities including outdoor sports or activities such as tennis, paddle tennis, handball, racquetball, shuffleboard, miniature golf, archery range and horseshoe games but not shooting gallery, skating rinks, pony rides or go-cart tracks.

Minimum lot requirements

- As per planning and zoning board site plan review.

Minimum yard setback requirements

- Front, fifteen (15) feet.
- Side, ten (10) feet.
- Rear, ten (10) feet.

Maximum Lot Coverage

- Fifty (50) percent

Maximum height of structures

- Fifty (50) feet

69 Lewis Blvd.

OL

Permitted Uses

Permitted uses and structures:

- Marinas, bait and tackle shops.
- Intermediate care facilities.
- Outdoor market.
- Commercial recreational facilities.
- Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs and wells.
- Churches, monasteries, convents, temporary revival establishments, cemeteries, columbariums, crematories, mausoleums and memorial structures and monuments.
-
- Schools, colleges and universities with conventional academic curriculums.
- Housing for the elderly.
- Single-family dwellings on individual lots provided that no subdivision plat shall be recorded for such use in this district.
- Day nurseries and kindergartens (see [section 28-347\(2\)](#)).
- Governmental uses.
- Professional and business offices.
- Museums.
- The sale of wine, vinous spirits or vinous liquors for religious or sacramental purposes; however, the sale of said wine, vinous spirits or vinous liquors shall be in compliance with F.S. § 564.03 and any rules or regulations of the Division of Alcoholic Beverages and Tobacco of the State of Florida Department of Business Regulation or its successor.
- Home-based business.

Permissible Uses by Exception

Permitted uses by exception:

- See [section 28-347](#).
- Radio or television broadcasting office, studio, transmitter, antenna and line-of-sight relay device.
- Racetrack for vehicles or animals.
- Animal hospital, veterinary clinic, animal boarding place, fur farm, dog kennel, provided no structure for the housing of animals shall be located within two hundred (200) feet of any residence.
- Caretaker residence.
- Commercial hunting or fishing camp.
- Mobile home on individual lots provided that no subdivision plat shall be recorded for such use in this district.
- Restaurant and refreshment stand (but not drive-in).
- Public Airport, if not GU zoning.
- Not-for-profit clubs.
- Travel trailer park.

- Sale of antiques, gift, souvenir and craft shops.
- Mobile food dispensing vehicle as per [section 28-347\(9\)](#).
- Mobile food truck court as per [section 28-347\(9\)](#).

Minimum lot requirements

Single-family dwelling or mobile home on individual lot:

- Minimum lot width, one hundred (100) feet.
- Minimum lot area, one-half acre.

Other permitted or permissible uses or structures. None.

Minimum yard setback requirements

- Front, fifteen (15) feet.
- Side, twenty (20) feet.
- Rear, twenty (20) feet.

Maximum Lot Coverage

- Single-family dwelling and mobile homes on individual lot and accessory building thereto, ten (10) percent.
- Other permitted or permissible uses and accessory buildings thereto, twenty (20) percent.

Maximum height of structures

- Thirty-five (35) feet

Variance to the Minimum Number of Required Off-Street Parking Spaces

Staff Analysis of Request and Applicable Sections from the City of St. Augustine’s Code of Ordinances

Sec. 28-373. Required off-street parking.

Current Parking Requirements:

Parking Requirement	Current Amount	Spaces Required
1 space per 200 sf of non-patron area	~900 sf non-patron area	4.5
1 space per 4 seats	150 seats	37.5

Total Spaces Required	42
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Proposed Parking Requirements:

Parking Requirement	Proposed Amount	Spaces Required
1 space per 200 sf of non-patron area	~900sf non-patron area	4.5
1 space per 4 seats	210 seats	52.5
Total Spaces Required		57

The applicant is requesting a variance to reduce the parking from 57 parking spaces to 42 parking spaces previously required.

Sec. 28-29. - Zoning exceptions, variances and appeals.

(b) Variances:

(1) *Requirements for grant of variance.* The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and

The site is currently a developed site that previously was used as a restaurant. The site has a limited amount of uplands and the restaurant itself is placed partially over the wetlands.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and

Expanding the restaurant seating capacity is difficult due to limited upland area available to expand the parking facilities.

- c. This disadvantage does not exist because of conditions created by the owner or applicant; and

The applicant recently leased the property to open a new restaurant, and the limited upland area conditions preceded the applicant.

- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

The applicant states that there are 10 boat slips and 6 motorcycle spaces that would provide the necessary parking and would prevent the variance from creating a condition that would adversely affect other property in the vicinity.

Staff Recommendation

Rezoning:

Review of Sec. 28-30 is used to determine whether to make a positive recommendation to the city commission to rezone the property from Abandoned PUD to Residential General Office (RGO) and Open Land (OL). This review is the responsibility of the Planning and Zoning Board.

The Board can make the following findings as part of a recommendation based on Sec. 28-30 has studied and considered:

- (1) The need and justification for the change stems from the fact that the proposed use is not permitted within the abandoned PUD zoning district, the current zoning designation of the property.
 - (2) The positive relationship of the proposed amendment and rezoning to the city's general planning program.
 - (3) These requests and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.
- The Board can choose to **RECOMMEND** the zoning change to the City Commission as the zoning request is consistent with Sec. 28-30. Or,
 - The Board can choose to **NOT RECOMMEND** the zoning change to City Commission as the zoning request is not consistent with Sec. 28-30.

Variance:

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE with conditions**, a variance request to reduce the number of required off-street parking spaces at 69 Lewis Blvd.

- The Board can choose to **Approve** as it is consistent with the requirements of Sec. 28-29 **with the following Condition** that the requested Zoning change are approved by the City Commission. Or,
- The Board can choose to **DENY** Variance as it is not consistent with the above findings of Sec. 28-29.

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Supplemental Information

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: June 11, 2026

RE: Ordinance 2026-17 – Amending the Future Land Use Designation of Approximately 0.51 acres at 18 and 20 Spring Street from Residential Low Density to Residential Medium Density – Introduction and First Reading

The property at 18 and 20 Spring Street is approximately 0.51 acres. The property was used as a church from 1988 to 2024. The property is proposed to be sold to the Habitat for Humanity St. Johns County, Inc for their office use. The surrounding area is generally low-density residential development.

The city’s Future Land Use Map (FLUM) identifies Residential Low Density as the current land use category for the property. The request is to change the existing land use on the property to Residential Medium Density with an Asterisk limitation on the future land use map limiting the development to a business office for the applicant Habitat for Humanity St. Johns County, Inc for its operations only as described for the use by exception and does not run with the land.

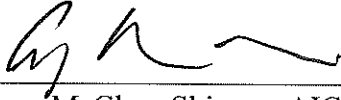
In the event the property is no longer used for the purposes proffered by the applicant at the public hearing and described in the applicant’s legal memorandum, attached to the ordinance as Exhibit “A”, and therefore is no longer in the public interest, the property’s future land use map designation will revert back to the FLUM designation it held prior to this amendment.

A companion application to rezone the property to Residential General-One (RG-1) including the specific limitation for the office for the Habitat for Humanity St. Johns County, Inc and is consistent with the proposed land use category has also been submitted.

On June 2, 2026, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of this property as noted above. Attached you will find the Ordinance, a map illustrating the existing future land use, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

Please place Ordinance 2026-17 on the City Commission June 22, 2026, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'Amy McClure Skinner', written over a horizontal line.

Amy McClure Skinner, AICP
Director
Planning and Building Department



Future Land Use

City of St. Augustine

18 & 20 Spring St.

Legend

- Commercial Low Intensity
- Residential Medium Density
- Residential Low Density
- Parcel

Scale: 1:1,000



0 30 60 120 Feet



Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Florida Statutes. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Florida Statute will be provided in the “Business Impact Estimate” section below.

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 0.51 ACRES, LOCATED AT 18 AND 20 SPRING STREET AS PORTIONS OF GREENO TRACT A RESUBDIVISION OF RAVENS IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, CHANGING APPROXIMATELY 0.51 ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY TO RESIDENTIAL MEDIUM DENSITY INCLUDING A FUTURE LAND USE MAP AMENDMENT (FLUM) ASTERISK LIMITING THE DEVELOPMENT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, Florida Statutes;
 - Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - Section 553.73, relating to the Florida Building Code; or
 - Section 633.202, relating to the Florida Fire Prevention Code.

Note: The City's provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

- 1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

This ordinance is a land use plan amendment initiated by the property owner.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

None

- 3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

None

- 4. Additional information the governing body determines may be useful (if any):**

This ordinance is a land use plan amendment initiated by the property owner.

Ordinance 2026-17

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 0.51 ACRES; LOCATED AT 18 AND 20 SPRING STREET AS PORTIONS OF GREENO TRACT A RESUBDIVISION OF RAVENS IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 0.51 ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY TO RESIDENTIAL MEDIUM DENSITY INCLUDING A FUTURE LAND USE MAP AMENDMENT (FLUM) ASTERISK LIMITING THE DEVELOPMENT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that a parcel or parcels of property containing a total of approximately 0.51 acres of land, located at 18 and 20 Spring Street as portions of Greeno Tract a Resubdivision of Ravens in the City of St. Augustine more fully described herein, that approximately 0.51 acres of the Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Residential Low Density to City Residential Medium Density with a future land use map amendment (FLUM) asterisk limiting the development to a business office for the applicant Habitat for Humanity St. Johns County, Inc for its operations only as described for the use by exception and does not run with the land.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 0.51 acres in total commonly known as 18 and 20 Spring Street as portions of Greeno Tract a Resubdivision of Ravens; and identified on the Future Land Use Map (FLUM) of City of St. Augustine as Residential Low Density, is hereby amended to the city classification of Residential Medium Density with a future land use map amendment (FLUM) asterisk limiting the development to a business office for the applicant Habitat for Humanity St. Johns County, Inc for its operations only as described for the use by exception and does not run with the land. This property is more fully described below. In the event the property is no longer used for the purposes proffered by the applicant at the public hearing and described in the applicant's legal memorandum, attached as Exhibit "A", and therefore is no longer in the public interest, the property's future land use map designation will revert back to the FLUM designation it held prior to this amendment.

Section 2. Legal Description of Property. The following described property commonly known as 18 and 20 Spring Street with Parcel ID #103940-0000, and Parcel ID #103910-0010 within the City of St. Augustine, Florida:

**18 Spring Street
(18) & (20) Greeno Tract S100 ft of N300 ft of Lot 11
BLK 6 OR185/209
PARCEL ID 103940-0000**

**20 Spring Street
(15-1) Greeno Tract S50 ft of N200 ft of Lot 11 BLK 6
OR862/1995
PARCEL ID 103910-0010**

HERETO AND MADE A PART HEREOF.

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendments of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this

_____ day of _____, 2026.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

Exhibit "A"

UPCHURCH BAILEY AND UPCHURCH

A FISHER  TOUSEY FIRM

ATTORNEYS AT LAW

780 North Ponce de Leon Boulevard
St. Augustine, Florida 32084
www.UBULaw.com
Telephone (904) 829-9066
Facsimile (904) 825-4862

June 8, 2026

VIA EMAIL DELIVERY

ilopez@citystaug.com

Isabelle C. Lopez, Esq
City Attorney
City of St. Augustine
Post Office Box 210
St. Augustine, Florida 32085-210

Re: Applicant: Habitat for Humanity for St. Johns County, Inc.
Owner: St. Luke Alpha and Omega Pentecostal Church of Florida, Inc.
18 and 20 Spring Street
Land Use Plan Amendment, Rezoning & Special Use by Exception

Dear Ms. Lopez:

I write to follow up on our discussions at and following the June 2, 2026, Planning and Zoning Board (PZB) consideration of the above-noted item. As you know, Habitat has the property at 18 and 20 Spring Street under contract. We are looking to move Habitat's office from the current location, which is on School Board land across the street from the Gaines Alternative School, and which we share with the St. Johns Food Pantry and Gaines parent pick-up. The associate pastor of the longtime former church on the Spring Street site approached our Executive Director, Melinda Everson, asking if we wanted to purchase the property. The St. Luke Alpha and Omega Pentecostal Church built the church building on-site, which the church used from 1988 through 2024.

You and I previously spoke at length about the steps required to accommodate our faith-based non-profit's office. Habitat intends to use the same envelope, with no external modifications except signage and whatever code requirements may exist. (parking, ADA, etc.).

We initially discussed whether the City might consider application of the Religious Land Use and Institutional Persons Act (RLUIPA). You believed that would open Pandora's Box. While Habitat is a fifty-year established faith-based non-profit, you feared who next might assert RLUIPA.

I determined that the most conservative, least intrusive land use and zoning step would require: (1) Small Scale Future Land Use Map Amendment under s. 163.3187, Fla. Stat., from Residential Low Density to Residential Medium Density; (2) implementing rezoning from Residential Single Family-Two (RS-2) to Residential General-One (RG-1); and (3) zoning exception to authorize a business office. The staff report seemingly agreed

Isabelle C. Lopez, Esq.
Re: 18 and 20 Spring Street
June 8, 2026
Page 2

that is the least intensive increase that the City could authorize to accommodate the Habitat office use there.

The Planning and Zoning Board members expressed concern about the potential “island” of a more intensive use than the surrounding RLD/RG-1, albeit that their concern was more about successors.

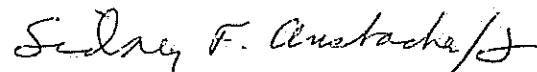
We provided testimony that Habitat has a relatively small number of employees, who serve a small number of clients in-person. The vast majority of Habitat’s clients use our on-line services. The general consensus seemed to be the scale of Habitat’s use within the existing church building was consistent with the intensity and density of the neighborhood.

After discussion, Habitat proffered limiting the use to Habitat. We note:

The PZB unanimously voted for the FLUM amendment, rezoning, and special exception, all with the limitation of use to Habitat.

1. S. 163.3187(1)(b), Fla. Stat., authorizes site specific text changes accompanying the small scale FLUM amendment. This statute authorizes a “text note” or “asterisk” that limits the FLUM amendment, and implementing development orders (including the rezoning and the exception)¹.
2. *Walberg v. Metropolitan Dade County*, 296 So.2d 509 (Fla. 3d DCA 1974), is the most-cited case finding that a landowner’s self-imposed condition proffered at the public hearing on a zoning application constitutes permissible conditional zoning where the condition is in the public interest.
3. As you know, your code, and the general law of special exceptions and zoning special use permits, provide that such authorizations are appropriate for uses that are consistent with the surrounding area if reasonably limited in number and subject to reasonable conditions. *See, e.g., Cap’s-on-the-Water, Inc. v. St. Johns County*, 814 So.2d 507 (Fla. 5th DCA 2003) (same).

Sincerely,



Sidney F. Ansbacher

SFA/cs

¹ As we discussed, s. 163.3215, Fla. Stat., requires all such development orders to be consistent with the comprehensive land use plan.

Planning and Zoning Board (PZB)

June 2, 2026, Staff Report



Planning and Zoning Board

Planning Division Staff Report
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	8.a	PZB2026-0053
Request	Address	Parcel ID
Land Use Plan	18 Spring Street	103940-0000
Amendment, Rezoning, and Use by Exception	20 Spring Street	103910-0010

Site & Background Information

Applicant:	Habitat for Humanity of St. Johns County, Inc.
Owner:	St. Luke Alpha and Omega Pentecostal Church of Florida, Inc.
Property Class: (St. Johns County Property Appraiser)	7100 - Churches 2815 – Parking Lots (Owner Occupied)
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	.51
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This application is a request to recommend an amendment to the city’s Future Land Use Map to amend the future land use designation from Residential Low Density to Residential Medium Density and a request to recommend a rezoning from Residential Single-Family-Two (RS-2) to Residential General One (RG-1) to the City Commission and a use by exception for a business office in RG-1 zoning at 18 and 20 Spring Street.

Positive recommendations and approvals of the requests noted above by the PZB would allow the applicant to move forward and seek final approvals from the City of St. Augustine City Commission for the future land use amendment and rezoning.

Staff Analysis of Request and Consistency with the City of St. Augustine’s Comprehensive Plan 2040

Goal, Policy, or Objective
Future Land Use Element
Existing Future Land Use
<p>FLUE Policy 6.4.3</p> <p>Residential Low Density</p> <p>This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character. For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.</p>
Requested Future Land Use
<p>FLUE Policy 6.4.4</p> <p>Residential Medium Density</p> <p>This district is intended to apply to those neighborhoods designated for single and multiple family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate. For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.</p>

Goal, Policy, or Objective

Future Land Use Element

FLUE Goal 8 Preserving Sense of Place

The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city’s authentic character. The planning goals related to preserving a sense of place for the City are to:

- Preserve the small town urban character while promoting a balance of economic activity;
- Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits;
- Provide continued opportunity for diverse forms of residential and commercial projects;
- Create a preservation program that protects the historic Town Plan and promotes responsible tourism;
- Provide protection of natural resources and ecological systems;
- Reduce automobile trips in and through the downtown by promoting the City’s mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Recognize and preserve the historic skyline;
- Balance livability and economic pressures; and
- Proactively recognize increasing threats of sea level rise on the City’s character and livability

Request for a Positive Recommendation of Land Use Plan Map Amendment and Rezoning

Based on Sec. 28-30 of the City’s Code, the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section. [\[LINK TO CODE SECTION\]](#)

Proposals to amend the city’s zoning atlas shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The PZB is required to review these types of requests and provide a report and recommendations to the city commission. At a minimum, the PZB shall show that they studied and considered:

1. The need and justification for the change,
The current use of the property is a church which is an allowable use by exception in the current RS-2 zoning district. The applicant would like to change the use from a church to a business office of a faith based nonprofit. The current zoning and future land use do not allow a business office. The proposed zoning category would allow a business office as a use by exception.

2. The relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and
- Surrounding properties within 300 feet of the 18 and 20 Spring are predominately designated RS-2 zoning and Residential Low Density future land. Southwest of the property is a multi-family use on North Whitney Street which is zoned RG-1 with a Future Land Use of Residential Medium Density. The St. Johns County Property Appraiser reports the surrounding uses are predominately single-family residential with three multi-family uses, a cemetery and several vacant lots within a 300 feet area of the subject property. The applicant's request for the use of a faith based nonprofit office is a similar use to the previous use as a church. However, it is not allowed by the current zoning designation of RS-2. The applicant is minimizing the intensity of change in their rezoning request by requesting a zoning category of Residential General-One that allows their requested use only by a use by exception. Residential General-One is the next step up in intensity in zoning categories. This request, however, would be an island within the current zoning and future land use designations.**
3. Consistency with the comprehensive plan.
- Residential Medium Density future land use is intended to apply to those neighborhoods designated for single and multiple family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. The proposed changes in Future Land Use would allow a modest increase in density and intensity. The proposed Future Land Use and zoning changes would seem more compatible if contiguous to the CL-1 commercial corridor along Masters and Palmer Streets or another similar zoning and Future Land Use designation in the Ravenswood neighborhood.**

Below is a table comparing the RG-1 zoning district, the requested zoning designation of this application, and the RS-2 zoning district, the current zoning designation of the subject property.

18 and 20 Spring Street	
RS-2	RG-1
Permitted Uses	
<i>Permitted uses and structures:</i> <ul style="list-style-type: none"> - Single-family dwellings - home-based business. 	<i>Permitted uses and structures:</i> <ul style="list-style-type: none"> - Single-family dwellings. - Multiple-family dwellings. - Housing for the elderly. - Roominghouses and boardinghouses. - Tourist homes and bed and breakfast inns. - Neighborhood recreational facility. - Accessory apartments. - Home-based business.
Permissible Uses by Exception	
<i>Permissible uses by exception:</i> See section 28-347	<i>Permissible uses by exception:</i>

18 and 20 Spring Street

RS-2	RG-1
<p>In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:</p> <ul style="list-style-type: none"> - Home occupations and home office, private - Day nurseries - Parking lots - Railroads - Schools - Churches - Bar, cocktail lounge, saloon, tavern and /or restaurant in connection with hotel or motel. - Special Event Venue - Mobile food dispensing vehicle 	<ul style="list-style-type: none"> - See section 28-347, special event venue as per section 28-347(8) only allowed as an accessory use to a principal use. - Hospitals and medical clinics, medical and dental offices, and intermediate care facilities. - Professional offices, such as accountant, architect, attorney, engineer, land surveyor, optometrist and similar uses. - Business offices, such as real estate broker, insurance agent, stockbroker, manufacturer's agent and similar uses. - Radio or television broadcasting office. - Marinas, including food service incident to operation of a marina. - Hotels and motels with or without kitchenettes (maximum thirty (30) units). - Restaurants and/or bars in connection with hotels or motels, with a maximum of three (3) seats per hotel or motel unit. - Hair salons, barbershops, interior decorators, photographic and art studios, and dance and music studios. - Mobile food dispensing vehicle as per section 28-347(9).
Minimum lot requirements (width and area)	
<p><i>Single-family dwellings:</i></p> <ul style="list-style-type: none"> - Minimum lot width, fifty (50) feet. - Minimum lot area, one-eight acre (5,450 square feet). 	<p><i>Nonresidential uses:</i></p> <ul style="list-style-type: none"> - Minimum lot width, fifty (50) feet. - Minimum lot area, five thousand four hundred fifty (5,450) square feet.
Minimum yard setback requirements	
<p><i>Residential uses:</i></p> <ul style="list-style-type: none"> - Front, fifteen (15) feet. - Side, ten (10) feet. - Rear, ten (10) feet. 	<p><i>Nonresidential uses:</i></p> <ul style="list-style-type: none"> - Front, fifteen (15) feet. - Side, ten (10) feet. - Rear, ten (10) feet.
Maximum lot coverage by all buildings	
Thirty (30) percent.	Fifty (50) percent.

18 and 20 Spring Street	
RS-2	RG-1
Maximum height of structures	
Thirty-five (35) feet.	Thirty-five (35) feet.

Use by Exception for a Business Office

The applicant is also requesting a Use by Exception for a Business Office. The granting of this approval would allow the applicant to open the office for Habitat for Humanity of St. Johns County at 18 and 20 Spring Street. This Use by Exception could only be given on the condition of securing the requested Future Land Use and Zoning changes.

Staff Analysis of Request and Applicable Sections from the City of St. Augustine’s Code of Ordinances

Sec. 28-2. – Definitions. [\[LINK TO SECTION\]](#)

Exception means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as exceptions, if specific provision for such exception is made in the district regulations of this chapter.

Sec. 28-29. - Zoning exceptions, variances and appeals. [\[LINK TO SECTION\]](#)

- (a) Zoning exceptions:
 - (1) In general. In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see [section 28-2](#), Exception).
 - (2) Written applications. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.
 - (3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in [section 28-59\(a\)](#) and (b), and any party shall be heard in person or by agent or attorney.
 - (4) Violations of exceptions. The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

The proposed use is similar to the previous use of a church and may be similar in intensity and traffic generation.

The requested use is the business office of a faith-based nonprofit that provide houses for low income residents and would be considered to promote the health, safety, welfare, morals, and general welfare of the neighborhood. Staff recommend approval with conditions if the Board were to give a positive recommendation of the Future Land Use amendment and zoning change.

Staff Recommendation

Future Land Use Amendment:

Review of Sec. 28-30 is used to determine whether to make a positive recommendation to the city commission to amend the city's land use plan map from Residential Low Density to Residential Medium Density. This review is the responsibility of the Planning and Zoning Board.

The Board can make the following findings as part of a recommendation based on Sec. 28-30 that the Board has studied and considered:

- (1) The need and justification for the change stems from the fact that the proposed use is not permitted within the RS-2 zoning district, the current zoning designation of the property.
 - (2) The positive relationship of the proposed amendment and rezoning to the city's general planning program.
 - (3) These requests and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.
- The Board can choose to **RECOMMEND** the Future Land Use amendment to the City Commission as the zoning is consistent with Sec. 28-30. Or,
 - The Board can choose to **NOT RECOMMEND** the Future Land Use amendment to City Commission as the request is not consistent with Sec. 28-30.

Zoning Change:

Review of Sec. 28-30 is used to determine whether to make a positive recommendation to the city commission to rezone the property from Residential Single-Family-Two (RS-2) to Residential General One (RG-1). This review is the responsibility of the Planning and Zoning Board.

The Board can make the following findings as part of a recommendation based on Sec. 28-30 has studied and considered:

- (1) The need and justification for the change stems from the fact that the proposed use is not permitted within the RS-2 zoning district, the current zoning designation of the property.
 - (2) The positive relationship of the proposed amendment and rezoning to the city's general planning program.
 - (3) These requests and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.
- The Board can choose to **RECOMMEND** the zoning change to the City Commission as the zoning request is consistent with Sec. 28-30. Or,
 - The Board can choose to **NOT RECOMMEND** the zoning change to City Commission as the zoning request is not consistent with Sec. 28-30.

Use by Exception:

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE with conditions**, a use by exception request for a professional and business office located at 18 and 20 Spring Street.

- The Board can choose to Approve the Use by Exception as it is consistent with the requirements of Sec. 28-29 **with the following Conditions** that the requested Future Land Use Amendment and Zoning change are approved by the City Commission. Or,
- The Board can choose to **DENY** the Use by Exception as it is not consistent with the above findings of Sec. 28-29.

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Survey

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

**Attachment 1:
Site Maps
and Photos**



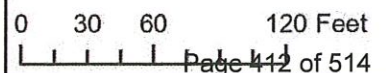
Future Land Use

City of St. Augustine
18 & 20 Spring St.

Legend

- Commercial Low Intensity
- Industrial
- Residential Low Density
- Residential Medium Density
- Parcel

Scale: 1:1,000





Zoning Map

City of St. Augustine

18 & 20 Spring St

Legend

- Residential Single-Family-Two (RS-2)
- Residential General-One (RG-1)
- Commercial Low-One (CL-1)
- Industrial and Warehousing (IW)
- Parcel

Scale: 1:1,000



0 35 70 140 Feet



Source: 2018 FDEM LIDAR Project

**Flood Zone & Ground Elevation
Contours (ft. NAVD88)**
City of St. Augustine
18 & 20 Spring St

Legend

- Flood Zone AE
- Flood Zone VE
- Flood Zone X(X(S))
- 2018 Contours

Scale: 1:1,000



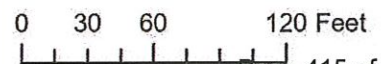


St Johns County Property Appraiser
 Use Classification
 City of St. Augustine
 18 & 20 Spring St

Legend

□ Parcel

Scale: 1:1,000



18 & 20 Spring St



12/13/2025

Attachment 2: Application



**CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD**

Application Fee: _____ (plus advertising costs) Project Number: _____
 Receipt Number: _____ Meeting Date: _____
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Habitat for Humanity of St. Johns County, Inc.
 Address: 7 Hopkins Street City: St. Augustine State: Florida Zip: 32084
2. NAME OF PROPERTY OWNER: St. Luke Alpha and Omega Pentecostal Church of Florida, Inc.
 Address: 18 Spring Street City: St. Augustine State: Florida Zip: 32084
3. LEGAL DESCRIPTION OF PROJECT PROPERTY: See Exhibit A
 Lot: _____ Block: _____
 Subdivision: _____ Parcel Number: _____
4. PROJECT STREET ADDRESS: 18 and 20 Spring Street, St. Augustine, Florida 32084
5. SPECIFIC PROPOSED USE: Convert church property to faith-based nonprofit office
6. ACTION REQUESTED:
 Conservation Zone Development Appeal of Staff Determination
 Exception Land Use Plan Amendment
 Variance Rezoning
 Other: _____
7. DESCRIPTION OF ACTION REQUESTED: FLUM from Residential Low Density to Residential Medium Density;
Rezoning from RS-2 to RG-1 and Special Exception for faith-based nonprofit office

8. JUSTIFICATION FOR ACTION REQUESTED: Maintain existing church structure, and convert from church to
faith-based nonprofit office

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

Yes No If yes, please give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.


Signature of Applicant

4-7-20
Date

Signature of Property Owner

Date

04/18/2019

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

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Yes No If yes, please give date and final disposition below.

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Signature of Applicant

Date

The Alpha and Omega Pentecostal Church of America Inc. Paul Gross

04/15/2026 01:07 PM

Signature of Property Owner

Date

04/18/2019



**CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER**

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

HABITAT FOR HUMANITY OF ST. JOHNS COUNTY, INC.

By: *Malinda Everson*
Signature of applicant

Malinda Everson
Print name of applicant

Its: Executive Director

4-7-26
Date



Owner's Authorization for Agent

Sidney F. Ansbacher, Esq. is/are hereby authorized TO ACT ON BEHALF St. Luke Alpha & Omega Pentacostal Church, Inc., the owner(s) of those lands described within

the attached application, or described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at:

20 Spring Street, St. Augustine, Florida 32084

ST. LUKE ALHA AND OMEGA PENTECOSTAL CHURCH OF FLORIDA, INC.

BY: Paul Gross
Signature of Owner

Paul Gross
Print Name of Owner

Title: Overseer

410 - 746 - 5870
Telephone Number

State of Maryland

County of Baltimore

Signed and sworn before me on this 17th day of April, 2020

By Dorothy C. Braun-Dorsy

Identification verified:

Oath sworn: Yes No

Notary Signature: Dorothy C. Braun-Dorsy

My Commission expires: April 25, 2029





Owner's Authorization for Agent

Sidney F. Ansbacher, Esq. is/are hereby authorized TO ACT ON BEHALF Alpha and Omega Pentecostal Church of America, Inc., the owner(s) of those lands described within

the attached application, or described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at:

18 Spring Street, St. Augustine, Florida 32084

ST. LUKE ALHA AND OMEGA PENTECOSTAL CHURCH OF FLORIDA, INC.

BY: Paul Gross
Signature of Owner

PAUL GROSS
Print Name of Owner

Title: Overseer

410-746-5870
Telephone Number

State of Maryland

County of Baltimore

Signed and sworn before me on this 17th day of April, 2020

By Dorothy C. Blum-Dorsey

Identification verified:

Oath sworn: Yes No

Notary Signature: Dorothy C. Blum-Dorsey

My Commission expires: April 25, 2029



PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	\$300.00 + ads & notices
Rezoning: large scale	\$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	\$400.00 + ads & notices
Land Use Plan Amendment: large scale	\$1,400.00 + ads & notices
Planned Unit Development	\$400.00 or \$35.00/acre, whichever is greater, \$1,400 max + ads & notices
Zoning Variance	\$350.00 + ads & notices
Zoning Exception	\$250.00 + ads & notices
Conservation Overlay Zone Development	\$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	\$165.00 + ads & notices
Appeal of Staff Determination	\$200.00 + ads & notices
Application to Amend Zoning Code	\$600.00 + ads & notices
Subdivision Plat Review	\$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

18 & 20 Spring Street, St. Augustine, FL 32084

Project Address: _____

Applicant's Name: Malinda Everson Applicant's Signature: 
Executive Director, Habitat for Humanity of St. Johns County

Owner's Name: The Alpha and Omega Pentecostal Church of America Inc. Paul Cross Owner's Signature: The Alpha and Omega Pentecostal Church of America Inc. Paul Cross

90 17757

O.R. 862 PG 1995

4825

THIS WARRANTY DEED Made the 13th day of July
A.D. 1990 by

EDWIN R. BROWN, a married man conveying his separate non homestead
property

hereinafter called the grantor, to

ST. LUKE ALPHA & OMEGA PENTACOSTAL CHURCH, INC.

whose postoffice address is ~~19 Spring St. PO Box 1767~~
St. Augustine, Florida ~~32084~~
32085

herein called the grantee:

(wherever used herein the terms "grantor" and "grantee" include
all the parties to this instrument and the heirs, legal
representatives and assigns of individuals, and the successors
and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the
sum of \$10.00 and other valuable considerations, receipt whereof
is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land
situate in St. Johns County, Florida, viz:

In New Augustine, commencing at a point on the West side of Spring St.
(Avenue), 250 feet South of the Southwest corner of John Street and Spring
St. (Avenue), running thence Southerly on the West side of Spring St.
(Avenue) 50 feet; thence Westerly parallel to John Street 150 feet; thence
Northerly parallel to Spring St. (Avenue) 50 feet; thence Easterly parallel
to John Street 150 feet to the West side of Spring St. (Avenue) and the
point of beginning.

Subject to Reservations, restrictions and easements held by the State
of Florida as recorded in Deed Book 181, page 363 of the public records
of St. Johns County, Florida.

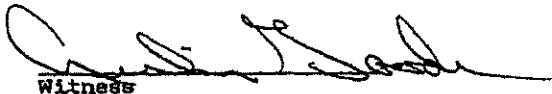
TOGETHER with all the tenements, hereditaments
and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

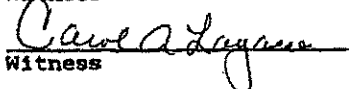
AND the grantor hereby covenants, with said grantee that the grantor
is lawfully seized of said land in fee simple; that the grantor has
good right and lawful authority to sell and convey said land; that
the grantor hereby fully warrants the title to said land and will defend
the same against the lawful claims of all persons whomsoever; and that
said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1989.

IN WITNESS WHEREOF, the said grantor has signed and
sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness


EDWIN R. BROWN LS


Witness

LS

Documentary Tax Pd. \$ 27.50
Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: DM D.C.

O.R. 862 PG 1996

State of Florida
County of St. Johns

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

EDWIN R. BROWN

to me known to be the person described in who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day of July, A.D. 1990.

Carol A. Lagasse
Notary Public
My commission Expires:

(Notary Seal)

Notary Public
State of Florida at Large
My Commission Expires April 17, 1992

This instrument prepared by:

Carol A. Lagasse'
Estate Title and Guaranty Inc.
71 Carrera Street
St. Augustine, Florida 32084
as necessary incident to the fulfillment of conditions set forth in a Title Insurance Binder issued by Estate Title and Guaranty, Inc.

COPY

FILED AND RECORDED
PUBLIC RECORDS DEPT.
ST. JOHN'S COUNTY, FLA.
90 JUL 17 PM 3:23
Doris "Bessie" Mink
CLERK OF CIRCUIT COURT

This Indenture

71 379

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereby the use of the singular number shall include the plural and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 21st day of December A. D. 1970

Between, BEN PERKINS and RACHEL PERKINS, his wife,

of the County of St. Johns in the State of Florida
party of the first part, and ALPHA AND OMEGA PENTECOSTAL CHURCH OF AMERICA,
INC., whose mailing address is: 22 Evergreen Street, St. Augustine,
Florida 32084,

of the County of St. Johns in the State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of \$10.00 and other good and valuable considerations ~~known~~ to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

A parcel of Land in St. Augustine, St. Johns County, Florida, more fully described as follows:

Commencing at the intersection of the South Line of John Street with the West line of Spring Street as indicated on Map of New Augustine, dated June, 1918, on file in the public records of said County; thence Southerly, on said West Line of Spring Street, 300 feet to the point of beginning at the Northeast corner of the herein described Parcel of Land; thence continuing Southerly, on said West Line of Spring Street, 50 feet; thence Westerly, perpendicular from said West Line of Spring Street, 150 feet; thence Northerly, parallel with said West Line of Spring Street, 50 feet; thence Easterly, perpendicular to said West Line of Spring Street and on the South Line of that Land described in Deed recorded in Official Records Book 143, page 15, of said public records, 150 feet to the point of beginning.

The above described land is also described as:

The North 50 feet of the South 165 feet of the North 365 feet of Lot 11, Block 6, GREENO TRACT, St. Johns County, Florida.

Subject to reservation of mineral rights in Deed from Trustees of the Internal Improvement Fund recorded in Deed Book 156, Page 187.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Willard Howatt
Shirley J. Cook

Ben Perkins
Rachel Perkins

This instrument was prepared by
WILLARD HOWATT
HOWATT AND BENNETT
115 Cordova Street
St. Augustine, Florida

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
\$1.10
JAN 26 1971

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
240

11NOO3
SNHOC 13

State of Florida

OFF REC

185 PAGE 210

County of ST. JOHNS

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, BEN PERKINS and RACHEL PERKINS, his wife,

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at St. Augustine County of St. Johns, and State of Florida, this 21st day of December, A. D. 1970.

Shirley J. Cook

My Commission Expires June 27, 1971. Notary Public, State of Florida at Large.



FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

JAN 25 11 22 AM '71

Clair Stewart
CLERK CIRCUIT COURT

Warranted

Date	TO
ABSTRACT OF DESCRIPTION	

James W. Baker
701-1, Box 156 A 7
Elkton, Fla

VERIFIED BY
mg

Reddy 6 00
SS 2 40
ST 1 10

FILED
92 MAY 21 PM 12:08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
HABITAT FOR HUMANITY OF
ST. AUGUSTINE/ST. JOHNS COUNTY, INC.

We, the undersigned, with other persons being desirous of forming a nonprofit corporation, under the provisions of Chapter 617, Florida Statutes, do agree to the following:

ARTICLE I

The name of this Corporation is HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC. The address of the principal office and mailing address of this Corporation shall be 32 Sevilla Street, St. Augustine, Florida 32084.

ARTICLE II

1. The general purposes of the Corporation are as follows:

a. To witness to and implement the Gospel of Jesus Christ in Florida and throughout the United States and the world by working with economically disadvantaged people to help them to create a better human habitat in which to live and work;

b. To cooperate with other charitable organizations, through grants and otherwise, which are working to develop a better human habitat for economically disadvantaged people;

c. To communicate the Gospel of Jesus Christ by means of the spoken and written word;

d. To receive, maintain, and accept as assets of the Corporation, any property, whether real, personal or mixed, by way of gift, bequest, devise or purchase from any person, firm, trust or corporation, to be held, administered and disposed of exclusively for charitable, religious, educational and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, as amended, and in accordance with and pursuant to the provisions of these Articles of Incorporation; but no gift, bequest, devise or purchase of any such property shall be received or made and accepted if it is conditioned or limited in such manner as shall require the disposition of income or principal to any organization other than a "charitable organization" or for any purposes other than "charitable purposes" which would jeopardize the status of the Corporation as an entity exempt from federal income tax pursuant to the relevant provisions of the Internal Revenue Code, as amended; and

e. To exclusively promote and carry on any other religious, charitable or educational purposes and activities for which corporations may be organized and operated under the relevant provisions of the Internal Revenue Code, as amended, and under the Florida Nonprofit Corporation Act.

2. Anything contained in these Articles of Incorporation to the contrary notwithstanding, the Corporation shall not carry on or otherwise engage in any activities not permitted to be carried on or engaged in by (i) a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, as amended, or any corresponding section of any future tax code; (ii) a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code, as amended, or any corresponding section of any future tax code; or (iii) a corporation organized and existing under the Florida Nonprofit Corporation Code.

ARTICLE III

The members of the Board of Directors shall be the members of the Corporation during their respective terms of office.

ARTICLE IV

The name and address of the incorporators of these Articles are:

Henry L. Twine
163 Palmo Street
St. Augustine, Fl. 32084

Larry Clark
2740 Loja Street
St. Augustine, Fl. 32084

Greg Kaminsky
362 Armas Avenue
St. Augustine, Fl. 32095

Sam Schlegel
5 Flamingo Dr.
P.O. Box 4320
St. Augustine, Fl. 32085

John P. Foster
6459 Santina Way
St. Augustine, Fl. 32095

Susie Russell
18 Franciscan Way
St. Augustine, Fl. 32084

Kathy McLean
35 Cincinnati Avenue
St. Augustine, Fl. 32084

Bill Irwin
50 Dolphin Drive
St. Augustine, Fl. 32084

Susan Maass
134 Lobelia Road
St. Augustine, Fl. 32086

Rudolph B. Hadley, Sr.
P.O. Box 1274
5718 Rudolph Avenue
St. Augustine, Fl. 32085

John A. Hunter
32 Sevilla Street
St. Augustine, Fl. 32084

Nicolle Bauer
17 Aviles Drive
St. Augustine, Fl. 32095

Bob Robertson
610 Old Beach Road
St. Augustine, FL. 32084

Deltra Long
65 Osceola Road
P.O. Box 5266
St. Augustine, Fl. 32085

ARTICLE V

The Corporation is to exist perpetually.

ARTICLE VI

The business of this Corporation shall be managed by the Board of Directors. This Corporation shall have fourteen (14) directors initially. The number of directors may be increased or decreased from time to time by the By-Laws, but shall never be less than three (3).

The Board of Directors shall be appointed and hold office in accordance with the By-Laws.

The names and addresses of the persons who are to serve as directors for the ensuing year, or until the first annual meeting of the Corporation are:

Henry L. Twine
163 Palmo Street
St. Augustine, Fl. 32084

Larry Clark
2740 Loja Street
St. Augustine, Fl. 32084

Greg Kaminsky
362 Armas Avenue
St. Augustine, Fl. 32095

Susie Russell
18 Franciscan Way
St. Augustine, Fl. 32084

Kathy McLean
35 Cincinnati Avenue
St. Augustine, Fl. 32084

Bill Irwin
50 Dolphin Drive
St. Augustine, Fl. 32084

Susan Maass
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John A. Hunter
32 Sevilla Street
St. Augustine, Fl. 32084

Bob Robertson
610 Old Beach Road
St. Augustine, FL. 32084

Deltra Long
65 Osceola Road
P.O. Box 5266
St. Augustine, Fl. 32085

Nicolle Bauer
17 Aviles Drive
St. Augustine, Fl. 32095

The street address of the initial registered office of this Corporation shall be 32 Sevilla Street, St. Augustine, Florida 32084, and the name of the initial registered agent of the Corporation at that address is John A. Hunter.

ARTICLE VII

In accordance with Section 501(c)(3) of the Federal Internal Revenue Code, the Corporation shall operate exclusively as a non-profit organization for the purposes set forth in Article II above. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensations for services rendered and to make payments and distributions in furtherance of the purposes set forth in these Articles of Incorporation. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislations, and the Corporation shall not participate in, or intervene in any political campaign on behalf of or in opposition to any candidate for public office.

ARTICLE VIII

In the event of the dissolution and liquidation of this Corporation, to the extent allowed or permitted under applicable laws, the property and assets of the Corporation shall be, as determined by the board of directors, distributed to or sold and the proceeds of such sale distributed to: (i) Habitat for Humanity International, Inc., a Georgia Nonprofit Corporation and a Corporation exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, as amended; or, (ii) any other organization(s) organized and


operating for the same purposes for which the Corporation is organized and operating or any organization(s), foundation(s), fund(s), or corporation(s) organized and operating exclusively for religious, charitable, scientific, educational or other purposes permitted by Section 501(c)(3) of the Internal Revenue Code, as amended, all of which such organization(s), foundation(s) fund(s) or corporation(s) shall be exempt under Section 501(c)(3) of the Internal Revenue Code, as amended. In the event that any assets are not disposed of in accordance with the provisions of these Articles of Incorporation or that the Corporation shall fail to act within a reasonable time in the manner provided in these Articles of Incorporation, the Court of St. Johns County, Florida, shall, upon application of one or more persons having a real interest in the Corporation or its assets, make such distributions as provided in these Articles of Incorporation.

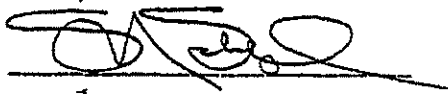
ARTICLE IX


The Board of Directors of this Corporation shall adopt By-Laws not inconsistent with these Articles of Incorporation for the conduct of the Corporation's business and the carrying out of its purposes. The By-Laws may be amended, altered or rescinded in whole or in part, from time to time, by a two-thirds (2/3) vote of the members of the Board of Directors present at a meeting at which a quorum is present, provided, however, that if the meeting is other than

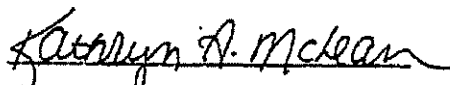
the annual meeting of the Board of Directors, ten (10) days' notice in writing of the time, place and purpose of such meeting shall be given to each director unless such notice shall be waived in writing.

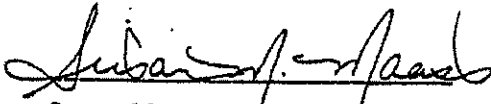
IN WITNESS WHEREOF, the undersigned subscribing incorporators, have hereunto set their hands and seals on this ~~23rd~~ ^{4th} day of May, A. D., 1992.

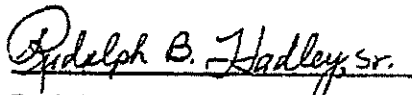

Henry L. Twine

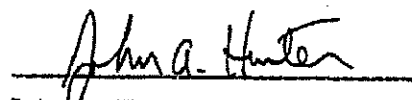

Sam Schlegel

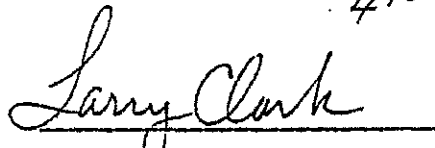

Susie Russell



Kathy McLean



Susan Maass

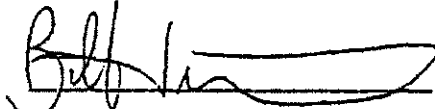

Rudolph B. Hadley, Sr.

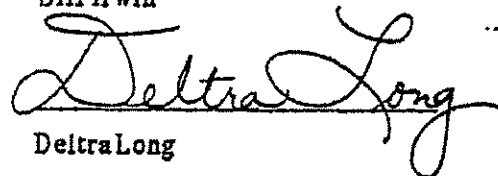

John A. Hunter

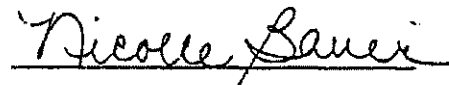

Larry Clark

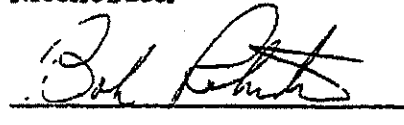

Greg Kaminsky


John P. Foster


Bill Irwin


Deltra Long


Nicolle Bauer


Bob Robertson

ACKNOWLEDGMENT OF REGISTERED AGENT:

Having been named to accept service of process for the above stated Corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and

agree to comply with the provisions of said Act relative to keeping open said office.

John A. Hunter
John A. Hunter

FILED
92 MAY 21 PM 12:08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 4th day of May, A. D., 1992, by John A. Hunter, who is personally known to me or who has produced Driver License as identification and who did take an oath.

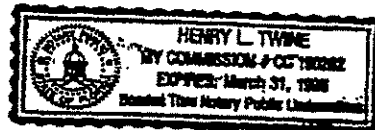
Henry L. Twine
Notary Public, State of Florida at Large.
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS



The foregoing instrument was acknowledged before me this 4th day of May, A. D., 1992, by Henry L. Twine, Larry Clark, Sam Schlegel, Greg Kaminsky, Susie Russell, John P. Foster, Kathy McLean, Bill Irwin, Susan Maass, Deltra Long, Rudolph B. Hadley, Sr., Nicole Bauer, John A. Hunter and Bob Robertson who are personally known to me or who have produced Driver License as identification and who did take an oath.

Henry L. Twine
Notary Public, State of Florida at Large.
My Commission Expires: _____



State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., a corporation organized under the Laws of the State of Florida, filed on May 21, 1992, as shown by the records of this office.

The document number of this corporation is N49047.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
22nd day of May, 1992.



CR2EO22 (2-91)

Jim Smith
Secretary of State

N 419047

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H25000360354 3)))



H250003603543ABC

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

2025 DEC 15 PM 12:49
RECEIVED

To: Division of Corporations
Fax Number : (850)617-6380

From: Account Name : FISHER, TOUSEY, LEAS & BALL
Account Number : I19990000021
Phone : (904)356-2600
Fax Number : (904)355-0233

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: meverson@habitatstjohns.org

2025 DEC 15 PM 12:48
FILED

COR AMND/RESTATE/CORRECT OR O/D RESIGN
HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$35.00

12/16/2025

((H25000360354 3)))

FILED

Articles of Amendment
to
Articles of Incorporation
of

2025 DEC 15 PM 12:38

HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC.

SECRETARY OF STATE
TALLAHASSEE, FL

(Name of Corporation as currently filed with the Florida Dept. of State)

N49047

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

HABITAT FOR HUMANITY OF ST. JOHNS COUNTY, INC.

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

N/A

*(Principal office address **MUST BE A STREET ADDRESS**)*

C. Enter new mailing address, if applicable:

N/A

*(Mailing address **MAY BE A POST OFFICE BOX**)*

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent: N/A

New Registered Office Address:

(Florida street address)

(City)

Florida

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

(((H25000360354 3)))

There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated 10-2-25

Signature 

(By the chairman or vice chairman of the board, president or other officer - if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

MALINDA EVERSON

(Typed or printed name of person signing)

EXECUTIVE DIRECTOR

(Title of person signing)

**Attachment 3:
St. Johns County
Property Appraiser
Report**

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 1039100010
 Location Address 20 SPRING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Greeno Tract (COM) (474.01)
 Tax Description* (15-1) GREENO TRACT S50FT OF N200FT OF LOT 11 BLK 6
 OR862/1995
 *The Description above is not to be used on legal documents.
 Property Use Parking Lots (Owner Occupied) (2815)
 Code
 Subdivision Greeno Tract - A Resubdivision of Ravens
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 19.5552
 Acreage 0.170
 Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

ST LUKE ALPHA OMEGA
 100%
 18 SPRING ST
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$19,796

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$1,740.00
Total Land Value	\$60,990.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$62,730.00
Total Deferred	\$42,934.00
Assessed Value	\$19,796.00
Total Exemptions	\$19,796.00
Taxable Value	\$0.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$1,856	\$60,990	\$0
2024	\$0	\$845	\$60,990	\$0
2023	\$0	\$845	\$50,022	\$0
2022	\$0	\$1,243	\$12,278	\$0
2021	\$0	\$1,243	\$12,278	\$0
2020	\$0	\$1,243	\$12,278	\$0
2019	\$0	\$1,243	\$12,278	\$0
2018	\$0	\$1,243	\$12,278	\$0
2017	\$0	\$1,243	\$12,278	\$0
2016	\$0	\$1,243	\$12,278	\$0
2015	\$0	\$1,243	\$12,278	\$0

Extra Feature Information

Code Description	Status	Value
Metal Fence - 4' (COM)		1740

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	50	150	50	EF	\$60,990

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/1/1990	\$0.00		862	1995	U	I		ST LUKE ALPHA OMEGA
	6/1/1982	\$0.00		548	424	U	I		
	3/1/1981	\$19,500.00		487	507	U	I		

No data available for the following modules: Sales Questionnaire Form, Building Information, Sketch Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 5/7/2026, 3:02:10 AM](#)

Contact Us



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 1039400000
 Location Address 18 SPRING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Greeno Tract (COM) (474.01)
 Tax Description* (18) & (20) GREENO TRACT S100 OF N300 FT OF LOT 11 BLK 6
 DB192/509 & OR185/209
 *The Description above is not to be used on legal documents.
 Churches (7100)

Property Use Code
 Subdivision Greeno Tract - A Resubdivision of Ravens
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 19.5552
 Acreage 0.340
 Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

ALPHA & OMEGA PENTECOSTAL CHR
 100%
 18 SPRING ST
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$150,114

Map



Valuation Information

Assessed Year	2026
Building Value	\$94,415.00
Extra Features Value	\$3,502.00
Total Land Value	\$121,980.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$0.00
Total Deferred	\$219,897.00
Assessed Value	\$69,783.00
Total Exemptions	\$150,114.00
Taxable Value	\$0.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

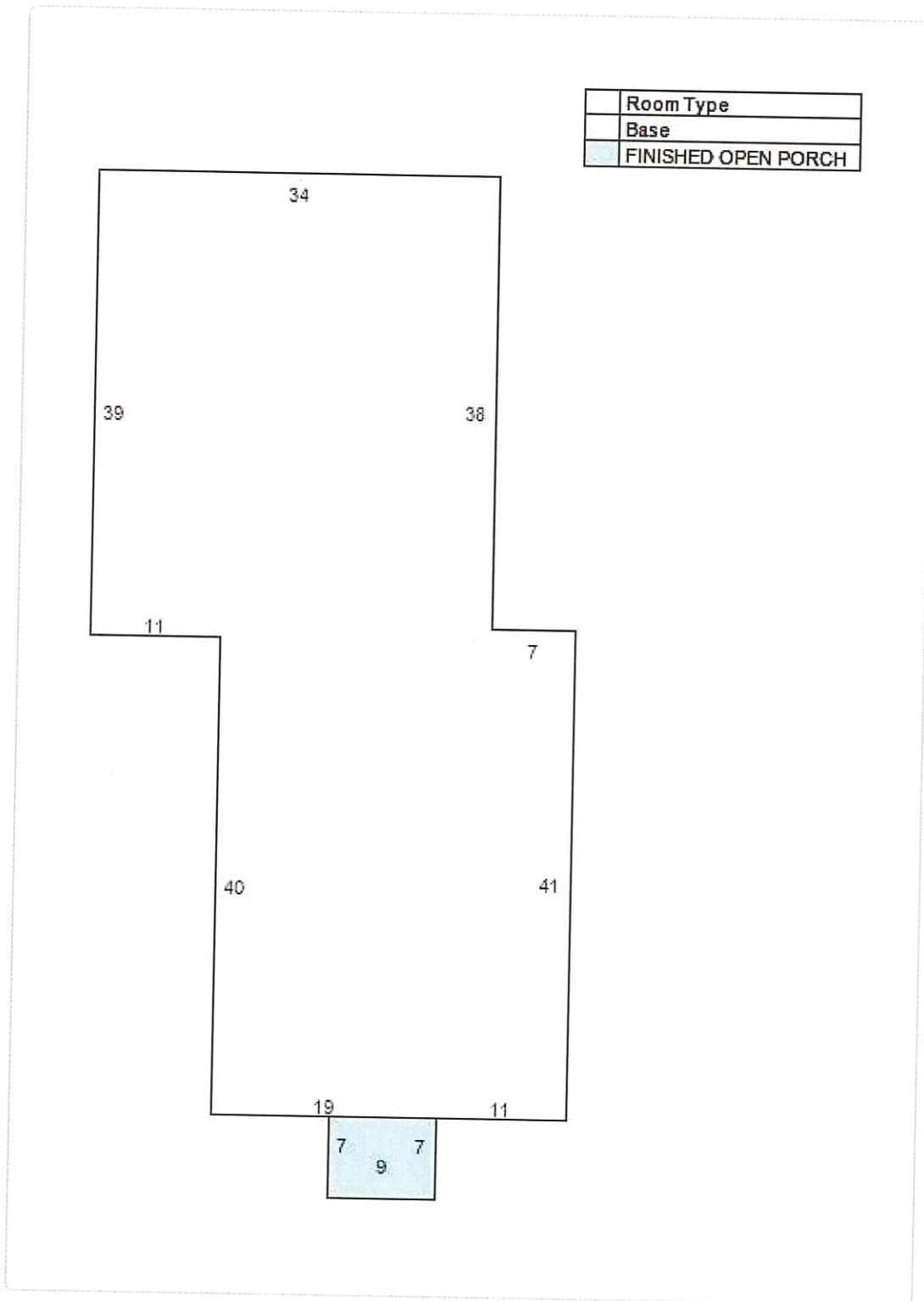
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$70,000	\$3,752	\$121,980	\$0
2024	\$70,063	\$4,002	\$121,980	\$0
2023	\$73,885	\$4,252	\$35,845	\$0
2022	\$64,968	\$1,717	\$35,845	\$0
2021	\$62,450	\$1,717	\$35,845	\$0
2020	\$63,804	\$491	\$35,845	\$0
2019	\$77,089	\$491	\$35,845	\$0
2018	\$80,759	\$491	\$35,845	\$0
2017	\$73,801	\$491	\$27,285	\$0
2016	\$70,060	\$491	\$27,285	\$0
2015	\$60,585	\$491	\$24,610	\$0

Building Information

Building	1	Roof Cover	Metal
Building Value	\$94,415	Roof Structure	Gable Hip
Year Built	1988	Interior Flooring	Carpet, Sheet Vinyl
Actual Area	2596	Interior Wall	Drywall
Conditioned Area	2533	Heating Type	Air Duct
Use	Churches	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	

Description	Square Footage
BASE AREA	2533
FINISHED OPEN PORCH	63
Total SqFt	2596

Sketch Information



Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		3502

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	100	150	100	EF	\$121,980

No data available for the following modules: Sales Questionnaire Form, Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 5/7/2026, 3:02:10 AM](#)

Contact Us



Attachment 4:

Survey

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: June 11, 2026

RE: Ordinance 2026-18 – Amending the Zoning Designation of Approximately 0.51 acres at 18 and 20 Spring Street – Introduction and First Reading

The property at 18 and 20 Spring Street is approximately 0.51 acres. The property was used as a church from 1988 to 2024. The property is proposed to be sold to the Habitat for Humanity St. Johns County, Inc for their office use. The surrounding area is generally low-density residential development.

The city's Future Land Use Map (FLUM) identifies Residential Low Density as the current land use category for the property. The land use request is to change the existing land use on the property to Residential Medium Density with an Asterisk limitation on the future land use map limiting the development to a business office for the applicant Habitat for Humanity St. Johns County, Inc for its operations only as described for the use by exception and does not run with the land.

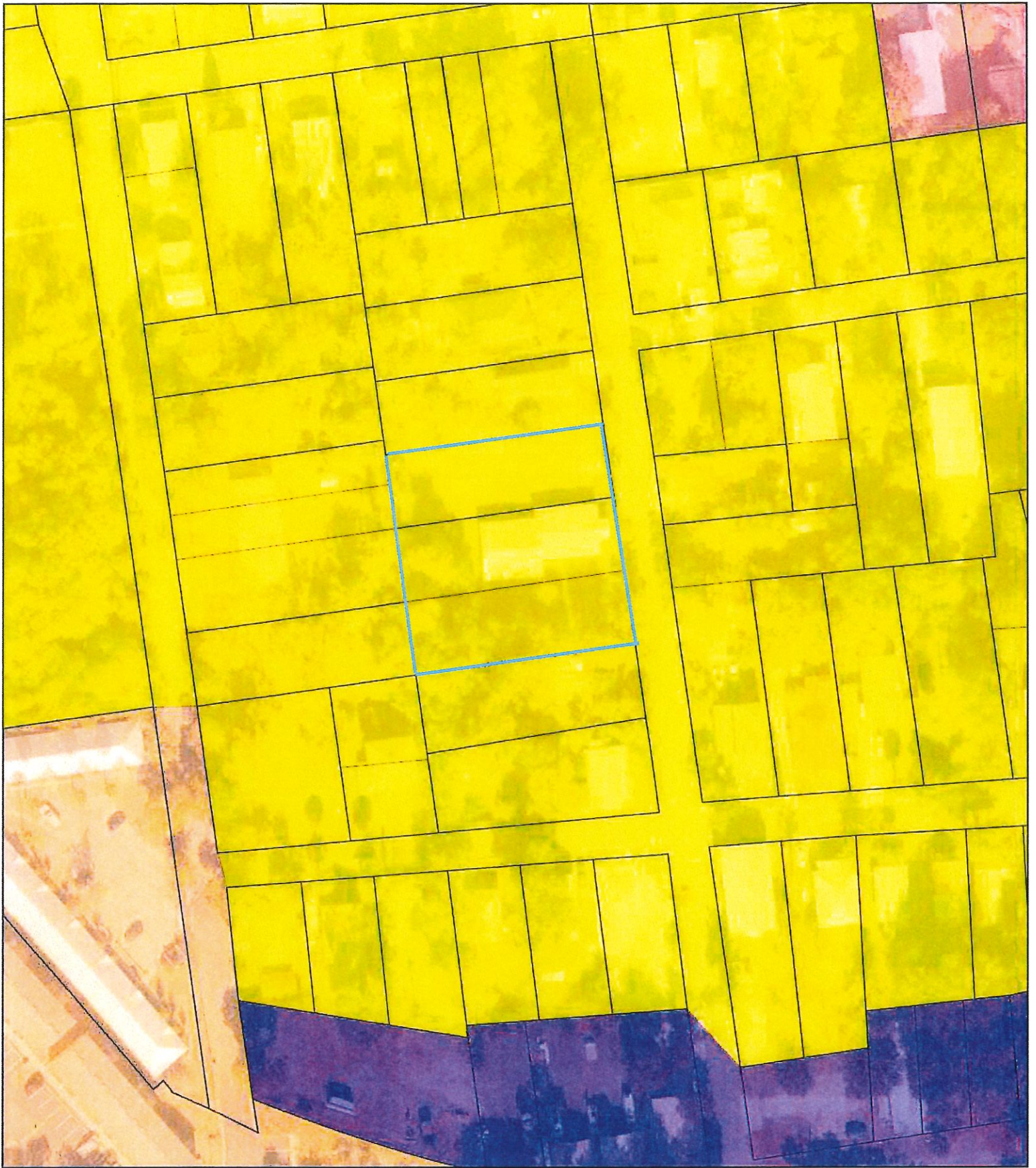
In the event the property is no longer used for the purposes proffered by the applicant at the public hearing and described in the applicant's legal memorandum attached to the ordinance as Exhibit "A", and therefore is no longer in the public interest, the property's zoning designation will revert back to the zoning designation it held prior to this amendment.

On June 2, 2026, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of the property as noted above. Attached you will find the Ordinance, and a map illustrating the existing zoning. The packet of information provided to the PZB is included with the land use plan amendment material.

Please place Ordinance 2026-18 on the City Commission June 22, 2026, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Zoning Map

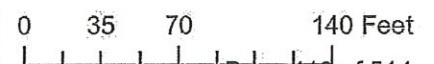
City of St. Augustine

18 & 20 Spring St

Legend

- Residential Single-Family-Two (RS-2)
- Residential General-One (RG-1)
- Commercial Low-One (CL-1)
- Industrial and Warehousing (IW)
- Parcel

Scale: 1:1,000





Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Florida Statutes. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Florida Statute will be provided in the “Business Impact Estimate” section below.

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026-18

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 0.51 ACRES; LOCATED AT 18 AND 20 SPRING STREET AS PORTIONS OF GREENO TRACT A RESUBDIVISION OF RAVENS IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 0.51 ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO THE CITY CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) IMPLEMENTING THE USE BY EXCEPTION DEVELOPMENT ORDER; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, Florida Statutes;
 - Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - Section 553.73, relating to the Florida Building Code; or
 - Section 633.202, relating to the Florida Fire Prevention Code.

Note: The City’s provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City’s failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

- 1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

This ordinance is a rezoning initiated by the property owner.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
- (c) An estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

None

- 3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

None

- 4. Additional information the governing body determines may be useful (if any):**

This ordinance is a rezoning initiated by the property owner.

Ordinance 2026-18

ORDINANCE NO. 2026-18

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 0.51 ACRES; LOCATED AT 18 AND 20 SPRING STREET AS PORTIONS OF GREENO TRACT A RESUBDIVISION OF RAVENS IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 0.51 ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO THE CITY CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) IMPLEMENTING THE USE BY EXCEPTION DEVELOPMENT ORDER; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the referenced legal description as containing a total of approximately 0.51 acres of land, located at 18 and 20 Spring Street as portions of Greeno Tract a Resubdivision of Ravens; being more fully described herein, should be rezoned;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. The following described property, containing a total of approximately 0.51 acres of land, located at 18 and 20 Spring Street as portions of Greeno Tract a Resubdivision of Ravens within the City of St. Augustine, and identified by the referenced legal description, is hereby rezoned as described herein; rezoning approximately 0.51 upland acres from its current classification of Residential Single family-Two (RS-2) to the city classification of Residential General-One (RG-1) implementing the use by exception development order dated June 2, 2026 and the future land use map

amendment (FLUM) asterisk. In the event the property is no longer used for the purposes proffered by the applicant at the public hearing and described in the applicant's legal memorandum attached as Exhibit "A", and therefore is no longer in the public interest, the property's zoning designation will revert back to the zoning designation it held prior to this amendment.

Section 2. Legal Description of Property. The following described property located as portions of Greeno Tract a Resubdivision of Ravens commonly known as 18 and 20 Spring Street with Parcel ID #103940-0000, and Parcel ID #103910-0010 within the City of St. Augustine, Florida:

**18 Spring Street
(18) & (20) Greeno Tract S100 ft of N300 ft of Lot 11
BLK 6 OR185/209
PARCEL ID 103940-0000**

**20 Spring Street
(15-1) Greeno Tract S50 ft of N200 ft of Lot 11 BLK 6
OR862/1995
PARCEL ID 103910-0010**

HERETO AND MADE A PART HEREOF.

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezonings of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2026-17 or, if Ordinance No. 2026-17 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2026.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

Exhibit "A"

UPCHURCH BAILEY AND UPCHURCH

A FISHER  TOUSEY FIRM

ATTORNEYS AT LAW

780 North Ponce de Leon Boulevard
St. Augustine, Florida 32084
www.UBULaw.com
Telephone (904) 829-9066
Facsimile (904) 825-4862

June 8, 2026

VIA EMAIL DELIVERY

ilopez@citystaug.com

Isabelle C. Lopez, Esq
City Attorney
City of St. Augustine
Post Office Box 210
St. Augustine, Florida 32085-210

Re: Applicant: Habitat for Humanity for St. Johns County, Inc.
Owner: St. Luke Alpha and Omega Pentecostal Church of Florida, Inc.
18 and 20 Spring Street
Land Use Plan Amendment, Rezoning & Special Use by Exception

Dear Ms. Lopez:

I write to follow up on our discussions at and following the June 2, 2026, Planning and Zoning Board (PZB) consideration of the above-noted item. As you know, Habitat has the property at 18 and 20 Spring Street under contract. We are looking to move Habitat's office from the current location, which is on School Board land across the street from the Gaines Alternative School, and which we share with the St. Johns Food Pantry and Gaines parent pick-up. The associate pastor of the longtime former church on the Spring Street site approached our Executive Director, Melinda Everson, asking if we wanted to purchase the property. The St. Luke Alpha and Omega Pentecostal Church built the church building on-site, which the church used from 1988 through 2024.

You and I previously spoke at length about the steps required to accommodate our faith-based non-profit's office. Habitat intends to use the same envelope, with no external modifications except signage and whatever code requirements may exist. (parking, ADA, etc.).

We initially discussed whether the City might consider application of the Religious Land Use and Institutional Persons Act (RLUIPA). You believed that would open Pandora's Box. While Habitat is a fifty-year established faith-based non-profit, you feared who next might assert RLUIPA.

I determined that the most conservative, least intrusive land use and zoning step would require: (1) Small Scale Future Land Use Map Amendment under s. 163.3187, Fla. Stat., from Residential Low Density to Residential Medium Density; (2) implementing rezoning from Residential Single Family-Two (RS-2) to Residential General-One (RG-1); and (3) zoning exception to authorize a business office. The staff report seemingly agreed

Isabelle C. Lopez, Esq.
Re: 18 and 20 Spring Street
June 8, 2026
Page 2

that is the least intensive increase that the City could authorize to accommodate the Habitat office use there.

The Planning and Zoning Board members expressed concern about the potential “island” of a more intensive use than the surrounding RLD/RG-1, albeit that their concern was more about successors.

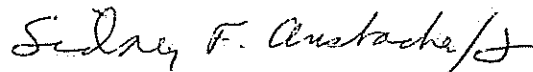
We provided testimony that Habitat has a relatively small number of employees, who serve a small number of clients in-person. The vast majority of Habitat’s clients use our on-line services. The general consensus seemed to be the scale of Habitat’s use within the existing church building was consistent with the intensity and density of the neighborhood.

After discussion, Habitat proffered limiting the use to Habitat. We note:

The PZB unanimously voted for the FLUM amendment, rezoning, and special exception, all with the limitation of use to Habitat.

1. S. 163.3187(1)(b), Fla. Stat., authorizes site specific text changes accompanying the small scale FLUM amendment. This statute authorizes a “text note” or “asterisk” that limits the FLUM amendment, and implementing development orders (including the rezoning and the exception)¹.
2. *Walberg v. Metropolitan Dade County*, 296 So.2d 509 (Fla. 3d DCA 1974), is the most-cited case finding that a landowner’s self-imposed condition proffered at the public hearing on a zoning application constitutes permissible conditional zoning where the condition is in the public interest.
3. As you know, your code, and the general law of special exceptions and zoning special use permits, provide that such authorizations are appropriate for uses that are consistent with the surrounding area if reasonably limited in number and subject to reasonable conditions. *See, e.g., Cap’s-on-the-Water, Inc. v. St. Johns County*, 814 So.2d 507 (Fla. 5th DCA 2003) (same).

Sincerely,



Sidney F. Ansbacher

SFA/cs

¹ As we discussed, s. 163.3215, Fla. Stat., requires all such development orders to be consistent with the comprehensive land use plan.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners
DATE: June 11, 2026
RE: Reminder: Open Positions on Boards and Committees

Below is a list of Boards and Committees indicating current vacancies or upcoming term expirations. Your assistance in identifying and encouraging qualified candidates to apply is greatly appreciated.

- **Audit Committee**
[One (1) Term Expiring 7/31/26]
- **1977 City Employees' Retirement System of the City of St. Augustine, Board of Trustees**
[One (1) Board Appointment Expiring 6/30/26]
- **Planning and Zoning Board**
[One (1) Vacancy Expiring 9/30/2028]

Advertisements requesting applications for the above-referenced vacancy were published in the St. Augustine Record and posted on the City's website.

Sincerely,



Darlene Galambos
City Clerk

xc: Clerk's Office

CITY OF ST. AUGUSTINE

City Commission Special Workshop Meeting
Monday, May 8, 2026

The City Commission met in formal session on Monday, May 8, 2026 at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Barbara Blonder, Vice Mayor/City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner
Jon DePreter, City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Corey Sakryd, Director, General Services
Melissa Wissel, Director, Communications
Rachel Murphy, Communications Specialist
Marcus Pinson, Mobility Manager
Jon Marston, Police Chief, City Police Department
Jabri White, Nightlife Liaison and Permit Technician
Elyse Wiemann, Senior Recording Secretary

Mayor Nancy Sikes-Kline explained the procedures and advised that there would be two more opportunities to speak; when the Ordinance was heard on first and second reading.

2. General Public Comments

The Commissioners heard from the following members of the public:

- Kenneth Chapman
- JoAnne Engel
- Thomas Horton
- Ed Swift
- Lloyd Pierce
- Tom Reynolds
- Joshua Luke
- Katherine Zodda
- Kenneth Chapman
- Dennis Jeffers

3. PROPOSED CHANGES TO ORDINANCES FOR VEHICLES FOR HIRE (CH27) AND FRANCHISES (CH14)

3.A. Workshop for Proposed Ordinance Changes for Vehicles for Hire (CH27) and Franchises (CH14) (R. Franklin, Assistant City Manager)

David Birchim, City Manager, introduced Reuben Franklin, Assistant City Manager.

Mr. Franklin provided background information regarding the proposed ordinance changes for Vehicles for Hire (VFH) and Franchises. He advised that an action items list was prepared to help guide the workshop and ensure everything was discussed.

1. Limit for pedicab operators and number of cabs per operator

Mr. Franklin stated during first reading, there were discussions regarding pedicab operators and the number of cabs per operator, and it was determined that 100 cabs were too many. He recommended limiting the number of operators to a total of fifteen, and limiting each operator to three cabs, for a total of forty-five cabs in operation at one time. He asked the Commission to consider the recommendation and requested feedback on the action item.

Discussion:

- Supported keeping the fifteen operators and capping the total of cabs to forty-five maximum and if needed, could be revised
- Agreed that 100 cabs were too many and forty-five at one time was sufficient
- Did not believe there were forty-five on the road usually, unless it was during Nights of Lights (NoL)
- Felt it should be reduced to thirty cabs as pedicabs were slower causing more congestion downtown

Mr. Franklin clarified that the suggestion was to keep the number of operators at fifteen but reduce the number of cabs an operator could have to two, resulting in a total of thirty cabs. He added the ordinance listed pedicabs as VFH not a franchise.

Discussion:

- Supported the suggestion to have a lower number of cabs
- Forty-five cabs seemed to be a lot as the downtown area was small and everyone wanted to be in the same place at the same time
- Did not want to put a company out of business but supported the idea of lowering the amount of cabs
- Questioned if the companies currently in business could be grandfathered in

Mayor Sikes-Kline said there were a total of twenty operators currently. She asked how they could move forward with the proposal of reducing the number of cabs to thirty as suggested.

Mr. Franklin replied there were only fifteen operators, not twenty. He said at this time, the number of cabs per operator was not regulated. He said he was unsure of the number of cabs operated by each company but thought it was between two and three. He said they could keep the operators at fifteen and reduce the number of cabs in operation to two or three per operator.

Discussion continued:

- City had not limited the number of cabs before, and this could limit the amount of income a great deal
- Stakeholders requested each operator should be registered and verified

Mr. Franklin said the feedback from the public and the overarching theme from all registered local businesses was they wanted regulations in place to have industry safety and would limit outside operators from operating unlicensed during the peak NoL season or during events at The St. Augustine Amphitheatre. He said the proposed ordinance added higher requirements for operators and drivers to include annual background checks, annual licenses renewals, and streamlining the process. He said there was an administrator for VFH and another for franchises, which would ensure the applications were submitted correctly, maintaining a log of those businesses that were able to operate in the City, and would be the responsible for enforcing code.

Mayor Sikes-Kline thanked Mr. Franklin and agreed that enforcement was vital and an emphasis on registration and identification was important. She said registration and qualified operators was a major goal for the City. She said having

them meet the criteria and enforcement of the regulations was needed.

Commissioner Cynthia Garris clarified that the operators in business were fifteen and each operated two or three cabs.

Mr. Franklin replied that the number of cabs per business was either one, two, or three.

Commissioner Garris asked if operators with three cabs could be grandfathered in and whether new businesses would have to follow the new criteria as outlined. She felt that could be monitored.

Mr. Franklin replied the restrictions were also being established for operators, limiting them to a total of fifteen. He said for example; if there were twenty operators at the annual renewal, those would need to be vetted and ensure complete qualifying applications were filed. He said with a limit of fifteen operators in place, a lottery system would choose the fifteen in totality with each operator having the maximum number of pedicabs.

Mayor Sikes-Kline questioned how two cabs per operator could be obtained if that was the long-term goal.

Mr. Birchim replied that if those operating now were grandfathered in overtime and through attrition, the guidelines outline in the ordinance could be obtained and maintained.

Commissioner Jim Springfield pointed out that currently there were only fifteen operators and if each only had two or three, there may not be a total of forty-five cabs.

Commissioner Barbara Blonder cautioned that if current operators were grandfathered, there was an opportunity for existing operators to add cabs up to a total of three prior to first reading.

Mr. Birchim said the Commission froze the ability to add new licenses.

Commissioner Blonder asked if the number of licenses determined the number of pedicabs allowed or only the operator.

Mr. Franklin said the City did not currently regulate the number of cabs in operation. He said the only thing the City could use was the number of cabs inspected and approved.

Commissioner Blonder said if that was the only option, she was not supportive of grandfathering in operators. She said she was in favor of the fifteen operators with two cabs per operator.

Mr. Franklin stated the ordinance would be updated to reflect the recommendations and scheduled first reading. He felt feedback would be provided by operators between now and then, and if changes were needed those could be made.

2. Set more restrictive noise regulations for Pedicabs

Commissioner Springfield felt no amplified sound would be the best solution. He said no music or loudspeakers as pedicabs were not entertainment.

Commissioner Blonder asked since regulations were being established, were they able to limit the types of communications by the driver. She said she had been told and even overheard profanity and demeaning comments. She said if the driver was licensed by the City to operate, she felt a Code of Conduct should be enacted.

Isabelle Lopez, City Attorney, replied that commercial speech was less protected, but decorum and a code of conduct could be in place. She said that people actively engaged in commerce had First Amendment rights, which could make the

issue complicated but could have decorum rules while operating.

The Commission agreed to include no amplified music and add a Code of Conduct.

3. Set penalties for VFH and Franchises

Mr. Franklin said that VFH and franchise penalties had been discussed and the consensus was that the existing penalties were too lenient. He suggested adding impoundment as a penalty, which would help limit those operating without a license. He said impoundment was successful in other cities. He said there had been a lot of discussion regarding the penalties as written and asked for feedback.

Board Discussion:

- In favor of adding impoundment
- Should have a clear indicator to identify the allowed operators
- Could use a banner or something similar to help City personnel without having to stop every vehicle

Mr. Franklin stated the penalty structure could include impoundment; however, the penalties for VFH were different and would be left up to the administrator. He said the violations were outlined in section 27-13 of the ordinance.

Commissioner Springfield said many people interpreted City code and rules. He asked if an operator could receive four violations a year without restrictions.

Mr. Franklin replied that was correct.

Commissioner Springfield said he wanted to have progressive discipline. He suggested that if an operator received four violations in one year, the next year the operator would be limited to three violations and so on, which would allow four years of operation with violations. He

said the variation of penalties did not exist but to help simplify the penalty structure it could be progressive, which would make it more difficult to keep the business.

Commissioner Blonder felt the penalties were too lenient. She said a fine structure could be included. She said this was not good for industry, the presentation of the City, and not good for business.

Mr. Birchim suggested reviewing the individual penalties. He asked if the first violation should be a warning.

There was agreeance that the first violation should be a warning.

Mr. Birchim asked if the second violation would be a monetary fine as set by City code.

Commissioner Garris supported the second violation as proposed.

Commissioner Springfield commented that for the third violation some sort of suspension should be in place. He said he understood it could affect a small business, but it needed to be a suspension.

Mayor Sikes-Kline agreed with Commissioner Blonder that enforcement was being asked for by the industry and thought the penalties should be more stringent and if needed, changes could be made by a future commission. She suggested impoundment for the third violation as the operator could not deny understanding the rules.

Mr. Birchim asked if the penalties were for a six-month period or a twelve-month period.

The Board agreed the length of time for violations would be over a twelve-month period.

Mr. Birchim outlined the penalties as follows:

- First Violation: Written Warning
- Second Violation: Monetary Fine
- Third Violation: Suspension of their licensure for thirty days

Mr. Birchim said when staff suggested impoundment, towing of the vehicle, that would be left for operators in the city without a licensure. He said that was not to be used for licensed vehicles; however, that was open for debate.

Mr. Springfield asked if the penalties would apply to the driver or the operator.

Mr. Franklin replied it would apply to the licensed operator. He said on the third violation it could be a suspension for thirty days or the remainder of the year and the operator would have to reapply. He said impoundment was not for licensed operators; however, if the operator was suspended and operating without a license then they would be impounded. He added if there was a fourth violation the operator would be suspended for the remaining calendar year. He said this helped simplify the penalty structure and outline the length of time for violations.

The Board agreed with the penalties as suggested.

Mr. Franklin said that was the penalties for VFH, including pedicabs. He said section 14-24 outlined the penalties for franchises and noted it would include horse carriage companies; however, carriage company penalties were in a different section of the ordinance. He outlined the penalties:

- First Violation: Written Warning
- Second Violation: Per violation no more \$150, then \$100 for day thereafter the continued violation occurs
- Third Violation: Within 6 months if a third violation was received would be a

hearing with the City Commission and no more than a 30-day suspension

Commissioner Springfield questioned if there were any documented violations in the past and what the violations were.

Mr. Birchim replied that trolley and trains did not have any violations that he could recall.

Commissioner Springfield asked if traffic tickets were included as a violation.

Mr. Birchim replied tickets were not included; however, that data could be provided.

Ms. Lopez replied that traffic violations were state statute violations with their own processes and not part of the commercial regulatory scheme for franchises. She said there could be a rule for the number of traffic violations, which could result in some sort of ramification with their franchise.

Commissioner Springfield asked what 'violation' included.

Mr. Franklin replied that a violation was anything stated in the ordinance, such as:

- Driving off route
- Operating more vehicles than allowed
- Operating without the proper inspection

Mr. Birchim added that there were quiet zones located in places throughout the route.

Commissioner Garris felt the trolleys, and horse and carriages were completely different and should not be categorized together. She said both carried passengers; however, the routes and rules were not the same.

Commissioner Springfield stated he liked the step-by-step violations for the horse and carriages and felt if they were not

included in this section, it should be outlined elsewhere in the code.

Mr. Franklin suggested eliminating the six-month period and changing it to a calendar year, then both VFH and franchises would be in alignment.

Discussion:

- Agreed that VFH and franchises should be treated the same
- Preferred the calendar year instead of the six-months
- Appeal process for pedicabs should be added
- Felt having one administrator in charge of the VFH overtime could create an issue
- Should include a review process especially for suspensions

Mr. Birchim stated that could be added to the VFH.

Mayor Sikes-Kline asked if this was in line with other cities that were operating motorized and non-motorized vehicles.

Mr. Franklin replied that franchises were unique. He said the City of Key West and the City of St. Augustine had franchises. He said other cities that had non-motorized VFH set a \$500 penalty and then suspensions.

Mr. Franklin introduced Jonathan Paul, NUE Urban Concepts, the City's mobility consultant.

Mr. Paul explained that the reason that the VFH and franchises were treated differently and an appeals process was included was because the franchises had a much higher investment capital requirement.

Commissioner Springfield stated that VFH were not much different from a tier one. He said a VFH that had one or two pedicabs

and used this as their primary income, a suspension could impact them greatly

Mr. Birchim clarified an appeals process for tier one, which was the trolleys and trains and tier two, which was golf cart tours.

Commissioner Blonder felt the appeals process should be included for both.

Mr. Franklin reviewed the penalties for the Horse Carriages, which were:

- First Violation: \$100 fine, which was a reduction from the \$150 for trolleys and trains
- Upon three violations within a six-month period, a hearing with the City Commission would be held to review violations and could result in a suspension for a period not to exceed thirty days

Board Discussion:

- Felt penalties should be more stringent than other categories as it involved animal welfare
- Higher standards should be followed to protect animals

Mayor Sikes-Kline said the language in the ordinance should be specified to say, 'written warning'.

Commissioner Springfield asked if the written warning would come from Jabri White, Nightlife Liaison and Permit Technician.

Mr. Birchim replied in the affirmative.

Commissioner Springfield noted the first warning for horse carriages was not a written warning but the fine.

Commissioner Blonder commented that the fine was only \$100, which was not a large fine.

Commissioner Springfield agreed that a fine should be applied for the first violation. He suggested verbally warning drivers when they obtained their license that any infraction would result in fine.

Mr. Franklin advised that the first penalty was a fine.

Discussion Continued:

- Felt the fine was a cost of doing business fine and not a significant deterrent
- Felt the \$5,000 fine was excessive
- \$5,000 fine was only if there were five or more violations within a twelve-month period
- The \$5,000 fine would only be issued after a hearing with the City Commission
- Suggested the initial penalty to be increased to at least \$500

4. Include exclusion areas for neighborhoods

Mr. Franklin said it was discussed to exclude certain areas for those providing tours. He said the Commission would be allowed to restrict areas based on congestion, but the ordinance did not have a provision for excluding residential areas. He asked if exclusion areas should be added to the ordinance.

Mayor Sikes-Kline and Commissioner Blonder agreed it should be added and based on different factors that were able to be determined by the City Commission.

Commissioner Springfield asked if this was only for tours and did not include pedicabs. Mr. Franklin replied that it would be for tours, as the nature of a pedicabs was transportation.

Mr. Birchim commented that the tier-one operators were not included, since their routes were already established.

Commissioner Blonder stated pedicabs providing a tour through residential neighborhoods should not be allowed as it was disruptive.

Mayor Sikes-Kline said she had a request from the Lighthouse Park Neighborhood Association to not allow pedicabs in the area.

Mr. Franklin commented that many tours went in the area to reach the Lighthouse.

Commissioner Blonder commented that there were alternative ways to reach the Lighthouse than going through the residential neighborhood.

Mayor Sikes-Kline suggested providing routes to limit the traffic within the neighborhoods.

Mr. Franklin said if this was an added provision, it could be on a case-by-case basis. He said if this was added they would provide an alternative route to access the location such as the Lighthouse.

Mr. Birchim stated this was providing the City Commission with the authority to create exclusionary zones.

Commissioner Springfield asked for clarification on the VFH being used for transportation even if they provided tours. He said if he wanted a pedicab to pick him up and bring him downtown would that not be allowed in neighborhoods.

Mr. Franklin replied that the transportation aspect for pedicabs would not be included when setting the exclusionary zones

Commissioner Blonder asked if a neighbor was able to provide evidence of a pedicab or a VFH violation and reported it with photo or video proof, would that be enough to issue a warning or violation.

Mr. Birchim replied that it would not be enough for a warning or violation.

Commissioner Blonder asked if the operator would be notified that a complaint or violation was reported.

Mr. Birchim replied in the affirmative.

5. Set the work period for horses

Corey Sakryd, General Services Director, provided a handout¹ that highlighted the topic for discussion. He thanked Dr. Carissa Wickens, Associate Professor and Extension Equine Specialist at the University of Florida (UF), Department of Animal Sciences, Tim Wilson St. Johns County Extension Director, UF, and Bryan Green Agricultural and Consumer Protection Inspector, Florida Department of Agriculture and Consumer Services (FDACS) as they were very helpful in updating and establishing the safety protocols outlined in the ordinance.

Mr. Sakryd referenced Chapter 14 Section 14-74, Animal-drawn vehicle safety during operation. He said the current regulation was not to allow an animal to work more than six days, in a seven-day period. He said the recommendation from UF was to keep the days in place; however, adopt the Wet Bulb Globe Temperature (WBGT) and when it reached a certain temperature, not to allow an animal to work more than five days in a seven-day period.

Commissioner Springfield said his concern was more about how long the horses were allowed to work in a twenty-four-hour period. He said as it was written they were able to work eight consecutive hours with a one and half hour break and then another eight hours. He understood that was impossible with time and not having guests, but it was allowed. He suggested the working hours to be limited to eight hours in a twenty-four-hour period.

Mr. Sakryd replied that section 14-74 (J), would be as suggested, and the rest would

be stricken, and noted that had been discussed with the UF team.

6. Set the temperature cutoff for horses

Commissioner Blonder said she had researched humidity and discovered that the National Weather Service did not use wet bulb temperature but surface sensory to measure relative humidity using instruments called hygrometers, which were more accurate than handheld devices.

Mr. Sakryd said for Section 14-79, Equine heat. UF recommended adopting the WBGT standard, since it was preferred over temperature and humidity as it considered air, temperature, humidity, sun and wind. He said the current weather stem system at the City Marina offered this in real time.

Commissioner Blonder said she was pleased this was available at the City Marina and asked what the recommendation for temperature was.

Mr. Sakryd replied that Dr. Wickens had provided a chart by Dr. Stewart, University of Georgia Cooperative Extension. He said the heat guidelines were used for racehorses, Dr. Wicken felt these guidelines would apply.

- < 82.5°F WBGT (<28°C): No changes to recommended format.
- >82.5-86°F WBGT (28-30°C): Some precautions to reduce heat load on horses will be necessary.
- 86-89.5° F WBGT (30-32°C): Additional precautions to those above to limit overheating of horses will be necessary.
- 89.5-91.5°F WBGT (32-33°C): These are hazardous climatic conditions for horses to compete in and will require further modifications to the competition.
- > 92°F WBGT (33°C+): These environmental conditions are probably

¹ Attached to original packet

not compatible with safe operations. Further veterinary advice will be required before continuing.

Mr. Sakryd added that due to the upcoming construction project, passenger pickup would be moved from the Bayfront, and a proposed location was the Plaza de la Constitución, which would reduce the heat load as there was more shade.

Commissioner Blonder supported the recommendations.

Commissioner Springfield said this was set for non-pavement and these horses were on pavement. He said he wanted to be below 92 degrees and suggested 90 degrees as he thought it more restrictive and safer for everyone.

Mr. Sakryd said this had been discussed with Dr. Wickens regarding the pavement, and she said the horses were shod, which offered some protection.

Commissioner Blonder commented that it was better to err on the side of caution for both the animals and the passengers.

Commissioner Springfield said he had spoken to some of the carriage owners, and they informed him that there were not many riders when it was that hot.

Mr. Sakryd referred to action item five, set work period for horses, and noted the days allowed to work could be changed from six days a week to five days a week. He said as temperatures increased from June through September, the number of days the horses were allowed to work could be decreased.

Commissioner Blonder stated she was supportive of that proposal. She said one reason she liked that proposal was that the nighttime temperatures were higher than they had been historically, which in return increased the recovery time.

Commissioner Springfield reiterated that more restrictive was better. He thanked Mr. Sakryd for providing all the information from experts in this field.

Commissioner Blonder thought everyone could be proud that all voices were being heard and that the Commission was responding to each situation, while erring on the side of caution without eliminating the industry. She said she hoped these decisions could help improve the situation and hoped the penalties would be more discouraging of practices that were not conducive to how the City wanted to be represented.

Mr. Franklin clarified that a WBGT would be used and ceasing operation would be reduced from 92 degrees to 90, and the Weather Stem Station, provided by the City Marina, would be used first to determine the temperature cutoff. He said that information was accessible to anyone online. He stated that based on the recommendations from Dr. Wicken there would be a reduction in the number of days that a horse could work during the hotter months.²

7. Set insurance requirements for VFH and Franchises

Mr. Franklin stated that the VFH insurance requirements were the minimum as defined by State statues, which would include pedicabs and any other VFH. He said the insurance requirements for tier two and horse carriage operators were increased above the State minimum to a \$1 million combined policy, and tier one insurance was not altered. He reviewed the insurance requirements from other cities in comparison to what the City was proposing. He stated the City had above what most other cities required.

Commissioner Blonder said as a personal driver without passengers her insurance

² Break from 10:38a.m.- 10:52a.m.

policy was the \$1 million combined as suggested and thought it was a reasonable request for a commercial enterprise. She said it ensured the safety of the community and patrons of the businesses.

Commissioner Springfield commented he felt there should be insurance to protect the City. He said if there was an accident and the insurance limits were too low; the City could become a target for a lawsuit.

Mr. Franklin noted that as suggested the requirements for VFH would be the same requirement as the tier two and horse carriage insurance requirements and if the state statute increased to above the City requirement the state minimum would be referred to as the new guideline.

Commissioner Blonder stated the City would not be the only city requiring higher insurance policies.

Mr. Franklin replied that, other than Miami, the City would have a higher insurance requirement, as most other cities required a \$500,000 combined policy.

Commissioner Garris asked how much these types of insurance would cost for vendors. She said some businesses could lose revenue due to the increased insurance rate requirements.

Mr. Franklin stated after speaking with stakeholders regarding the insurance requirements there were only two or three insurance companies that would provide coverage for these types of businesses, and it was expensive. He said some were paying \$12,000 a year with the requirements as they were. He said he spoke to the Herbie Wiles Insurance agency, and that was how the \$1 million combined policy was determined. He said the cost would not be overbearing but it was expensive to insure these types of vehicles.

Commissioner Garris requested a cost analysis be provided at first reading.

Mr. Franklin replied that he could provide an example of what policies like these could cost.

Commissioner Blonder commented that any serious business would want to ensure their liabilities, as it would reduce their exposure.

8. Set limit for Tier 2 Franchise operators, number of vehicles per operator and passengers

Mr. Franklin stated there were around twenty franchises that operated as a tier two currently. He said the proposed ordinance limited the tier two franchisees to fifteen with three vehicles per franchisee, as several operators were already using three vehicles.

Commissioner Blonder asked how many existing businesses operate three vehicles.

Mr. Franklin replied that after speaking with stakeholders, there were two or three businesses that used three vehicles which typically took place during NoL when the demand peaked. He stated one stakeholder, Mr. Horton, who spoke today, stated he operated five vehicles.

Mayor Sikes-Kline asked if there were any operators that operated four vehicles.

Mr. Franklin noted that he was unsure if four vehicles were used at the same time as the business could have multiple vehicles and only operate two or three as the others were used as backup vehicles. He said this would not limit the number of vehicles the business had but would limit the business to three vehicles on the street.

Mr. Franklin added that the City did not want to eliminate any current businesses; however, businesses would not be

transferable. He said the application period for new franchise would only be opened if it fell below fifteen. He said some businesses may not apply to become a franchise based on the fees. He added the passenger limit was increased from nine to eleven, as more operators were using larger vehicles, and staff did not want to require two seats to be removed to have only nine passengers. He said the City wanted to have a standard recommendation that the vehicles were designed for nine or eleven passengers and one driver to avoid enforcing the removal of seats.

Discussion ensued:

- Supported having nine seats instead of eleven
- Did not want to reward unlawful behavior as some operators put the seats back in, making it difficult to enforce the seat rule
- Language in ordinance should be linked to seats and not passengers
- Should require the vehicle to meet the criteria required
- Agreed that nine seats and one driver was suitable
- Felt having eleven seats and one driver was too large of a vehicle for the City
- City was twenty-seven colonial blocks, and it was hard to have a lot of people in the same area at the same time
- Agreed that nine seat vehicles were appropriate because at any time 540 people could be given a tour at same time
- Questioned how many people were able to fit on a trolley or train vehicle

Ed Swift, Historic Tours of America, commented that the daytime fleet carried seventy-two passengers and the nighttime fleet held forty passengers. He said he thought the Red Trains held less due to the design.

Commissioner Springfield said that were 2,300 passengers at the maximum allowed number of vehicles.

Commissioner Garris clarified that the vehicles would have a total of ten, with nine passengers and one driver.

Mr. Franklin replied that was correct. He reiterated that they were in agreeance to reduce the number of passengers from eleven to nine, keeping the allotted franchises at fifteen; however, allowing existing operators to apply for a franchise, and overtime, fifteen franchises would be achieved. He asked how many vehicles each operator would be allowed.

Commissioner Blonder suggested reducing the number of vehicles to two and grandfathering in the ones that currently had no more than three.

Commissioner Garris agreed with the suggestion proposed by Commissioner Blonder.

Commissioner Springfield said he did not feel that it made a difference as most operated two but during peak season was when three were in operation.

Mayor Sikes-Kline favored allowing three vehicles per operator, but congestion was a concern, and she was reminded as Mr. Swift told them, trolleys could hold seventy-two passengers, which could eliminate roughly the same number of cars off the street.

9. Create another tier for smaller operators (six (6) passengers or less)

Mr. Franklin explained that staff had explored creating another tier for smaller operators, which would create another layer. He said if the recommendation was to limit the passengers to nine (9), he did not feel this would be necessary. He stated the fees and inspections would be around

the same timeframe for inspections and the franchise fees would be similar. He advised that for tier two, franchises the fee was \$2,000 annually.

Board Discussion:

- Insurance could be an issue for operators and creating a tier with six passengers could reduce the cost
- Felt creating another tier was unnecessary

Mr. Birchim advised that if there was a need for another tier it could be created at any time.

10. Create another Franchise tier for pedicabs

Mr. Franklin said after hearing from stakeholders, there were about four pedicab operators that provided tours. He said staff did not see a need for it at this time; however, if it was needed it could be created in the future.

Mayor Sikes-Kline asked how this became a point of discussion.

Mr. Franklin replied that during first reading of the ordinance it was brought up.

Mayor Sikes-Kline felt this should be discussed further.

Commissioner Springfield felt there was a conflict with allowing pedicabs to provide tours as other tour operators would not be allowed in a neighborhood.

Mayor Sikes-Kline replied that staff would have discretion on tour zones. She said there may be other ways to address this first but understood the concern.

Commissioner Springfield stated that the St. Johns County Sheriff was assigned to the State task force for Electric (e) bikes. He said new regulations for e-bikes would

be forthcoming, which would include pedicabs.

Commissioner Blonder emphasized the need for enforcement of e-bikes, as she had two close-call experiences. She said the speed of the e-bikes was higher than the allowed speed on San Marco Avenue.

Commissioner Blonder asked about water taxis since the City owned the submerged lands, she was unsure if regulations that could be established. She said there was irresponsible action taking place including excessive noise and public drunkenness.

Ms. Lopez replied that the navigable waters could not be regulated. She said the City could regulate where these operations could depart from but the City did not own the waters of the State or United States. She said in terms of noise ordinance violations, noise emanating from vessels was regulated by the City.

11. Set limit for number of medallions per Horse Carriage Franchise

Mr. Franklin said in the first reading of the ordinance, each franchise was allowed to have five medallions; however, after discussion that was reduced to three medallions with fifteen medallions for the industry in total. He said that was policy existing that existed by the Commission.

Discussion:

- In support of having three medallions per franchise, with a maximum of five vendors
- Felt if a vendor had five medallions currently, they should be allowed to keep those, and any new vendors should not be allowed to have more than three
- Questioned if re-routing would be done for the horses since the seawall project was starting

Mr. Birchim commented that the re-route should be presented at an upcoming meeting.

Mr. Franklin said from stakeholder engagement, he learned that not all vendors wanted to have three medallions. He asked if the Commission was open to allowing more franchises.

Commissioner Blonder asked what that would do to staff oversight. She said with more franchises, more would have to be monitored.

Mr. Franklin replied that it could increase and there was limited space at the transfer station.

12. Set ownership transfer requirement for Franchises

Mr. Franklin said there had been discussions regarding ownership transfers. He said directions were needed for the following questions:

- Were franchises transferrable or did they have to be forfeited
- Was a tier 2 operator allowed to own a tier 1; could horse carriage owners be allowed to own a tier 1 or 2 franchise

Mr. Franklin added that they were trying to include language to stop a monopoly from occurring, not allowing one entity to own more medallions or permits. He said they were limited to only one ownership stake in each franchise.

Commissioner Springfield said he supported the idea of a franchise owner being allowed to sell the business but with sale approval from the City.

Mr. Birchim clarified if a franchise held the same name and the only change was the Chief Executive Officer (CEO), that was able to be transferred to a new CEO with the approval of the City Commission since the City was the lessee. He said if a

business was sold and the name and CEO changed, that would be a new entity and would require the business to go through the lottery process.

Mayor Sikes-Kline commented that was what she understood.

Commissioner Springfield said at that point the business owner was not selling a 'business' but would have gone out of business or bankrupt.

13. Set the methodology for selecting Franchisee

Mr. Sakryd said in Chapter 14 section 14-55, Franchise Application Requirements, staff had questions regarding what should be included in the new ordinance. He asked for feedback on the following questions:

- Do we include in the new ordinance language that disqualifies a company/person from obtaining a new franchise because of past non-compliance under the old franchise ordinance.
- Do we allow anyone to apply for the first round of franchises under the new ordinance without taking into consideration an applicant's prior compliance with the old franchise rules. And, if this franchisee loses their franchise because of non-compliance with the new ordinance, then they are not qualified to re-apply for a new franchise in the future
- Do we allow anyone to apply for a franchise without taking into consideration their compliance with the old or new franchise rules moving forward

Commissioner Blonder asked for clarification between point one and two.

Mr. Birchim replied moving forward should the old franchise rules be applied when applying for a new franchise or should

everything be reset after the adoption of the new ordinance, the people applying would not be penalized if they were non-compliant with the old franchise rules.

Commissioner Springfield commented that clarified number one; however, he explained that question two points out if a current franchisee was a violator now and then under the new guidelines, they received a new violation the owner would lose their franchise.

Mr. Birchim said once a franchise owner was under the new ordinance, they had to abide by those guidelines and if violated they would lose their franchise.

After clarification, Commissioner Springfield and Blonder agreed that number two was the best option.

Mayor Sikes-Kline agreed, and said once the new ordinance was approved, consideration of the previous compliance should be reviewed. She said a clause in the ordinance should state 'moving forward franchise applicants would not be qualified to apply if a franchise was lost due to non-compliance'.

Commissioner Blonder asked if point one and two were incorporated into the ordinance would they be contradictory of each other.

Mayor Sikes-Kline felt that they were similar and intertwined with each other.

Commissioner Springfield disagreed and felt they were different. He said number 1, stated if owner was a past violator they could not work. He said number 2, stated if a past violator, they could apply, but if one violation took place, they would lose their franchise.

Commissioner Garris agreed she was in favor of number 2.

Commissioner Blonder suggested a language revision. She suggested outlining what the goals were and her goal was to preclude past violators. She felt that past behavior predicted future behavior.

Commissioner Springfield stated that the City had a poor track record with enforcement. He added that Mr. White was now on board to standardize the process. He said there were past violators that were in operation today, but moving forward with the new guidelines, strict requirements and punishments were in place and this would provide a second chance.

Commissioner Blonder disagreed. She said the City should be more restrictive, especially dealing with animal welfare.

Mr. Franklin asked if there was a time frame that should be used for past violations and how much of an impact that should have on the application.

Commissioner Blonder suggested implementing a probationary period for former franchise owners applying for a new license. She stated that a single violation during this time would result in the immediate revocation of the franchise.

Commissioner Springfield and Mr. Birchim commented that a probationary period was a good compromise.

Agreeing with Commissioner Springfield, Commissioner Garris felt owners deserved a chance to correct their behavior. She pointed out that past poor enforcement meant owners might not have realized they were not in compliance.

Mr. Birchim clarified that not only was a part of the qualifications conducted, but the business also had to be a registered corporation, licenses were in good standing with the State, pass a background check and other requirements. He said this was to target past violations and how those should be handled.

14. Set methodology for fees to account for staff time

Mr. Franklin said the fees were not addressed in the ordinance. He said if the ordinance was passed a fee schedule would be provided as part of the annual budget. He said the fees would be the billable hours associated with staff time.

Mr. Birchim commented that this would be exactly how the fees were setup for Short-Term Rentals (STR) as it would reimburse staff time to administrate the program.

Mr. Franklin added that during peak season, a part-time employee may need to be hired to assist with enforcement.

Commissioner Springfield stated that Mr. White was great; however, he had taken on more workload since assuming the position. He said that position was specifically to assist with the nightlife. He said this position was designed to be on call at night observing. He stated that fees set should be for a full-time employee, instead of taking away from the nightlife as he felt it was under control. He said this position needed someone who was familiar with horses and golf carts. He said at this time, he was unsure if Mr. White had the authority to remove carts or horses from work if deemed unfit.

Commissioner Garris questioned if a vehicle had been provided to Mr. White to assist him with transportation, since there were many locations, he had to get to for his job responsibilities.

Mr. Birchim said a job description would need to be created and determine the pay for the position, then dividing the pay by the number of operators.

Commissioner Blonder agreed that additional staff would be required, emphasizing that the City should avoid imposing more to be done with fewer resources.

Mayor Sikes-Kline commented that the nightlife was not under control because since the nightlife discussion there had been issues, and one that took place this week. She said a promise made to the community was hiring someone to assist with nightlife enforcement. She said Mr. White's job tasks have increased beyond what was requested. She stated she was concerned about adding additional staff but agreed it was a full-time position. She said there were many vehicles on the road, and it was the City responsibility to ensure community safety. She said moving forward, she felt fee changes should be handled by City staff. She said the Commission could help set fee structure, but the actual fee could be determined by staff, and the Commission could be given notification.

Ms. Lopez stated that state law noted that fees could only be charged based on how much it cost the City, which was determined by data and analysis. She said City code stated that fees were reviewed annually through the budget process. She said this allowed the Commission to provide input; however, if fee determinations were changed there would be several changes required throughout City Code

Commissioner Springfield commented that the annual carriage franchise fee of \$1,000 was too low.

Mr. Franklin replied that carriage franchises were \$1,000 per year per medallion, and the tier 2 fee was \$2,000 yearly.

Commissioner Blonder questioned the last time the fees were increased.

Mr. Franklin replied that the fee for Tier 2 was new, and for the carriages it was a flat rate of \$1,000.

Commissioner Blonder felt the fees would be determined by staffing. She said she

wanted to have recommendations from staff at first reading.

Mr. Birchim noted that franchise fees varied and asked that the commissioners consider establishing an equitable fee structure for Tier 2 franchises.

Commissioner Blonder asked for reasonable recommendations for fees be presented at first reading with an explanation.

4. Public Comments:

The Commissioners heard from the following members of the public:

- Chris Taylor
- Tom Reynolds
- Scott York
- Michael Collins
- Blaise Morrell
- Shannon Beck
- Joshua Luke
- Jason Wall
- Patricia Ramos
- Katherine Zodda
- Manda Gerber
- Dave Chatterton
- Lloyd Pierce
- Jason Judge

Final Comments from Commissioners:

Commissioner Springfield felt limiting golf cart rentals would be beneficial. He said if an electric carriage were to be used, a medallion should be provided. He said carriage owners should be allowed to substitute an electric carriage for a horse carriage if they chose too. He requested that a proposal to assist with the horse urine be addressed since the manure was being contained. He noted that there was a 'use or lose' policy for medallions within a six-month period, and he was unsure how that could be tracked unless staff were required to track it. He thanked Mr. Franklin, Mr. Birchim, and Mr. Sakryd for their hard work.

Commissioner Garris said Lloyd Pierce spoke in concern about being able to transfer or will his business to someone else and she said that should be looked into to ensure that could be done. She said light music for tours should be allowed if it was not amplified. She thought the number of vehicles allowed in Tier 2 should be discussed further when presented at first reading.

Commissioner Blonder thanked staff, the mayor, and her fellow commissioners for the progress made during the workshop. She thanked the public for attending and providing feedback as it was very important to hear from the community.

Mayor Sikes-Kline emphasized that it was great that those in the industry attended the workshop to provide feedback regarding the ordinances. She said both were comprehensive and felt it would be successful because of community input and support. She was concerned with transportation and tours being conducted in the same vehicle and asked for that to be discussed further.

5. Adjournment

There being no further business, the meeting was adjourned at 12:35 P.M.³

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

³ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, May 11, 2026

The City Commission met in formal session Monday, May 11, 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
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jaime D. Perkins,
Jon Marston, Police Chief
Julie Courtney, Historic Preservation Officer
Candince Seymour, Historic Preservation Planner
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

MOTION

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

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2026-16: Proclaims May 2026 as Problem-Solving Court Month (N. Sikes-Kline, Mayor)

3.B. Proclamation 2026-18: Proclaims May 2026 as National Historic Preservation Month (N. Sikes Kline, Mayor)

3.C. 2026 Citizens' Academy Graduation Ceremony (R. Franklin, Assistant City Manager)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Christina Lammers
- Patricia Gilliano
- Tom Reynolds
- Heather Wilson
- Patricia Ramos
- Aaron Jockers
- Jennifer Cushion
- 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 2026-14: Amending Article V Anchoring and Dockage to Conform with Updates to State Statute (I. Lopez, City Attorney)

CA.3 Reminder of Upcoming Meetings:

- June 8, 2026, 5:00PM, Regular City Commission Meeting
- June 22, 2026, 5:00PM, Regular City Commission Meeting
- July 13, 2026, 3:00PM, Special Budget Meeting
- July 13, 2026, 5:00PM, Regular City Commission Meeting

CA.4 APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

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

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 Proclamation 2026-20: Proclaims May 14, 2026, as The Vietnam Helicopter Pilots Association of Florida 34th ANNIVERSARY DAY (N. Sikes-Kline, Mayor)

CA.9 Memorandum of Understanding: Agreement Between the City of St. Augustine and the Professional Firefighters of St. Augustine — Modifies Article 15 - Holiday Pay (D. Hayes, Human Resources Director)

END CONSENT AGENDA

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

(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Springfield MOVED to approve the Consent Agenda. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.¹

6. Appeals

(None)

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

7.A. General Public Presentations

(None)

¹ Commissioner DePreter not present for vote.

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 2026-13: 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, presented Ordinance 2026-13.

Commissioner Blonder said she supported the rights-of-way vacation in general but asked for further explanation as she was told the City charged the person for the vacation.

Isabelle Lopez, City Attorney, replied that unless referring to application fees associated with rights-of-way vacations there was not a charge. She said the City did not own the underlying road. She said this was essentially an easement as this was a public road that was platted allowing it to be a public road. She said once the layer of rights was vacated, the underlying land normally reverted to the owner of land on either side. She said the City did not own the 'dirt' but owned the right to have it as a public road, therefore, not being able to sell the rights of the road.

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

MOTION

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

Ms. Lopez read the title as follows:

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

VOTE ON MOTION:

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

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 2026-14: Amending Article V Anchoring and Dockage to Conform with Updates to State Statute (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, reviewed Ordinance 2026-14.

MOTION

Commissioner DePreter MOVED to pass Ordinance 2026-14 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-14

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 7, ARTICLE V, SECTION 7-93 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR ANCHORING AND MOORING TO CONFORM WITH UPDATES TO STATE STATUTE; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

**AYES: DePreter, Springfield, Blonder, Sikes-Kline
NAYES: NONE
MOTION APPROVED UNANIMOUSLY²**

9.B. Resolutions

9.B.1. Resolution 2026-09: Traffic Signal Maintenance and Compensation Agreement for FY 2027 between the FDOT and COSA (J. Perkins, Community Services Director)

Jaime D. Perkins, Community Services Director, reviewed Resolution 2026-09.

MOTION

Commissioner Springfield MOVED to pass Resolution 2026-09. The motion was SECONDED by Commissioner DePreter.

VOTE ON MOTION:

**AYES: Springfield, DePreter, Garris, Blonder, Sikes-Kline
NAYES: NONE
MOTION APPROVED UNANIMOUSLY**

10. Staff Reports and Presentations

10.A. Request to Install New Signage in Davis Shores Park (C. Seymour, Historic Preservation Planner)

Mayor Sikes-Kline asked if she needed to recuse herself since she donated money for the construction of the sign.

Isabelle Lopez, City Attorney, advised that this was a donation to the City and she would not need to recuse herself.

Candice Seymour, Historic Preservation Planner, reviewed the request to install a new sign at Davis Shores Park.

Isabelle Lopez, City Attorney, commented that this would require acceptance of the sign as a gift to the City and approval of the signage as presented.

Commissioner Springfield said the sign was beautiful and he appreciated the font selected; however, he was concerned that this could open the door for other neighborhoods to request a sign. He said the sign did not indicate Davis Shores as a neighborhood, and it could be confusing to people who were not aware.

Commissioner Cynthia Garris said she was in favor of the sign and did not feel people would think they were leaving St. Augustine. She thought the design was nice and very well thought out. She said it seemed that the neighborhood was in support of having the sign and noted if

² Commissioner Garris not present for vote.

other neighborhoods requested a sign, that could be addressed at that time.

Jay Jarrard, B&S Signs, commented that there was a monument sign located in West Augustine and Vilano Beach. He said these types of signs were becoming very popular in our area. He understood digital signs were not allowed but those were popular as they helped promote events taking place in the area.

Christopher Way, applicant, said he had lived in Davis Shores for over fifty years and had the idea for a sign for many years. He said the money for the sign was raised by neighbors living in Davis Shores, including Mayor Sikes-Kline.

Commissioner DePreter said the sign was 6x6 in height and the body eighteen feet wide, with two additional pillars for a total length of twenty-two feet wide.

Mr. Jarrard said the sign was eighteen feet in the middle plus four feet four inches including the pillars.

Commissioner DePreter said scale was very important with signs and asked if the "D" and "S" were thirty inches tall. He said the reason for this discussion was because there was a sign visibility code.

Mr. Jarrard said he did not have the exact scale of the lettering but thought it was close to twenty-eight inches.

Commissioner DePreter said he was in favor of the sign but thought it was overly large and the letters were out of scale. He felt the overall look of the sign looked more like an entry to a condominium and not a neighborhood. He added he was not against the idea but was not in support of the design as presented.

Mayor Sikes-Kline commented that the 100th committee for Davis Shores reviewed the project and was in favor of it. She was pleased that Mr. Way presented the idea for the sign and there had been a lot of

support in the neighborhood. She thanked Mr. Way for the sign idea and noted the money had been raised locally through donations. She said if another neighborhood wanted to raise the money and have a design, she would not be opposed. She said this sign was long overdue and was supportive of the sign as proposed. She said the Davis Shores plan was historic and beautiful.

MOTION

Mayor Sikes-Kline moved to APPROVE the Davis Shores sign as presented. The motion was SECONDED by Commissioner Springfield.

OTE ON MOTION:

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

NAYES: DePreter

MOTION APPROVED 4/1

10.B. Branding for City special events: Light-Up! Night, Concerts in the Plaza, and Fireworks Over the Matanzas (M. Wissel, Communications Director)

Melissa Wissel, Communications Director, reviewed the updated branding for three special events Light-Up! Night, Concerts in the Plaza, and Fireworks Over the Matanzas.

Commissioner DePreter asked why the graphic on the 'Know Before You Go' campaign was abandoned.

Ms. Wissel replied that the graphic belonged to the Visitors Convention Bureau (VCB) and not the City. She said that campaign was for Nights of Lights (NOL) and not Light Up Night! She said the City needed to separate Light Up Night! and shuttles, because the VCB was the external marketing for the Nights of Lights event. She said the VCB and the City would have different graphics.

Mayor Sikes-Kline said she wanted more coordination with the graphics but understood that NOL was not a City event,

it was more of the VCB and the Tourist Development Council (TDC) events that took place within the City. She said the City was responsible for Light up Night! and that should be branded. She said she thought Light Up Night should be coordinated with the Fireworks over the Matanzas and Concerts in the Plaza to have more of an image. She felt the Fireworks over the Matanzas was successfully captured but the other two felt more like the graphics by the VCB and not coordinated with the Fireworks graphic.

Commissioner DePreter commented that the VCB helped with the designs.

Ms. Wissel replied in the affirmative. She said the feedback provided already had not been given to the VCB for new or updated designs.

Commissioner DePreter said the music notes on the 'Concerts in the Plaza' were unable to be seen. He suggested putting the music notes higher to help it flow to help it look less ridged. He said the Light Up Night! design looked more like a naivety scene and was not fun or festive.

Ms. Wissel said the one star in the Light Up Night! design would be removed and more stars would be added all over. She said the lights in the trees would be made brighter and festive.

Mayor Sikes-Kline said she liked the badge shape for the designs.

Commissioner Springfield agreed the badge shape was best. He said Light Up Night! was crowded and suggested adding people or shadows to the pavilion.

Ms. Wissel clarified the badge was the shape everyone was in favor of, and a more a festive vibe could be created like the Fireworks design. She said the gazabo should remain since that was where Light Up Night! and the concerts took place. She said the overall design should be more festive and less complex.

Mayor Sikes-Kline felt it should say 'City of St. Augustine' instead of 'St. Augustine, Florida'.

Ms. Wissel continued and said there was no specific Park n' Ride Shuttle logo, and the one that had been used in the past from clip art was very outdated. She said there was not a city-wide parking brand and felt that should be addressed.

Mayor Sikes-Kline emphasized that the designs should remain cohesive. She noted that the STAR circulator should feature its own distinct branding upon expansion. She stated she did not know how to proceed with the logo for the parking application.

Ms. Lopez said the parking application logo was created by the vendor for the City to use but did not believe it could be used elsewhere.

Commissioner Garris suggested for the Concerts on the Plaza logo to change the color and move the music notes.

Commissioner DePreter asked how the design process worked.

Ms. Wissel replied that they provided ideas first and then after reviewing the suggestions she and her staff went to the office for more revisions.

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

12.A. Notification of One (1) Term Expiration for the CITY OF ST. AUGUSTINE AUDIT REVIEW COMMITTEE (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, notified the Commission of a term expiration on the Audit Committee, which expired in July. She advised that we would reach out to the current board member to see if they

wanted to reapply but, in the meantime, it would be advertised.

12.B. Notification of Term Expirations for 1977 City Employees' Retirement System of the City of St. Augustine (GERB) (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, notified the Commission of a term expiration on the 1977 City Employees' Retirement System of the City of St. Augustine. She said the term expired in June and the current board member would be contacted to see if they wanted to reapply. She said one of the term expirations was City staff appointed.

12.C. Request for One (1) appointment — Corridor Review Committee (CRC) (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, requested appointment to the Corridor Review Committee (CRC). She said one application was received from Elijah George, who met the required qualifications.

Commissioner Springfield asked how long the position had been advertised.

Ms. Galambos replied that the term expiration was for Michael Blake's position and he applied; however, a position on the Historic Architectural Review Board (HARB) opened and he was appointed to that board instead. She said this position on the CRC had been open for approximately two months.

MOTION

Commissioner Springfield MOVED to APPOINT Elijah George to the Corridor Review Committee. The motion was SECONDED by Commissioner DePreter and APPROVED BY UNANIMOUS VOICE VOTE.

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

Darlene Galambos, City Clerk, advised there was one open vacancy on the Planning and Zoning Board (PZB) and noted advertisement would continue.

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Commissioner Garris thanked Jennifer Thompson and Robin Marshall, Planning and Building employees, for being very responsive after the Planning and Zoning Board meeting. She thanked them both for doing a great job.

Commissioner DePreter requested an update on Riberia Street.

Mr. Birchim replied that a speed study had been conducted and results indicated there was not a speeding problem. He said there were options to help reduce speed on the street such as a speed indicator. She said there were mobile ones or permanent ones that could be mounted. He said the addition of crosswalks was not a viable option with the lack of sidewalks on the side streets.

Reuben Franklin, Assistant City Manager, reiterated that based on the comments from Lauren Giber, a speed study was conducted on Riberia Street, which typically lasted for seven days. He said speeding was classified as exceeding five plus miles per hour (MPH) over the speed limit. He said the posted speed limit was 25mph and the average speed was 26 or 27 mph. He said there were a few issues later at night, and he suggested working with the police department for targeted enforcement.

Commissioner DePreter said Riberia street was more of a collector road, but it was

designed to handle more traffic up to South Street.

Mr. Birchim said it was considered a collector road because it provided access to the commercial marinas on Riberia Street and led into the Lincolnville neighborhood from the side streets.

Commissioner DePreter questioned if the "Block the Box" traffic enforcement initiative was currently being worked on.

Mr. Franklin replied that it was being worked on for the intersection of Riberia and King Streets. He said quotes from contractors were being collected and it was intended to be installed.

Commissioner Springfield was pleased that Drug Court and the Judges running the program were recognized as programs like these worked. He said he was pleased that the Citizens Academy was held again this year and thanked Mr. Franklin and Mr. Birchim. He said he was told by some of the graduates that they learned a lot about the City and it was a fun time. He advised that City staff were working on and paying attention to the online threats and those were being followed up on. He noted that the loss of seventy-three jobs was an estimate of what could happen in the future if the state kept their budget and reduced the City budget.

Commissioner Blonder asked if a request could be made to the Department of Transportation (DOT) to repaint the share lanes on Anastasia Boulevard as they were very faded.

Mr. Franklin replied that he would contact DOT and request that the paint be freshened.

Mayor Sikes-Kline reminded commissioners to think about their budget items. She said the DOT brown entry signs needed an upgrade. She said recently the community experienced a devastating road

rage event and she urged people to be kind and patient with one another.

Commissioner Garris stated that Country Carriages had been given thirty days to vacate the barn property, and she felt that was inadequate. She asked if an extension could be provided. She understood that the rent payment was late but knew they had been on the property for twenty years so thirty days did not seem sufficient.

Mr. Birchim replied that there were more issues than just being late on the rent. He said thirty days were standard; however, they could come back after the thirty days, if needed, with a staff member present on site. He said the community deserved the respect that was given to the decision made by the City and abide by it. He said he was flexible but advised that they had thirty days.

Mayor Sikes-Kline asked what was considered a flexible fair additional time.

Mr. Birchim said a document was sent to them, which advised that Country Carriage Incorporated failed to uphold their obligations and they were in default. He said if the Commission supported extending the time to include an additional fifteen days for a total of forty-five days, he would comply. He said they have until June 5th to vacate the property. He noted that Country Carriages Inc. no longer had a franchise and without a franchise, they could not lease the stable property.

Commissioner Springfield said an alternative was offered. He said they had thirty days to vacate the property and if needed, they could return with a staff member present. He said that would apply to anyone that had leased a property and no longer had a lease or agreement. He felt this was not unreasonable.

Mayor Sikes-Kline said this was at the City Managers discretion and she did not feel the Commission should intervene.

Mr. Birchim said this would apply to anyone that had a lease with the City.

Commissioner Blonder commented that a lot of criticism the Commission had received regarding the horse carriage industry was not enforcing their own rules. She said County Carriages Inc. had been given multiple notices over a period of time, and they defaulted. She said it was essential to follow the rules and enforce the rules set in place.

Mayor Sikes-Kline said this was a difficult situation and it should be left to the City Manager, and after the thirty days concluded if needed, they should work with the City.

Mr. Birchim said the same courtesy would be given to Country Carriages Inc. as it would be to any other lease holder.

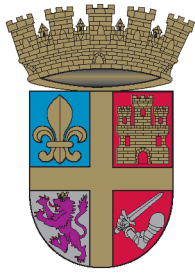
15. Adjournment

There being no further business, the meeting was adjourned at 7:09 P.M.³

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

³ Transcribed by Elyse Wiemann



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

***WHEREAS** Florida is rich in cultural heritage and can be proud of the special contributions of the Greeks who first arrived on the shores of St. Augustine on June 26, 1768, on their way to establish the colony of New Smyrna, along with other people of Mediterranean descent; and*

***WHEREAS** the survivors of that colonization returned in 1777 to St. Augustine in search of refuge, freedom, and justice; and*

***WHEREAS** those, and later waves of Greek settlers to Florida, have made a significant impact in their contributions to the religious, cultural, and economic heritage of our City; and*

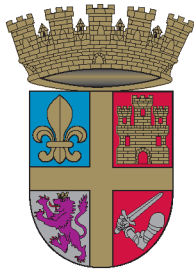
***WHEREAS** June 26, 2026, marks the 258th Anniversary of the landing of the Greeks in St. Augustine; and*

***WHEREAS** this event endeavors to draw attention to our Greek American citizens who continue to make a positive difference in our community and who remind us that our city’s greatness stems from the diversity of its people who have done much to enrich this community*

***NOW, THEREFORE,** the City Commission of the City of St. Augustine does hereby proclaim June 26, 2026, as **GREEK LANDING DAY** in the City of St. Augustine, and urge all our citizens to recognize the valuable contributions our Greek neighbors have made to the unique history of St. Augustine.*

***IN WITNESS WHEREOF,** I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 26th day of June in the year of our Lord two thousand and twenty-six and the four hundred and sixtieth year of the founding of St. Augustine, the Nation’s Oldest City.*

Nancy Sikes-Kline, Mayor



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

❧ CERTIFICATE OF RECOGNITION *❧*

***WHEREAS** June 18, 2026, is the 62nd anniversary of the 1964 "Splash Heard Around the World" in the swimming pool of the Monson Motor Lodge on the St. Augustine bayfront, and*

***WHEREAS** that event drew international attention and led directly to the passage the next day by the U.S. Senate of the landmark Civil Rights Act of 1964, and*

***WHEREAS** every year the newspapers across the country run a list of the most significant civil rights events to have taken place in each of the 50 states, and*

***WHEREAS** every year the event cited for Florida is the "Splash Heard Around the World" from the Monson swimming pool, and*

***WHEREAS** this important episode, where the president of the Florida Hotel and Motel Association attempted to redefine "Southern Hospitality" by pouring acid in his pool while an interracial group was swimming there resulted in the most famous photograph ever taken in St. Augustine--one that has appeared in books, movies, and countless articles,*

***NOW THEREFORE,** the City of St. Augustine, Florida, along with the local Jewish Historical Society and The ACCORD Civil Rights Museum, wishes to pay its respects to those survivors who participated in, witnessed, and recorded this eventful moment in our nation's history as America celebrates its 250th anniversary.*

***IN WITNESS WHEREOF** I hereunto set my hand and do cause the Seal of the City of St. Augustine, Florida, to be affixed this 18th day of June in the year of our Lord two thousand and twenty-six, in the four hundred and sixtieth year of the founding of St. Augustine, the Nation's Oldest City.*

2026-04CR

Cynthia Garris, Commissioner

"Most Loyal and Valorous"

Title conferred on the Presidio of St. Augustine by King Philip V of Spain, November 26, 1715

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: June 2, 2026

RE: **EMINENT DOMAIN: LAKE MARIA SANCHEZ– INVOICE FOR PROFESSIONAL SERVICES**

Enclosed please find Invoice No. 05-2026-17-5814 dated June 1, 2026 from Cavendish Partners, P.A. for legal services rendered in the Lake Maria Sanchez eminent domain matter.

The amount due is **\$3,507.50**. We have reviewed the billing and submit same to you for placement on the consent agenda for the June 22, 2026 City Commission meeting.

*{ WITH THIS INVOICE THE TOTAL EXPENDED TO DATE FOR ATTORNEY'S
FEES AND COSTS ON THIS MATTER EQUALS \$98,092.34. }*

Thank you.



Isabelle C. Lopez
City Attorney

/sl
Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk

**CAVENDISH
PARTNERS**
P.A.

200 West Forsyth Street, Suite 1300
Jacksonville, FL 32202

INVOICE

Date: 06/01/2026

Invoice #: 05-2026-17-5814

Matter: Eminent Domain re Lake Maria Sanchez

File #: 5814

INVOICE TOTAL AND BALANCE DUE \$3,507.50

Bill To:

Isabelle Lopez, City Attorney
75 King Street
P.O. Box 210

St Augustine, FL 32085

Due Date: 07/01/2026

Please Remit Payment To:

Cavendish Partners, P.A.
200 West Forsyth Street
Suite 1300
Jacksonville, FL 32202

**PAYMENTS RECEIVED AFTER 06/01/2026 ARE
NOT REFLECTED IN THIS BALANCE DUE INVOICE**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners
City Manager

DATE: June 11, 2026

RE: Request for use of the City Seal

St. Augustine Society, Inc., has requested the use of the city seal on a special recognition plaque that will be prominently displayed inside the new Goff shelter. The City of St. Augustine assisted with obtaining a CDBG grant for the construction of this facility.

Per City Code Section 2.1, permission to use the City Seal may only be granted by the City Commission. Should you concur, please place this matter on the Consent Agenda for the June 22, 2026, meeting.



Darlene Galambos
City Clerk