



**CITY OF ST. AUGUSTINE CITY COMMISSION**  
**City Commission Meeting**  
**MONDAY, JULY 28, 2025 - 5:00 PM**  
**ALCAZAR ROOM**

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**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 2025-11:** Amends an existing Planned Unit Development (PUD) at 1500 Arapaho Avenue. *(A. Skinner, Planning and Building Director)*
- 8.A.2. **Ordinance 2025-12:** Amends the Future Land Use Designation of 241 West King Street from Commercial Medium Intensity to Public. *(A. Skinner, Planning and Building Director)*
- 8.A.3. **Ordinance 2025-13:** Amends the zoning of 241 West King Street from Commercial Medium-Two (CM-2) to Government Use (GU). *(A. Skinner, Planning and Building Director)*
- 8.A.4. **Ordinance 2025-14:** Amends the Future Land Use Designation of 500 Anastasia Boulevard from Commercial Low Intensity to Public. *(A. Skinner, Planning and Building Director)*
- 8.A.5. **Ordinance 2025-15:** Amends the Zoning of 500 Anastasia Boulevard from Commercial Low-Two (CL-2) to Government Use (GU). *(A. Skinner, Planning and Building Director)*
- 8.A.6. **Ordinance 2025-16:** Amends the City Code to designate an Administrative Authority for plat and replat submissions to conform to state law. *(I. Lopez, City Attorney)*

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

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

- 8.C.1. **Resolution 2025-27:** Designates the 400 and 404 Riberia Street parcels as a Brownfield Area. *(A. Owen, Assistant City Attorney)*

## 9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

### 9.A. Ordinances - First Reading

- 9.A.1. **Ordinance 2025-17:** Designates Bannan Avenue southbound from Court Edna to Hildreth Drive as one-way traffic only. *(J. Beach, Chief Resilience Officer/Utilities and Public Works Deputy Director)*
- 9.A.2. **Ordinance 2025-21:** Amends Chapter 28 of the Zoning Code to include a new section in supplementary regulations related to lot grading, updates definitions, and Amends Chapter 11 (Conservation Overlay Zone Development) to be consistent with the new section. *(A. Skinner, Planning and Building Director)*

### 9.B. Resolutions

- 9.B.1. **Resolution 2025-28:** Creates an archaeology repository fee. *(I. Lopez, City Attorney)*

## 10. STAFF REPORTS AND PRESENTATIONS

- 10.A. 2024 Floodplain Management Plan Annual Progress Report. *(J. Beach, Chief Resilience Officer/Utilities and Public Works Deputy Director)*

**11. ITEMS BY CITY ATTORNEY**

- 11.A.** Options for Conservation Land Maintenance and Control. *(I. Lopez, City Attorney)*
- 11.B.** Review of new reorganization plan for Purdue Pharmaceuticals in opioid litigation. *(I. Lopez, City Attorney)*

**12. ITEMS BY CITY CLERK**

- 12.A.** Notification of three (3) upcoming term expirations—Planning and Zoning Board (PZB). *(D. Galambos, City Clerk)*
- 12.B.** Request for one (1) appointment to the St. Augustine Audit Review Committee. *(D. Galambos, City Clerk)*
- 12.C.** Reminder of 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.

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**CONSENT AGENDA -**

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**CA.1.** Preview of upcoming Commission meetings.

**CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON AUGUST 11, 2025:**

- Ordinance 2025-17: Designates Bannan Avenue Southbound from Court Edna to Hildreth Drive as one-way traffic only.

**CA.3. Reminder of Upcoming Meetings:**

- August 11, 2025 5:00PM—Regular City Commission Meeting
- August 25, 2025 5:00PM—Regular City Commission Meeting
- August 28, 2025 9:00AM—City Commission Budget Workshop Meeting
- August 29, 2025 9:00 AM—City Commission Budget Workshop Meeting (if necessary)

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

**CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):**

- 213 West King Street—Paper Root Industries, LLC
- 873 Bruen Street—Mae Ollie Bell

**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:**

- Certificate of Recognition in honor of Ethel B. McNeil for her life, legacy and contributions to the residents of St. Johns County. *(C. Garris, City Commissioner)*

**CA.8.** Approval of a temporary easement at 1 South Castillo Drive for the National Park Service (NPS) Seawall Repair Project. *(I. Lopez, City Attorney)*

**CA.9.** Approval of a permanent easement at 1 South Castillo Drive for the National Park Service (NPS) Seawall Repair Project. *(I. Lopez, City Attorney)*

*End Consent Agenda*