



CITY OF ST. AUGUSTINE CITY COMMISSION
City Commission Meeting
MONDAY, AUGUST 10, 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

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.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.A.1. Ordinance 2026-19: Amending the Parking Code to include language related to Shared Parking options in Section 28-372 of the Zoning Code (*A. Skinner, Planning and Building Director*)

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

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

8.C.1. Resolution 2026-19: Adjust the Proprietary Fund Rates and Service Fees for Fiscal Year 2027 (*M. Burns, Finance Director*)

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.A.1. Ordinance 2026-20: Requiring a Unanimous Vote for Changes to Conservation Lands (*I. Lopez, City Attorney*)

9.B. Resolutions

9.B.1. Resolution 2026-17: Increase in the Fire Assessment Fee (*M. Burns, Finance Director*)

9.B.2. Resolution 2026-18: Setting the Proposed Millage Rate to 7.5 Mills (*M. Burns, Finance Director*)

9.B.3. Resolution 2026-20: Increase the Base Rate and the Per Bedroom Rate Charged for Short Term Rentals (*M. Burns, Finance Director*)

9.B.4. Resolution 2026-21: Adopts the Vehicle for Hire and Franchise Program Fees (*M. Burns, Finance Director*)

10. STAFF REPORTS AND PRESENTATIONS

10.A. Proposal to Expand the St. Augustine Rider (STAR) Circulator Route (*J. Perkins, Community Services Director*)

11. ITEMS BY CITY ATTORNEY

11.A. Options for Reorganization Meeting (*I. Lopez, City Attorney*)

12. ITEMS BY CITY CLERK

12.A. Notification of one (1) vacancy — Civil Service Board (*D. Galambos, City Clerk*)

12.B. 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 August 24, 2026:

- **Ordinance 2026-20:** Requiring a Unanimous Vote for Changes to Conservation Lands (*I. Lopez, City Attorney*)

CA.3 Reminder of Upcoming Meetings:

- August 24, 2026, 5:00PM, Regular City Commission Meeting
- August 28, 2026, 8:30AM, Special City Commission Meeting — Round Table Discussion of FY 2027 Tentative CRA Budget
- August 28, 2026, Immediately Following CRA, Special City Commission Meeting — Round Table Discussion of FY 2027 Tentative Budget and Action Items

CA.4 APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- June 22, 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 Budget Information Requested by Commission at the July 13, 2026 Special City Commission Meeting (*M. Burns, Finance Director*)

END CONSENT AGENDA

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 30, 2026

RE: **Ordinance 2026-19 – Amending the Parking Code to include language related to Shared Parking options in Section 28-372 of the Zoning Code – Second Reading and Public Hearing**

As you may recall, in 2023 and early 2024 staff worked with the Planning and Zoning Board (PZB), a consultant, the public and stakeholders to develop a revised Parking Code that was an update to the code and also promoted the city's Mobility Plan. Ultimately the City Commission tabled the proposed ordinance.

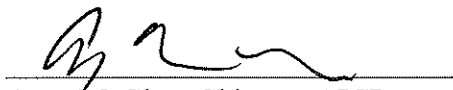
The proposed update did include significant changes since the Code had not been updated since 1988 and it also included many new concepts based on more modern lifestyle options. In response to a request from the PZB a Shared Parking update was presented to the PZB at their December 2025 PZB meeting. The Board asked Staff to simplify the language from what was originally proposed.

Since so much time had passed and this item had not been presented to the City Commission yet, staff requested that the PZB review updated and revised "Shared Parking" amendment language at their July 7, 2026, meeting.

The PZB recommended the revised language as indicated in red in the attached ordinance. For clarification staff have added additional language (in blue) to clarify that staff approval is also contingent on the shared parking properties being commercially zoned.

Additionally, upon further consideration staff suggested adding language to allow for institutional properties to be considered as well. The City Commission passed this language at their July 27, 2026, City Commission meeting. The attached ordinance reflects this additional language.

Attached you will find the Ordinance 2026-19 with the proposed amendment language and the required Business Impact Statement. Please place Ordinance 2026-19 on the City Commission July 27, 2026, agenda for second reading and public hearing. If you have any questions, please let me know.


Amy McClure Skinner, AICP
Director, Planning and Building Department



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. 2026-19

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 28, ARTICLE IV SUPPLEMENTARY REGULATIONS, DIVISION II OFF-STREET PARKING AND LOADING; AMENDING SECTION 28-372. JOINT USE OF PARKING FACILITIES; 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):**

Ordinance 2026-19 amends the zoning code to include additional shared parking provisions that allow for staff approvals and simplify the standards to allow businesses to share parking

- 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.**

This ordinance reduces costs and therefore economic impacts to allow a more streamlined review and increasing the ability for businesses to share parking.

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

This could impact a significant number of businesses in the city's commercial districts.

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

Ordinance 2026-19 implements one (1) part of a parking code update that allows more innovative and flexible parking options for businesses.

Ordinance 2026-19

ORDINANCE NO. 2026-19

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 28, ARTICLE IV SUPPLEMENTARY REGULATIONS, DIVISION II OFF-STREET PARKING AND LOADING; AMENDING SECTION 28-372. JOINT USE OF PARKING FACILITIES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

WHEREAS, Sections 163.3167 and 163.3177(1), Florida Statutes, requires the City of St. Augustine to maintain a Comprehensive Plan to guide the future development and growth of the city by providing the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements.

WHEREAS, the City in its Transportation and Mobility Element sets out goals, objectives and policies to develop and maintain a safe, convenient, efficient transportation system which: recognizes present need, reflects the Future Land Use Plan, and provides for safe, efficient intermodal transportation linkages; and

WHEREAS, the City is experiencing growth, new development and redevelopment activity that necessitates the addition and expansion of transportation facilities for a variety of modes to meet the person travel demands of new development and redevelopment activity including adequate and efficient parking facilities along with different personal and shared mobility options; and

WHEREAS, the City of St. Augustine is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan, and that are combined and compiled into a single land development code for the city (the City of St. Augustine's Zoning Code is Chapter 28 of the Code of Ordinances including land development regulations for the provision of off-street parking and loading); and

WHEREAS, Section 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities;

WHEREAS, after review, the Planning and Zoning Board recommended approval of this proposed language at its July 7, 2026, regular meeting; and

WHEREAS, the City Commission for the City of Saint Augustine finds that it is in the best interest of public health, safety and general welfare that the following shared parking code amendment be adopted.

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

SECTION 1. Chapter 28, Article IV and Division II. Chapter 28, Article IV and Division II of the Code of the City of St. Augustine is amended as follows: [Note: ~~strikethrough~~ language deleted, underline language added]:

“ DIVISION 2. - OFF-STREET PARKING AND LOADING

Sec. 28-366. - In general.

All new and expanded uses and structures as well as all changes in use shall meet all requirements contained in this section for off-street parking and loading. Where fractional spaces result from parking space requirement calculations, the parking space required shall be the nearest whole number.

...

Sec. 28-372. Joint use of parking facilities.

- (a) Nothing in this chapter shall be construed to prevent the joint contractual use of off-street parking facilities by two (2) or more structures or uses when such facilities provide the number of spaces required for all uses or structures.
- (b) Shared Parking is the shared use of off-street parking facilities by two (2) or more mixed use/commercial uses or structures meeting the criteria outlined below.
1. The Planning and Building Division may issue permits for Shared Parking when the following conditions are met:
 - a. The structures or parking facilities must be within four hundred (400) feet of each other and commercially zoned or institutionally used properties.
 - b. The hours of operation of the proposed uses shall not overlap by more than one hour.
 - c. The combination of parking spaces of the two or more uses shall meet the minimum space requirements in Sec. 28-373 (d) of the use with the highest parking requirements.
 - d. Pedestrians can safely move from one structure to the other and pedestrian activity is generally appropriate to the area.
 2. The Planning and Zoning Board shall review shared parking as a use by exception when the above criteria are not met. Such approval by the Planning and Zoning Board shall be required after a public hearing as required by Chapter 28.

..."

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. 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 5. This ordinance shall be effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

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)

CITY OF ST AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 28, 2026

RE: Agenda Items for August 10, 2026, Commission Meeting
Resolutions 2026-17 through 2026-21

Please place the following resolutions on the agenda for the August 10, 2026 City Commission meeting for their consideration:

- Resolution 2026-17 – is the initial resolution to increase the fire assessment fee. This is required by Ordinance 2016-20 which also requires a notice in the newspaper, and a notice mailed to each property owner.
- Resolution 2026-18 – is setting the proposed millage rate to 7.5 mills. At the Special Commission meeting held on July 13th, the Commission gave consensus on keeping the current millage rate of 7.5 this resolution formalizes that.
- Resolution 2026-19 – Adjusts the proprietary fund rates and service fees for Fiscal Year 2027 which includes the water and wastewater, solid waste, stormwater and the marina. This resolution will require a public hearing.
- Resolution 2026-20 – Increases the base rate and the per bedroom rate charged for short term rentals to recover the costs of administering the program for FY 2027.
- Resolution 2026-21 – Adopts the Vehicle for Hire and Franchise Program fees.

In addition to the resolutions, supplemental information is included as requested by the Commission which are:

- A summary sheet outlining the proposed changes to the fees
- A listing of City-owned rental properties.
- An analysis illustrating the impact of the proposed fee adjustments on a household within the City.

Please let me know if there are any questions or you need additional information.

A handwritten signature in cursive script that reads "Melissa Burns".

Melissa Burns, CGFO
Director, Finance

Encl: Resolution 2026-17, Resolution 2026-18,
Resolution 2026-19, Resolution 2026-20,
Resolution 2026-21, Rate Summary Sheet.
List of Rental Properties, Household Analysis

xc: Meredith Breidenstein, Assistant City Manager
Darlene Galambos, City Clerk
file

RESOLUTION 2026-19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA ADOPTING FISCAL YEAR 2026-2027 RATES, FEES, AND CHARGES FOR CERTAIN PROPRIETARY FUND OPERATIONS, INCLUDING WATER AND WASTEWATER, SOLID WASTE, STORMWATER AND THE MUNICIPAL MARINA; ADOPTING THE RATE SCHEDULES ATTACHED AS EXHIBITS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Augustine owns and operates proprietary fund services including the Water and Wastewater Utility, Solid Waste Utility, Stormwater Utility, and Municipal Marina; and

WHEREAS, pursuant to the provisions of applicable provisions of the City Code, Florida Statutes and previously adopted ordinances, the City Commission sets rates, fees, and charges for services furnished by these proprietary operations; and

WHEREAS, the City Commission finds that the rates and fees set forth in the attached exhibits are fair, equitable, and necessary to recover the costs of providing the services, maintain financial stability, meet operational and regulatory obligations, support capital improvements, and ensure the continued delivery of the public services; and

WHEREAS, the City Commission has reviewed the proposed schedules of rates and fees and finds that the adoption of the attached exhibits is in the best interest of the City.

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

SECTION 1. The schedule of fees described in as exhibits are attached hereto and incorporated herein are hereby adopted by the City of St. Augustine.

- Exhibit A - FY2026-2027 Schedule of Utility Fees
- Exhibit B – FY2026-2027 Solid Waste Rates and Fees
- Exhibit C - FY2026-2027 Stormwater Utility Fee Schedule
- Exhibit D – FY2026-2027 Municipal Marina Rates and Fees

SECTION 2. The Resolution shall take effect immediately upon adoption; provided, however, that the effective date of the various rates and fee charges shall become effective October 1, 2026.

PASSED IN REGULAR SESSION of the City Commission of the City of St. Augustine, Florida this 10th day of August 2026.

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk

(SEAL)

Exhibit A
FY 2027 Utility Rates and Fees

Residential WATER Rate Schedule – Inside City					
	Monthly Base Rate (By Fiscal Year)				
Water Availability	2023	2024	2025	2026	2027
Base Rate, All Meter Sizes	\$15.28	\$15.95	\$16.43	\$16.81	\$17.40
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
	Monthly Consumption Rate Schedule (per 1,000 gallons)				
Water Flow Consumption Blocks	2023	2024	2025	2026	2027
Block 1 – 101 to 3,000 gal	\$3.21	\$3.35	\$3.46	\$3.54	\$3.66
Block 2 – 3,001 to 10,000 gal	\$7.22	\$7.54	\$7.76	\$7.94	\$8.22
Block 3 – 10,001 to 20,000 gal	\$9.53	\$9.95	\$10.24	\$10.48	\$10.85
Block 4 – 20,001 to 30,000 gal	\$11.66	\$12.17	\$12.54	\$12.82	\$13.27
Block 5 – Over 30,000 gal	\$15.01	\$15.67	\$16.14	\$16.51	\$17.09
Residential WASTEWATER Rate Schedule – Inside City					
	Monthly Base Rate (By Fiscal Year)				
Wastewater Availability	2023	2024	2025	2026	2027
Base Rate, All Meter Sizes	\$16.63	\$17.36	\$17.88	\$18.29	\$18.93
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
	Monthly Consumption Rate Schedule (per 1,000 gallons)				
	2023	2024	2025	2026	2027
Block 1 – 101 to 3,000 gal	\$7.58	\$7.92	\$8.15	\$8.34	\$8.63
Block 2 – 3,001 to 10,000 gal *	\$7.58	\$7.92	\$8.15	\$8.34	\$8.63
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal

Residential WATER Rate Schedule – Outside City					
	Monthly Base Rate (By Fiscal Year)				
Water Availability	2023	2024	2025	2026	2027
Base Rate, All Meter Sizes	\$18.18	\$18.82	\$19.22	\$18.82	\$18.62
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
	Monthly Consumption Rate Schedule (per 1,000 gallons)				
Water Flow Consumption Blocks	2023	2024	2025	2026	2027
Block 1 – 101 to 3,000 gal	\$3.82	\$3.96	\$4.04	\$3.96	\$3.92
Block 2 – 3,001 to 10,000 gal	\$8.59	\$8.89	\$9.08	\$8.89	\$8.80
Block 3 – 10,001 to 20,000 gal	\$11.34	\$11.74	\$11.99	\$11.74	\$11.61
Block 4 – 20,001 to 30,000 gal	\$13.87	\$14.36	\$14.67	\$14.36	\$14.20
Block 5 – Over 30,000 gal	\$17.86	\$18.49	\$18.88	\$18.49	\$18.28
Residential WASTEWATER Rate Schedule – Outside City					
	Monthly Base Rate (By Fiscal Year)				
Wastewater Availability	2023	2024	2025	2026	2027
Base Rate, All Meter Sizes	\$19.79	\$20.49	\$20.92	\$20.49	\$20.26
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
	Monthly Consumption Rate Schedule (per 1,000 gallons)				
	2023	2024	2025	2026	2027
Block 1 – 101 to 3,000 gal	\$9.02	\$9.34	\$9.54	\$9.34	\$9.24
Block 2 – 3,001 to 10,000 gal *	\$9.02	\$9.34	\$9.54	\$9.34	\$9.24

* Residential Wastewater Capped at 10,000 gallons

Exhibit A
FY 2027 Utility Rates and Fees

Commercial, General Use, Multi-Family, Irrigation WATER Rate Schedule – Inside City					
	Monthly Base Rate (By Fiscal Year)				
Water Availability	2023	2024	2025	2026	2027
Base Rate Meter Sizes					
5/8 or 3/4 inch	\$16.16	\$16.87	\$17.38	\$17.78	\$18.40
1-inch	\$26.94	\$28.12	\$28.96	\$29.63	\$30.67
1 ½ inch	\$53.87	\$56.24	\$57.93	\$59.26	\$61.34
2-inch	\$86.19	\$89.98	\$92.68	\$94.81	\$98.13
3-inch	\$161.62	\$168.73	\$173.79	\$177.78	\$184.01
4-inch	\$269.36	\$281.21	\$289.65	\$296.31	\$306.68
6-inch	\$538.71	\$562.41	\$579.28	\$592.60	\$613.35
8-inch	\$861.94	\$899.86	\$926.86	\$948.17	\$981.36
10-inch	\$1,239.04	\$1,293.55	\$1,332.36	\$1,363.01	\$1,410.71
	Monthly Consumption Rate Schedule (per 1,000 gallons)				
Water Flow Consumption Blocks	2023	2024	2025	2026	2027
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
Block 1 – 101 to 3,000 gal	\$7.22	\$7.54	\$7.76	\$7.94	\$8.22
Block 2 – 3,001 to 10,000 All Usage	\$7.22	\$7.54	\$7.76	\$7.94	\$8.22

Commercial, General Use, Multi-Family, Irrigation WASTEWATER Rate Schedule – Inside City					
	Monthly Base Rate (By Fiscal Year)				
Sewer Availability	2023	2024	2025	2026	2027
Base Rate Meter Sizes					
5/8 or 3/4 inch	\$16.63	\$17.36	\$17.88	\$18.29	\$18.93
1-inch	\$27.71	\$28.92	\$29.79	\$30.48	\$31.54
1 ½ inch	\$55.42	\$57.86	\$59.60	\$60.97	\$63.10
2-inch	\$88.67	\$92.57	\$95.35	\$97.54	\$100.96
3-inch	\$166.25	\$173.57	\$178.78	\$182.89	\$189.29
4-inch	\$277.11	\$289.30	\$297.98	\$304.83	\$315.50
6-inch	\$554.20	\$578.58	\$595.94	\$609.64	\$630.98
8-inch	\$886.71	\$925.73	\$953.50	\$975.43	\$1,009.57
10-inch	\$1,274.66	\$1,330.74	\$1,370.66	\$1,402.19	\$1,451.26
	Monthly Consumption Rate Schedule (per 1,000 gallons)				
Sewer Flow Consumption Blocks	2023	2024	2025	2026	2027
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
Block 1 – 0 to 3,000 gal	\$9.10	\$9.50	\$9.79	\$10.01	\$10.36
Block 2 – 3,001 to 10,000 All Usage	\$9.10	\$9.50	\$9.79	\$10.01	\$10.36

Exhibit A
FY 2027 Utility Rates and Fees

Commercial, General Use, Multi-Family, Irrigation WATER Rate Schedule – Outside City					
	Monthly Base Rate (By Fiscal Year)				
Water Availability	2023	2024	2025	2026	2027
Base Rate Meter Sizes					
5/8 or 3/4 inch	\$19.23	\$19.91	\$20.34	\$19.91	\$19.69
1-inch	\$32.05	\$33.18	\$33.89	\$33.19	\$32.81
1 ½ inch	\$64.11	\$66.37	\$67.78	\$66.37	\$65.63
2-inch	\$102.56	\$106.18	\$108.44	\$106.19	\$105.00
3-inch	\$192.32	\$199.10	\$203.33	\$199.12	\$196.89
4-inch	\$320.54	\$331.83	\$338.89	\$331.87	\$328.15
6-inch	\$641.06	\$663.64	\$677.76	\$663.72	\$656.28
8-inch	\$1,025.70	\$1,061.84	\$1,084.42	\$1,061.96	\$1,050.06
10-inch	\$1,474.45	\$1,526.39	\$1,558.86	\$1,526.57	\$1,509.46
	Monthly Consumption Rate Schedule (per 1,000 gallons)				
Water Flow Consumption Blocks	2023	2024	2025	2026	2027
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
Block 1 – 101 to 3,000 gal	\$8.59	\$8.89	\$9.08	\$8.89	\$8.79
Block 2 – 3,001 to 10,000 All Usage	\$8.59	\$8.89	\$9.08	\$8.89	\$8.79

Commercial, General Use, Multi-Family, Irrigation WASTEWATER Rate Schedule – Outside City					
	Monthly Base Rate (By Fiscal Year)				
Sewer Availability	2023	2024	2025	2026	2027
Base Rate Meter Sizes					
5/8 or 3/4 inch	\$19.79	\$20.49	\$20.92	\$20.49	\$20.26
1-inch	\$32.97	\$34.13	\$34.86	\$34.13	\$33.75
1 ½ inch	\$65.95	\$68.27	\$69.73	\$68.28	\$67.52
2-inch	\$105.52	\$109.23	\$111.56	\$109.25	\$108.02
3-inch	\$197.84	\$204.81	\$209.17	\$204.84	\$202.54
4-inch	\$329.76	\$341.37	\$348.64	\$341.41	\$337.59
6-inch	\$659.49	\$682.72	\$697.25	\$682.80	\$675.15
8-inch	\$1,055.19	\$1,092.36	\$1,115.60	\$1,092.48	\$1,080.24
10-inch	\$1,516.84	\$1,570.27	\$1,603.67	\$1,570.45	\$1,552.85
	Monthly Consumption Rate Schedule (per 1,000 gallons)				
Sewer Flow Consumption Blocks	2023	2024	2025	2026	2027
Base Use Allowance	100 gal	100 gal	100 gal	100 gal	100 gal
Block 1 – 101 to 3,000 gal	\$10.83	\$11.21	\$11.45	\$11.21	\$11.09
Block 2 – 3,001 to 10,000 All Usage	\$10.83	\$11.21	\$11.45	\$11.21	\$11.09

Exhibit A
FY 2027 Utility Rates and Fees

Fire Hydrants	
Water Only – Minimum Charge per Hydrant	
Private Fire Hydrants	\$8.47

Backflow Preventers	\$/Month /Device
Monthly Surcharge (CCEC) per device	\$1.98

Deposits	
Residential Service	\$136.59
Hydrant Meter	\$1,242.00

Service Charges	
Monthly Service Charge for accounts that are temporarily disconnected	\$8.70
Turn on water	\$38.30
Turn off water	\$38.30
Install and Remove Hydrant Meter (paid in advance)	\$63.53
Commercial accounts on the turn off list for non-payment	\$38.30
Meter re-read at customer's request:	
If no reading error is discovered	\$16.94
If reading error is discovered	No Charge
Test of meter accuracy at customer's request:	
If meter two (2) inches or smaller is found to be producing no customer overcharge	\$120.70
If meter larger than two (2) inches is found to be producing no customer overcharge	\$235.05
If any meter is found to be producing a customer overcharge	No Charge
Meter tampering, plus actual repair costs*	\$207.00
Any service call outside of normal working hours	\$103.50
Plugging, disconnecting or illegally connecting sewer service, plus actual repair costs*	\$211.76
Fire Hydrant flow test	\$232.88

Exhibit A
FY 2027 Utility Rates and Fees

<i>WATER Services – Tap and Meter – by Utility</i>	
3/4"	\$938.98
1"	\$1,404.65
2"	\$4,697.08
Extensions and special installations	Actual (*)

<i>WATER Services – Meter Only – by Utility</i>	
3/4"	\$547.47
1"	\$742.68
2"	\$1,879.05
3" (**)	Actual (*)
4" or larger	Actual (*)

<i>WATER Services – by Contractor</i>	
3/4" (Tap Fee)	\$166.86
1" (Tap Fee)	\$332.62
2" (Tap Fee)	\$496.21
3" (**) (Tap Fee)	\$781.94
4" (Tap Fee)	\$1,034.95
6" (Tap Fee)	\$1,291.23
8" or larger (Tap Fee)	\$1,615.13

<i>SEWER Taps with Cleanouts or Valves – by Utility</i>	
Gravity tap (Existing Lateral)	\$497.30
Gravity tap (Install shallow lateral – less than 5 feet deep)	\$1,657.67
Gravity tap (Install deep lateral – greater than 5 feet deep)	\$2,418.11
Gravity service (Extensions and special	Actual (*)
2" Force Main tap	\$2,418.11
LPSS Connection with Station (residential only)	\$8,470.44

<i>SEWER Taps with Cleanouts or Valves – by Contractor</i>	
Gravity tap	\$468.94
Force Main tap	\$783.03

*Actual In-House (Parts/Labor), plus any required consultant/contractor costs, plus 25%

** 3" Taps on City mains are prohibited. 3" Meters & backflow devices are allowed. Customer may choose to install a 4" tap, then reduce to 3" meter or 3" backflow device.

Exhibit A
FY 2027 Utility Rates and Fees

INSPECTION Fees for Work by Contractor	
Per each water main tap/connection/meter box, or each sewer main tap/connection, installed by the developer	\$344.62
Per each fire hydrant or fire protection water service, installed by the developer	\$344.62
Per each sewer manhole, installed by the developer	\$344.62
Per each pump station, installed by the developer	\$1,173.45
Per 500 feet (or fraction thereof) of new water main or new sewer main constructed by the developer	\$344.62

Right-of-Way RESTORATION Fees for Work by Utility	
Per tap or service installed by the Utility (no road cut required)	\$719.78
Per tap or service installed by the Utility (open road cut required, or jack & bore, or directional drill)	\$1,439.55
Per 100 feet (or fraction thereof) of utility extension installed by the Utility	\$719.78

Miscellaneous	
Fee for Utility to reset, repair or replace damaged facilities or equipment	Actual (*)
Other Agency Permits, as required, obtained by Utility	\$357.71

FLOW BASED FEES	Effective January 1, 2016	
Per GPD (gallons per day) of Flow based on Listed Uses in City Code Chapter 26	\$/GPD	Fee for 1 Residential ERC (Equivalent Residential Connection)
Water	\$8.94	\$2,682.00
Sewer	\$9.53	\$2,001.30

Northwest Area Forcemain Surcharge (Applies to all SEWER connections within Northwest Area Surcharge Zones)	Effective January 1, 2016 Service Area-wide	
Per GPD (gallons per day) of Flow based on Listed Uses in City Code Chapter 26	\$/GPD	Fee for 1 Residential ERC (Equivalent Residential Connection)
Sewer	\$5.84	\$1,226.40

Exhibit B
FY 2027 Solid Waste Rates

Residential Cart Service	
Base Collection Rate	\$ 20.37
Disposal Rate	\$ 10.76
Total Fee, per month	\$ 31.13

Residential Dumpster Service	
Construction & Demolition Debris, per pull, includes tipping	\$ 160.00
Monthly Rental Fee, if not serviced within 30 days	\$ 115.00

Cart Fees	
New Residential Customer, (1) trash & (1) recycling	\$ 139.00
New Commercial Customer, per cart	\$ 75.00
Cart Replacement Fee, per customer request, refurbished cart*	\$ 32.00
Cart Replacement Fee, per customer request, new cart*	\$ 75.00

*based on availability

Bulk Trash & Bulk Yard Waste	
Per 4 cubic yards, includes hauling & tipping	\$ 84.00

Commercial Cart Service Monthly Rates				
# of Carts	Collection Frequency, per week			
	2	3	4	5
1	\$ 75.70	\$ 123.83	\$ 165.10	\$ 206.35
2	\$ 93.83	\$ 153.55	\$ 204.74	\$ 255.87
3	\$ 122.18	\$ 183.28	\$ 244.37	\$ 305.51
4	\$ 141.99	\$ 212.98	\$ 283.99	\$ 355.01
5	\$ 161.81	\$ 242.71	\$ 323.61	\$ 404.52
6	\$ 181.62	\$ 272.42	\$ 363.25	\$ 454.05
7	\$ 201.43	\$ 302.17	\$ 402.88	\$ 503.59
8	\$ 221.26	\$ 331.88	\$ 442.48	\$ 553.11
9	\$ 241.07	\$ 361.60	\$ 482.11	\$ 602.65
10	\$ 260.88	\$ 391.31	\$ 521.75	\$ 652.19
11	\$ 280.69	\$ 421.03	\$ 561.38	\$ 701.72
12	\$ 300.50	\$ 450.76	\$ 601.00	\$ 751.25

Includes base collection rate plus commercial disposal rate

Commercial Dumpster Service Monthly Rates							
Size, cy	Collection Frequency, per week						
	1	2	3	4	5	6	7
2	\$ 124.84	\$ 214.73	\$ 321.97	\$ 429.33	\$ 534.88	\$ 644.08	\$ 751.44
4	\$ 214.73	\$ 429.33	\$ 644.08	\$ 858.81	\$ 1,073.56	\$ 1,288.29	\$ 1,503.03
6	\$ 321.97	\$ 644.08	\$ 966.19	\$ 1,288.29	\$ 1,610.40	\$ 1,932.50	\$ 2,253.89
8	\$ 429.33	\$ 858.81	\$ 1,288.29	\$ 1,717.76	\$ 2,147.23	\$ 2,576.56	\$ 3,005.88
Compactor or 30-yd Rolloff			\$ 290 pull fee + actual tipping fees				

Exhibit B
FY 2027 Solid Waste Rates

Commercial Recycling Cart Service	
Total Fee, per month	\$ 25.71
Each Additional Cart	\$ 12.86

Commercial Recycling Dumpster Service Monthly Rates						
Size, cy	Collection Frequency, per week					
	1	2	3	4	5	6
2	\$ 50.93		\$ 113.20			
4	\$ 70.73		\$ 133.00			
8	\$ 110.33	\$ 141.46	\$ 172.60	\$ 203.73	\$ 234.86	\$ 266.00

Exhibit C
FY 2026-2027 Proposed Stormwater Rate

	FY2026	FY2027
Single Family Unit (SFU)	\$ 10.81	\$ 11.26

Exhibit D
St. Augustine Municipal Marina
FY2027 Proposed Dockage and Service Fees

Item	FY2026	FY2027	Notes
Hourly Dockage (4 hour Maximum)	\$ 5.00	\$ 5.00	
Daily Dockage (20ft Minimum)			
up to 49 ft	\$ 2.50	\$ 2.99	
50-99 ft	\$ 3.00	\$ 3.49	
100-149 ft	\$ 3.75	\$ 3.99	
150ft & above	\$ 4.25	\$ 4.49	
Catamarans	\$ 3.50	\$ 3.99	
Monthly Dockage*			
20-29 ft	\$ 20.00	\$ 20.00	
30-49 ft	\$ 24.00	\$ 29.90	
50-99 ft	\$ 30.00	\$ 34.90	
100-149 ft	\$ 37.50	\$ 39.90	
150 ft & Above	\$ 42.00	\$ 44.90	
Catamarans	\$ 35.00	\$ 39.99	
Annual South Dock (up to 49 ft)	\$ 21.00	\$ 29.90	
Dinghy Dock (12 ft Maximum)/Day	\$ 15.00	\$ 17.50	
Service Fees (Electric Water Sewer Trash)			
30 Amp	9.00	12.00	Day
Cabin	100.00	120.00	Month
Open	50.00	50.00	Month
50 Amp	18.00	25.00	Day
	245.00	300.00	Month
100 A- 208V	55.00	65.00	Day
	500.00	650.00	Month
100 A- 480 V	200.00	250.00	Day
	2,450.00	2,500.00	Month
Commercial	\$ 7.00	\$ -	Ft/Day
Existing Leases	\$ 19.00	\$ 20.00	Ft/Month
Based on impact to marina	\$ 25.00	\$25-\$50	Ft/Month
*Maximum 3 months in a 6 month period			

Exhibit D
St. Augustine Municipal Marina
FY2027 Proposed Dockage and Service Fees

Item	FY2026	FY2027	Notes
Mooring Field			
<u>Downtown</u>			
Daily Rate	\$ 35.00	\$ 35.00	
Monthly Rate*	\$ 620.00	\$ 695.00	
Daily Rate-City Resident	\$ 16.00	\$ 25.00	
Monthly Rate*-City Resident	\$ 310.00	\$ 350.00	
Annual Rate-City Resident	\$ 3,100.00	\$ 3,500.00	
Daily Rate- St. Johns County Resident	\$ 16.00	\$ 25.00	
Monthly Rate*-St. Johns County Resident	\$ 310.00	\$ 400.00	
Annual Rate-St. Johns County Resident	\$ 3,100.00	\$ 4,000.00	
<u>Salt Run</u>			
Daily Rate	\$ 20.00	\$ 25.00	
Monthly Rate*	\$ 400.00	\$ 460.00	
Daily Rate-City Resident	\$ 9.00	\$ 15.00	
Monthly Rate*-City Resident	\$ 180.00	\$ 220.00	
Annual Rate-City Resident	\$ 1,800.00	\$ 2,200.00	
Daily Rate- St. Johns County Resident	\$ 9.00	\$ 15.00	
Monthly Rate*-St. Johns County Resident	\$ 180.00	\$ 240.00	
Annual Rate-St. Johns County Resident	\$ 1,800.00	\$ 2,400.00	
*Maximum 3 months in a 6 month period			

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 29, 2026

RE: **ORDINANCE 2026-20 REQUIRING A UNANIMOUS VOTE FOR CHANGES TO CONSERVATION LANDS**

Enclosed please find Ordinance 2026-20 requiring a unanimous vote for intensification of uses on city-owned conservation lands, or when removing lands from conservation designation. This proposed ordinance was requested by Vice-Mayor Blonder at the July 27th, 2026 meeting with consensus of the Commission. A map showing possible properties that would come under these new provisions is included.

This item should be placed on the agenda for August 10, 2026, under item 9A Ordinances for First Reading.

Thank you.

_____/ICL_____
Isabelle C. Lopez
City Attorney

/sl
Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk



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. 2026-20

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, CREATING ARTICLE V, DIVISION 2, SECTION 5.24, OF THE CHARTER OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR A UNANIMOUS VOTE OF THE CITY COMMISSION FOR ANY PROPOSITION TO INTENSIFY THE USES OF CITY OWNED CONSERVATION LANDS OR TO REDUCE THE SIZE OF CITY OWNED CONSERVATION LANDS; PROVIDING FOR INCLUSION IN THE CHARTER OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR 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:
 - a. 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;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - c. Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - d. Section 553.73, relating to the Florida Building Code; or
 - e. 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):**

THE PROPOSED ORDINANCE CREATES A HIGHER THRESHOLD OF SUPPORT FOR CHANGES TO THE INTENSITY OF USES ALLOWED ON CITY-OWNED CONSERVATION LANDS OR CHANGES TO THE SIZE OF THE PROPERTY DEDICATED TO CONSERVATION. THE CITY COMMISSION MUST APPROVE SUCH A MEASURE BY A UNANIMOUS VOTE. THIS PROPOSED ORDINANCE SERVES A PUBLIC PURPOSE BY PROMOTING THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF RESIDENTS OF THE CITY BY PRESERVING CONSERVATION LANDS.

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.**

THIS PROPOSED ORDINANCE HAS NO IMPACT ON PRIVATE BUSINESSES IN THE CITY AS IT ONLY APPLIES TO CITY-OWNED CONSERVATION LANDS.

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):**

SEE THE RECORD OF THE HEARING.

ORDINANCE NO. 2026-20

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, CREATING ARTICLE V, DIVISION 2, SECTION 5.24, OF THE CHARTER OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR A UNANIMOUS VOTE OF THE CITY COMMISSION FOR ANY PROPOSITION TO INTENSIFY THE USES OF CITY OWNED CONSERVATION LANDS OR TO REDUCE THE SIZE OF CITY OWNED CONSERVATION LANDS; PROVIDING FOR INCLUSION IN THE CHARTER OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and,

WHEREAS, the City of St. Augustine has acquired parcels of property through a conservation land acquisition program, or through other means over time; and,

WHEREAS, the citizens of the City of St. Augustine have voiced support for the perpetual preservation of park or conservation lands at public meetings; and,

WHEREAS, the City of St. Augustine is limited in size and mostly developed through its long history, therefore wilderness or conservation areas are at a premium and difficult to replace; and,

WHEREAS, the provision for a supramajority vote achieves the appropriate balance of preservation of conservation lands while maintaining local control; and,

WHEREAS, the City Commission finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of § 166.021(4), Florida Statutes.

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

Section 1. Charter Article V., Division 2, Section 5.24 is hereby created, as follows:

“ Sec. 5.24.-- Unanimous vote requirement. A proposition affecting municipal property designated for conservation purposes must be approved by a unanimous vote of the city commission if the proposition would have the effect of intensifying the uses allowed on the conservation property or reducing the area of land designated for conservation. Municipal conservation property that is already encumbered by a recorded covenant and restriction, reservation, reverter, conservation easement, or other similar terms and conditions, is exempt from this provision. Activities and improvements consistent with public lands conservation best management practices such as, but not limited to, eradication of invasive species, restoration of ecosystems, re-vegetation and tree planting, trails and elevated boardwalks, wayfinding and interpretative signage or kiosks, benches,

receptacles, restrooms, fencing, and stabilized parking are not considered intensification of uses as described in this section.”

Section 2. Inclusion in Charter. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Charter of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after passage, pursuant to § 166.041(5), Florida Statutes.

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)

COSA-OWNED PROPERTIES – POSSIBLE CONSERVATION PROPERTIES FOR PROPOSED CHARTER AMENDMENT

Avery Street/Theodore Street – City has applied for Florida Communities Trust Funding. If awarded, this property will be encumbered by a Dedication to Public Use and a Declaration of Restrictive Covenants.
11.39 ac.

Fish Island Preserve Inholding
2.67 ac.

Billings St. Property (100 Acre Marsh Property)
4.56 ac.

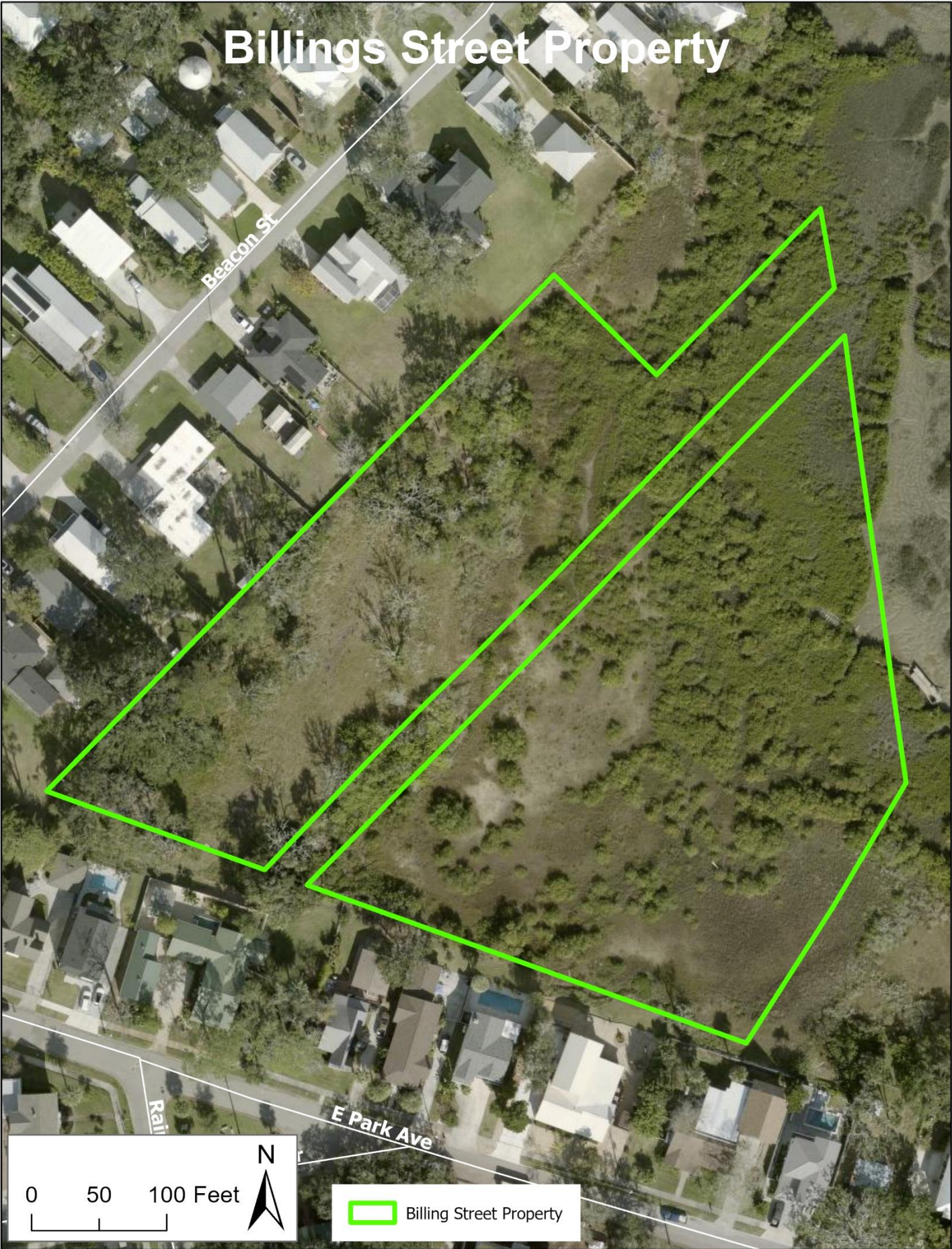
Maria Andreu Conservation Area at Lighthouse Park – portions of the maritime hammock that are of good quality.
Approximately 2.2 ac. – There should be some title work done to ensure exactly what the city owns.

Fish Island Road Property (Stone Cutters Creek Park) – Part of property that wasn't part of the municipal dump and wastewater treatment plant #2.
Approximately 7.2 ac. without ponds and 15.8 ac. with ponds.

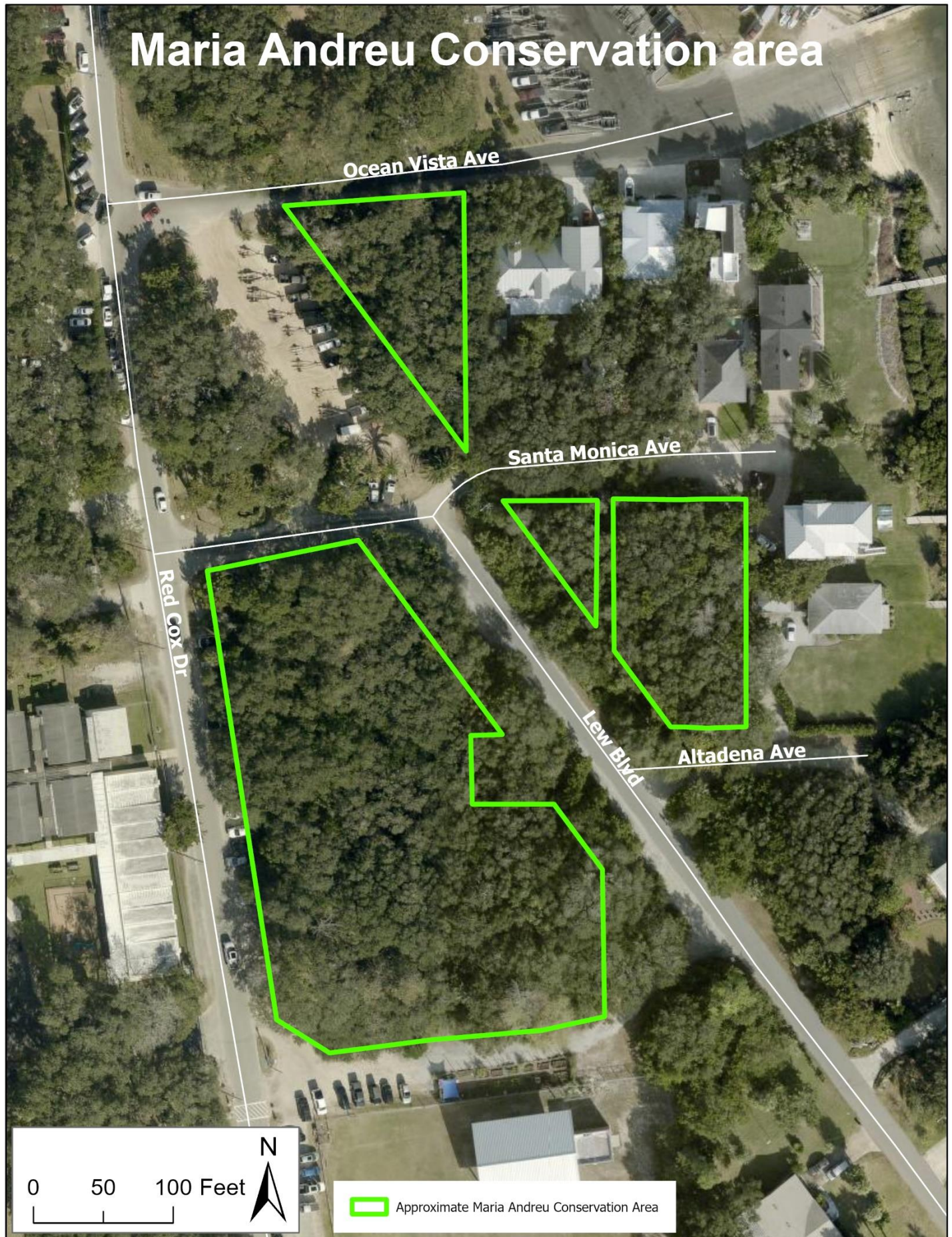
May Street at Hospital Creek – High value, deep water shoreline
1.18 ac.



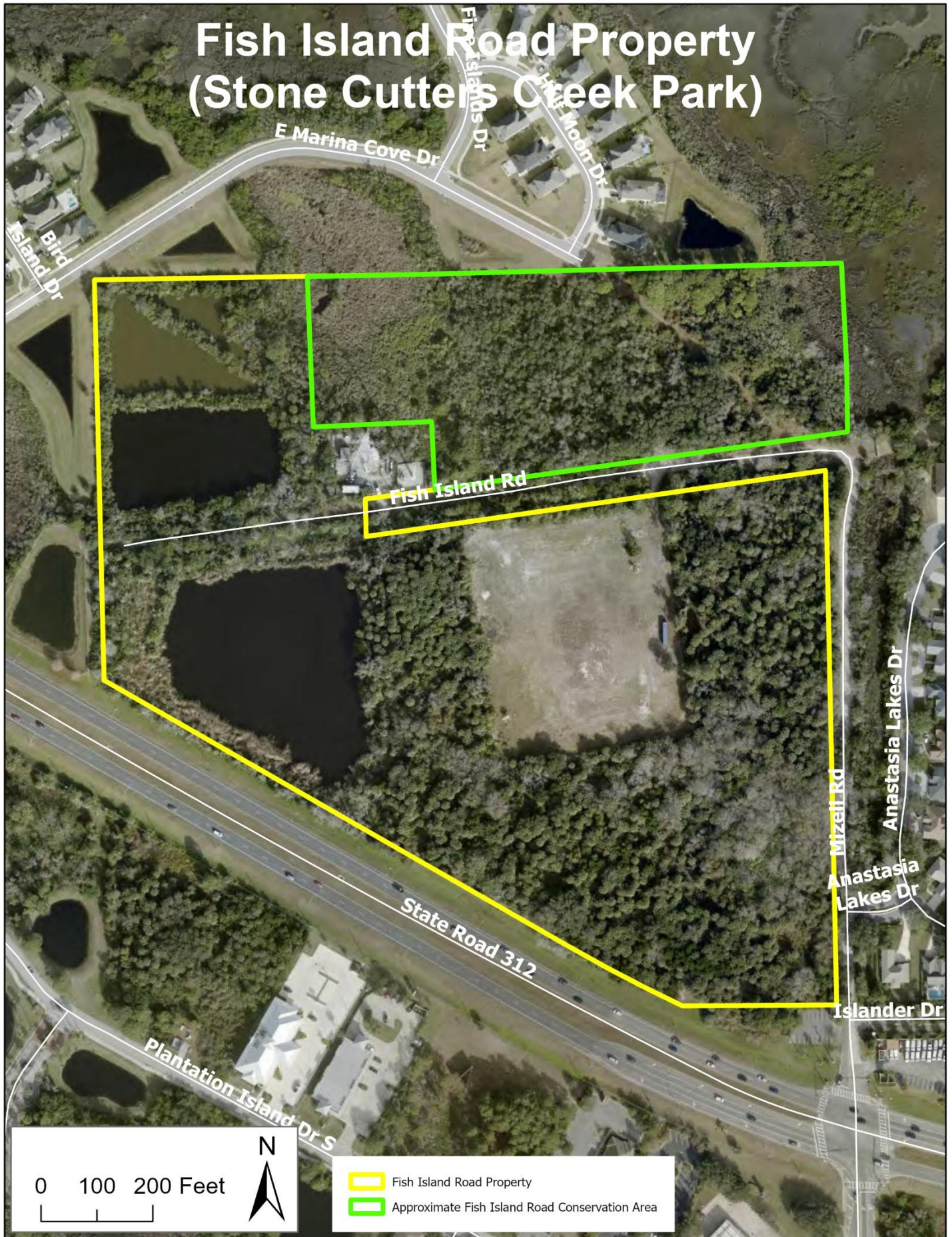




Maria Andreu Conservation area



Fish Island Road Property (Stone Cutters Creek Park)



May Street Property



CITY OF ST AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 28, 2026

RE: Agenda Items for August 10, 2026, Commission Meeting
Resolutions 2026-17 through 2026-21

Please place the following resolutions on the agenda for the August 10, 2026 City Commission meeting for their consideration:

- Resolution 2026-17 – is the initial resolution to increase the fire assessment fee. This is required by Ordinance 2016-20 which also requires a notice in the newspaper, and a notice mailed to each property owner.
- Resolution 2026-18 – is setting the proposed millage rate to 7.5 mills. At the Special Commission meeting held on July 13th, the Commission gave consensus on keeping the current millage rate of 7.5 this resolution formalizes that.
- Resolution 2026-19 – Adjusts the proprietary fund rates and service fees for Fiscal Year 2027 which includes the water and wastewater, solid waste, stormwater and the marina. This resolution will require a public hearing.
- Resolution 2026-20 – Increases the base rate and the per bedroom rate charged for short term rentals to recover the costs of administering the program for FY 2027.
- Resolution 2026-21 – Adopts the Vehicle for Hire and Franchise Program fees.

In addition to the resolutions, supplemental information is included as requested by the Commission which are:

- A summary sheet outlining the proposed changes to the fees
- A listing of City-owned rental properties.
- An analysis illustrating the impact of the proposed fee adjustments on a household within the City.

Please let me know if there are any questions or you need additional information.

A handwritten signature in cursive script that reads "Melissa Burns".

Melissa Burns, CGFO
Director, Finance

Encl: Resolution 2026-17, Resolution 2026-18,
Resolution 2026-19, Resolution 2026-20,
Resolution 2026-21, Rate Summary Sheet.
List of Rental Properties, Household Analysis

xc: Meredith Breidenstein, Assistant City Manager
Darlene Galambos, City Clerk
file

RESOLUTION 2026-17

A RESOLUTION OF THE CITY OF ST. AUGUSTINE, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF ST. AUGUSTINE, FLORIDA; ESTABLISHING THE ESTIMATED RATES FOR FIRE PROTECTION ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of Ordinance No. 2016-20, (the "Ordinance"), the Initial Assessment Resolution (Resolution No. 2016-25), the Final Assessment Resolution (Resolution No. 2016-29), sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS. This resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance which initiates the annual process for updating the Assessment Roll and directs the reimposition of Fire Protection Assessments for the Fiscal Year beginning October 1, 2026. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Initial Assessment Resolution, and the Final Assessment Resolution. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa.

SECTION 3. PROVISION AND FUNDING OF FIRE PROTECTION SERVICES.

(A) Upon the reimposition of a Fire Protection Assessment for fire protection services facilities, or programs against Assessed Property located within the City, the City

shall provide fire protection services to such Assessed Property. All or a portion of the cost to provide such fire protection services, facilities, or programs shall be funded from proceeds of the Fire Protection Assessments. The remaining cost required to provide fire protection services, facilities, and programs shall be funded by legally available City revenues other than Fire Protection Assessment proceeds.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the City will be benefited by the City's provision of fire protection services, facilities, and programs in an amount not less than the Fire Protection Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 4. IMPOSITION AND COMPUTATION OF FIRE PROTECTION ASSESSMENTS. Fire Protection Assessments shall be imposed against all Tax Parcels within the Property Use Categories. Fire Protection Assessments shall be computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 5. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT. The legislative determinations of special benefit and fair apportionment embodied in the Ordinance, the Initial Assessment Resolution, and the Final Assessment Resolution are affirmed and incorporated herein by reference.

SECTION 6. COST APPORTIONMENT METHODOLOGY.

The Cost Apportionment Methodology embodied in Section 6 of the Initial Assessment Resolution is hereby affirmed and incorporated herein by reference.

SECTION 7. COST FACTOR CALCULATION.

The Cost Factor Calculation embodied in Section 7 of the Initial Assessment Resolution is hereby affirmed and incorporated herein by reference.

SECTION 8. PARCEL APPORTIONMENT METHODOLOGY.

(A) The Parcel Apportionment Methodology embodied in Section 8 of the Initial Assessment Resolution is hereby affirmed and incorporated herein by reference.

(B) It is hereby determined that the Parcel Apportionment methodology described and determined in the Initial Assessment Resolution is to be applied in the calculation of the estimated Fire Protection Assessment rates established in Section 9 of this Preliminary Rate Resolution.

SECTION 9. DETERMINATION OF FIRE PROTECTION ASSESSED COSTS; ESTABLISHMENT OF ANNUAL FIRE PROTECTION ASSESSMENTS.

(A) The Fire Protection Assessed Costs to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year beginning October 1, 2026, is \$2,625,453

(B) The estimated Fire Protection Assessments to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Protection Assessed Cost for the Fiscal Year commencing October 1, 2023, are hereby established as follows for the purpose of this Preliminary Rate Resolution:

FIRE PROTECTION ASSESSMENTS FISCAL YEAR 2026-2027

Residential Property Use Categories	Rate Per Square Foot
Residential	\$0.0900
Non-Residential Property Use Categories	Rate Per Square Foot
Non-Residential	\$0.1600

(C) The estimated Maximum Fire Protection Assessment Rates to be assessed and apportioned among benefitted parcels in future Fiscal Years without further notice pursuant to the Cost Apportionment and Parcel Apportionment are hereby established as follows for the purpose of this Preliminary Rate Resolution:

MAXIMUM FIRE PROTECTION ASSESSMENTS

Residential Property Use Categories	Rate Per Square Foot
Residential	\$0.1053

Non-Residential Property Use Categories	Rate Per Square Foot
Non-Residential	\$0.1921

(D) Any shortfall in the expected Fire Protection proceeds due to any reduction or exemption from payment of the Fire Protection Assessments required by law or authorized by the City Commission shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Protection Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the City Commission is improper or otherwise adversely affects the validity of the Fire Protection Assessment imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of a Fire Protection Assessment upon each affected Tax Parcel in the amount of the Fire Protection Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel by the City Commission.

(E) The approval of the Estimated Fire Protection Assessment Rate Schedule by the adoption of this Preliminary Rate Resolution determines the amount of the Fire Protection Assessed Costs. The remainder of such Fiscal Year budget for fire protection services, facilities, and programs shall be funded from legally available City revenue other

than Fire Protection Assessment proceeds.

(F) The estimated Fire Protection Assessments specified in the Estimated Fire Protection Assessment Rate Schedule are hereby established to fund the specified Fire Protection Assessed Costs determined to be assessed in the Fiscal Year commencing October 1, 2026.

(G) The estimated Fire Protection Assessments established in this Preliminary Rate Resolution shall be the estimated assessment rates applied by the City Manager in the preparation of the updated Fire Protection Assessment Roll for the Fiscal Year beginning October 1, 2026, as provided in Section 10 of this Preliminary Rate Resolution.

SECTION 10. ASSESSMENT ROLL.

(A) The City Manager is hereby directed to prepare, or cause to be prepared, an updated Assessment Roll for the Fiscal Year beginning October 1, 2026, in the manner provided in the Ordinance. The updated Assessment Roll shall include all Tax Parcels within the Property Use Categories. The City Manager shall apportion the estimated Fire Protection Assessed Cost to be recovered through Fire Protection Assessments in the manner set forth in this Preliminary Assessment Resolution.

(B) A copy of the Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution, this Preliminary Rate Resolution, documentation related to the estimated amount of the Fire Protection Assessed Cost to be recovered through the imposition of Fire Protection Assessments, and the updated Assessment Roll shall be maintained on file in the office of the City Manager and open to public inspection. The foregoing shall not be construed to require that the updated Fire Protection Assessment Roll be in printed form if the amount of the Fire Protection Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(C) It is hereby ascertained, determined, and declared that the method of determining the Fire Protection Assessments for fire protection services as set forth in this Preliminary Rate Resolution is a fair and reasonable method of apportioning the Fire Protection Assessed Cost among parcels of Assessed Property located within the City.

SECTION 11. AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 5:05 p.m. on September 9, 2026, in City Commission Chambers, Alcazar Room, of City Hall, 75 King Street, St. Augustine, Florida, at which time the City Commission will receive and consider any comments on the Fire Protection Assessments from the public and affected property owners and consider reimposing Fire Protection Assessments and collecting such assessments on the same bill as ad valorem taxes.

SECTION 12. EXTRAORDINARY VACANCY ADJUSTMENT.

Mobile Home Parks

(A) As a consequence of the transient use and potential extraordinary vacancies within Mobile Home Parks, as compared to other Residential Property with permanent structures affixed thereto, and the potential sustained lack of demand for fire protection service for unoccupied spaces, each Owner of Mobile Home Park property shall be afforded the opportunity to demonstrate a historical extraordinary vacancy in space occupancy within such Assessed Property as defined herein and receive an extraordinary vacancy adjustment to the Fire Protection Assessment imposed upon such Assessed Property.

(B) Notwithstanding the definition of "Dwelling Units" vacant lots in Mobile Home Park property shall not be considered units of Dwelling Units of Residential Property and shall not be subject to the Fire Protection Assessments.

(C) Vacant lots shall be those determined by the City Manager based on evidence of a historical extraordinary vacancy rate provided by the Owner on or before June 1 of each year. An extraordinary vacancy rate shall be defined as the percentage of available mobile home spaces within a Mobile Home Park that were vacant for each and every day of the time between January 1 through and including December 31 of the calendar year preceding the applicable deadline for the Owner's submittal of vacancy rate evidence for each year and shall be calculated as follows:

Exact Number of Permitted Sites within the Mobile Home Park	_____	A (not
including overflow areas)		
Times (x) Days in Reporting Period		(x 365) B
Total Possible Space Nights	_____	C
A x B = C (Example: 100 sites x 365 days = 36,500)		
Actual Space Nights	_____	D
Sum of Number of Actual Occupied Spaces for Each Day in Calendar Year		
Occupancy Percentage	_____	E
D/C = E (Example: 12,500/36,500 = 34.2%)		
Vacancy Rate	_____	F
Subtract E from 100% (Example: 100% – 34.2% = 65.8%)		

The Owner shall certify by affidavit to the City, on a form provided by the City Manager, the vacancy rate for the respective time period; such certification shall be subject to verification and audit. At a minimum, such affidavit shall conclusively identify and affirm (1) the tax parcel, (2) the number of spaces and type of improvements in the Mobile Home Park, and (3) the vacancy rate.

(D) The City Manager is directed and authorized to adjust, or cause to be adjusted, any Fire Protection Assessment imposed for the Fiscal Year beginning October 1, 2023, upon a parcel of Mobile Home Park property whose Owner timely and satisfactorily

demonstrates by affidavit that such parcel has experienced an extraordinary vacancy by multiplying the vacancy rate by the portion of the Fire Protection Assessment attributable to Mobile Home Park spaces and reducing the Fire Protection Assessment by an equivalent amount.

(E) For the Fiscal Year beginning October 1, 2026, any shortfall in the expected Fire Protection Assessment proceeds due to any adjustment for extraordinary vacancy shall be supplemented by any legally available funds and shall not be paid for by proceeds or funds derived from Fire Protection Assessments.

Recreational Vehicle Parks

(F) As a consequence of the transient use and potential extraordinary vacancies within Recreational Vehicle Parks, as compared to other Commercial Property and the potential sustained lack of demand for fire protection service for unoccupied spaces, each Owner of Recreational Vehicle Park property shall be afforded the opportunity to demonstrate a historical extraordinary vacancy in space occupancy within such Assessable Property as defined herein and receive an extraordinary vacancy adjustment to the Fire Protection Assessment imposed upon such Assessable Property.

(G) Notwithstanding the definition of "Commercial Property" herein vacant spaces in Recreational Vehicle Park property shall not be considered "Commercial Property" and shall not be subject to the Fire Protection Assessments.

(H) Vacant lots shall be those determined by the City Manager based on evidence of a historical extraordinary vacancy rate provided by the Owner on or before on or before June 1 of each year. An extraordinary vacancy rate shall be defined as the percentage of available recreational vehicle spaces within a Recreational Vehicle Park that were vacant for each and every day of the time between January 1 through and including

December 31 of the calendar year preceding the applicable deadline for the Owner's submittal of vacancy rate evidence for each year and shall be calculated as follows:

Exact Number of Permitted Sites within the Recreational Vehicle Park (not including overflow areas)	A
Times (x) Days in Reporting Period	(x 365) B
Total Possible Space Nights A x B = C (Example: 100 sites x 365 days = 36,500)	C
Actual Space Nights Sum of Number of Actual Occupied Spaces for Each Day in Calendar Year	D
Occupancy Percentage D/C = E (Example: 12,500/36,500 = 34.2%)	E
Vacancy Rate Subtract E from 100% (Example: 100% – 34.2% = 65.8%)	F

The Owner shall certify by affidavit to the City, on a form provided by the City Manager, the vacancy rate for the respective time period; such certification shall be subject to verification and audit. At a minimum, such affidavit shall conclusively identify and affirm (1) the tax parcel, (2) the number of spaces and type of improvements in the Mobile Home Park, and (3) the vacancy rate.

(I) The City Manager is directed and authorized to adjust, or cause to be adjusted, any Fire Protection Assessment imposed for the Fiscal Year beginning October 1, 2023, upon a parcel of Recreational Vehicle Park property whose Owner timely and satisfactorily demonstrates by affidavit that such parcel has experienced an extraordinary vacancy by multiplying the vacancy rate by the portion of the Fire Protection Assessment attributable to Recreational Vehicle Park spaces and reducing the Fire Protection Assessment by an equivalent amount.

(J) For the Fiscal Year beginning October 1, 2026, any shortfall in the expected

Fire Protection Assessment proceeds due to any adjustment for extraordinary vacancy shall be supplemented by any legally available funds and shall not be paid for by proceeds derived from Fire Protection Assessments.

SECTION 13. NOTICE BY PUBLICATION. The City Manager shall publish a notice of the public hearing authorized by Section 11 hereof in the manner and time provided in Section 2.04 of the Ordinance. The notice shall be published no later than August 20, 2026 in substantially the form attached hereto as Appendix A.

SECTION 14. NOTICE BY MAIL. The City Manager shall also provide notice by first class mail to the Owner of each parcel of Assessed Property, as required by Section 2.05 of the Ordinance, in substantially the form attached hereto as Appendix B. Such notices shall be mailed no later than August 20, 2026.

SECTION 15. APPLICATION OF ASSESSMENT PROCEEDS. The revenue derived by the City from Fire Protection Assessments shall be utilized for the provision of fire protection services, facilities, and programs within the City. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire protection services, facilities, and programs.

SECTION 16. EFFECTIVE DATE. This Initial Assessment Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 10th day of August, 2026.

CITY OF ST. AUGUSTINE, FLORIDA

Mayor

ATTEST:

City Clerk

(Corporate Seal)

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published by August 20, 2026

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF FIRE PROTECTION SPECIAL ASSESSMENTS

Notice is hereby given that the City Commission of the City of St. Augustine will conduct a public hearing to consider the imposition of annual fire protection special assessments for the provision of fire protection services within the municipal boundaries of the City of St. Augustine.

The hearing will be held at 5:05 p.m. on September 9, 2026, in City Commission Chambers, Alcazar Room, of City Hall, 75 King Street, St. Augustine, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact Darlene Galambos, City Clerk at (904) 825-1007, at least seven days prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following tables reflect the proposed fire protection assessment schedules.

**FIRE PROTECTION ASSESSMENTS
FISCAL YEAR 2026-2027**

Residential Property Use Categories	Rate Per Square Foot
Residential	\$0.0900

Non-Residential Property Use Categories	Rate Per Square Foot
Non-Residential	\$0.1600

**MAXIMUM FIRE PROTECTION ASSESSMENT
FOR FUTURE FISCAL YEARS**

Residential Property Use Categories	Rate Per Square Foot
Residential	\$0.1053

Non-Residential Property Use Categories	Rate Per Square Foot
Commercial	\$0.1921

Copies of the Fire Protection Assessment Ordinance, the Initial Assessment Resolution and the preliminary Assessment Roll are available for inspection at the City Clerk, City Hall, located at 75 King Street, St. Augustine, Florida.

The fire protection service non-ad valorem assessment will be collected on the ad valorem tax bill to be mailed in November 2026. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the City's Financial Services Department at 904-825-1030, Monday through Friday between 8:00 a.m. and 5:00 p.m.

[INSERT MAP OF THE CITY OF ST. AUGUSTINE]

**CITY COMMISSION
CITY OF ST. AUGUSTINE, FLORIDA**

APPENDIX B

FORM OF NOTICE TO BE MAILED

APPENDIX B

FORM OF NOTICE TO BE MAILED

******* NOTICE TO PROPERTY OWNER *******

City of St. Augustine
75 King Street.
St. Augustine, Florida
32085-0210

CITY OF ST. AUGUSTINE, FLORIDA NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF FIRE PROTECTION NON-AD VALOREM ASSESSMENTS NOTICE DATED: August 20, 2026
--

Owner Name
Address
City, State Zip

Tax Parcel # _____
Legal Description: _____

As required by Section 197.3632, Florida Statutes, and City Ordinance No. 2016 – 20 notice is given by the City of St. Augustine that an annual assessment for fire protection services using the tax bill collection method, may be levied on your property for the fiscal year October 1, 2026 - September 30, 2027. The purpose of this assessment is to fund fire protection services benefitting improved property located within the City of St. Augustine. The total annual fire protection assessment revenue to be collected within the City of St. Augustine is estimated to be \$2,625,453 for the fiscal year October 1, 2026 – September 30, 2027. The annual fire protection assessment is based on the classification of each parcel of property and number of billing units contained therein.

The above parcel is classified as_____.

The total number of billing units on the above parcel is_____.

The type of billing units on the above parcel is_____.

The annual fire protection assessment for Fiscal Year 2026-27 for the above parcel is \$_____.

The maximum annual fire protection assessment that can be imposed without further notice for future fiscal years for the above parcel is \$_____.

A public hearing will be held at 5:05 p.m. on September 9, 2026, in City Commission Chambers, Alcazar Room, of City Hall, 75 King Street, St. Augustine, Florida for the purpose of receiving public comment on the proposed assessments. You and all other affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If you decide to appeal any decision made by the City Commission with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact Darlene Galambos, City Clerk at (904) 825-1007, at least 7 days prior to the date of the hearing.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Fire Protection Assessment Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution, the Preliminary Rate Resolution, and the preliminary assessment roll are available for inspection at the City Clerk, located at City Hall, 75 King Street, St. Augustine, Florida.

The fire protection service non-ad valorem assessment amount shown on this notice will be collected by the St. Johns County Tax Collector on the ad valorem tax bill mailed in November of each year that the assessment is imposed. Failure to pay the assessments could cause a tax certificate to be issued against the property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your fire protection service assessment, please contact the City's Financial Services Department at 904-825-1030, Monday through Friday between 8:00 a.m. and 5:00 p.m.

*** * * * * THIS IS NOT A BILL * * * * ***

CITY OF ST AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 28, 2026

RE: Agenda Items for August 10, 2026, Commission Meeting
Resolutions 2026-17 through 2026-21

Please place the following resolutions on the agenda for the August 10, 2026 City Commission meeting for their consideration:

- Resolution 2026-17 – is the initial resolution to increase the fire assessment fee. This is required by Ordinance 2016-20 which also requires a notice in the newspaper, and a notice mailed to each property owner.
- Resolution 2026-18 – is setting the proposed millage rate to 7.5 mills. At the Special Commission meeting held on July 13th, the Commission gave consensus on keeping the current millage rate of 7.5 this resolution formalizes that.
- Resolution 2026-19 – Adjusts the proprietary fund rates and service fees for Fiscal Year 2027 which includes the water and wastewater, solid waste, stormwater and the marina. This resolution will require a public hearing.
- Resolution 2026-20 – Increases the base rate and the per bedroom rate charged for short term rentals to recover the costs of administering the program for FY 2027.
- Resolution 2026-21 – Adopts the Vehicle for Hire and Franchise Program fees.

In addition to the resolutions, supplemental information is included as requested by the Commission which are:

- A summary sheet outlining the proposed changes to the fees
- A listing of City-owned rental properties.
- An analysis illustrating the impact of the proposed fee adjustments on a household within the City.

Please let me know if there are any questions or you need additional information.

A handwritten signature in cursive script that reads "Melissa Burns".

Melissa Burns, CGFO
Director, Finance

Encl: Resolution 2026-17, Resolution 2026-18,
Resolution 2026-19, Resolution 2026-20,
Resolution 2026-21, Rate Summary Sheet.
List of Rental Properties, Household Analysis

xc: Meredith Breidenstein, Assistant City Manager
Darlene Galambos, City Clerk
file

RESOLUTION NO. 2026-18

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF ST. AUGUSTINE, FLORIDA ADOPTING THE
PROPOSED LEVY OF AD VALOREM TAXES FOR
FISCAL YEAR 2026-2027.**

WHEREAS, the City Commission of the City of St. Augustine, Florida has determined the proposed millage rate of the City of St. Augustine, Florida shall be 7.5000 mills and;

WHEREAS, the City Commission of the City of St. Augustine, Florida has determined its rolled-back rate is 7.2385 mills and;

WHEREAS, the City Commission of the City of St. Augustine, Florida has determined a public hearing on the proposed millage rate and budget will be held on Thursday, September 9, 2026 at 5:05 p.m.

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA:

Section 1. The proposed millage rate of the City of St. Augustine, Florida, shall be 7.5000 mills for the general operating budget, which constitutes the total proposed millage rate and which represents a 3.61% increase over the rolled-back rate.

Section 2. The City Manager of the City of St. Augustine, Florida is hereby directed, as Chief Executive Officer of the City of St. Augustine, Florida to appropriately notify and advise the Property Appraiser of the County of St. Johns of such proposed millage rate and public hearing date.

ADOPTED in regular session of the City Commission of the City of St. Augustine, Florida, this 10th day of August 2026.

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 28, 2026

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Resolutions 2026-17 through 2026-21

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- Resolution 2026-19 – Adjusts the proprietary fund rates and service fees for Fiscal Year 2027 which includes the water and wastewater, solid waste, stormwater and the marina. This resolution will require a public hearing.
- Resolution 2026-20 – Increases the base rate and the per bedroom rate charged for short term rentals to recover the costs of administering the program for FY 2027.
- Resolution 2026-21 – Adopts the Vehicle for Hire and Franchise Program fees.

In addition to the resolutions, supplemental information is included as requested by the Commission which are:

- A summary sheet outlining the proposed changes to the fees
- A listing of City-owned rental properties.
- An analysis illustrating the impact of the proposed fee adjustments on a household within the City.

Please let me know if there are any questions or you need additional information.

A handwritten signature in cursive script that reads "Melissa Burns".

Melissa Burns, CGFO
Director, Finance

Encl: Resolution 2026-17, Resolution 2026-18,
Resolution 2026-19, Resolution 2026-20,
Resolution 2026-21, Rate Summary Sheet.
List of Rental Properties, Household Analysis

xc: Meredith Breidenstein, Assistant City Manager
Darlene Galambos, City Clerk
file

RESOLUTION NO. 2026-20

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, ADJUSTING THE FEE SCHEDULE INCLUDING REGISTRATION FEES, ANNUAL REGISTRATION RENEWAL FEES, LATE FEES FOR ANNUAL REGISTRATION RENEWAL AND RE-INSPECTION FEES FOR SHORT TERM (VACATION) RENTALS IN THE CITY OF ST. AUGUSTINE, THEREFORE HEREBY ADOPTING THE FEE SCHEDULE AS PER SEC 28-63 SCHEDULE OF FEES, OF THE CODE OF THE CITY OF ST. AUGUSTINE.

WHEREAS, Ordinance 2019-50 requires the registration and annual inspection of short term (vacation) rentals in the City of St. Augustine; and

WHEREAS, the costs to administer the program to monitor, register and inspect short term (vacation) rentals should be borne by the owners of such short term (vacation) rentals; and

WHEREAS, fees can be amended by the City Commission from time to time; and

WHEREAS, the fees that are imposed by the city are rationally related to, and proportionate with, the actual costs of administering all aspects of the ordinances creating such regulations; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, THAT

Section 1. Upon the effective date of this resolution the fee schedule shall be amended by resolution of the City Commission.

Section 2. Short Term (Vacation) Rental Fees

1. Base fee of \$335.75 per rental unit and a fee of \$100.20 per rental bedroom (per rental unit) for initial registration. This fee will also apply to the annual registration renewal for each rental unit and for each rental bedroom for each subsequent year after the initial registration, calculated using the City of St. Augustine's adopted Fiscal Year (Sept 31-Oct1)
2. Late Fee for Annual Registration Renewal - \$100
3. Re-Inspection Fee for Code Compliance Inspection and/or Fire-Safety Inspection- \$50 per re-inspection upon failure of initial unit inspection by either the City Code Enforcement Division or the City Fire Department or their Designated Representatives

Section 3. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this resolution.

Section 4. Effective Date. This resolution shall become effective on October 1, 2026.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida this 10th day of August 2026.

CITY OF ST. AUGUSTINE, FLORIDA

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

City Clerk, Darlene Galambos
(Corporate Seal)

CITY OF ST AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 28, 2026

RE: Agenda Items for August 10, 2026, Commission Meeting
Resolutions 2026-17 through 2026-21

Please place the following resolutions on the agenda for the August 10, 2026 City Commission meeting for their consideration:

- Resolution 2026-17 – is the initial resolution to increase the fire assessment fee. This is required by Ordinance 2016-20 which also requires a notice in the newspaper, and a notice mailed to each property owner.
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- Resolution 2026-20 – Increases the base rate and the per bedroom rate charged for short term rentals to recover the costs of administering the program for FY 2027.
- Resolution 2026-21 – Adopts the Vehicle for Hire and Franchise Program fees.

In addition to the resolutions, supplemental information is included as requested by the Commission which are:

- A summary sheet outlining the proposed changes to the fees
- A listing of City-owned rental properties.
- An analysis illustrating the impact of the proposed fee adjustments on a household within the City.

Please let me know if there are any questions or you need additional information.

A handwritten signature in cursive script that reads "Melissa Burns".

Melissa Burns, CGFO
Director, Finance

Encl: Resolution 2026-17, Resolution 2026-18,
Resolution 2026-19, Resolution 2026-20,
Resolution 2026-21, Rate Summary Sheet.
List of Rental Properties, Household Analysis

xc: Meredith Breidenstein, Assistant City Manager
Darlene Galambos, City Clerk
file

RESOLUTION 2026-21

A RESOLUTION OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA MADE PURSUANT TO THE AUTHORITY OF CHAPTER 14 AND CHAPTER 27 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR AND ADOPTING A SCHEDULE OF VEHICLE FOR HIRE PROGRAM ADMINISTRATION FEES AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance 2026-10 amended Chapter 27, and Ordinance 2026-11 amended Chapter 14 of the Code of the City of St. Augustine improving regulations that govern vehicles for hire and franchises; and

WHEREAS, the costs to administer the Vehicles for Hire and Franchises program to review applications, and conduct inspections and ensure compliance through monitoring should be borne by the applicants; and

WHEREAS, a fee schedule needs to be adopted to reflect the fees necessary to administer the Vehicles for Hire and Franchises program.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of St. Augustine, Florida that:

Section 1. The schedule of fees described in Exhibit "A", Annual Vehicles for Hire and Franchises program Fees, attached hereto and incorporated herein, are adopted by the City of St. Augustine.

Section 2. The Resolution shall take effect immediately upon adoption; provided, however, that the effective date of the various rates and fee charges shall become effective October 1, 2026.

ADOPTED in regular session of the City Commission of St. Augustine, Florida, this 10th day of August 2026.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

Exhibit A

Annual Vehicles for Hire and Franchises Program Fees

Application	\$ 50	Non-reimbursable
Inspection	\$ 50	Per vehicle (non-reimbursable after inspection)
Enforcement	\$ 1,200	Per application (covers 1-full time & 1- part time staff) (reimbursable if application is not approved)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 30, 2026

RE: Staff Report Item for the August 10, 2026, City Commission Meeting
Proposal to Expand the St Augustine Rider (STAR) Circulator Route

Staff is pleased to propose an expansion of the St. Augustine Rider (STAR) Circulator to include 16 new stops along A1A Boulevard and A1A Beach Boulevard. The proposed route will operate as a 1.5-hour loop, providing service seven days a week from 9:00 a.m. to 9:00 p.m.

The expanded route is proposed to operate until the start of the Nights of Lights season, at which time service will be modified to accommodate the City's seasonal transportation demands. This expansion supports the City's long-term Mobility Plan by improving connectivity, increasing access to key destinations, and providing residents and visitors with additional transportation options between the mainland, the island, and the beach.

Attached please find the "Star Circulator Mainland and Beach Routes" to review the proposed added stops. I am available for any questions you may have. I may be reached by phone at 904.209.4254 or via email at jperkins@citystaug.com.

Respectfully Submitted,



Jaime D. Perkins, MPA, PMP
Director, Community Services

Attachments: Star Circulator Mainland and Beach Routes

Copy: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, PE, Assistant City Manager
Isabelle Lopez, City Attorney

Star Circulator Mainland and Beach Routes



City of St. Augustine, Florida

Stop Name: Visitor Information Center (VIC)

Stop Number: 1

Address: 1 Cordova ST

Departure Shuttle 1 - 9:00 AM

Departure Shuttle 2 - 9:30 AM

Departure Shuttle 3 - 10:00 AM

Departure Shuttle 4 - 10:30 AM

Depart Times:

09:00:00, 09:30:00,

10:00:00, 10:30:00

Depart Times:

09:03:00, 09:33:00,

10:03:00, 10:33:00

- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
- 6 St Augustine Bch City Hall
- 7 Hilton Garden Inn
- 8 Best Western Seaside
- 9 Courtyard by Marriot
- 10 Quality Inn
- 11 Guy Harvey Resort
- 12 La Fiesta Inn and Suites
- 13 Castillo Real Resort
- 14 Hampton Inn
- 15 Embassy Suites
- 16 Surf Station
- 17 Anastasia Blvd North
- 18 Plaza

Routes

- Outbound
- Return

City Limits

Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 1 of 18

Date Saved: 7/20/2026 3:27 PM

Details:

Scale: 1:4,000

0 0.03 0.05 0.1 Miles

Data Sources:

Data is derived from multiple sources and is provided by the City of St. Augustine's GIS Division. The Base Map is provided by ESRI and attribution can be found above.

COSA Portal: <https://gis.citystaug.com/portal/home/index.html>

Public Portal: <https://data-staug.opendata.arcgis.com/>

City Website: www.citystaug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

DISCLAIMER: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown herein.



Star Circulator Mainland and Beach Routes

 **City of St. Augustine, Florida**

Stop Name: Bayfront
Stop Number: 2
Address: 14 Avenida Menendez

Departure Shuttle 1 - 9:03 AM
Departure Shuttle 2 - 9:33 AM
Departure Shuttle 3 - 10:03 AM
Departure Shuttle 4 - 10:33 AM



Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 2 of 18

Date Saved: 7/20/2026 3:27 PM

Details:

N

Scale: 1:4,000

0 0.03 0.05 0.1 Miles

Data Sources:

Data is derived from multiple sources and is provided by the City of St. Augustine's GIS Division. The Base Map is provided by ESRI and attribution can be found above.

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City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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Star Circulator
Mainland and Beach Routes

 **City of St. Augustine, Florida**

Stop Name: Plaza
Stop Number: 3
Address: 150 Charlotte ST

Departure Shuttle 1 - 9:06 AM
Departure Shuttle 2 - 9:36 AM
Departure Shuttle 3 - 10:06 AM
Departure Shuttle 4 - 10:36 AM

Depart Times:
09:03:00, 09:33:00
10:03:00, 10:33:00

Depart Times:
09:06:00, 09:36:00,
10:06:00, 10:36:00

Depart Times:
10:26:00, 10:56:00,
11:26:00, 11:56:00

- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
- 6 St Augustine Bch City Hall
- 7 Hilton Garden Inn
- 8 Best Western Seaside
- 9 Courtyard by Marriott
- 10 Quality Inn
- 11 Guy Harvey Resort
- 12 La Fiesta Inn and Suites
- 13 Castillo Real Resort
- 14 Hampton Inn
- 15 Embassy Suites
- 16 Surf Station
- 17 Anastasia Blvd North
- 18 Plaza

Routes

-  Outbound
-  Return
-  City Limits

Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 3 of 18

Date Saved: 7/20/2026 3:27 PM

Details:

Scale: 1:4,000

0 0.03 0.05 0.1 Miles

Data Sources:

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Star Circulator Mainland and Beach Routes



City of St. Augustine, Florida

Stop Name: Anastasia Blvd South

Stop Number: 4

Address: 110 Anastasia Blvd

Departure Shuttle 1 - 9:16 AM

Departure Shuttle 2 - 9:46 AM

Departure Shuttle 3 - 10:16 AM

Departure Shuttle 4 - 10:46 AM



Star Circulator Mainland and Beach Routes



City of St. Augustine, Florida

Stop Name: Alligator Farm

Stop Number: 5

Address: 999 Anastasia Blvd.

Departure Shuttle 1 - 9:19 AM

Departure Shuttle 2 - 9:49 AM

Departure Shuttle 3 - 10:19 AM

Departure Shuttle 4 - 10:49 AM

Depart Times:

09:19:00, 09:49:00,

10:19:00, 10:49:00

Depart Times:

10:08:00, 10:38:00,

11:08:00, 11:38:00

- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
- 6 St Augustine Bch City Hall
- 7 Hilton Garden Inn
- 8 Best Western Seaside
- 9 Courtyard by Marriot
- 10 Quality Inn
- 11 Guy Harvey Resort
- 12 La Fiesta Inn and Suites
- 13 Castillo Real Resort
- 14 Hampton Inn
- 15 Embassy Suites
- 16 Surf Station
- 17 Anastasia Blvd North
- 18 Plaza

Routes

- Outbound
- Return

City Limits

Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 5 of 18

Date Saved: 7/20/2026 3:27 PM

Details:

Scale: 1:4,000

0 0.03 0.05 0.1 Miles

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Star Circulator Mainland and Beach Routes



City of St. Augustine, Florida

Stop Name: St Augustine Beach City Hall

Stop Number: 6

Address: 2200 A1A Beach Blvd

Departure Shuttle 1 - 9:29 AM

Departure Shuttle 2 - 9:59 AM

Departure Shuttle 3 - 10:29 AM

Departure Shuttle 4 - 10:59 AM

Depart Times:

09:29:00, 09:59:00,

10:29:00, 10:59:00

- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
- 6 St Augustine Bch City Hall
- 7 Hilton Garden Inn
- 8 Best Western Seaside
- 9 Courtyard by Marriot
- 10 Quality Inn
- 11 Guy Harvey Resort
- 12 La Fiesta Inn and Suites
- 13 Castillo Real Resort
- 14 Hampton Inn
- 15 Embassy Suites
- 16 Surf Station
- 17 Anastasia Blvd North
- 18 Plaza

Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 6 of 18

Date Saved: 7/20/2026 3:27 PM

Details:



Scale: 1:4,000

0 0.03 0.05 0.1 Miles

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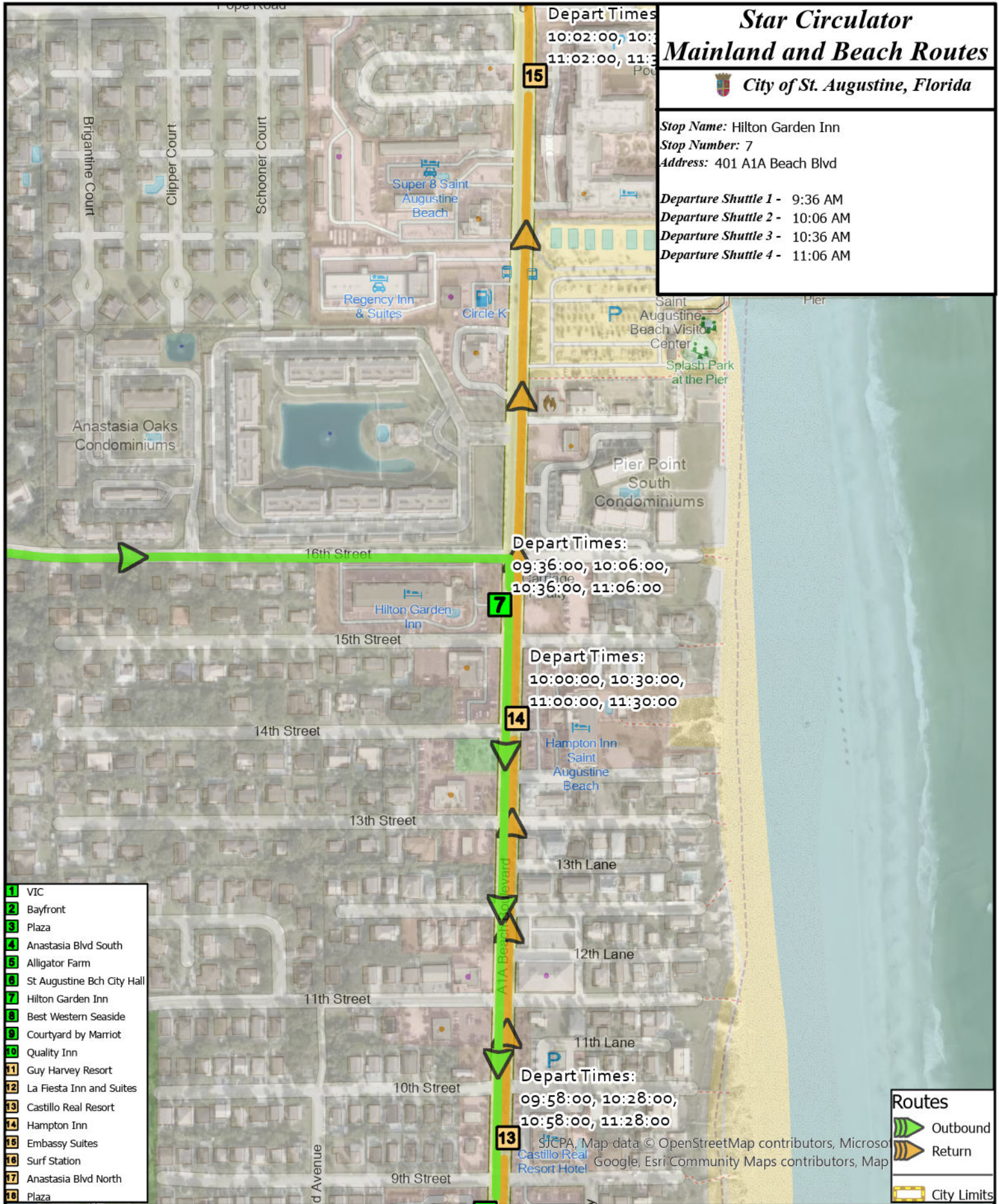
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Routes

- Outbound
- Return

City Limits





Star Circulator

Mainland and Beach Routes

City of St. Augustine, Florida

Stop Name: Hilton Garden Inn
Stop Number: 7
Address: 401 A1A Beach Blvd

Departure Shuttle 1 - 9:36 AM
Departure Shuttle 2 - 10:06 AM
Departure Shuttle 3 - 10:36 AM
Departure Shuttle 4 - 11:06 AM

- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
- 6 St Augustine Bch City Hall
- 7 Hilton Garden Inn
- 8 Best Western Seaside
- 9 Courtyard by Marriot
- 10 Quality Inn
- 11 Guy Harvey Resort
- 12 La Fiesta Inn and Suites
- 13 Castillo Real Resort
- 14 Hampton Inn
- 15 Embassy Suites
- 16 Surf Station
- 17 Anastasia Blvd North
- 18 Plaza



Star Circulator Mainland and Beach Routes



City of St. Augustine, Florida

Stop Name: Courtyard by Marriot

Stop Number: 9

Address: 605 A1A Beach Blvd

Departure Shuttle 1 - 9:41 AM

Departure Shuttle 2 - 10:11 AM

Departure Shuttle 3 - 10:41 AM

Departure Shuttle 4 - 11:11 AM

Depart Times

09:58:00, 10:28:00,

10:58:00, 11:28:00

13

Depart Times:

09:39:00, 10:09:00,

10:39:00, 11:09:00

8

Depart Times:

09:41:00, 10:11:00,

10:41:00, 11:11:00

9

- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
- 6 St Augustine Bch City Hall
- 7 Hilton Garden Inn
- 8 Best Western Seaside
- 9 Courtyard by Marriot
- 10 Quality Inn
- 11 Guy Harvey Resort
- 12 La Fiesta Inn and Suites
- 13 Castillo Real Resort
- 14 Hampton Inn
- 15 Embassy Suites
- 16 Surf Station
- 17 Anastasia Blvd North
- 18 Plaza

Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 9 of 18

Date Saved: 7/20/2026 3:27 PM

Details:



Scale: 1:4,000

0 0.03 0.05 0.1 Miles

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Routes



City Limits



Star Circulator Mainland and Beach Routes

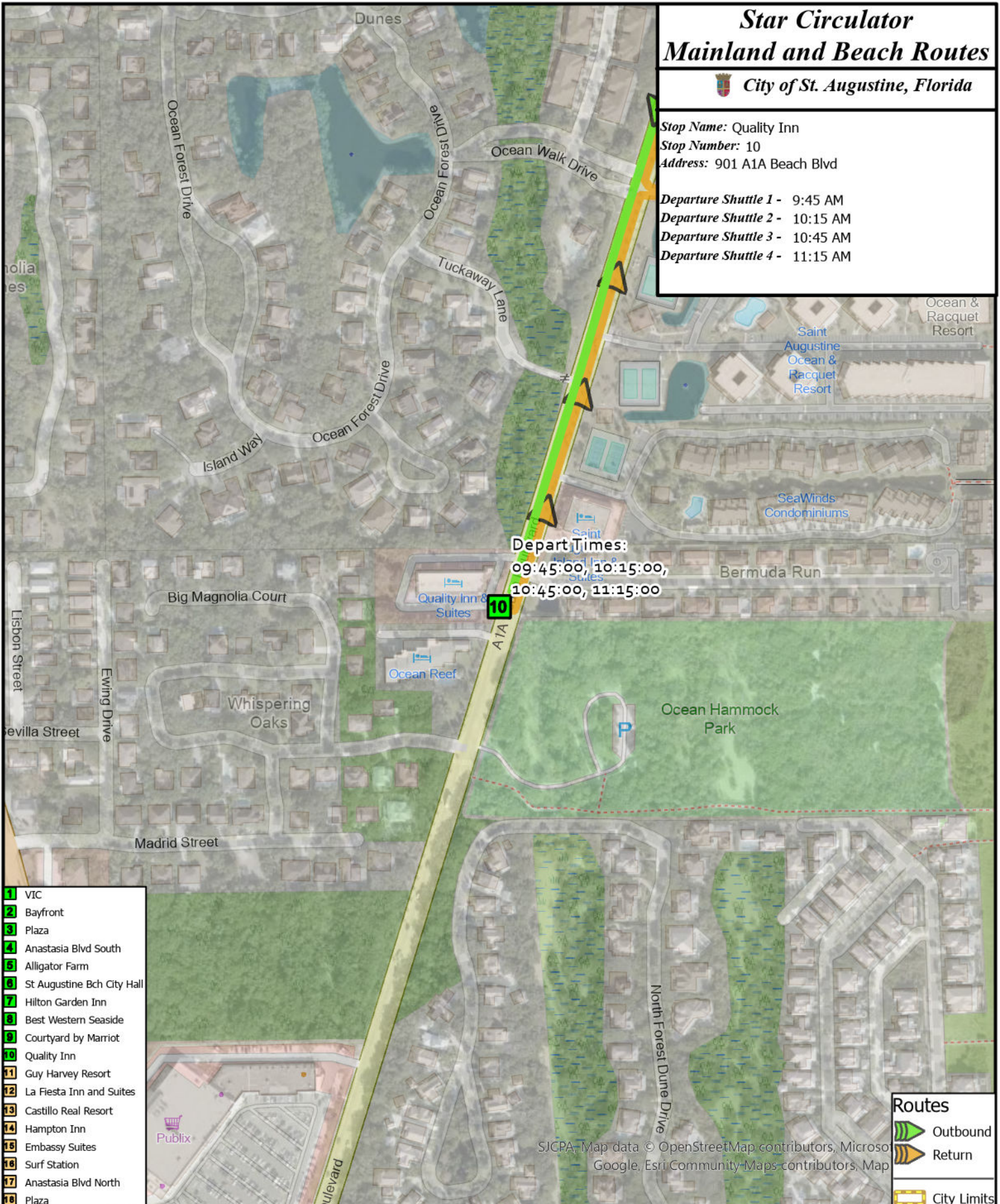


City of St. Augustine, Florida

Stop Name: Quality Inn
Stop Number: 10
Address: 901 A1A Beach Blvd

Departure Shuttle 1 - 9:45 AM
Departure Shuttle 2 - 10:15 AM
Departure Shuttle 3 - 10:45 AM
Departure Shuttle 4 - 11:15 AM

Depart Times:
09:45:00, 10:15:00,
10:45:00, 11:15:00



- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
- 6 St Augustine Bch City Hall
- 7 Hilton Garden Inn
- 8 Best Western Seaside
- 9 Courtyard by Marriot
- 10 Quality Inn
- 11 Guy Harvey Resort
- 12 La Fiesta Inn and Suites
- 13 Castillo Real Resort
- 14 Hampton Inn
- 15 Embassy Suites
- 16 Surf Station
- 17 Anastasia Blvd North
- 18 Plaza

Routes

- Outbound
- Return

City Limits

Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 10 of 18

Date Saved: 7/20/2026 3:27 PM

Details:



Scale: 1:4,000

0 0.03 0.05 0.1 Miles

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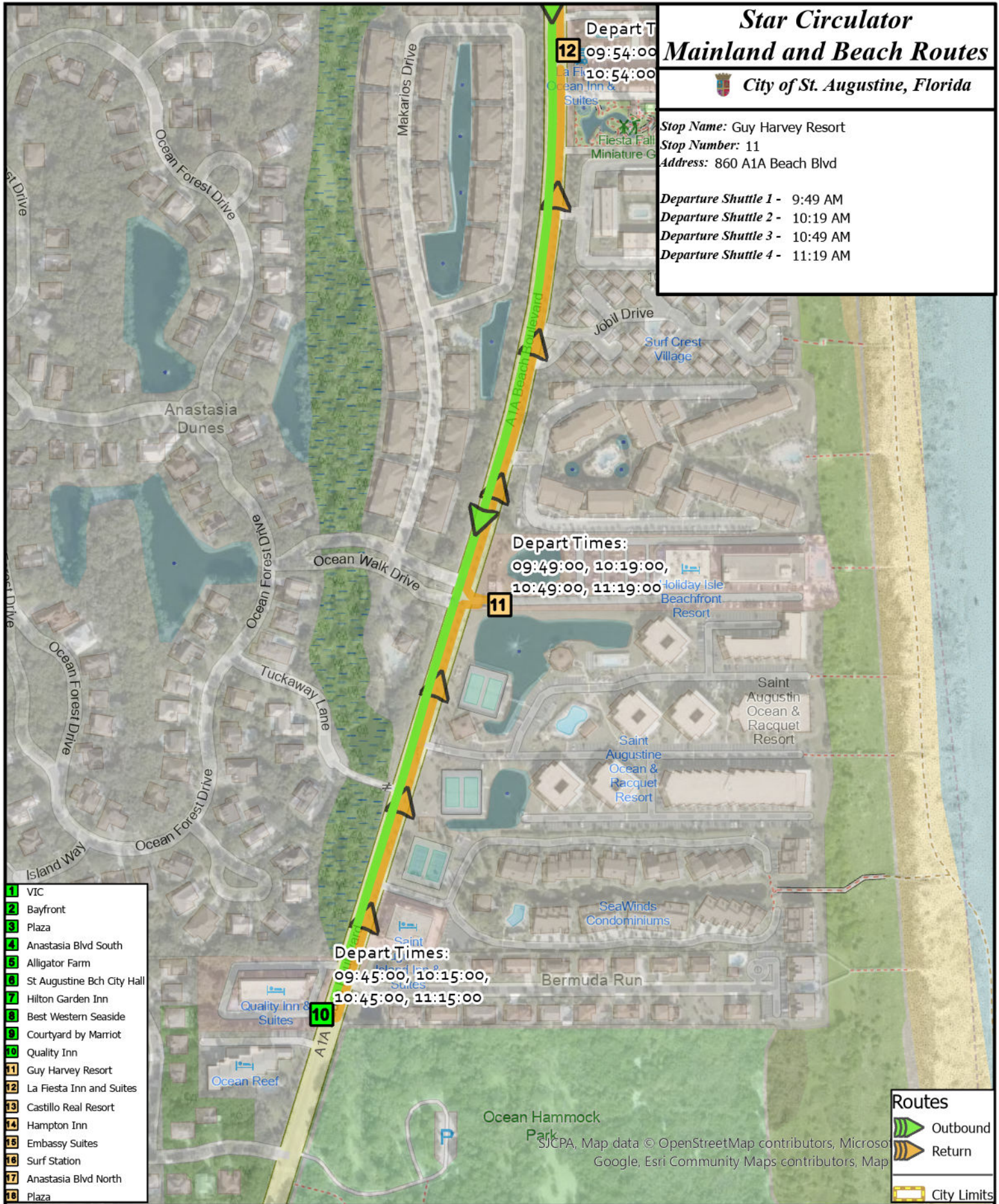
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Star Circulator

Mainland and Beach Routes

City of St. Augustine, Florida

Stop Name: Guy Harvey Resort

Stop Number: 11

Address: 860 A1A Beach Blvd

Departure Shuttle 1 - 9:49 AM

Departure Shuttle 2 - 10:19 AM

Departure Shuttle 3 - 10:49 AM

Departure Shuttle 4 - 11:19 AM

- 1

VIC
- 2

Bayfront
- 3

Plaza
- 4

Anastasia Blvd South
- 5

Alligator Farm
- 6

St Augustine Bch City Hall
- 7

Hilton Garden Inn
- 8

Best Western Seaside
- 9

Courtyard by Marriot
- 10

Quality Inn
- 11

Guy Harvey Resort
- 12

La Fiesta Inn and Suites
- 13

Castillo Real Resort
- 14

Hampton Inn
- 15

Embassy Suites
- 16

Surf Station
- 17

Anastasia Blvd North
- 18

Plaza

Routes

Outbound

Return

City Limits

ST AUGUSTINE

EST. 1565

Star Circulator Mainland and Beach Routes

 **City of St. Augustine, Florida**

Stop Name: La Fiesta Inn and Suites

Stop Number: 12

Address: 810 A1A Beach Blvd

Departure Shuttle 1 - 9:54 AM

Departure Shuttle 2 - 10:24 AM

Departure Shuttle 3 - 10:54 AM

Departure Shuttle 4 - 11:24 AM

Depart Times:

09:54:00, 10:24:00,

10:54:00, 11:24:00

12

La Fiesta
Ocean Inn &
Suites

Fiesta Falls
Miniature Golf

Ponce
Landing

Jobil Drive

Surf Crest
Village

Depart Times:

09:49:00, 10:19:00,

10:49:00, 11:19:00

11

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- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
- 6 St Augustine Bch City Hall
- 7 Hilton Garden Inn
- 8 Best Western Seaside
- 9 Courtyard by Marriot
- 10 Quality Inn
- 11 Guy Harvey Resort
- 12 La Fiesta Inn and Suites
- 13 Castillo Real Resort
- 14 Hampton Inn
- 15 Embassy Suites
- 16 Surf Station
- 17 Anastasia Blvd North
- 18 Plaza

Routes

-  Outbound
-  Return

 City Limits

Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 12 of 18

Date Saved: 7/20/2026 3:27 PM

Details:

N

Scale: 1:4,000

0 0.03 0.05 0.1 Miles

Data Sources:

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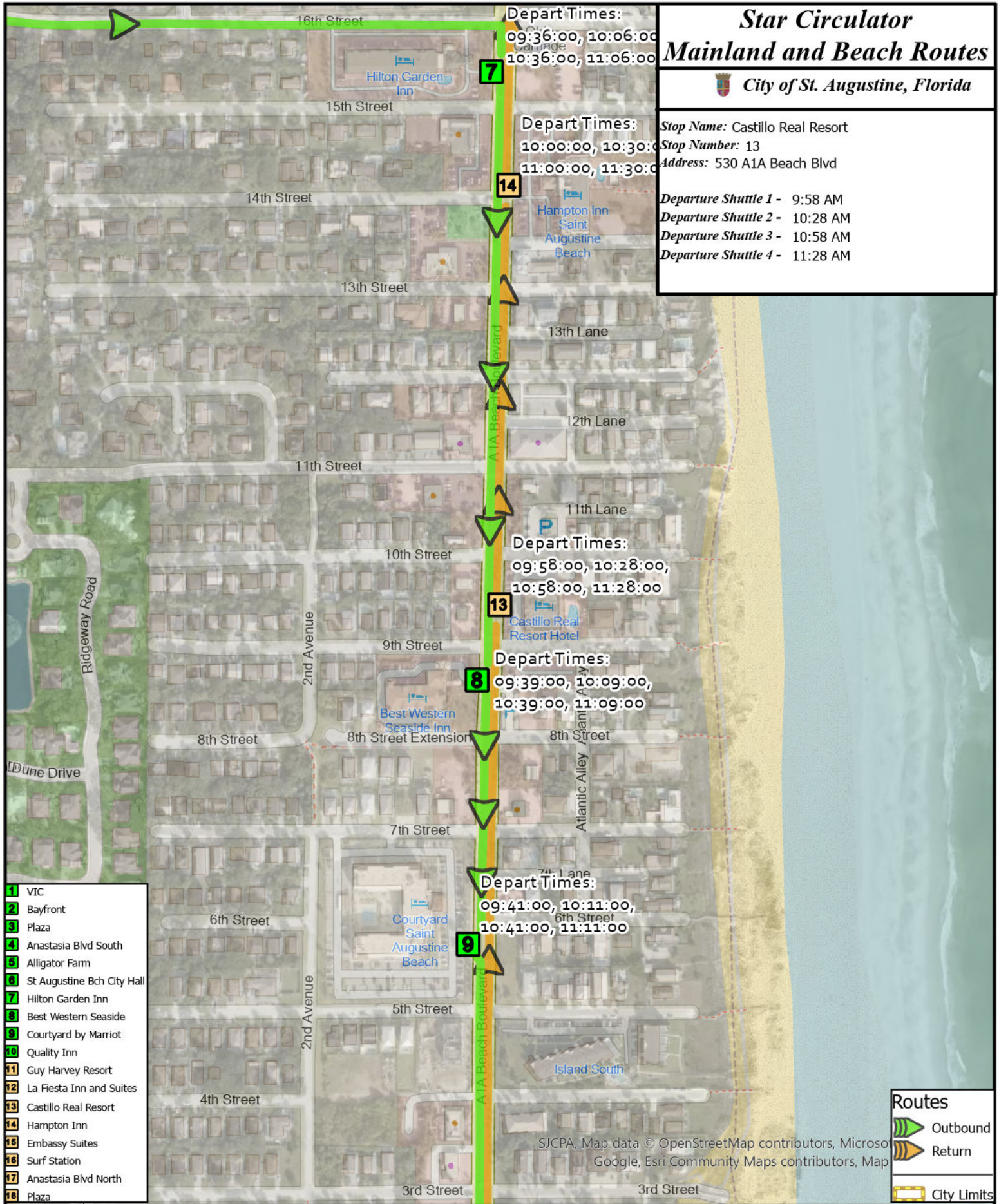
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Star Circulator Mainland and Beach Routes

City of St. Augustine, Florida

Stop Name: Castillo Real Resort
Stop Number: 13
Address: 530 A1A Beach Blvd
Departure Shuttle 1 - 9:58 AM
Departure Shuttle 2 - 10:28 AM
Departure Shuttle 3 - 10:58 AM
Departure Shuttle 4 - 11:28 AM

Depart Times:
09:36:00, 10:06:00
10:36:00, 11:06:00

Depart Times:
10:00:00, 10:30:00
11:00:00, 11:30:00

Depart Times:
09:58:00, 10:28:00,
10:58:00, 11:28:00

Depart Times:
09:39:00, 10:09:00,
10:39:00, 11:09:00

Depart Times:
09:41:00, 10:11:00,
10:41:00, 11:11:00

- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
- 6 St Augustine Bch City Hall
- 7 Hilton Garden Inn
- 8 Best Western Seaside
- 9 Courtyard by Marriot
- 10 Quality Inn
- 11 Guy Harvey Resort
- 12 La Fiesta Inn and Suites
- 13 Castillo Real Resort
- 14 Hampton Inn
- 15 Embassy Suites
- 16 Surf Station
- 17 Anastasia Blvd North
- 18 Plaza

Routes

- Outbound
- Return

City Limits

Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 13 of 18

Date Saved: 7/20/2026 3:27 PM

Details:

Scale: 1:4,000

0 0.03 0.05 0.1 Miles

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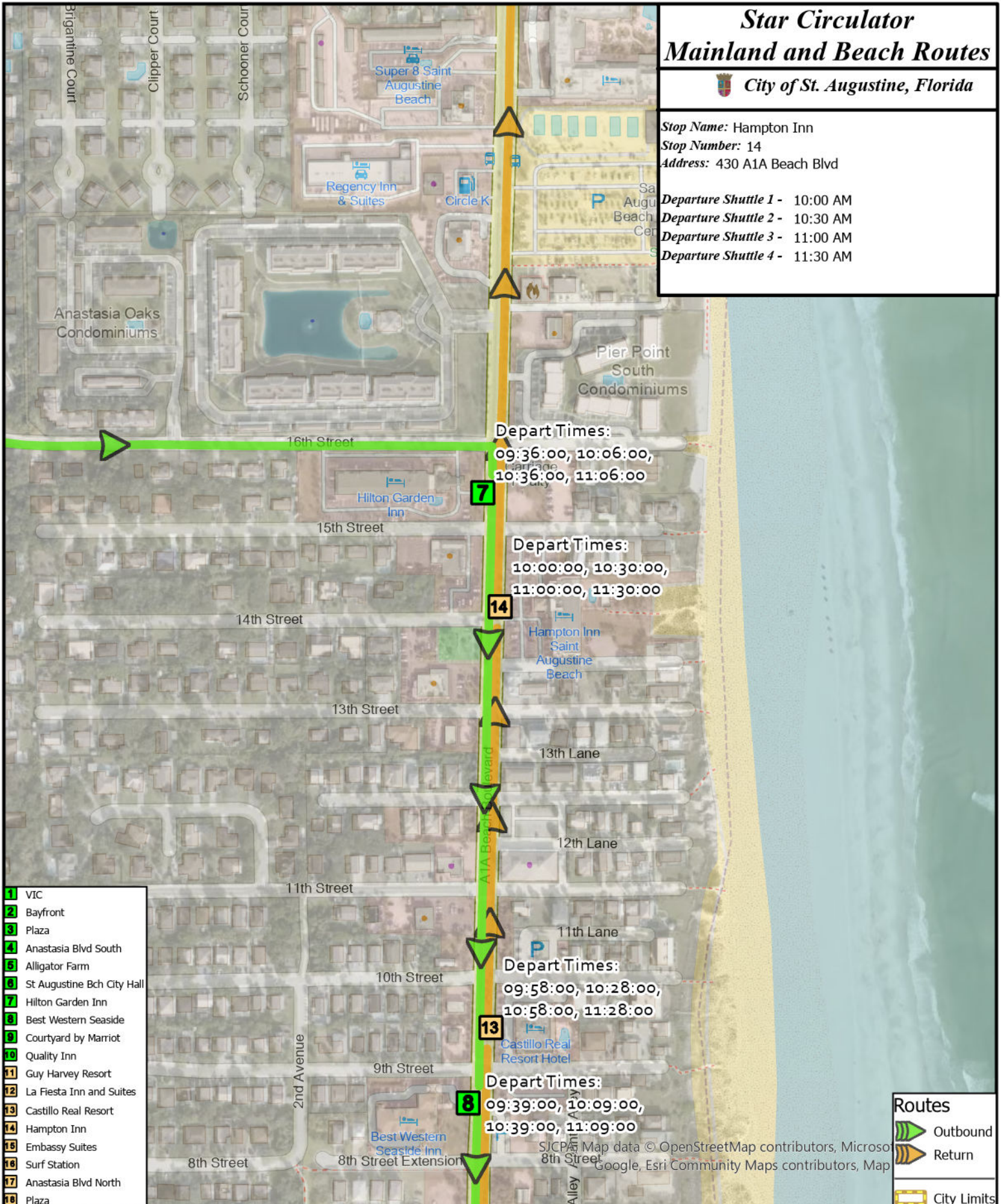


Star Circulator Mainland and Beach Routes

 **City of St. Augustine, Florida**

Stop Name: Hampton Inn
Stop Number: 14
Address: 430 A1A Beach Blvd

Departure Shuttle 1 - 10:00 AM
Departure Shuttle 2 - 10:30 AM
Departure Shuttle 3 - 11:00 AM
Departure Shuttle 4 - 11:30 AM



Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 14 of 18

Date Saved: 7/20/2026 3:27 PM

Details:

N

Scale: 1:4,000

0 0.03 0.05 0.1 Miles

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Routes

 Outbound
 Return

 City Limits



Star Circulator Mainland and Beach Routes



City of St. Augustine, Florida

Stop Name: Embassy Suites

Stop Number: 15

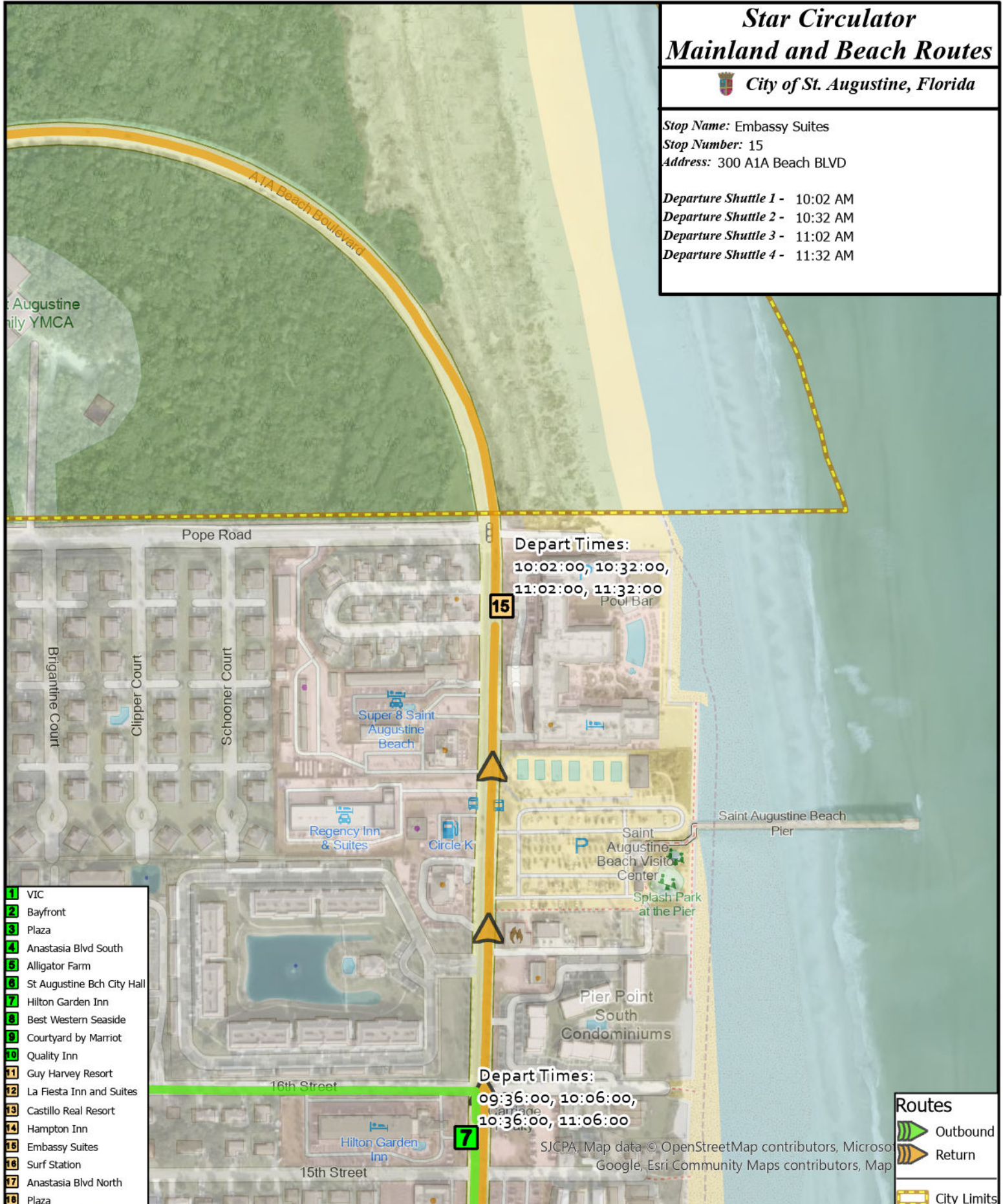
Address: 300 A1A Beach BLVD

Departure Shuttle 1 - 10:02 AM

Departure Shuttle 2 - 10:32 AM

Departure Shuttle 3 - 11:02 AM

Departure Shuttle 4 - 11:32 AM



Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 15 of 18

Date Saved: 7/20/2026 3:27 PM

Details:

N

Scale: 1:4,000

0 0.03 0.05 0.1 Miles

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Star Circulator Mainland and Beach Routes



City of St. Augustine, Florida

Stop Name: Surf Station
Stop Number: 16
Address: 1020 Anastasia Blvd

Departure Shuttle 1 - 10:08 AM
Departure Shuttle 2 - 10:38 AM
Departure Shuttle 3 - 11:08 AM
Departure Shuttle 4 - 11:38 AM

Depart Times:
09:19:00, 09:49:00,
10:19:00, 10:49:00

Depart Times:
10:08:00, 10:38:00,
11:08:00, 11:38:00

- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
- 6 St Augustine Bch City Hall
- 7 Hilton Garden Inn
- 8 Best Western Seaside
- 9 Courtyard by Marriot
- 10 Quality Inn
- 11 Guy Harvey Resort
- 12 La Fiesta Inn and Suites
- 13 Castillo Real Resort
- 14 Hampton Inn
- 15 Embassy Suites
- 16 Surf Station
- 17 Anastasia Blvd North
- 18 Plaza

Routes

- Outbound
- Return

City Limits

Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 16 of 18

Date Saved: 7/20/2026 3:27 PM

Details:

Scale: 1:4,000

0 0.03 0.05 0.1 Miles

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Star Circulator Mainland and Beach Routes



City of St. Augustine, Florida

Stop Name: Anastasia Blvd North

Stop Number: 17

Address: 115 Anastasia Blvd

Departure Shuttle 1 - 10:13 AM

Departure Shuttle 2 - 10:43 AM

Departure Shuttle 3 - 11:13 AM

Departure Shuttle 4 - 11:43 AM



- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
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- 8 Best Western Seaside
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- 10 Quality Inn
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- 17 Anastasia Blvd North
- 18 Plaza

Routes

- Outbound
- Return

City Limits

Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 17 of 18

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0 0.03 0.05 0.1 Miles

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Star Circulator Mainland and Beach Routes



City of St. Augustine, Florida

Stop Name: Plaza

Stop Number: 18

Address: 173 Charlotte ST

Departure Shuttle 1 - 10:26 AM

Departure Shuttle 2 - 10:56 AM

Departure Shuttle 3 - 11:26 AM

Departure Shuttle 4 - 11:56 AM

Depart Times

09:03:00, 09:36:00,

10:03:00, 10:36:00

Depart Times:

09:06:00, 09:36:00,

10:06:00, 10:36:00

Depart Times:

10:26:00, 10:56:00,

11:26:00, 11:56:00

- 1 VIC
- 2 Bayfront
- 3 Plaza
- 4 Anastasia Blvd South
- 5 Alligator Farm
- 6 St Augustine Bch City Hall
- 7 Hilton Garden Inn
- 8 Best Western Seaside
- 9 Courtyard by Marriott
- 10 Quality Inn
- 11 Guy Harvey Resort
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- 14 Hampton Inn
- 15 Embassy Suites
- 16 Surf Station
- 17 Anastasia Blvd North
- 18 Plaza

Star Circulator Study Map

This map depicts Downtown and Anastasia Island Routes and is intended to inform Staff.

Page 18 of 18

Date Saved: 7/20/2026 3:27 PM

Details:

N

Scale: 1:4,000

0 0.03 0.05 0.1 Miles

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Routes

- Outbound
- Return

City Limits



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice-Mayor and City Commissioners

DATE: July 30, 2026

RE: OPTIONS FOR REORGANIZATION MEETING

At the July 27th City Commission meeting Mayor-elect Garris asked for consensus to explore options for relocating the reorganization meeting to a larger venue. The City Manager is exploring possible venues, and at the staff level we have discussed the possibility of also changing the start time of that meeting. As you know the meeting essentially has two parts; a ceremonial swearing-in of our newly elected or re-elected commissioners, and a brief business meeting to adopt the Commission's procedural rules (commonly referred to as the Reorganization Resolution).

The City Charter states that:

- **Sec. 5.02. - Regular meetings.**

At 7:30 p.m. on the first Monday in December, 1988, and thereafter at 7:30 p.m. on the first Monday in December following each regular municipal election, the city commission shall meet at the usual place for holding the meetings of the legislative body of the city, at which time the newly elected commissioners shall assume the duties of office. Thereafter, the city commission shall meet at such time as may be prescribed by ordinance or resolution, except that it shall meet regularly not less than once each month, unless such meeting is impracticable due to a federal, state, or local declaration of a state of emergency.

(Laws of Fla. (1925) ch. 11148, § 20; Laws of Fla. (1951) ch. 27856, § 1; Ord. No. 87-17, § 2, 4-13-87; Ord. No. 18-14, § 1, 11-13-18)

The City's annual Nights of Lights is active by the first Monday of December, meaning that evening holiday tours, holiday events, and crowds will be in the city vying for parking spaces and restaurant reservations. Having a meeting begin at 7:30 p.m. means that city staff must go home to their families at the end of their workday and then come back into town during Nights of Lights for the ceremonial meeting.

As a discussion item for the City Commission, I have prepared three alternate choices;

Option A: an 11 a.m. meeting time, which would allow commissioners and their families to attend the ceremony and then enjoy a less crowded luncheon at their favorite restaurant,

Option B: a 5:00 p.m. start time which would allow staff to end their workday at the normal time and stay immediately thereafter for the ceremony and brief meeting, still allowing commissioners to dine with family and friends after the ceremony, or finally

Option C: leaving the start time at 7:30 p.m.

For each of these alternative times, I have amended the existing language to allow flexibility in the location of the ceremony and reorganization meeting.

Option A:

At **11:00 a.m.** on the first Monday in December, **2026**, and thereafter at **11:00 a.m.** on the first Monday in December following each regular municipal election, the city commission shall meet at **City Hall, or at any location within the municipal boundaries of the City**

of St. Augustine consistent with Florida's Government in the Sunshine Law, at which time the newly elected commissioners shall assume the duties of office. Thereafter, the city commission shall meet at such time as may be prescribed by ordinance or resolution, except that it shall meet regularly not less than once each month, unless such meeting is impracticable due to a federal, state, or local declaration of a state of emergency.

Option B:

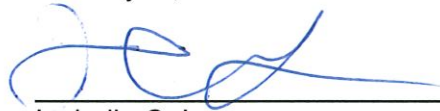
At **5:00 p.m.** on the first Monday in December, **2026**, and thereafter at **5:00 p.m.** on the first Monday in December following each regular municipal election, the city commission shall meet at **City Hall, or at any location within the municipal boundaries of the City of St. Augustine consistent with Florida's Government in the Sunshine Law**, at which time the newly elected commissioners shall assume the duties of office. Thereafter, the city commission shall meet at such time as may be prescribed by ordinance or resolution, except that it shall meet regularly not less than once each month, unless such meeting is impracticable due to a federal, state, or local declaration of a state of emergency.

Option C:

At 7:30 p.m. on the first Monday in December, 1988, and thereafter at 7:30 p.m. on the first Monday in December following each regular municipal election, the city commission shall meet at **City Hall, or at any location within the municipal boundaries of the City of St. Augustine consistent with Florida's Government in the Sunshine Law**, at which time the newly elected commissioners shall assume the duties of office. Thereafter, the city commission shall meet at such time as may be prescribed by ordinance or resolution, except that it shall meet regularly not less than once each month, unless such meeting is impracticable due to a federal, state, or local declaration of a state of emergency.

Please place this item for discussion on the August 10, 2026 agenda under item 11- City Attorney items.

Thank you,



Isabelle C. Lopez
City Attorney

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners
DATE: July 30, 2026
RE: Notification of one (1) vacancy – Civil Service Board

Notification is being made to the Commission regarding a vacancy on the Civil Service Board. The vacancy follows the passing of Gregory Nichols. The term for this position expires January 1, 2028.

An advertisement requesting applications was placed in the St. Augustine Record and posted on the City's website.

Attached is the current Civil Service roster, Board profile, and responsibilities.

Sincerely,

A handwritten signature in blue ink that reads "Darlene Salambos". The signature is fluid and cursive, with the first name "Darlene" and last name "Salambos" clearly distinguishable.

City Clerk

xc: CSB Clerk's File

CIVIL SERVICE BOARD

Meets 2nd Thursday in January and June at 10:00 A.M. and on call
Alcazar Conference Room, City Hall

Board Member	Contact information	Appointment	4-Year Appointed Terms Expire
Steve Moranda CHAIR Retired	4220 Wicks Branch Road 32086 794-2780 794-0296 sssmoranda@gmail.com	12/10/24 12/14/20 12/12/16 12/10/12 12/08/08 12/12/04	01/01/2029
Loran Lueders Retired	dleleven@aol.com	12/10/24 12/14/20 12/12/16 filled vacancy	01/01/2029
VACANT			01/01/2028

Elected Board Members	Contact Information	Election Date	3-Year Term Expiration
Brittney Garmon Police Representative	904-501-3773 bgarmon@staugpd.com	01/2026 filled vacancy	01/01/28
Robert Murphy Fire Representative	904-295-5570 rmurphy@citystaug.com	12/2025	01/01/29

EX-OFFICIO MEMBERS

Jon Marston Chief of Police	825-1075 jmarston@staugpd.com
Carlos Aviles Fire Chief	825-1099 caviles@citystaug.com

CIVIL SERVICE BOARD

Authorization:	City Charter, Article X.5
Number of Members:	Five 5; with two 2 ex-officio members police and fire chiefs with voice in proceeding but no vote.
Terms of Office:	Commission appointed members – four 4 years; elected members – three (3) years. <i>(Ord. 2019-19: Referendum question regarding the extension of term limits for police and fire representatives to 3 years passed at the March 17th, 2020, Presidential Preference Primary election)</i>
Appointment:	Three 3 appointed by City Commission; one 1 elected from within Police Dept; one 1 elected from within Fire Dept.
Re-appointments:	Normal terms expire in January.
Qualifications:	Must be of different vocations; not employed by the City in any capacity, official or otherwise.
Duties:	Adopt, enact, and amend a code of rules and regulations. The code covers the regulations for the conduct and direction of the members of the police and fire departments and prescribes discipline and control; provides for examinations and lists of those eligible for employment and promotion; hears appeals of discharged and suspended employees.
Attendance:	Ordinance 2018-11 amended Sec. 2-191 to remove the language regarding meeting attendance and instead states <u>“Members of Boards may be removed by majority vote of the Commission, upon notice of the intent to remove the Board member mailed to the address on record at the office of the city clerk by certified U.S. mail, return receipt requested, and a hearing before the City Commission providing the member an opportunity to be heard”.</u>
Meetings:	Meets third Wednesday each January and June for annual reorganization; thereafter meets on call.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: July 30, 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) Vacancy, Expired 7/31/2026]
- **1977 City Employees' Retirement System of the City of St. Augustine, Board of Trustees**
[One (1) Vacancy, Board Appointed Expired 6/30/2026]
- **Civil Service Board**
[One (1) Vacancy Expiring 1/1/2028]
- **Planning and Zoning Board**
[Two (2) Terms Expiring 9/30/2026]
- **St. Augustine Police Officers' Retirement System, Board of Trustees**
[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

Regular City Commission Meeting
Monday, June 22, 2026

The City Commission met in formal session Monday, June 22, 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
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner
Jon DePreter, City Commissioner

Absent: Barbara Blonder, Vice Mayor/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
Corey Sakryd, Director, General Services
Jon Marston, Police Chief, Police Department
Kevin Carroll, Sergeant, Police Department
Elyse Wiemann, Senior Recording Secretary

MOMENT OF SILENCE and PLEDGE OF ALLEGIANCE

Mayor Nancy Sikes-Kline requested a moment of silence and Commissioner Cynthia Garris 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 2026-19: Proclaims July 4, 2026, as the 250th Anniversary of American Independence (City Commission)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Thomas Reynolds
- Ted Hill
- Madelyn Wise
- Robin Thomas
- Howard Ducat
- Albert Martinez
- Katherine Zodda

- Heather Wilson
- Karlina Hill
- Karen Marsh
- Bryan Bliss
- Lauren Giber
- Scott York
- Patricia Ramos
- Colleen Conrad
- Debera Bater
- Morris Maple
- Robert Cameron
- Gail Eubanks
- Lauren Wise
- 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 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. Garris, 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

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

(None)

5.B. Approval of Consent Agenda

MOTION

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

6. Appeals

(None)

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

7.A. General Public Presentations

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

David Birchim, City Manager, reviewed the amendment to the license agreement for a portion of Cuna Street.

John Arbizzani, applicant, requested an amendment to the current license agreement and noted that during the first three years of being open the modification had taken place without any issues. He said this was a service to the public and it was not a large operation.

Commissioner Cynthia Garris felt it was a great idea and thought it would add to the charm of downtown. She said it was a way to liven Cuna Street up.

Commissioner DePreter reviewed the proposal and noted that a payment of \$500 would be rendered per weekend as listed in the agreement. He asked what days were being considered.

Mr. Arbizzani replied that he was requesting two days.

Commissioner DePreter questioned how the payment of \$500 was determined.

Mr. Arbizzani replied that they had a license agreement to serve food on Cuna Street, and this payment would be a bonus in addition to the licenses fee they already paid. He said the payment was determined from his own experience.

Commissioner DePreter was concerned about item 3.(d) "not create unreasonable obstruction of pedestrian traffic or interfere with public safety operations" and asked for clarification.

Mr. Arbizzani replied that there would not be any restrictions as shown in the diagram. He said everything would be contained to their property they currently had a license on. He said there would be no obstruction to the Bayfront, the sidewalk on Cuna Street, and it would be contained in the fenced area.

Commissioner Springfield asked when this was done before as mentioned.

Mr. Arbizzani replied that it had been done for the first three years at River and Fort and last year he was informed he would need a permit.

Commissioner Springfield asked if all the dates listed in the agreement were done during that time.

Mr. Arbizzani replied they did not have the service for all the dates listed or all the days during Nights of Lights (NoL). He said for NoL they would have the service from Thanksgiving until the first of the year.

Commissioner Springfield noted that some years 4th of July was on a Wednesday, and this was listed for weekends. He asked that a calendar be defined with the dates to understand exactly the days this would be operational. He said NoL payment of \$2,500 was confusing and should be clarified. He said he was not opposed to this; however, hoped this did not conflict with another businesses on St. George Street.

Mayor Sikes-Kline asked if the proposed payment for the entirety of NoL was \$2,500. She noted that NoL would last for fifty-eight days this year.

Mr. Arbizzani replied that this was the proposal, but the intention was only to operate during the high traffic periods. He said they did not want to operate during the week and only on Saturday and Sunday.

Mayor Sikes-Kline felt the operation outline in the agreement needed to be clarified.

Mr. Birchim said the language could be clarified and suggested that the period of time between Thanksgiving and New Years during NoL and the applicable holidays and weekend could be incorporated.

Mayor Sikes-Kline commented that the agreement was not ready for a final decision. She questioned the details regarding the photobooth.

Mr. Arbizzani replied that he added that to help make the operation more interesting.

Mayor Sikes-Kline noted that the language in the agreement regarding the "temporary holiday photo opportunities, such as Santa Claus" was vague and should be well defined.

Mr. Birchim replied that the agreement specified special events which were:

- Fourth of July weekend
- New Year's Eve weekend
- Memorial Day weekend
- Labor Day weekend
- Night of Lights duration

Mayor Sikes-Kline asked if this was for the photobooth and the hotdog cart.

Mr. Birchim replied in the affirmative.

Mayor Sikes-Kline noted that item 3(c) stated this would "comply with all applicable permitting requirements". She asked if this included a review by the Historic Architecture Review Board (HARB), and if a review had been completed by them.

Mr. Birchim replied that HARB had not reviewed this and was unsure if approval by them for this type of equipment was required. He said he did not believe a temporary grill would need their approval but would check.

Mayor Sikes-Kline said that when the original lease agreement was approved, it

was an upscale classy experience for our visitors because this establishment was inches from the National Park property, which she felt was the most important historic monument within the City, besides the Town Plan and the streets. She said she did not understand why this could not be on their property instead of the street.

Mr. Arbizzani said that the courtyard was congested with growth and plants. He said the intent was to be upscale like their other establishments. He said it would be controlled and monitored. He said in the past three years they had never received a violation, as they wanted to do what was right. He said they had positive feedback when this was done before and were requesting to continue. He said the only reason they did not continue was they were told they needed a permit.

Mayor Sikes-Kline felt this agreement was not ready as items needed to be clarified. She stated she did not feel that \$2,500 was the appropriate fee for NoL. She stated she was opposed to having this because the location was adjacent to the Castillo de San Marco. She said they City accommodated many people during NoL and other peak holiday and this would cause even more congestion. She felt it was better suited to be done on their own property, and this went against everything the City was trying to do.

Commissioner DePreter said after reviewing the market value, the proposed \$500 for the weekends was a suitable fee. He felt there were three options that could be used to help establish the fee for NoL, which were:

- For \$2,500, select fifteen days during NoL and add those to the agreement
- Pay \$166 for any night and it could be added to the agreement
- Select all days during NoL and pay \$100 or \$110

Commissioner DePreter said he wanted to have a price per day and the dates defined.

Mr. Arbizzani agreed.

Mayor Sikes-Kline commented that she wanted HARB to review the agreement for the appearance and location.

Commissioner DePreter said he felt HARB was more of a structural, architectural and design review board.

Mayor Sikes-Kline explained that HARB reviewed garbage cans and playground equipment and felt a hotdog/grill would fall within the same realm.

Commissioner Garris stated the agreement should not be reviewed by HARB.

Mayor Sikes-Kline said there were no photos of what the equipment would look like and it was challenging to approve something without understanding it fully.

Commissioner Springfield commented that there was consensus that the agreement would not be approved as it was. He suggested having a calendar of events a year prior, with the cost per day outlined. He said Mr. Arbizzani claimed he had done this for three years and not one complaint had been received that he was aware of. He asked the City Manager to develop a contract that had specific dates, rates, times, photobooth operations, and provide pictures.

Commissioner Garris commented that the fee associated with the agreement had been outlined. She said she thought the Fire Marshal had approved the grill.

Mr. Birchim replied that there was language in the agreement advising that the location of the grill would be approved by the Fire Marshal.

Commissioner Garris said that would ensure there was no fire hazards. She said

more information would be provided regarding the photobooth and specific dates for NoL.

Mr. Birchim said it can be brought back at the next meeting; however, this would make him miss the 4th of July holiday.

Mr. Arbizzani asked if it was possible to have the grill on the 4th of July to understand if there were any issues. He said this could be a test run.

Commissioner DePreter stated he supported the test run and it would help understand what it looked like.

Commissioner Garris supported the idea and thought that pictures could be taken by Jabri White, City Nightlife and Permits, and it would allow Mr. Arbizzani not to miss the holiday since there would be many visitors in town.

Mayor Sikes-Kline commented she was not in support of the idea.

Commissioner Springfield said he did not have an issue with the test run of the 4th of July .

Mayor Sikes-Kline said to keep in mind that the City would be hosting two eighteen-wheeler trucks from the Department of Transportation (DOT) and the Department of State, which would add to the congestion.

Isabelle Lopez, City Attorney, advised that the Commission could verbally amend the agreement to allow this one-time event for the 4th of July.

Mayor Sikes-Kline said this would take place on Friday, Saturday, and Sunday. Commissioners Springfield, DePreter and Garris agreed to the test run; however, Mayor Sikes-Kline was opposed.

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

Melissa Wissel, Communications Director, introduced Troy Blevins with the Legacy Community Team, to present the Park Bench History Project.

Troy Blevins presented the Park Bench History Project to the Commission.

Mayor Sikes-Kline questioned what the monetary commitment would be and for how long.

Mr. Blevins said the request was \$20,000 per year for the next four years. He said he asked the County to commit to \$30,000. He projected funding would come from government contributions, Cultural Council and the Historical Society grants, plus private funds.

Mayor Sikes-Kline said she heard this presentation at the Tourist Development Council (TDC) meeting and Mr. Belvins had their full support. She said this was about the local heroes who walked the streets of St. Augustine and contributed to the history. She felt this project would provide education about that history. She said she was in favor of this and felt the City should contribute as the City would be the beneficiary of most of the benches.

Mr. Belvins added the education component each statue would have would be a quick response (QR) code, allowing the interaction and history.

Commissioner DePreter thought this would be a good visual for social media and interactive. He asked if TDC was contributing funds.

Mr. Belvins said the County categorized the funds to come from the TDC budget under the Cultural Council because that was their homebase. He said it was listed as aid to a private organization for \$30,000.

Commissioner DePreter said he was more open to support this, since the County was contributing funds too.

Commissioner Springfield felt this was a good idea. He asked how much it would cost to have the St. Augustine four statue created.

Mr. Belvins replied that each individual statue would cost between \$60,000-\$100,000 and each time an additional statue was added, it would increase the cost.

Commissioner Springfield said he would be committed to have the St. Augustine four created as they were the City's local history and they made national headlines. He said the City had funds from the Public Art project, which he felt could be contributed. He added he wanted to see Martin Luther King Jr. speaking to someone local on the bench that was a Civil Rights worker and beside Dr. Hayling, as he collaborated with many ministers and people in town.

Commissioner Garriss suggested instead of Ray Charles, she would rather have Frank Butler. She said he was a wealthy black man in this era of time, and he did more than just own Butler Beach. She felt Ray Charles was well known for his music but felt it should be someone who lived in St. Augustine and owned property. She noted Audrey Nell Edwards, of the St. Augustine four, was alive and she could be on the bench, or have another remaining impactful resident such as Cora Tyson. She said this would make the residents of Lincolnville feel recognized or even Jaine Price. She felt the local heroes should be incorporated, so the community would feel like they matter.

Mr. Belvins said there had been a lot of discussion with his team about the statues but there was flexibility in who could be included. He said many were unaware of the contributions Frank Bulter provided to the community and his foresight of purchasing the land at Bulter Beach nor

the story of Bulter Beach. He said many of those chosen were because they were known names. He said there were many great stories, and he hoped this continued beyond what had been proposed.

Isabelle Lopez, City Attorney, advised that if the benches were on City property there was a transfer of rights, including artist rights that would have to be transferred to the City, allowing the City to control it. She suggested that Mr. Belvins speak with her to understand exactly what was needed for these benches to be on City property.

Mr. Birchim told the Commission the budget would not be approved until August 27, 2026, but if the Commission was in support, it could be included.

There was consensus to add this item to the budget.

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

(None)

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 2026-15: 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)

Amy Skinner, Planning and Building Director, reviewed Ordinance 2026-15.

Ex Parte Communication:

(None)

Mayor Sikes-Kline felt that having an abandoned Planned Unit Development turned into something else was great. She confirmed that this had been reviewed by the Planning and Zoning Board (PZB) and it was consistent with the land zoning.

Ms. Skinner confirmed that the zoning was consistent and the PZB made a positive recommendation at the June 2, 2026, meeting.

Commissioner DePreter said the land was returning to its prior designation and he felt this was a positive change.

The applicant, Mr. Campbell, was present but did not want to address the Commission.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2026-15 on first reading and moved to second reading. The motion was SECONDED by Commissioner DePreter.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-15

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.

VOTE ON MOTION:

AYES: Springfield, DePreter, Garris, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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)

Reviewed with item 9.A.1.

Amy Skinner, Planning and Building Director, reviewed Ordinance 2026-16.

MOTION

Commissioner DePreter MOVED to pass Ordinance 2026-16 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-16

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.

VOTE ON MOTION:

AYES: DePreter, Springfield, Garris, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

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)

Amy Skinner, Planning and Building Director, reviewed Ordinance 2026-17.

Commissioner DePreter clarified the use by exception would be conditional based on if the ordinance was passed. He asked if the use by exception had a limitation on the size of the building.

Ms. Skinner replied that applicant had planned to use the existing building, which was a former church, for additional office space.

Commissioner DePreter asked if there was language included to limit that the applicant was using only this building.

Mr. Skinner replied that if any expansion was needed, the applicant would be required to meet the building codes and development regulations. She added the PZB reviewed the request to change the land use and the zoning to allow office use by exception and then it was further limited to the Habitat for Humanity Organization

Commissioner Garris questioned if the area would be busier than it was, and if parking was available.

Ms. Skinner replied that office use could be daily but limited depending on the size of the building and staff. She said PZB discussed if clients would visit the site and the applicant indicated very few clients came in person as most applications were handled online. She said depending on the church schedule, they could be very busy. She added that there was a non-improved, grass parking lot and it would not need to be improved unless the office generated more parking than required by the church.

Commissioner Garris requested the applicant provide further explanation on how the space would be used.

Sid Ansbacher, council for the applicant and Malinda Everson, Executive Director for Habitat for Humanity, were present.

Ms. Everson stated that the offices would be open Monday through Friday between the hours of 9:00 a.m.- 5:00 p.m. She said there were one or two people who came into the building for an application or question and there were six full time and two part time employees. She said most applications were handled online. She said there was a large enough area to accommodate the employees for parking.

Mr. Ansbacher added that the Bishop of the Church asked Ms. Everson if their organization wanted to utilize the building.

He said the goal was to keep the density as close to what it was currently and they would try to integrate into the neighborhood as other operations had.

Ms. Everson said this organization had been in the community for thirty-four years building over 200 homes and in the past two years production had increased by 200%, as they have been trying to respond to the affordable housing issue. She said they wanted to remain accessible to the community and those that lived in the neighborhood. She said the plan was to renovate the existing building and not add to it.

The Commission provided their ex parte communication.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2026-17 on first reading and moved to second reading. The motion was SECONDED by Commissioner DePreter.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-17

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.

VOTE ON MOTION:

AYES: Sikes-Kline, DePreter, Garris, Springfield
NAYES: NONE
MOTION APPROVED UNANIMOUSLY

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)

Reviewed with Item 9.A.3

Amy Skinner, Planning and Building Director, reviewed Ordinance 2026-18.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2026-18 on first reading and moved to second reading. The motion was SECONDED by Commissioner Garris.

Isabelle Lopez, City Attorney, read the Ordinance.

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.

VOTE ON MOTION:

AYES: Sikes-Kline, Garris, DePreter, Springfield
NAYES: NONE
MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

(None)

10. Staff Reports and Presentations

(None)

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

Darlene Galambos, City Clerk, advised that there were open positions on the Audit Committee and the Planning and Zoning Board. She said the position for the General Employee Retirement system was appointed by the Board.

13. ITEMS BY CITY MANAGER

David Birchim, City Manager, stated that Governor of the State of Florida had extended the 4th of July holiday for state employees and St. Johns County had done the same. He said the holiday would start on July 2nd and extend through July 6th in celebration of America's 250th Anniversary of Independence. He said with the support of the Commission, he wanted to extend the same holiday schedule to City employees.

There was consensus to extend the holiday as noted.

14. Items by Mayor and Commissioners

Commissioner Garris said working in the facilities department, she had many opportunities to speak with Ted Hill, owner of Manly Toys and Hobbies. She said he was very kind and cooperative. She said many visitors returned yearly to purchase the rare items he sells in his shop. She said Mr. Hill had been in this location for a decade and was a good tenant. She understood the need for bathrooms; however, felt this was not the right location.

Commissioner DePreter questioned if there was a greater public good versus the revenue. He said his understanding of other businesses was that bathrooms downtown were essential and needed. He said there was no evidence that the proposed bathrooms were not needed and understood it was a balancing act but the City had to provide them for the public good. He felt the public good outweighed the revenue loss. He understood that it would be difficult for the tenant, but he had a strong customer base and felt he could move the business elsewhere in town.

Commissioner DePreter proposed having the City Commission meetings begin at 4:30p.m. instead of 5:00p.m. because staff were present and it could help get them home earlier.

Commissioner Springfield said during the previous meeting there were many comments regarding horses and people seemed to be engaged; however, when a presentation was provided regarding homelessness, the vast majority were focused on their phones. He expressed his disappointment with the concern that people had for horses and not people. He requested more information about the fishing pier in Hayling Park. He said regarding bathrooms, making a decision based on a person was not how business decisions were made and this was a business decision; however, he provided an alternative option, which was to obtain portable bathrooms. He said most of the bathroom locations mentioned were not open at night nor available peak times

during Nights of Lights. He said additional bathrooms were needed for events and the homeless drop-in center. He suggested investing money in porta-potties, that can be placed in various locations and during peak times. He said money was a concern and delaying this by a year could be an option. He stated this was not a topic that they were prepared to discuss nor had it been brought up by the Commission. He requested the idea of portable bathrooms be explored.

Mayor Sikes-Kline said this was discussed at the Commission level, but Mr. Hill was notified that his lease would not be renewed.

Mr. Birchim commented that Mr. Hill signed a lease, which would expire in September 2026, and it had four three-year extensions. He said Mr. Hill was granted the first of the four extensions and his current lease would go through December 31, 2026, and would expire in September 2027. He said the space he occupies was directly adjacent to the public bathroom at Casa de Hildago, which made sense to expand the bathrooms that were already there, and easier to maintain; however, that was dependent on the Commission's approval during the budget cycle.

Mayor Sikes-Kline understood that it would be more than bathrooms.

Mr. Birchim replied this project was specific to bathrooms. He said the feedback from the recent NoL was that portable restrooms were not preferred; however, this was dependent on approval of the budget. He said if it was not approved, then the lease could be extended for the full amount of time, which would be September 2027.

Mayor Sikes-Kline suggested extending the lease to September 2027, providing Mr. Hill time to find another location if the addition of bathrooms was approved with the budget this year.

Commissioner DePreter asked, if approved, what was the process moving forward.

Mr. Birchim replied that a study had been conducted and an estimate for construction had been received including the utility connection charges. He said if the lease was extended until September 2027 the plan could be refined in anticipation of funding.

Commissioner DePreter said his concern was delaying the project just to appease the business owner.

Commissioner Springfield commented this was not a done deal. He said this would be discussed at the budget meeting.

Commissioner DePreter requested a timeline for the project. He said if construction were to start in December 2026, he would not want to extend the lease. He said he did not want the City's plan to be delayed because of extending the lease.

Mr. Birchim said he could provide a timeline notating the construction of the bathrooms after September 2027, and how it would be funded, and allowing Mr. Hill to remain in the space for the next nineteen months to provide a clear vision of how everything that would take place.

Commissioner Springfield said if the decision was to fund the bathrooms, Mr. Hill would know that he would have to vacate the location by September 2027.

Commissioner DePreter stated if the City's project was not delayed, he would support the extension.

Mr. Birchim replied that the extension would not substantially delay the project.

MOTION

Mayor Sikes-Kline MOVED to Authorize the City Manager to extend the lease to

September 2027. The motion was SECONDED by Commissioner Springfield.

VOTE ON MOTION:

AYES: Sikes-Kline, Springfield, DePreter, Garris

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

15. Adjournment

There being no further business, the meeting was adjourned at 7:43 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Elyse Wiemann

CITY OF ST AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 28, 2026

RE: Agenda Items for August 10, 2026, Commission Meeting
Budget Information Requested By Commission at the July 13, 2026 Special City
Commission Meeting

At the Special City Commission Meeting discussing the 2027 budget assumptions and revenues on July 13, 2026, the City Commission requested supplemental information, which is the following:

- A summary sheet outlining the proposed changes to the fees
- A listing of City-owned rental properties.
- An analysis illustrating the impact of the proposed fee adjustments on a household within the City.

Please let me know if there are any questions or you need additional information.



Melissa Burns, CGFO
Director, Finance

EnclList of Rental Properties, Household Analysis

xc: Meredith Breidenstein, Assistant City Manager
Darlene Galambos, City Clerk
file

FY2027 Proposed Fee Changes

Fee	Current	Proposed	\$ Difference	% Difference
Res. Water Base Rate-Inside City	\$ 16.81	\$ 17.40	\$ 0.59	3.5%
Res. Water Base Rate-Outside City	\$ 18.82	\$ 18.62	\$ (0.20)	-1.1%
Res. Wastewater Base Rate-Inside City	\$ 18.29	\$ 18.93	\$ 0.64	3.5%
Res. Wastewater Base Rate-Outside City	\$ 20.49	\$ 20.26	\$ (0.23)	-1.1%
Comm. Water Base-Inside City	\$ 17.78	\$ 18.40	\$ 0.62	3.5%
Comm. Water Base-Outside City	\$ 19.91	\$ 19.69	\$ (0.22)	-1.1%
Comm. Wastewater Base-Inside City	\$ 18.29	\$ 18.93	\$ 0.64	3.5%
Comm. Wastewater Base-Outside City	\$ 20.49	\$ 20.26	\$ (0.23)	-1.1%
Stormwater Fee per Single Family Unit (SFU)	\$ 10.81	\$ 11.26	\$ 0.45	4.2%
Solid Waste-Residential Cart Service	\$ 29.88	\$ 31.13	\$ 1.25	4.2%
Res. Fire Assessment Fee - Per Square Foot	\$ 0.08	\$ 0.09	\$ 0.01	15.98%
Comm. Fire Assessment Fee-Per Square Foot	\$ 0.14	\$ 0.16	\$ 0.02	15.03%
Short Term Rental-Base Rate	\$ 303.03	\$ 335.75	\$ 32.72	10.80%
Short Term Rental-Per Bedroom Rate	\$ 79.30	\$ 100.20	\$ 20.90	26.36%

Total Increase for Household for FY27

Assumptions:

Inside City Limits
 Assessed Value \$400,000
 No Assumed increase in Assessed Value or Taxable Value
 Taxable Value - \$350,000
 Millage Rate-7.5 mils
 1 SFU-per month for 12 months
 1,800 Square Feet
 3,000 Gallon water Consumption-per month for 12 months
 3,000 Wastewater Usage-per month for 12 Months

Taxable Value the Same	Current	Proposed
Ad Valorem Taxes	\$ 2,625	\$ 2,625
Storm Water Fee	129.72	135.12
Water Base + 3,000 gallon consumption	244.20	252.72
Wastewater Base + 3,000 gallon usage	319.56	330.72
Solid Waste	358.56	373.56
Fire Assessment	139.68	162.00
	\$ 3,817	\$ 3,879
Total Annual Increase		\$ 62

CITY OWNED PROPERTY RENTALS-MONTHLY

Name	Location	FY26 Monthly	FY27 Monthly	\$ Increase	% Increase	Market Analysis
						Done Prior to Renewal
12 Avenida Menendez, LLC	Cuna St. River & Fort	1,604.25	1,671.63	67.38	4.2%	
Bear Mountain Outfitters (Bear Mountain Holdings LLC)*	35 Hypolita Street - Suite 105	4,212.17	4,389.08	176.91	4.2%	Y
Carpet Golf Facility *	109 Avenida Menendez and Ticket Booth Office for Sightseeing Trains	2,649.04	2,760.30	111.26	4.2%	
C.B. Hinson, Inc. (a/k/a Southern Carriages and Distribution)	665 Riberia Street - Horse Transfer Station - Stalls 7, 8, 9 and 10	402.01	366.79	(35.22)	-8.8%	
Vacant	665 Riberia Street - Horse Transfer Station - Stalls 3 and 4	-	-	-		
Churchill and Lacroix Antiquaire*	75 King Street - Suite 121	730.15	760.82	30.67	4.2%	Y
Vacant	One acre portion of 650 Riberia Street	-	-	-		
Dolgelato, LLC	35 Hypolita Street - Suite 101 and Patio Area	8,527.49	9,801.06	1,273.57	14.9%	Y
	Storage Space in Utility Room	253.95	264.04	10.09	4.0%	
Dr. Peck House	143 St. George Street	1.00	1.00	-	0.0%	
Flagler College, Inc.	75 King Street - North Wing of Second Floor	10,210.89	11,932.69	1,721.80	16.9%	Y
Flagler College, Inc.	75 King Street - 3rd Floor	11,452.19	11,933.18	480.99	4.2%	Y
Florida Cracker Café	81B St. George Street	7,902.68	8,234.59	331.91	4.2%	Y
Florida Department of Corrections	75 King Street - 3rd Floor (700:0871)	8,307.62	8,307.62	-	0.0%	Y
Florida Department of Juvenile Justice	75 King Street - Suite 241 (800:0191)	5,757.11	5,757.11	-	0.0%	Y
Headway Enterprise, Inc.	111 - C Avenida Menendez, Ticket Booth C	330.94	344.84	13.90	4.2%	
June E. Pennington	75 King Street - Suite 113.	954.04	1,180.94	226.90	23.8%	Y
Myers Wood Turning, LLC d/b/a Myers Jewelry and Gifts	27 Cuna Street	1,111.35	1,158.03	46.68	4.2%	Y
Old City Carriages (John C. Rebman d/b/a Old City Carriages)	665 Riberia Street - Horse Transfer Station - Stalls 1 and 2	226.01	183.40	(42.61)	-18.9%	
Reflections Bistro (Reflections Bistro LLC)*	75 King Street - Suite 120 and Storage Area Adjacent to Suite 120	678.30	Vacant			
Coastal Carriages, LLC	665 Riberia Street - Horse Transfer Station - Stalls 5 and 6	226.01	183.40	(42.61)	-18.9%	
Savannah Sweets, LLC	81A St George St	6,848.99	7,136.65	287.66	4.2%	Y
Lightner Museum of Hobbies	75 King Street - Suite 111 and 112	3,298.41	3,436.94	138.53	4.2%	
St. Augustine Eco Tours, Inc. *	111-B Avenida Menendez, Ticket Booth B	391.50	407.94	16.44	4.2%	
St. Augustine Scenic Cruise, Inc.*	111-A Avenida Menendez, Ticket Booth A	666.20	694.18	27.98	4.2%	
St. Augustine Yacht Club, Inc.*	442 Ocean Vista Avenue	1,227.38	1,251.93	24.55	2.0%	
Sangria's Tapas and Piano Bar (Hoofin, LLC)*	35 Hypolita Street - Suite 201 and Balcony Area	7,320.61	7,628.08	307.47	4.2%	Y
Schooner Freedom Charters, Inc.*	111-D Avenida Menendez, Ticket Booth D	391.50	407.94	16.44	4.2%	
Scine and Associates	75 King Street - Suite 110	2,141.14	2,231.07	89.93	4.2%	Y
Shopaholic Plus, Inc.	35 Hypolita Street - Suite 103	5,266.99	5,488.20	221.21	4.2%	Y
Suite 226* VACANT	75 King Street - Suite 226			-		
The Courtyard Gallery*	75 King Street - Suite 122 and 123	1,798.80	1,874.35	75.55	4.2%	Y
The Pirates of Black Raven, LLC*	111-A Avenida Menendez	2,983.40	3,108.70	125.30	4.2%	
Theatre Magic	35 Hypolita Street - Suite 102	2,062.00	2,148.60	86.60	4.2%	Y
Why Cry	75 King Street - Suite 220 & 222	902.46	940.36	37.90	4.2%	Y
	75 King Street - Suite 114, 115, 116 and 3rd Floor Storage Area	2,673.17	2,785.44	112.27	4.2%	Y