



## MINUTES

REGULAR CITY COMMISSION MEETING  
MONDAY, MARCH 6, 2023, AT 6:00 P.M.

CITY OF ST. AUGUSTINE BEACH, 2200 A1A South, St. Augustine Beach, FL 32080

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I. CALL TO ORDER

Mayor Samora called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

The Commission recited the Pledge of Allegiance.

III. ROLL CALL

Present: Mayor Donald Samora, Vice Mayor Rumrell, and Commissioners Beth Sweeny and Virginia Morgan.

Commissioner Undine C. George was absent.

Also present were City Manager Max Royle, City Attorney Jeremiah Blocker, Police Chief Daniel Carswell, Police Commander T.G. Harrell, City Clerk Dariana Fitzgerald, Finance Director Patty Douylliez, Building Official Brian Law, and Public Works Director Bill Tredik.

**Motion:** To excuse Commissioner George's absence. **Moved by** Vice Mayor Rumrell, **Seconded by** Commissioner Sweeny. Motion passed unanimously.

IV. APPROVAL OF MINUTES OF THE REGULAR COMMISSION MEETING ON FEBRUARY 6, 2022

**Motion:** To approve the minutes of regular Commission meeting on February 6, 2022. **Moved by** Vice Mayor Rumrell, **Seconded by** Commissioner Sweeny. Motion passed unanimously.

V. ADDITIONS OR DELETIONS OF THE AGENDA

To add Items 5 & 6 under New Business.

VI. CHANGES TO THE ORDER OF TOPICS ON THE AGENDA

There were none.

Mayor Samora moved on to item VII.A.

VII. PRESENTATIONS

- A. Report on Civil Rights Memorial and Former City Hall by Ms. Christina Parrish Stone, Executive Director of the St. Johns Cultural Council

Ms. Christina Parrish Stone, Executive Director of the St. Johns Cultural Council, presented a PowerPoint titled *St. Augustine Beach Hotel Update from the St. Johns Cultural Council* [Exhibit A]. She said that the Civil Rights Memorial exhibition was funded by the National Trust for Historic

Preservation. The first slide depicted how the building currently looks and that they are getting ready to install an exhibition called *Waves of Change* which tells the story of the importance of the site to the Civil Rights Act of 1964 and about the overall history of St. Augustine Beach and the pier. She advised that there would be five separate panels, which would each represent approximately a decade of the history of the beach with the first one showing the building and how it came to be funded in the 1930s, its original use, the construction, and the use of coquina. She said that the next panel would depict its use during the 1940s and 1950s in which it was a center for recreational activity and the location of City offices there, another panel would depict the wade-ins at that site, and a fourth panel would depict its transition from City Hall to its restoration and home of the Dance Company and the Art Studio. She said that the final panel would address beach erosion, climate change, sea turtles, etc. She advised that it is a really nice story for visitors, and she showed a depiction of one of the panels that is currently in production and that each panel would include a public art piece.

Ms. Parrish Stone moved on to the next slide, which showed the backside of the design depicting the sky and the waves and a durable porcelain panel on the right which would sit in the middle of the panel with all the metal work. She advised that the sketch had several different proposals that the designer came up with for how it could be mounted but that she did not have a sketch of the one that was chosen. She said that the building has several columns that go from one end to the other which will be supporting awnings after the restoration is completed and that the panels would go on the five columns that are closest to beach, would wrap around the columns, and could be removed if there is a storm or if they need repairs. She advised that the drawing shows the panels going to the ground but after talking with Public Works they will be a few feet above the ground for maintenance of the sidewalk, etc. She said that this exhibition would be installed the last week of March and that she would coordinate with the City Manager and the Commission to determine when the City would like to have an event and invite the residents to celebrate it.

Ms. Parrish Stone showed renderings of what the building would look like a year from now. She said that the architects have been working on design work, the new roof has been completed, etc. She said that the plans should be ready to go out to bid later this month and that she hoped that construction could begin late spring/early summer of 2023. She showed a slide, which depicted a view of the current building looking to the southwest along with a rendering of what it would look like in a year. She said that all the windows would be replaced, the oceanfront balcony would be reconstructed with rails based on the original design. She advised that a different awning design was decided on after meeting with the City Manager and others to be sure that we had something that would be removable/replaceable and so we came up with sunshade panels that would look like an awning but would be able to be unhooked and removed for approximately the same cost as an awning structure. She moved on and showed slides that depicted the building looking south, looking towards the beach, etc., which is how it would look by summer. She advised that she met with both of the tenants last week to discuss how this project would affect them during the construction process and that they would have to close for a period of time during construction to provide access to the second floor. She showed a slide of the new lobby area, which would include a new staircase and an elevator shaft, with the elevator to be installed at a later date. She said that it would reduce the amount of space that the Art Studio has, and they understand that it would require them to close for a period of time, especially during the construction of the elevator pit. She said that overall it will be a much-improved facility for everyone and give access to the second floor. She asked Mr. Connor Dowling to make his design presentation of Phase 1 and Phase 2, but that some interior finishes of Phase 1 may not be done due to costs and especially making sure that we have the elevator shaft finished. She said that after we can take people upstairs it could help facilitate the ability to do some fund raising and apply for additional grants.

Mr. Connor Dowling presented a PowerPoint showing the design plans [Exhibit B]. He said that the goal was to complete the exterior of the building and the windows and that the interior would be done as funds are available to deliver a package that would be a simple process to complete the design. He said that we would have the elevator shaft, the stairs, and the electrical and mechanical infrastructure for all the other things. He showed a slide which depicted the ground floor and said that the area shown in white is the existing Dance Company space and would not have any construction done. The northwest section of the building, which is the current Art Studio, would have a new lobby added as depicted in orange and that it was the original lobby for the building to get to the second floor. The existing staircase is beautiful and would be refinished, the restroom would be upgraded to code, and the Art Studio would have a new entrance from an existing door that would be made useful again. He said that the plan for the second floor would go from west to east as funds are available and that Phase 1 is everything on the west side, that by code we are not required to have an elevator yet, but that we would have to put in a secondary staircase as a means of egress, which has been earmarked at the southeast side of the second floor and would drop down naturally to the Dance Company and exit to the beach in the future. He said that every window on the second floor is slated to be replaced and the balcony that faces the ocean would be upgraded with new railings that match the existing fish-shaped design. He said that our goal is to get people to the second floor by means of the small art studio spaces and that the basic layout of the second floor would stay pretty much the same as it is today with the exception of making spaces for two restrooms next to the elevator. He said that the art studios upstairs would occupy the exact square footage that the old hotel rooms did, which helps tell the story of the building, the existing framing is still intact, and that they would try to leave all the existing wood in the central hallway. He said that the mezzanine is not in bad shape, but the access is strange and that the vision is to have the northeast corner suite occupy the mezzanine to be a two-level suite and would not necessarily be opened to the public all the time.

Mayor Samora said that the plans look great.

Commissioner Sweeny questioned the size of the office spaces depicted in pink because she believed that the Commission had talked about having a larger space for group classes. Ms. Parrish Stone said that one thing that is not reflected in these plans are what we discussed in the meeting with Connor and Sarah last week and that she has asked that the two studios depicted in blue next to the pink be redesigned to create one large space for a classroom. The vision for the first Phase is that the first three studios could potentially be rented to individual artists and that the double studio would be available to the Art Studio or an art teacher for a class. She said that there would be limitations with the access initially in Phase 1 limiting the amount of people and the types of activities allowable until another access to the building is available and that we would be prepared for that as we move on. She advised that some of the space is large enough to have ten to twelve students taking a class. She said that she believed that it is a load-bearing wall and that it would need to have an opening with a sliding door. She said that the white space downstairs does not have any significant work being done but that they would be upgrading the air conditioning for the Dance Company, which may cause a few days of interference during construction. She advised that they are considering moving the units from the roof and into an area in the courtyard with fencing to help improve their longevity.

Commissioner Sweeny asked to have a copy of each panel sent to the Commission. Ms. Parrish Stone agreed and that it has been shared with County staff and historians to make sure it was accurate.

Commissioner Morgan asked if there would be a plan to add panels in the future. Ms. Parrish Stone said that the reason that there are only five panels is because we did not want to put the panels next to the entrance, which could interfere with access into the lobby and the Art Studio

and that the first three columns, which frame the two entrance doors, would not have a panel on them. She said that since they are removable, in the future they could be moved closer to the street and additional panels added on the end.

Commissioner Morgan questioned what mechanism would be in place after Phase 1 to stop access to the areas that are not opened to the public. Mr. Dowling advised that it would be a locked door at the end of the hallway.

Commissioner Sweeny asked if the posts are made of coquina. Ms. Parrish Stone advised that the posts were reconstructed about twenty years ago and have a new thin layer of coquina, but they are not original to the building, and we were very intentional with the installer in how they would be applied and that this designer was chosen for his heritage exhibitions such as at the lighthouse.

Mayor Samora thanked each of them for their updates and appreciated seeing the progress made on the building. Ms. Parrish Stone thanked the Commission for their support and said that they are excited about the progress too.

Mayor Samora moved on to Item VII.B and said that there have been quite a few questions regarding the work going on in the City and that the City Manager invited a representative from the company doing the installation to provide us with some information.

**B. Information Concerning Construction of Fiber Optic Network in City by Representatives of IQ Fiber of Jacksonville**

Kim Smithers, Chief Marketing Officer for IQ Fiber, presented a PowerPoint [Exhibit C]. She provided background information for IQ Fiber, a Jacksonville based company founded in 2021. Many people that started working from home in 2020 found that existing internet services left a lot to be desired and IQ Fiber was created to solve that issue. She said that they are north Florida's only local residential fiber optic network provider, they are currently building in four counties in northeast Florida, and they are not using AT&T's or any other internet service provider's network. She advised that they provide streamlined customer service where there are no contracts, no installation fees, no equipment fees, no data caps, etc., the price you see is the price you pay. She said that fiber optic is what powers the internet, the cell towers, and it is what the transatlantic lines are built off of and that IQ Fiber is bringing it directly to your home. She said that cable was built to broadcast TV stations directly to the home and has adapted its technology over time to be able to provide internet service, but that it is not built for internet service. DSL (Digital Subscriber Line) was built off of copper lines for telephone service and that fiber is built to deliver data the way we use the internet today.

Ms. Smithers advised that twenty-four City residents have completed a request to connect with IQ Fiber in just the past week. She said that more people are working from home, using video calling, shopping online, and streaming video. Plus, Wi-Fi now connects to appliances, security devices, fitness equipment, health monitors, etc. and that the average American today has twenty-five devices connected to the internet in their home.

Ms. Smithers advised that construction is currently going on in the City and that their minimal above ground cabinets would be placed in areas that already have similar telecom equipment and all the fiber connections are buried to help prevent against storm issues, etc. She advised that the cable was laid along the utility easement right-of-way with a fiber conduit put in first and then the fiber is pulled through which helps protect it against any cuts.

Ms. Smithers said that they are a brand-new company and try to make a good first impression. They currently have twenty active build areas in four counties and that they try very hard to let residents know when they will be on their street with signage and door hangers, which are placed three to five days in advance and specify important things such as leaving the flags and paint

intact. All the vehicles and crews are identifiable with IQ Fiber logos, and their construction signs are displayed around the active sites. There is a dedicated construction page on their website or people could use the QR code on the signage/door hangers, which explains the process and answers frequently asked questions. She advised that the City could also direct residents' phone calls to them and that they also have on-site construction coordinators at every site who handle each resident's concerns and questions individually. She advised that their commitment is to serve the community with excellent customer service, minimal disruption during construction, and a natural restoration. She said that there are examples of areas at the beaches and San Marco where their network is active and what it looked like from week to week and that you cannot tell that IQ Fiber was ever there.

Ms. Smithers moved on to the next slide and said that some of the frequently asked questions are regarding how long the utility flags are in place, how deep they are digging, what hours they will be working, what happens with existing landscape and trees, etc.

Mayor Samora said that it is his understanding that this is going to go to every home and every street in the City. Ms. Smithers showed a map and advised that everything in yellow is where they are building and that the red areas are considered "do not build areas" for various reasons, such as protected areas or private/gated communities, and that she could provide a copy of the map to the Commission. She advised that everything has been permitted and approved for the specific streets that they are going down. Mayor Samora asked if there was a better map that the Commission could get online. Ms. Smithers introduced Mr. Richard Fallon who is the head of construction and engineering. Mr. Fallon said that he met with the Public Works Director when they first started the project, and that he has the map as well.

Mayor Samora asked how long the project construction phase would take. Ms. Smithers said that they started construction about a week ago and that it could take about three to four months to complete the entire area.

Mayor Samora asked when it would be active for service. Ms. Smithers advised that they turn the network on and have it active for service one cabinet at a time and that each cabinet serves about one thousand customers. She said that there would be about three or four cabinets for this immediate area of the City with the first one being active probably by May.

Mayor Samora asked if the City has had any contact from residents with concerns. City Manager Royle said that if he gets an email that he directs them to contact the company directly, that they have been very helpful in responding, and that he has not received any complaints from residents saying that they were not contacted so obviously the company does follow up.

Commissioner Sweeny said that she recalls the possible mention about having our Communications/Events Coordinator put information out on our social media channels or Newsletters, etc. and she asked if the company's communication team would work with City staff to provide graphics and copy, etc. Ms. Smithers said yes but she noted that they do not usually publish their full coverage area while it is under construction or during planning because we may get out there and find that there is an area that we cannot build, and we would not want to promise something ahead of time. She advised that they would provide as much information as possible. She suggested that the residents input their information and the company would keep them updated directly for their particular address.

Commissioner Sweeny asked how it works with Homeowners' Associations (HOAs) or gated communities. Ms. Smithers said that for any gated communities, private roads, condos, etc., that they would have to gain a "Right of Entry Agreement" and our Community Development Team would engage those organizations and build a relationship, but until then, they are considered a "do not build" area.

Commissioner Sweeny asked if they were working from one end of the island to the other. Ms. Smithers said yes, and she pointed to an area on the map and said that in that area they started on the south side and would go north to work their way over to the north side of the island and go south from there. Mr. Fallon said that it really depends on the permits because there are Florida Department of Transportation (FDOT) permits, there are St. Augustine Beach permits, etc., and that they are trying to finish one area first.

Vice Mayor Rumrell said that it was a great presentation, but that he wished they would have done the presentation before the work started. He said that he did some research and that he knows that most of IQ Fiber employees are former Comcast employees. He suggested as a courtesy that as they move into other cities and municipalities they should get ahead of it instead of behind it. Ms. Smithers said that she agreed and that they usually do try to talk to the entities ahead of time but that this project moved much quicker than they had anticipated, and she apologized for that.

Mayor Samora thanked IQ Fiber for their presentation. He moved on to Item VIII and opened Public Comments and advised that the public would have three minutes to address the Commission on any non-agenda items and to please fill out a speaker card.

#### VIII. PUBLIC COMMENTS

Jim LeClare, 115 Whispering Oaks Circle, St. Augustine Beach, FL, showed an overhead slide of the Ocean Hammock Park resident letter offering to pay for some work [Exhibit D-1]; keeps trying to tell citizens to come to the meetings or go to the website; he is bringing it up again because a lot of people do not understand it and it could get tricky; there was another interview with the President of Sea Colony who made a statement that needs to be addressed and after the demo he quoted "that leaves the City with about \$400,000 to spend on things and they what to do in the park"; after the demo you have to pay for a new section of boardwalk because you cannot vacate an access to the beach; the Commission is doing a great job up until this point; something has come up recently that has caused some angst in the community referencing that human injury is silly, a ground level walkway, and snake bites and he wanted to bring it to the City's attention [Exhibit D-2]; hopes that after a year of this that a decision can be made soon; there are a few people that have been against a ground level path before this letter came out and have spoken about the snake issue; Director Tredik did the best job he could and there is a long list of things [Exhibit D-3] but to at least keep the top item to protect and enhance wildlife, which would give the City a lot of leeway with Phase 3; thanked the Commission for keeping everything civil.

John Lawler, 4 Ocean Trace Road, St. Augustine Beach, FL, Association has extreme interest in seeing the Master Plan completed; is available to work with the City to find a solution to their problem.

Mayor Samora closed Public Comments and asked the Public Works Director for any updates on Ocean Trace. Director Tredik advised that he does not have an update tonight but that he is meeting with the consultant in the next couple of weeks and would get something back to the Commission in April regarding the Stormwater Master Plan Update. Mayor Samora asked if he had any communication with the interested stakeholders in that area. Director Tredik advised that he has not had any communication with them in the past few weeks. Mayor Samora asked that he let them know that the Commission would have something in April. Director Tredik agreed.

Mayor Samora reminded everyone that information regarding Ocean Hammock Park is on the City's website and for anyone that cannot attend the meetings to email the Commission and that each Commissioner's contact information is also on the website.

Mayor Samora moved on to Item IX.

IX. COMMISSIONER COMMENTS

Commissioner Sweeny advised that there is a Legislative session tomorrow, there are a number of projects that the City has submitted, and hopefully there will be success with those and that she would keep the City updated as they move through the process.

Commissioner Morgan advised that she went to see the finished sidewalk at A Street east of the Boulevard and that it looks fantastic.

Vice Mayor Rumrell advised that St. Augustine Beach was voted number thirteen in the country by TripAdvisor as one of the best beaches and that we were the only beach on the east coast of Florida on that list. He also attended the County's transportation meeting on Friday, and they were only talking about SR-16, but that everyone in this room has driven that road at one time or another and he passed around a flyer that depicts what they plan to do [Exhibit E].

Mayor Samora moved on to Item X.1.

X. PUBLIC HEARINGS

1. Ordinance 23-01, Final Reading, to Authorize Adopting a Stormwater Utility Fee (Presenter: Bill Tredik, Public Works Director)

Director Tredik advised that this is the second reading to amend Chapter 7 of the Code relating to stormwater assessments. This ordinance sets the framework should the City desire to move forward with a Stormwater Utility Fee. At the November 14<sup>th</sup> Commission meeting the Commission adopted the non-binding Resolution 22-15, which expressed intent to adopt a Stormwater Utility Fee. At the February Commission meeting, the Commission unanimously passed Ordinance 23-01 on first reading and questioned whether there would be separate assessments for the stormwater maintenance and stormwater capital improvements. He said that the ordinance is drafted with the intent to potentially allow assessment for both. A Stormwater Improvement Assessment is, "a special assessment imposed by the City within a stormwater improvement area to fund capital costs and related costs and obligations to finance the project costs for stormwater improvements." A Stormwater Service Assessment is, "a special assessment imposed by the City within a stormwater service area to fund the service costs." He advised that he has had conversations with the City Attorney, and they have determined that the existing language in the ordinance covered the City and gives us the maximum flexibility to do a service assessment, a stormwater improvement assessment, or both for any given year, and it would also be the Commission's choice in any given year. He did not feel that the ordinance needed any changes from what was adopted on first reading. If it is approved, the next step would be to start working on implementation of a fee and that is another item on the agenda.

Director Tredik advised that this ordinance replaces defunct Sections 7.1 to 7.4 of the City Code that was related to the County's stormwater utility fee, which was never adopted, so this would set the stage for us to move forward and revises Chapter 7, Article 1, to make it all consistent. He said that tonight he is asking the Commission to adopt Ordinance 23-01 on second reading.

Mayor Samora asked if Director Tredik decided to keep the structure of the ordinance. Director Tredik said yes that he believed that it would be two fees just like the City does with solid waste and it would give the City the most flexibility to meet the funding challenges.

Mayor Samora asked when the notices would go to the homeowners about the fees if this were to move forward. Director Tredik advised that we are under the clock if we want to do something this year. He said that in August we would have to pass a resolution and pass an interlocal

agreement with the Tax Collector to impose a fee, so we would need to have the Public Hearing in June, or July at the very latest, but that June would be better. We would have to advertise twenty days in advance of the Public Hearing, so the very latest that we could pass the stormwater assessment resolution would be June. He said that he would like to get there by May but that he believed that there is too much work to be done between now and then to make it happen, so more realistically we would come back in June.

Mayor Samora opened Public Comments.

Mike O'Steen, 202 Azalea Court, St. Augustine Beach, FL, asked what this fee would do and where would the water go.

Mayor Samora said that the City is considering adopting a Stormwater Utility Fee Assessment to collect money that would help support any kind of stormwater projects.

Mayor Samora closed Public Comments. He advised that this came up several years ago and has come up again, the Commission has had some robust discussions about it, and the City never knows where the funding is going to come from for stormwater. He advised that we currently have some projects that were grant funded but that we just never know when that may run out and this would be a way to sort of determine our own fate when it comes to addressing the City's needs for stormwater.

**Motion:** To adopt Ordinance 23-01 on final reading. **Moved by** Commissioner Sweeny, **Seconded by** Vice Mayor Rumrell. Motion passed unanimously.

Mayor Samora asked the City Attorney to read the preamble. City Attorney Blocker read the preamble.

Mayor Samora moved on to Item XI.2.

#### XI. CONSENT

(Note: Consent items can be approved by one motion and vote unless a Commissioner wants to remove an item for discussion and a separate vote)

##### 2. Resolution 23-02, to Declare Items of City Property as Surplus and Authorize Their Disposal

**Motion:** To approve the Consent Agenda. **Moved by** Vice Mayor Rumrell, **Seconded by** Commissioner Sweeny. Motion passed unanimously.

Mayor Samora moved on to Item XII.3.

#### XII. OLD BUSINESS

##### 3. Vision Plan: Review of Updated Draft (Presenters: Margaret England, Former Commissioner, and Max Royle, City Manager)

City Manager Royle advised that the current plan is meant to replace the 2006 Vision Plan. It has gone through a number of revisions and City committees and that former Commissioner Margaret England largely developed this update. He said that in the initial draft that he had suggested having a timetable and to do more review, but the Comprehensive Planning & Zoning Board (CPZB) and the Sustainability & Environmental Planning Advisory Committee (SEPAC) have had an opportunity to review it and if the plan meets with the Commission's satisfaction, he suggested to adopt it as is and we can tweak it over the next several months or year and revisit it. He said that he plans to work with the City Clerk on developing a set of goals from the Vision Plan or timelines to meet and report to the Commission in a year from now regarding what has/has not been done and where we are, what changes we may want to make, etc.

Margaret England, 425 Ocean Drive, St. Augustine Beach, FL, advised that she is here to present what she hoped would be the final version of the St. Augustine Beach Vision Plan, to address any questions, and to set up a mechanism for revision/review every year or two years. She said that the purpose of the Plan is to address pertinent topics and that she and the City Manager have hashed out almost every topic possible that addressed the physical nature of our community, to protect the environment, to protect the community culture, and to encourage "smart city" practices. She said that while many topics are addressed in general, we left it flexible which would allow current and future commissions guidance under these topics. She said that she and the City Manager reviewed letters, emails, and texts from the Commission, CPZB, and SEPAC and added very subtle changes and editing, such as one suggestion to create a Master Plan for the City plazas, but that we decided to leave it general to allow for flexibility as you go along. She said changes were made from the input that SEPAC provided, such as on page 10 regarding sustainability and resiliency, in a general way to give guidance to protect the culture of this City and to address everything. She said that if the Commission has any major changes that she and the City Manager would go through it again, but that everyone has had ample opportunity and has given good feedback that has already been incorporated in the Plan. She said that it is a good idea to have a Vision Plan so that we can see where we are going on each of these topics.

Mayor Samora thanked Ms. England for her continuing work on this project.

Vice Mayor Rumrell advised that he read through it and that it was pretty much what Ms. England had envisioned when she was on the Commission. He commended her for her great job and said that he liked that it is a working document without timetables for things to be implemented. He said that he supports the Vision Plan.

Commissioner Morgan thanked her for her work on this project. She said that on page 5, B.3 that the last sentence mentions that there is only one small area without a connection to the County sewer system and she asked where it was located. City Manager Royle advised that it is located on Acacia Street, Florida Avenue, and Pyrus Street, which are still on septic.

Commissioner Morgan questioned the language in the "Purpose of the Vision Plan", the second paragraph under the second subparagraph regarding "smart city". She asked if we were removing something or intentionally leaving something out of the quote with the use of ellipses. City Manager Royle advised that the things that did not apply to our City were left out, such as a bus system. Vice Mayor Rumrell said that when they looked at that quote initially that there were things that did not pertain to our City, such as hospitals.

Commissioner Morgan questioned what shopping center was being referenced on page 6.B, subparagraph 1. Ms. England advised that it is the Publix shopping center. She said that she met with the City Manager and the Public Works Director, and they identified some possibilities, which were referenced in the Plan but were later removed to make it more general. She advised that there is a goal to address the southern part of the City to make sure that everyone has walking access to the beach of a mile or less, which is a future goal to keep in mind for those residents. Commissioner Morgan said that she liked that it was written to be flexible so that it can still work as our area and thoughts changes, but that she would like to see more specificity of the shopping center because over time there could be more shopping centers. Ms. England said that she could make the change to reflect Anastasia Plaza. Commissioner Morgan questioned whether we should include "bikeability" or only say "walkability". City Manager Royle suggested to change the language to read, "to increase the City's facilities for bicyclists and pedestrians."

Commissioner Morgan questioned whether the language should be changed on Page 7 regarding the plazas because it only specified plazas along the Boulevard. She asked to consider adding

language such as “to beautify A1A Beach Boulevard and the community” because there are bunch of plazas elsewhere, such as those on D Street.

Commissioner Morgan suggested on Page 10.F, second paragraph, to delete some of the causes and threats because there could be some people who would have objection to what the causes of those climate changes would be. Ms. England advised that this was part of the suggestions from SEPAC. Commissioner Morgan appreciates that a lot of time and effort was put into this before she became a Commissioner, but that she suggested scaling down that paragraph because in the long-term some people may not agree with it as written. Ms. England asked if Commissioner Morgan would like to make a formal suggestion to the City Manager that could be worked on. Commissioner Morgan said that she thinks that the paragraph goes further than necessary but that she could certainly make a suggestion to the City Manager. Commissioner Sweeny advised that she is okay with removing it and taking the last sentence and moving it up to the first paragraph. Mayor Samora agreed and said that that is the point of all the preceding language. Ms. England advised that she and the City Manager were trying to incorporate everyone’s suggestions and SEPAC provided a lot of input for the sustainability and resiliency section.

Commissioner Morgan said that on page 13, the first sentence should read “pursue” rather than “pursues”. City Manager Royle said that it should read that the City “adopts”.

Commissioner Sweeny thanked Ms. England for all the work that she has done and since this is a visioning document, she asked if it would be appropriate to convert those last septic properties to sewer in the future. She said that the City of St. Augustine has a program to help convert properties and that she would like additional conversation to add language in the Plan to move us in that direction if it is feasible. City Manager Royle advised that the sewer system is provided by the County and language could be added specifying that we would contact the County to work with them to connect this final segment of the City to sewer. He said that the County did a major sewer rebuild project about ten years ago and that he did not know why that area was left off and that he would follow up on it.

Commissioner Sweeny said that we had talked about a public art component in the past that is not in this final version. She said that we are such an eclectic, artful community and that she would like to see us embrace that a little bit, such as with murals or other public art. Ms. England advised that page 8, item 3, talks about displays of public art in the plazas. She said that it was suggested to create a master plan for the plazas right now and that we backed away from doing that because the Commission could always request that SEPAC come up with ideas for doing a certain number of plazas a year and to encourage them to do the work.

Commissioner Sweeny said that she is leery of adopting this tonight solely because the last time we discussed this, we had advertised that there would be a community meeting and an opportunity for the public to weigh in and that she would like to see that happen.

Mayor Samora said that this is sort of a living document, something that we should have a mechanism for reviewing periodically and asked for Ms. England’s thoughts regarding how often it should be reviewed. Ms. England said that annually may be too often, and she suggested that the Commission could review it every two years. She said that it should also be reviewed if there are any major changes to services or utilities, such as when the old City Hall is developed.

Mayor Samora asked if it would need to be an extensive review that involved SEPAC and CPZB. Ms. England said yes, probably all the boards should have an opportunity to review it and have it as an agenda item for the public to comment. She advised that this is general guidance for the culture and nature of our community and to keep it beautiful.

Mayor Samora asked if it would be a stand-alone document and would not be part of the Comprehensive Plan or the Land Development Regulations (LDRs). City Manager Royle said it would be a stand-alone document.

Mayor Samora thanked them for their hard work.

Mayor Samora opened Public Comments. Being none, he closed Public Comments.

Mayor Samora said that the Commission has talked about this for a long time and that he thinks that it is time to move on it. It has been proposed as a living document that would have periodic reviews, it has been generalized in a way that the Commission can navigate it moving forward, and that it sets some very broad-based goals for us. He said that Commissioner Sweeny brought up a public workshop and that he is not opposed to that, but it is time to start moving forward.

Commissioner Morgan said that she agreed with Ms. England's suggestion to review it every other year unless there is an event to facilitate a natural review of it. She said that she seemed to recall a cross committee workshop about six months ago where we reviewed a draft of the Vision Plan.

Vice Mayor Rumrell said that Commissioner Sweeny brought up a good point because it showed in the advertisement that there would be a June 2023 workshop and we could continue to tweak the document.

**Motion:** To approve the Vision Plan with Commissioner Morgan's suggestions and plans for a June 2023 workshop. **Moved by** Vice Mayor Rumrell, **Seconded by** Commissioner Morgan. Motion passed unanimously.

Mayor Samora moved on to Item XII.4.

4. Stormwater Utility: Approval of Contract with Crawford, Murphy and Tilly and Budget Resolution 23-05 to Appropriate Money for Assistance in Developing (Presenter: Bill Tredik. Public Works Director)

Director Tredik advised that this is a Budget Resolution to provide some assistance with digitization of the impervious surface areas around the City. He said that on February 6, 2023, the Commission passed Ordinance 23-01 on first reading, and earlier tonight it was passed on second reading. He said that in order to move forward with imposing a fee this fall, that we have several things that we need to do over the next few months. He said that by June at the very latest we would need to pass the stormwater assessment and have the rates as well as several other things in place, then hold a Public Hearing in July, and pass the final assessment in August. He advised that there is a lot of work to be done between now and that June meeting with the first step being to understand what the average impervious area is for residential property. He said that the most effective way to do that is to use aerial photography to digitize the outline of each parcel's impervious area and then average it. He said that if we just used tax rolls, we would not pick up everything and we are trying to be as accurate and representative of our City as possible. He said that the Equivalent Residential Unit (ERU) not only affects the residential, but also the commercial properties. If it is set too low, then the application of that formula to commercial properties would be very high, and vice versa. He said that it is important to get it right because it has an impact on commercial properties in some ways more than the residential which is the real reason that we want to digitize in order to understand it and that every city has different ERU numbers.

Director Tredik advised that he would like to use the continuing contract consultant Crawford, Murphy and Tilly (CMT) just for this and to use one of their CAD (Computer-Aided Design) or GIS (Geographic Information Systems) experts to go over all the commercial and residential properties, digitize them, and understand what the impervious areas are and how many ERUs the commercial properties are going to get assessed. He said that if the City is going to do this in the fall, then we need to take a step in that direction, or it will not get done. He said that the ordinance

has been passed and that this could sit but if it does not go forward, then we are going to have to budget for whatever it takes next year to impose this fee, which would mean a larger study that could cost upwards of \$100,000 based on the preliminary numbers that he has received from CMT. He advised that ultimately it is the Commission's decision to either move quickly to impose this fee in the fall or defer it until the next fiscal year and put out a study.

Director Tredik advised that he is asking for Budget Resolution 23-05 to be approved authorizing the transfer of \$13,790 into the FY 2023 budget to get the impervious surface areas and figure out what the appropriate ERUs are for the City. He said that even if you decide not to move forward, the ERU information would still be useful the following fiscal year.

Mayor Samora asked what the alternate path would be if we decided not to move forward. Director Tredik said that he is not sure that there is an alternate path because we have to develop what an ERU is, which would be the basic building block for how this will be assessed through the Tax Collector, and if we do not know what the ERUs are, then we cannot move forward. He said that if we tried to create something that is not based on sound analysis that we would possibly be challenged by either one or both residential and commercial because one is going to bear more or less of that burden of the assessment, so it needs to be right.

Mayor Samora said that we are not going to go out to bid on something like this and that he realizes that he is coming to the Commission with CMT because we have contracts that we could tack on to, but he questioned their expertise in this area because this is a very critical part of this Stormwater Utility Fee. He said that he feels like this is rushed and that he would like Director Tredik to substantiate why we would use CMT. Director Tredik said that they could do it quickly and it is the area of expertise of any engineering firm. He said that the advantage with CMT is that we could move quicker because we have an existing contract. He said that we could do quite a bit in-house, but probably not all of it, and we do not necessarily have to use CMT, but he is cognizant of the fact that State rules do not want him to break this up into little pieces to fall under purchasing thresholds, so he is trying to use the contract that he has in place. He said that it is not an unreasonable price for this scope of work and could possibly cost more with a different engineering consultant.

Mayor Samora said that the proposed contract with CMT is purely just data gathering and he asked what happens with that data. Director Tredik said that CMT would give that information to us, and we would use it to go forward to develop the ERU for commercial and we would notice every one of their fees in advance of the June meeting. He advised that they would be completing a project list which would come out of the Master Drainage Study Update, and we would be completing an analysis of our maintenance costs simultaneously. He said that there is a natural fit since CMT is doing the Master Drainage Study Update and that these would be married together in June if the Commission passes the resolution for how much we need to collect to do in maintenance and improvements.

Commissioner Sweeny said that her first thought was the same as the Mayor's. She asked what the City's policies are for when something has to go out to bid. Director Tredik advised that for something like this we would be going by the Florida statute which covers procurement of professional engineering services, and this would be under that threshold because they are a continuing contract/engineering consultant, which he believed we can go up to two million dollars, so they are well under that threshold. He said that if we did not do this, because it is a professional engineer that we are procuring, that his only concern would be to be careful not to break it up into little chunks in order to keep it under the threshold, which he believed is about \$35,000 by State rules for professional services without going through a Request for Qualifications (RFQ) process. He said that he has concerns if he has to do more work with a professional

engineering consultant that he may trip over that threshold and may not be in strict compliance with State rules.

Commissioner Sweeny said that what is throwing her a little bit is that the memo specifically states that, "staff is negotiating with CMT to develop the scope and fee for the remaining work associated with items two through five", so if that is the case, then are we planning to use CMT for the rest of this. Director Tredik said that the memo was written a few weeks ago before he actually received a draft scope and fee from CMT for the remainder of the work and at this point it is beyond what we want to do. He said that unless we could dramatically reduce it, that he thinks we need to do as much in-house as possible, but that he does not have the time to do these first digitizations in-house. He said that they may still end up doing a scaled down report based upon the minimal that is necessary to sustain any challenges and show that we have done our due diligence. Commissioner Sweeny asked if CMT has done this same Stormwater Utility Fee work for any other jurisdiction. Director Tredik said that CMT provided him with a good number of examples of information that they had but that he has not had a chance to go through it, which is another reason that he has not recommended using CMT at this point for the next steps. He said that while CMT is doing this, we could potentially put something out to try to get another consultant, but he cautioned that it would not be cheap.

Finance Director Douylliez advised that we also have our own City policies which we should adhere to. She said that our purchasing policy states that, "at least three written quotes are necessary to be received by the City in respect to purchases of goods and/or services costing at least \$5,000 but less than \$14,999.99." She said that if three quotes are not possible, then a written explanation is needed for why we would not have that. She advised that there is a State policy as far as going on an additional amendment to a contract, but we also have City purchasing policies. She advised that the threshold for going out to bid for a Request for Proposal (RFP) is \$15,000 and at that point we have to go out to bid or a RFP. Commissioner Sweeny said that for this item according to the policy we are supposed to have three quotes. Finance Director Douylliez said yes.

Director Tredik said that it gets a little tricky and that he would like the City Attorney to weigh in on it because this is not a standard procurement. City Attorney Blocker said that the way that the City statute is written for bids like these there has to be a strict compliance. He said that when you are dealing with professional contracts there are certain licensing requirements which sometimes limit the number of bids. He advised that when you are dealing with public money, that you need to make sure that the funds are used effectively and that there isn't a conflict of interest.

Director Tredik said that getting quotes for a larger project that is being broken up into smaller segments and would total more than \$35,000 would not be in compliance with State statute. He advised that if he were to hire a firm to do the whole thing, he would guarantee that it would cost more than \$35,000 because the digitization alone is \$13,700. He said that he fears that we are breaking it up in that condition to get around the rules and that restriction would not apply if we used a continuing contract engineer and could award the bid by State statute. He said that it is a question of State vs. local policy. City Attorney Blocker advised that there is a continuation here and there are times where these are broken up to avoid some of the State statutes. He pointed out that this would be a continuation and that it might be pertinent to do that in this circumstance and that the Commission could evaluate it and make a decision. He said that Director Tredik is pointing out some of the risks and challenges with this because it is a unique contract.

Vice Mayor Rumrell advised that the County has a fantastic GIS program that is free. He said that we are a very "tree canopy" City and that approximately thirty-percent has a tree canopy and the GIS does not pick up those areas. He suggested to possibly talk to the Building Department to see

if they could do it in an effort to try to save City and taxpayer dollars for other important things. He asked the Finance Director if the City of St. Augustine does it by square footage. Finance Director Douylliez said that there is some language in there about a tiered level based on the square footage of the home. She said that she does not know how their ERUs were developed, but it does tier up from zero square foot to the fifteen hundreds or at least they do go up from there and the ERUs for commercial are based on the baseline of the residential. Vice Mayor Rumrell asked for it to be further investigated and said that we could probably get it from the property records and that Building Official Law may be able to assist. He said that if we could adopt something that is already out there such as the City of St. Augustine's would be helpful as a starting point and to save money. He said that he would like to know what CMT's total amount would be for the complete bid and if we break it up would we be in violation. City Attorney Blocker said that to bid something out in and of itself is not a violation but that what Director Tredik is pointing out is that there are times when this will work in his favor but that we could look at in more detail.

Commissioner Morgan advised that there is information in the tax rolls about the impervious coverage, so it seems like a lot of this information is already out there and perhaps we could use it. She said that this is not a tremendous amount of money but there would be a steps. She asked if this would be for information gathering or crunching because a lot of the data is already out there.

Commissioner Sweeny said, to Commissioner Morgan's point, that in the engineering services document from CMT that it specifically references all the data steps and that it appears to be data crunching because they say that they would be using FDOT and the County's GIS, etc. to calculate the average residential impervious area. She asked what would CMT's timeline for completion be.

Director Tredik said that the tree canopy is an issue, and it is one of the reasons to explore other alternatives. He said that the ISR (Impervious Surface Ratio) numbers that are available are great and he deferred to the Building Official for further information. Building Official Law advised that ISR is a fairly new concept in development and that the only way to know whether something was not done is to have it surveyed or search our Laserfiche records software and that one new residence could be a two hundred page document. He said that since he has been with the City that it has been consolidated to an approved site plan. The tree canopy would stretch over the majority of the numbered and alphabet streets but that the commercial would have a very good shot at using the GIS. Director Tredik said that the reason he asked is because he does not think that we have enough ISR information to make a good representative sample. He said that the tax rolls have the square footage of the building, which may not represent the square footage of the impervious area on the site. He said that it does not pick up multi-story buildings, patios, driveways, etc. which are necessary in the ISR calculation. He advised that CMT would be doing a combination of getting new data and researching old data to pull it all together and provide us with a number that is defensible.

Director Tredik said that that the City of St. Augustine did a study in the 1990s to develop their original residential ERU, which was expensive. He said that he believed that they may have modified it since then and a tiered system with different amounts for different square footage is doable and a lot of cities do it that way. He advised that it is more difficult for a limited staff to keep track of it and maintain it and a single tier system would be easier to implement and to maintain because the square footage does not matter and they would get one ERU for a residential property. He said that it is never going to be one hundred percent equitable across the board because of how this sort of a fee works. He said to try to make it fair that we would be increasing the bureaucracy to administer the program to where it would become inefficient and that he would recommend a single tier system.

Vice Mayor Rumrell asked if it could be done based on residential and commercial zoning, such as \$5.00 for residential and \$10.00 for commercial and be legally defensible. City Attorney Blocker said that he could research it, but as long as we notice it and give the public an opportunity to understand, and you have to be able to identify these parcels and explain the reasoning behind how the fees are assessed. He advised that he is not familiar with any municipality that does it that way but that it could be researched. Vice Mayor Rumrell would like to try to simplify it and said that he agreed that it is not going to be fair for everyone but the greater good would be to protect the City and the projects that we have already done, such as the weir. He said that simple would be easier but that he personally has a hard time with the \$13,000 when we do not know the direction and that there are a lot of tools out there to help us.

Mayor Samora opened Public Comments. Being none, he closed Public Comments.

Mayor Samora said that he is hearing a lot about this being one of the fundamental building blocks of the Stormwater Utility Fee and we want to build it correctly vs. doing it quickly. He said that he feels like it is fairly rushed which he believed is the wrong way to do it. Vice Mayor Rumrell said that the reason it is rushed is because the Commission has given some sort of direction that we want to get this done as soon as possible. He said that there are a lot of tools that are available and if they come back and say that thirty percent is tree canopy, then we still do not have a true number and we would be doing a lot of guessing. He said that he is prepared to make a motion to deny the contract.

Commissioner Sweeny asked if CMT would be able to categorize every home and give us anything accurate in areas that have a tree canopy and are there other collection methods to assess those areas. Director Tredik advised that they do have other methods such as street view on Google or field visits because they would not be able to get a hundred percent from available data, but if you could get enough of a representative sample that becomes defensible but there would be some imperfections in any analysis. He said that the larger the sample, the more representative it would be.

Commissioner Sweeny said that the question is do we want to get it done to assess it this year because if we do not move forward today, then we do not have the manpower to do it on our own in time this year. Director Tredik agreed. Commissioner Sweeny said that this is really a question of whether we want to pay this money so that we can do it this year or do we want to take our time and go about it a different way and put it off for a year.

Vice Mayor Rumrell said that he thinks that we could do it in-house and possibly utilize the Building Official and get enough sample data to be defensible. He advised that the information is in the GIS now and if it is seventy percent, that it might constitute enough to be defensible.

Commissioner Morgan said that there is going to be margin of error whether CMT does it or we do it in-house. She said that she wants to do it right and does not want to wait another year especially if that somehow would mean the need for a study that would cost \$100,000. She said that this seems like we are jumping ahead and that she understands that it takes time whether it is our staff or someone else, but the data is already out there. Director Tredik advised that there are other options.

Mayor Samora said that before we get to far into that discussion, we have a motion on the floor. City Attorney Blocker said that you have to look back at the dates that we are working backwards from. He said that the initial assessment for resolution is early June at the latest and what is important is to have some of this data for the Public Hearing in July because the public will have questions. He advised that his recommendation for the motion is to give direction to staff because of the short window of time.

**Motion:** To deny the contract with Crawford, Murphy and Tilly, but recommend that staff continue to try to meet the June/July deadline by continuing work in-house. **Moved by** Vice Mayor Rumrell, **Seconded by** Commissioner Morgan. Motion passed unanimously.

Commissioner Sweeny said that she would like to hear from the Building Official and Director Tredik whether doing it in-house is feasible given all the other projects that we have going on right now and to meet the deadlines. Building Official Law advised that his staff is very limited and would always support the City's mission. He said that we are not GIS experts, and advised that we just bought the program and are still trying to learn how to use it. He said that for them to use the County provided GIS, it would be a polygon tool on each individual lot. He said that one recommendation is to use the Land Development Code, which states how much ISR you can have for each density area. He said that The Ridge is a forty percent ISR community with the exception of the ten percent or greater permeable pavers along with the pool exception. He said that Sea Colony has a sixty or seventy percent ISR, Anastasia Dunes is fifty percent, etc. He said to get ISR for each individual lot would take serious manpower and that the Building Department is at max-capacity right now, etc. He said that he could allocate one Code Enforcement Officer and Planning and Zoning Department staff member if that is the Commission's decision but that it would deplete the other services that they could provide. He suggested to eliminate the residential with a flat fee and concentrate on the commercial on the Boulevard, which is a lot more achievable because there is a clear line of sight with the polygon tool.

Commissioner Sweeny asked Director Tredik if CMT indicated in their quote how many hours they anticipated to complete the task. Director Tredik said that he would have to go back and look but that he believed they did. Commissioner Sweeny said that she is trying to understand what a realistic scope and timeline would be to determine whether we have the capacity to do it in-house. Director Tredik advised that he agreed with the Building Official's assessment and that they just got GIS and that it is not really feasible. He said that he is concerned about creating something based upon the maximum impervious surface area such as in medium-density because it is not representative of reality since some homes are larger. He said to keep in mind that this number would determine how much Embassy Suites and other commercial properties would pay. He said a bigger ERU means a reduced fee for the commercial vs. a smaller ERU is an increased fee for commercial, so picking a number based on what is allowable does not give you reality, it gives you what is allowable. He said that personally he does not think that it would be a defensible analysis and that it would be challenged especially if it is too low, which would mean that the commercial properties would be paying more than they think is fair. He said that if it is challenged, that the City may lose or would at least have to modify it. He said that Palm Coast did an assessment on undeveloped land which was challenged by some of the larger landowners, and they had to go back and rewrite their stormwater utility. He advised that it is very important that we do it right, that it is based on science, and based on real analysis. He said that the if the ISR information is not available, that it is not the right methodology to create a defensible program. He said that the work would probably be done by one of CMT's GIS/CAD techs making an estimated \$100 per hour billing rate vs. \$200 per hour for a Senior Engineer, which would control costs to some degree. He advised that he could get the breakdown and provide it later.

Commissioner Sweeny asked if Director Tredik if he felt confident given all the discrepancies with the tree canopy, the challenges collecting the data, etc. that CMT would do a better job than we could do in-house and would be more defensible and that they would provide a valid number that we could use. Director Tredik advised that we could do this in-house and that it is not a question of ability, but a question of time to have something ready for June. He said that it would take a couple weeks for him to do it and it would not be an effective use of his time because that would mean that there is something else that he is not doing and that he cannot put off other projects

to do this work. He said that with the amount of staff that we have, we need to lean on consultants to do a lot of work which is only going to get worse unless we increase staff.

Commissioner Sweeny said that she wanted to feel comfortable that they are going above and beyond just pulling the available data and would be viewing properties that cannot be viewed from an aerial image to give us more accurate data. Director Tredik advised that they would be by digitizing the impervious areas to the best of their ability but that there are some limits due to tree cover. He said that you can still get a lot of information even with tree cover and that he did a sampling prior to this to show CMT what he had done and that he was able to pull a fair amount of parcels from a scatter shot around the City. He said that there is enough information to get a layout and then you would go look at it. He said that it is not a question of ability, but a question of convenience, time, and trying to keep this rolling.

Commissioner Morgan said that it is hard to digest in part without anything to compare it to. She said that she could appreciate that it would cost a certain amount of dollars per hour, she knows that we have a timeline, but that she does not want to feel rushed. She said that we could do it in-house and it is probably not the most efficient use of Director Tredik's time, but it is very hard to digest without anything to compare it to and to pay someone \$14,000 to gather information that is already out there.

Vice Mayor Rumrell asked if Project Manager Adams could do it. Director Tredik said not at this time because his plate is full, and he is not quite there yet on his ArcMap skills, which takes practice. He said that he has been doing this his entire career and can do it fairly efficiently, but that he is not nearly as good as the CAD techs in some of these firms. He said a hundred forty hours at \$100 per hour would be \$14,000. He said that a hundred hours equals two and a half weeks, and that money does not go far with engineers, which is just the reality of it.

Mayor Samora said that there were a lot of good questions and concerns and that he has some of the same reservations. He said that we have other engineering firms under contract and that we do not see any other proposals to compare it to. He advised that he is not comfortable moving forward with this right now even though it is important. He said that if we do not go this route that we maybe continue to get competitive quotes to further layout how we could or could not do it in-house.

Commissioner Sweeny asked if the City had three engineering firms currently on contract that we could get quotes from. Director Tredik advised that the City only has one engineering firm on contract but that the County has firms that we could approach to see if we could piggyback.

Vice Mayor Rumrell asked if we could talk to the County about assisting on the GIS. Director Tredik advised that he has not had that conversation. Vice Mayor Rumrell said that they may be able to do it quickly and cost efficiently since they put this system together. Mayor Samora said that it would be nice to see some other options.

Mayor Samora said that the motion for denial passed unanimously, and he moved on to item XIII.5 and asked Building Official Law for a brief overview.

### **XIII. NEW BUSINESS**

5. Budget Resolution 23-06 for the Renovation of the Building Department Bathroom In the Amount of \$60,000

Building Official Law advised that he has been continually modifying the Building Department with energy efficiency, upgraded vehicles, upgraded software systems, and now he is turning his focus to the infrastructure of the building. He said that the bathrooms are original and twenty-two years old. We are asking to remove the old tile, take it back to its frame, install sheet rock, install vinyl

planking floor, and replace the facilities with automatic flush valves, etc. He said that we cannot modify the layout, since they are Americans with Disabilities Act (ADA) accessible and must remain as is. He said that this is through Thomas May Construction Company, who is a continuing contract provider, and they are piggybacking the contract from other jurisdictions.

Mayor Samora asked if this was coming from the Building Department budget. Building Official Law advised that it is from the Building Department reserves and would be no cost to the City.

Commissioner Sweeny asked about the procurement of this. Finance Director Douylliez advised that we do have the ability to piggyback off of another contract and we have a contract in place right now where we are piggybacking off of St. Johns County, which falls under our purchasing policies. Commissioner Sweeny asked if he felt confident that piggybacking on that contract provided the best price and value. Building Official Law advised that he has worked with Thomas May before during his time with the County and that he has always had great quality from them.

Commissioner Morgan asked if there was money in the budget for this. Building Official Law advised that this is the Building Department reserve money. He said that even though it is not an enterprise fund, it operates as one, and its money is used for the implementation of the building code, the structure, the staffing, etc. and it is part of his ongoing change for the City. He advised that if this passes, that he would also be looking to replace all the windows in the Building Department. He said that the job has been turned over to the Public Works Director and his staff and that he must remain neutral because he would be the inspector. Finance Director Douylliez advised that the State statute says that the Building Department can have in reserve two years of their operating costs and that we have been dingied on our audits for the past few years because we were holding too much in reserve, so this will bring that balance down.

Mayor Samora asked if those funds were restricted. Finance Director Douylliez advised that they are restricted and must go directly back to the Building Department.

Commissioner Morgan said that it is much better wording because it is not really the "budget" because there is money there in the Building Department reserves. Building Official Law said yes and that we have performed many budget resolutions over the past three years.

Vice Mayor Rumrell asked the Building Official and the City Manager if they each had a maintenance schedule for their respective sides of the City Hall building and all the City buildings. City Manager Royle advised that we now have a very energetic employee promoted from within that has been assigned the task of developing that schedule, which we have not had in the past. Vice Mayor Rumrell asked the City Manager to keep the Commission informed of that schedule. City Manager Royle agreed.

Building Official Law advised that earlier this year the Building Department's air conditioner had a massive failure, and the Building Department replaced it through emergency purchasing out of its operational budget this fiscal year, which was about a \$22,000 system. Vice Mayor Rumrell said that the Building Department is different from others in that it can just do things as needed. Building Official Law advised that they still operate under the same purchasing manual, but that emergency purchasing is different, and it was not taken out of reserves it was from his fiscal year budget.

Commissioner Sweeny asked if the contingency fee would be eliminated if all goes well with this project. Building Official Law said yes, what you see from Thomas May is the actual price. He said that he has not been able to locate a water shut off for this building, except for the main shut off, and that Project Manager Adams is working on it and the Building Department is prepared to assume the installation of a shut off valve. He advised that the City Hall building and Building C, where the IT Department is located, are under the same water meter and that it would be nice to be able to isolate one building in the event of a failure instead of both buildings. He said that he

added a couple extra thousand dollars to the quote because of the unknown circumstances when the walls get opened up and if it does not get used then the funds revert back to the Building Department reserve.

Mayor Samora opened Public Comments. Being none, he closed Public Comments.

**Motion:** To approve Budget Resolution 23-06. **Moved by** Voice Mayor Rumrell, **Seconded by** Mayor Samora. Motion passed unanimously.

Mayor Samora moved on to Item XIII.6.

6. Discussion Regarding Height of Business Signs

Mayor Samora advised that the Vice Mayor asked for this item to be added and that it was brought to the City's attention from an old ordinance that was passed in 2018 and it is now coming to the enforcement phase in August of 2023.

Vice Mayor Rumrell advised that he has received phone calls from some businesses as well as Ellen Avery-Smith, who is here tonight, regarding the ordinance. He said that this ordinance does not have any grandfatherization in it and he recommended giving staff and the City Attorney direction to review the ordinance and come up with some ideas that may be beneficial.

Mayor Samora advised that he has also received calls and he asked if everyone had a chance to review the ordinance and get a pretty good understanding of how we got there. He said that there are signs that have been there for a while and that he has no issue with grandfathering some things. He said that we should review it and we should probably have a provision in it, such as for when a property changes hands that it would have to be fixed at that time. He said that it should not go on forever, if a sign gets damaged, then at that time there should be a provision that states it should be brought into compliance.

Commissioner Sweeney agreed with Mayor Samora. She said it is much like if you were making fifty percent of changes to a building that you would have to come up to code with everything else and that she would like to see the same thing for this. She said that potentially if the property changes hands, or there is damage to the sign, etc., then they must bring it up to code.

Commissioner Morgan said she liked all the suggestions and asked how many non-conforming signs are out there. She does not want to create a situation where we are grandfathering in more signs than is appropriate then we would probably have some reservations about it. Building Official Law advised that he was informed that there are approximately twenty-five non-compliant signs. He said that this began because he ordered his Code Enforcement Division to do an inventory of the signs in preparation of this with the intent to make the business owners aware and for them to contact their elected officials to see if there is a potential code change. He said as far as a damaged sign, then the fifty percent is already imbedded in the code but the business changing hands is not in the code. He advised that we currently have one sign that he could have ordered the removal of, which is pending because the business has been vacant for several months, the sign face has been removed, and it is just the sign structure. Commissioner Morgan said that she recalled seeing it in their reports and that she appreciated him letting the Commission know why he did the list. She said that the whole point is to encourage compliance and not to fine them.

Building Official Law advised that the business owners have options, such as applying for a variance and then the Planning and Zoning Board would be tasked with demonstrating the hardship and the possibility of a precedence. He said that he had personally measured a sign over twelve feet in height. He advised that what they are asking is whether we proceed with enforcement because it is not due until August and at that point, we would issue citations with thirty days to comply (equivalent to two-months in Code Enforcement time). At that point, the

Code Enforcement Board has the option of fining up to \$250 a day after a set time to repair it. He said that it would not happen overnight, it would be more like several months, then it would go through engineering and permitting.

Commissioner Sweeny asked what the approximate cost of a sign is. Building Official Law advised that signs could range up to twenty or thirty thousand dollars. He said that substantial damage to signs would be impossible for him to enforce, there is no valuation for a fifteen-year-old sign, and that he would have to ask them for an estimate.

Commissioner Sweeny asked if most of the non-compliant signs were over the twelve-foot regulation by a foot, two feet, or higher. Building Official Law advised that staff was pretty fair with their assessment but that there are some pretty tall signs which have been removed over the years such as Guy Harvey, Bank of America, and that the Alvin's Island sign permit was initially denied until they lowered the sign height. Vice Mayor Rumrell said that the signs that were removed were because of damage. Building Official Law advised that the Guy Harvey sign was damaged before he started with the City and they had an open permit for restoration, which is when he ordered the sign removal. He advised that we currently have a Code Enforcement case against Regency and that they informed the City that they were grandfathered to twenty feet, to which we informed them that they were not and that it may be a civil dispute with the sign company. He said that the sign is leaning, the bottom is coming apart, and that they are proceeding with the Code Enforcement case.

Vice Mayor Rumrell said to Commissioner Morgan that the only thing he would be concerned about, if it were not grandfathered in, would be whether we are doing selective grandfatherization. He said that it would probably have to be all twenty-five non-compliant signs or none. His concern with it changing hands would be whether the sign is still in working order and then it might just need an inspection at that time to go along with the fifty-percent rule. Building Official Law advised that in the last year we have seen two businesses retain the same property owner, but the owner of the restaurant has changed, and it would be interesting to see how it would play out. He said that what he takes from tonight is to proceed against a former fast-food restaurant. He advised that he also brought Beachside Diner's sign into compliance from the former restaurant because it went so long without an active Business Tax Receipt (BTR) and it lost its grandfathering at that point.

Vice Mayor Rumrell asked if we should have an enforcement at this time while we are working on it. Building Official Law advised that technically at this time, we are not enforcing anything because they have until August, with the exception of the former Wendy's sign. He said that if we are going to redo the ordinance then we are not going to take action with the exception of new signs, damaged signs, and lack of maintenance on signs.

Vice Mayor Rumrell said, to the Mayor's point, the only concern about changing hands would be for example a Shell gas station becomes an Exxon, then that is a similar use. Mayor Samora said that in his opinion, if you are buying a place and the seller discloses that the sign is non-conforming, then you need to make it conform. Building Official Law posed the question of how he would know that they sold the building if they kept the same name.

Mayor Samora said that he liked the intent of the ordinance that was passed but he does not want to punish people who have had their sign there for a long time. Building Official Law agreed.

Commissioner Morgan said that she does not want to punish local businesses but on the flip side she would maybe want to see those that want to be grandfathered in apply for a variance if their sign is at thirteen feet. If their sign is at twenty feet, unless there is a real hardship that you could sell as a reason for a variance to be grandfathered in, then why should the City allow them to keep their sign at twenty feet. Building Official Law advised that it would not be fair to the Planning and

Zoning Board who is bound by the variances in the code, and they would have to provide an undue hardship. He said that you cannot ask the Board to decide which ones would get a variance because technically none of them should get a variance. The way the code is written on variances it has to be of no fault of the applicant's own, and the code is not grounds for a variance nor is financial hardship.

Vice Mayor Rumrell said that they were allowed to have that size sign at the time the sign was erected. Building Official Law said that at some point that would have probably been a true statement but that is with the seven-year grandfathering. He advised that he has no interest in going to a restaurant that employs a hundred people and telling them to take their sign down that has been there for twenty-years, but this is something that requires the Commission's finesse.

City Attorney Blocker said that local governments can routinely change their ordinances and change their standards. He said that these signs were lawfully put into place at the time when the City of St. Augustine Beach had different standards and enforcement. He said that you do see provisions to allow some type of grandfathering, such as if the sign is damaged or if it is transferred and we that would have to make sure that there is a definition. He advised that some of this may be suggestive, and we may not have all the information but, as it is written now, it is defensible. He said that there may be good governance reasons to resist making this change, if local businesses are trying to employ citizens and meet the requirements. He said that we believe it is legally defensible the way it is written. He said that it may not be the best option going forward but that there are cases out there where you have given notice and a reasonable amount of time for the property owners to make these changes which is defensible. He said that the contrast to that is that you have signs that were legal at the time and now this creates a potential hardship for the property owner. He said that he agreed with Building Official Law and that his legal opinion would be the variance is really for a hardship, and you would want to be careful that this is within the realm of control to address.

Commissioner Morgan asked if we would want to ask them to apply for a variance to be grandfathered in because she does not want to cost people money, but she also wants to see some acknowledgement. If your business has been there for so long ago that the sign was erected before 2016, which might be a hardship that has nothing to do with the size of the sign. She would like to explore the options to allow the signs to stay. City Attorney Blocker advised that attorney, Ellen Avery-Smith, reached out to him and that she has some thoughts.

Mayor Samora opened Public Comments and he invited Ms. Avery-Smith to speak. Vice Mayor Rumrell suggested to extend Ms. Avery-Smith a minute or two of extra time. Mayor Samora agreed.

Ellen Avery-Smith, Rogers Towers, P.A., 100 Whetstone Place, Suite 200, St. Augustine, FL, lives in St. Augustine Beach; she represents the owner of the Dunkin Donuts located in the Circle K gas station at the intersection of A1A South and the Boulevard, and their sign is subject to the requirements,. She thanked Building Official Law for notifying them. She said that her client did not know about the requirements that the sign needed to be replaced and had spent a lot of money on the sign. She said that in order for her client to replace it, he would have to replace it with a sign that he would have trouble getting because of supply chain issues. She said that the Circle K also has the same problem with their sign and that they are both nice looking signs. She said that she believed that they were both legal non-conforming and approved back when these sign heights were okay. She advised that they would very much like to be able to leave their signs there. She said that she understands that there are other businesses in town that would also like to do that. She said that if the signs are damaged, or do not look nice, or are unsafe, then they should be taken down and she believed that the City's code already provided for that. She is asking that until these signs are damaged/destroyed for the Commission to please not make them take

the signs down. She suggested to possibly come up with another footage that most of them fit into such as fifteen feet for the purpose of being legally non-conforming and be able to go beyond August 1<sup>st</sup>. She said by law in pretty much every municipality in the state of Florida that a variance requires proof of a hardship and none of these people could prove a hardship because it is existing topography. She said that when the City of St. Augustine changed its sign code that they allowed property owners a certain amount of time to apply for grandfathering. She said that you would sign a document that says that you understand that your sign is legally non-conforming and that you would be allowed to keep it this way as long as you meet these criteria. If you do not meet the criteria or the application deadline then your sign becomes illegal non-conforming. She said that those are her main points and that she believed that there are some changes that could be made to Section 1 about legal non-conforming signs just to clarify it and to remove the August 1, 2023, deadline and leave Subsection 1.B. but that Subsections 1.C, D, and the others seem to be fine as they are drafted. She said that she understands the Building Official's point about how to value a twenty-year-old sign, well, you do not. Maybe you just say that if the structure of the sign itself were damaged then you would need to replace it anyway, which bears the cost of the business saying that they would take the sign down and replace it with a lower height structure.

Commissioner Sweeny asked if there was any notification to the businesses that were non-conforming at the time when the original ordinance was passed. Building Official Law advised that he was not with the City in 2016. City Manager Royle advised that to his recollection that there was a notice sent out and the ordinance itself was widely advertised because we realized the sensitivity of it and he believed that the Commission also had a workshop meeting. He said that the City had a consultant, Susan Erdely, Jacksonville Beach's Attorney, who guided us through the process because it was a Supreme Court decision that put municipal sign codes in jeopardy across the country.

City Clerk Fitzgerald advised that this section of the code was in development for a long time, there were months of meetings and special workshops. She said that to the best of her recollection when this issue of non-conforming signs came up, the former Building Official, Gary Larson, had a list at that time of the signs that were legally non-conforming per the draft of the code, which was presented to that Commission. She said that she believed that he notified all of those owners so that they could come to a meeting to discuss it.

Margaret England, 425 Ocean Drive, St. Augustine Beach, FL, was sitting on the Commission when the sign ordinance was developed, there was a consultant, many meetings and they talked extensively about the grandfathering which is why the seven-year deadline was set; that there were some legal reasons and a court case for why the City needed to change the sign ordinance; the City also wanted something for the community that the signs be consistent; grandfathering a sign would not qualify for a variance; cities do change an ordinance in order to bring it into a certain look of conformity; it is supposed to be applied to everyone fairly and not give exceptions and to reach the City goals on its appearance; she suggested not granting exceptions; every owner was notified and any buyer should be aware of the City requirements.

Mayor Samora said that it is helpful to know more about the history of how we arrived at where we are today.

Vice Mayor Rumrell said that he would like staff to look at it and clean it up and bring something back to the Commission.

Commissioner Morgan said that she really like what Ms. Avery-Smith said about how the City of St. Augustine had the legal non-conforming sign owners sign some sort of an agreement that they are not seeking a variance to be grandfathered and that she would like to see something proactive like that. If you had your sign for seven years, you have known about it/acknowledged it, that it

would help prevent a situation where if a property is sold, that they must acknowledge that they disclose it which takes it off of the City. She said that it would need to come into compliance, something proactive on that property owner.

Commissioner Sweeny agreed and said that based on the conversation that she would assume that the City Attorney has what he needs to move forward.

Mayor Samora asked the City Attorney if he had the direction that he needed. City Attorney Blocker said yes. Mayor Samora asked if the Commission would see something next month. City Attorney Blocker said yes.

Mayor Samora moved on to Item XIV.

#### XIV. STAFF COMMENTS

City Manager Royle said that earlier today that he sent the Commission a brief summary of proposed legislation targeted at cities and that our legislature is on the warpath again. In particular, he wanted to highlight the potential limits of increases on homestead property taxes and that it could directly affect us because property taxes are our main source of revenue. He said that if the legislature approves it, that it would have to go on the ballot in 2024 and he is sure that it would meet the sixty-percent threshold of approval by the voters because what property owner doesn't want to lower their property taxes.

City Manager Royle said that there is also another interesting one that he wants to research regarding solid waste management. He said that there are two bills, both House and Senate with bills that prohibit the use of exclusive franchise agreements on solid waste and restrict the local government from providing its own solid waste or recycling service. He said that the solid waste industry obviously has strong lobbyists and that he is certain that the Florida League of Cities would do its best to defend cities from this kind of legislation. He advised that short-term rentals are also up again for modification but there still is no threat to the grandfathering that we enjoy but it could change. He advised that if he found more information that he would forward it to the Commission. Finance Director Douylliez advised that the solid waste bill was strictly about commercial and that the City would still be allowed to provide residential services. City Clerk Fitzgerald advised that the Florida League of Cities is out in full force against that, and they have been polling city staff to see how much revenue would potentially be lost if it were to go into effect.

Building Official Law advised that hopefully tomorrow we begin closing out the permits at the new Versaggi strip center which would be their third round of inspections to close the shell and could begin issuing occupancies to the businesses there.

Director Tredik advised that something came up during the inspection of the roof of the Police Department and it is in need of replacement. It is out for bid right now and would hopefully be back to the Commission in April. He said that he also working to get some of the window leaks resolved. Mayor Samora asked how old the building was. City Manager Royle advised that it was finished in 1999. Director Tredik advised that he put out an RFP for grant management assistance which would probably come back to the Commission in May so that we have time to do actual interviews instead of a blind selection.

Chief Carswell thanked the City Attorney for his work on the e-bike ordinance which was discussed last year. He said that he would have liked to have adopted the County's ordinance, but they went in a different direction than he would like to go. Mayor Samora asked when the Commission would see that. City Attorney Blocker said that he would like to get a draft together and go over it with the Chief and his staff first to make sure that it is enforceable and hopefully have something

ready in the next few months. Chief Carswell advised that there is a "Bowling with Kids" event this Friday and that the "Coffee with a Cop" event a week ago went great.

Mayor Samora advised that there are a lot of people in town due to spring break, the PGA golf tournament, as well as Bike Week so look twice for bikes, etc. He reminded everyone that there is no SEPAC meeting again this month but there is a Planning and Zoning meeting on March 21, 2023, at 6:00 p.m.

Vice Mayor Rumrell asked if there was anything in the bylaws regarding if SEPAC does not meet for a certain number of consecutive months. City Manager Royle said that it is just for if individual members miss three meetings in a row and then the Chair could recommend that they be discharged from the committee. Vice Mayor Rumrell said that if they were a club that they would not have to follow any of those guidelines. City Manager Royle agreed and said that he and the City Clerk have talked about setting a certain due date that SEPAC must notify the City whether the members are attending a meeting or not. He said that if we do not hear from them, that it would be assumed that they are not attending and if there is no quorum, then the City would cancel the meeting. He advised that there have been two meetings this year so far where a member has said that they planned to attend but never showed up, they never notified the City, and they did not have a quorum which wasted the City Clerk's time, the Public Works Foreman's time as well as the three SEPAC members' time who did show up. He said that the City Clerk provided him with a chart that showed several meetings that have been cancelled due to lack of quorum. Mayor Samoa asked how many is needed for a quorum. City Manager Royle said four and they have only five members now. They are entitled to seven, but no one volunteers. Vice Mayor Rumrell said that it might be time to discuss a club of some sort that would allow them to still meet and give input to the City. City Manager Royle said that if we cannot rely on them to meet, then it does not serve any purpose to have them. Mayor Samora agreed and thanked the Vice Mayor for bringing it up.

Mayor Samoa moved on to Item XV.

XV. ADJOURNMENT

Mayor Samora asked for a motion to adjourn.

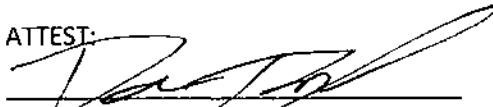
**Motion:** to adjourn. **Moved by** Vice Mayor Rumrell, **Seconded by** Mayor Samora. Motion passed unanimously.

Mayor Samora adjourned the meeting at 8:50 p.m.



Donald Samora, Mayor

ATTEST:

  
Dariana Fitzgerald, City Clerk

ST. AUGUSTINE BEACH HOTEL  
UPDATE FROM THE  
ST. JOHNS CULTURAL COUNCIL  
MARCH 6, 2023



1

**Waves of Change**

**Who's Who's History?**

The St. Augustine Beach Hotel is a historic landmark that has been a part of the community for over 100 years. It is a beautiful building with a red-tiled roof and a central tower. The hotel is situated on a rocky beach with a wooden walkway and stairs leading down to the water. The sky is overcast.



The St. Augustine Beach Hotel is a historic landmark that has been a part of the community for over 100 years. It is a beautiful building with a red-tiled roof and a central tower. The hotel is situated on a rocky beach with a wooden walkway and stairs leading down to the water. The sky is overcast.



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## Waves of Change at the St. Augustine Beach Hotel

This exhibition was funded by the National Trust for Historic Preservation to celebrate the history of St. Augustine Beach, including the importance of this site to passage of the Civil Rights Act of 1964.

**Panels are in production now and will be installed in March, 2023 with an opening event in April or May.**

2

Exhibit A-1

Date 3-6-2023



3



4

Exhibit A-2  
Date 3-6-2023



5



6

Exhibit A-3  
Date 3-6-2023



7



8

Exhibit A-4  
Date 3-6-2023



9

## Contact the St. Johns Cultural Council



904.808.7330



christina@historiccoastculture.com

www.stjohnsculture.com

www.historiccoastculture.com



The Waterworks

184 San Marco Avenue

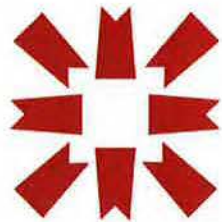
St. Augustine, Florida 32084

The Pier 1947



10

Exhibit A-5  
Date 3-6-2023



ST. JOHNS  
CULTURAL COUNCIL

ST. AUGUSTINE | PONTE VEDRA | FLORIDA'S HISTORIC COAST

# Ground Floor Plan

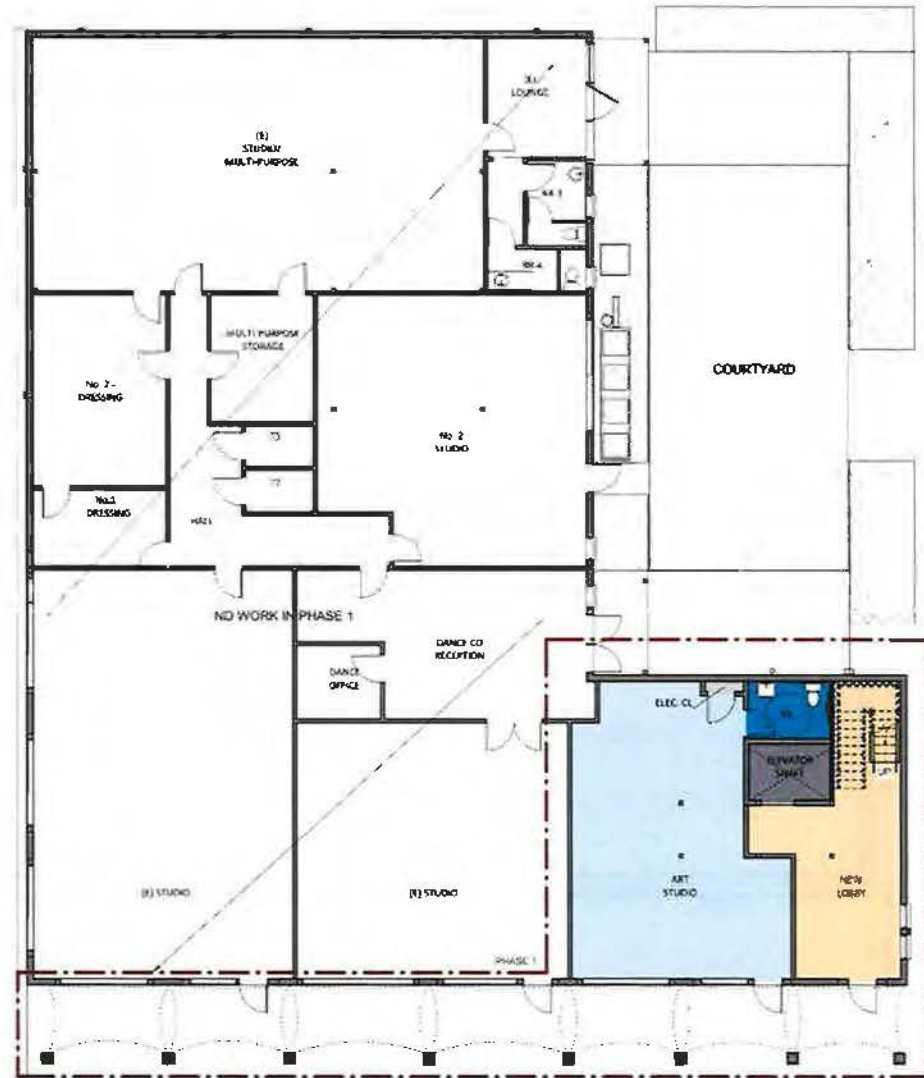


Exhibit B-1  
Date 3-6-2023

# Ground Floor Plan - Phase 1

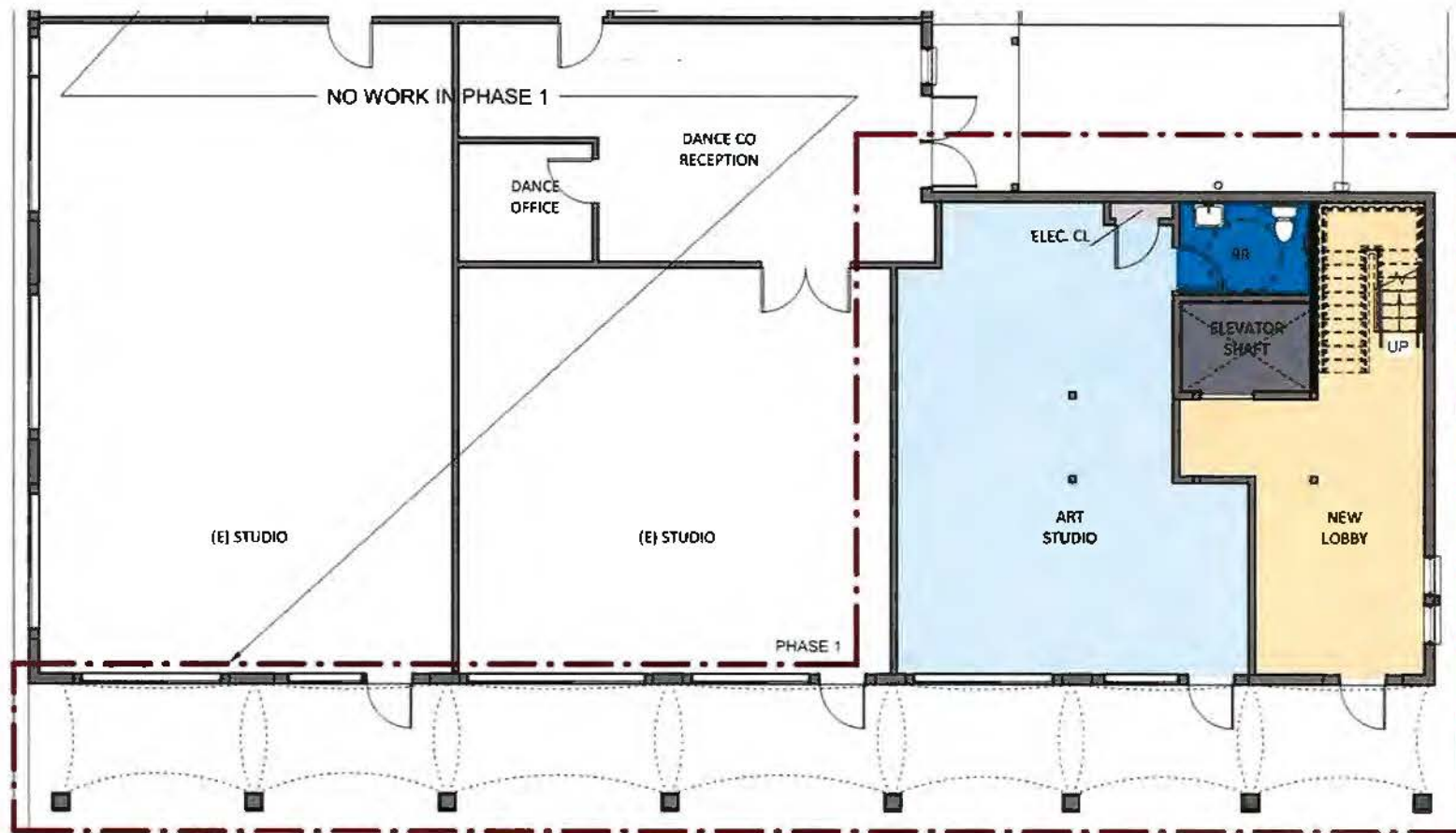


Exhibit B-2  
Date 3-6-2023

## Second Floor & Mezzanine Plan - Phase 1



Exhibit B-3  
Date 3-6-2023

# HELLO

St Augustine

**IQ FIBER**

1

## Agenda

---

1. Who Is IQ Fiber?
2. About the Tech
3. Smarter Choices
4. Getting Started
5. Construction Communications
6. Our Equipment

IQ FIBER PROPRIETARY AND CONFIDENTIAL

2

Exhibit C-1  
Date 3-6-2023

## Who We Are

Founded in 2021 by Jacksonville residents with deep telecom experience

- Northeast Florida's only local residential fiber optic internet service provider
- Building our own 100% fiber-optic network
- Focused on a streamlined customer experience with no contracts, fees, or data caps



IQ FIBER PROPRIETARY AND CONFIDENTIAL

**IQ FIBER**

3

## Why Fiber?



- DSL was built to deliver telephone service.
- Cable was built to deliver television service.
- FIBER IS BUILT TO DELIVER DATA.
- Fiber is the **fastest and most reliable** internet connection and we deliver it directly to your home.

IQ FIBER PROPRIETARY AND CONFIDENTIAL

**IQ FIBER**

4

EXHIBIT

FILE

Exhibit C-2

Date 3-6-2023

## St Augustine City Residents are Asking For Service

Residents depend on their internet connection for work, play, shopping, and entertainment.

- More people work from home full-time or part-time than ever before.
- Video calling and conferencing has become crucial to staying connected with colleagues and family.
- Shopping for everything from groceries to hardware to clothes has moved online.
- More television and movie viewers than ever use their internet connection for streaming the content of their choice.
- Today, WiFi connects to appliances, security devices, health monitors, fitness equipment, cars, lighting, thermostats, and more.

IQ FIBER PROPRIETARY AND CONFIDENTIAL



24 Residents have completed a request to connect with us in just the last week.

**IQ FIBER**

5

## Common Equipment Is Minimal and Will Be Hidden In Landscaping

Network equipment for fiber to the home is a fraction of what is required for legacy DSL (AT&T) or Hybrid Fiber Coax (Comcast). Cabinets can be placed adjacent to A/I equipment or located at another mutually agreeable location.



IQ FIBER PROPRIETARY AND CONFIDENTIAL

**IQ FIBER**

6

Exhibit C-3

Date 3-6-2023

## All Fiber Connections Will Be Buried

Remaining equipment is underground with small round "hand-holes" located every 2-4 properties. A few houses will have a larger flush vaults for fiber aggregation and splicing. Each subscriber will have a small connection box (NID) affixed to the side of their home approximately 3' up from the ground to avoid water.



IQ FIBER PROPRIETARY AND CONFIDENTIAL

**IQ FIBER**

7

## We try to make a good first impression.

Most of our customers meet us during the construction process, so it's important that we respect and minimize disruption to their property and respond quickly if there is an issue.

- ❑ All vehicles and crews are identified with IQ Fiber logos
- ❑ Construction signage is displayed around all active sites
- ❑ Each residence is notified via a doorhanger 3-5 days prior to construction
- ❑ Dedicated construction landing page to explain construction process and FAQs, with QR codes on construction signage lead directly to the page for questions or issues.
- ❑ On Site construction coordinator to oversee SOP is followed and respond to any inquiries



IQ FIBER PROPRIETARY AND CONFIDENTIAL

**IQ FIBER**

8

Exhibit C-4  
Date 3-6-2023

## Our Commitment

- ❑ We are committed to serving the community in everything we do with excellent customer service and communication.
- ❑ Our goal is minimal disruptions during the construction process.
- ❑ We've partnered with leading builders and agreed upon strict guidelines for our construction projects to ensure there is natural restoration.
- ❑ Construction issues do arise and we have developed a process to respond to any of these matters quickly until resolution is complete.

IQ FIBER PROPRIETARY AND CONFIDENTIAL

**IQ FIBER**

9

## We've been building in the Beaches

Most of our customers meet us during the construction process, so it's important that we respect and minimize disruption to their property and respond quickly if there is an issue

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IQ FIBER PROPRIETARY AND CONFIDENTIAL

**IQ FIBER**

10

Exhibit C-5  
Date 3-6-2023

## Frequently Asked Questions

### How long will flags and markings be in place?

Utility locate flags will be in place until construction is completed on your street, then they will be removed by our crews. Please do not remove the flags or markings! It is state law that they remain in place during construction.

### How deep will you dig to bury the fiber line?

Our conduit is buried between 18" and 36" in the right of way near the street. After you place an order for our service, an additional fiber-optic cable is installed between the street and your house. That cable is between 6"-12" deep.

### What hours do the crews work?

They work daylight hours, usually between 8:00 a.m. and 8:00 p.m. During daylight savings time work hours stop between 5-6pm.

### What happens to the existing landscaping and trees?

We make every attempt to go around and under them. However, there will be times when a root must be cut to access the ground below.

**IQ FIBER**

11

# THANK YOU

**IQ FIBER**

12

Exhibit C-6  
Date 3-6-2023

10:34



Done 9-12-22 Tredik propo...



This document outlines a charitable donation to the City of St. of Ocean Hammock Park by the families of Lisa and Matt Bond, Dave and Kathy White all residents of St. Augustine Beach in following:

- 1) A new walkway down the center (north to south) of the ocean front with a direct exit to the beach in the same
- 2) Removal of the current aging walkway (after the new v property that runs west to east and returning this area...
- 3) The establishment of a permanent buffer to the north space for wildlife between the adjoining subdivisions.
- 4) A pavilion with picnic tables directly off the center walk
- 5) A play area for children directly off the center walkway



The attached map provides for the approximate placement of

Should any of the above listed items 1-3 be revised or change listed above the full donation above must be returned.

Additional funding has been received for the development of c area adjoining the walkway in the center (north to south) by th

This is a win-win for everyone, and we believe a great opportunity for the community to deliver a beautiful park in a natural setting to residents and visitors for years to come. It has been an honor for members of the city to bring this park from an idea to a reality.

Sincerely,

Matt and Lisa Bond

David and Marcia Campbell

Dave and Kathy White



Exhibit D-1  
Date 3-6-2023

And the "human injury" claim is just plain silly. The inference is that the grade-level concrete walkway that the city will build (*regardless of Sea Colony's request*) is somehow a threat to human life because there might be snakes in the park. Yikes! If that's true, then the petition should be *against building the park itself*, not Sea Colony's request.

10:01



Done 9-12-22 Tredik propo...

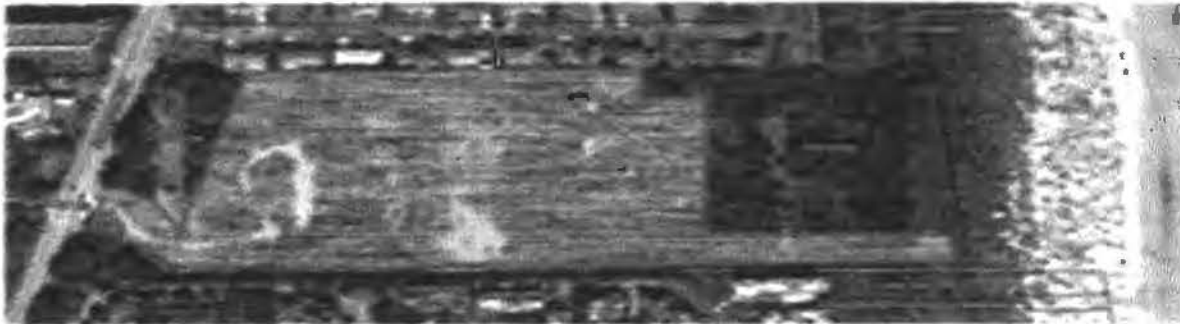


Figure 2. 2019 3.1.1. Aerial Photograph

As a requirement of the \$4.5 million PCT contribution to the 11.5 acre parcel, the City developed Management Plan for the property designating how the park would be developed. The Manager Plan included special management conditions with which the City must comply, including:

- Land use and zoning to recreation
- Permanent PCT recognition sign
- At least four (4) recreation facilities
- Pervious parking where feasible
- Sidewalk connection
- Bike racks
- Beach access / dune walkover
- Interpretative signs or kiosks
- Regularly scheduled educational classes
- Staffed nature center/museum
- Preservation of natural communities
- Protect and enhance wildlife ✓
- Planting of wetland areas
- Invasive vegetation management
- Feral animal management
- Stormwater system to recreation open space or
- Stormwater facilities coordinated with SWFWMD
- Archaeological survey
- Coordinate management with existing park
- 1/2 mile minimum nature trail
- Enhance the designated Florida Circumnavigation

= 3/4 mile  
nature  
trail

In addition to the special management conditions, the Management Plan identified the following proposed physical improvements to the park property:

#### Recreational Facilities

- Children's playground
- Horseshoe courts
- Bike Racks and canoe/kayak storage
- Picnic pavilion and grills
- Nature trail (1/2 to 3/4 mile)

#### Amenities

- Restrooms
- Parking area
- Education center
- Wildlife observation deck

Construction on the beach Boardwalk along the southern border of the property was completed with assistance of the Florida Recreation Development Assistance Program (FRDAP). In 2012 the constructed the current shell parking lot. Improvements completed to date include:

- Parking lot
- Sidewalk Connections
- Beach Access (Connection to Beach Boardwalk)
- Permanent PCT recognition sign
- Construction of stormwater treatment system



Exhibit D-3

Date 3-6-2023



**RECEIVED**  
Gopher Tortoise Burrow Location Map  
October 10, 2023  
Ocean Hammock Park  
St. Johns County, Florida  
DIVISION OF WATER  
RESOURCE MANAGEMENT

Exhibit D-4  
Date 3-6-2023

School traffic at SR 16 and San Giacomo Road



## STATE ROAD 16 to NORTH-SOUTH CORRIDOR

### SR 16 Project Map IGP to Turnbull Creek Bridge



Signalization, crosswalks, and improved turn-lanes at intersections, such as San Giacomo Road and S. Francis Road.

Widens SR 16 from 2-lane undivided arterial to 4-lane divided roadway.

### SR 16 Project Map Turnbull Creek Bridge to Outlet Mall



Multi-use path with a direct connection to a future regional park.

Capacity improvements to reduce emergency response time and fortify hurricane evacuation route.

#### CONTACT INFORMATION:

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SCAN ME

Typical SR 16 single-lane bottleneck

# STATE ROAD 16 to NORTH-SOUTH CORRIDOR



## Strategic Step Toward I-95 Traffic Relief

- Regional connectivity project that supports existing Strategic Intermodal System (SIS).
- Alternative route for people and goods traveling between Duval and St. Johns Counties.
- Community-centric focused design that enhances safety and modal choice.

## Project Description

The project will widen a 5-mile section of State Road 16 from a two-lane undivided facility to a four-lane divided roadway, providing a higher-capacity connector from the outlet mall near the SR 16/I-95 interchange to the North-South Corridor (CR 2209).

The project will feature a multi-use path for pedestrians and bicyclists with a direct connection to a future regional park.

The project will also include safety and mobility improvements such as, signalization, lengthened turn lanes, crosswalks, additional road signage, and where feasible, smart technology.

## Strengthens Transportation Network

- Completed corridor provides a four-lane direct route from SR 16/I-95 interchange to 9B, and north to Race Track Road.
- Connects regional workforce to 700,000 SF commercial and innovation hub expected to provide more than 1,200 jobs.
- Decreases existing traffic congestion (20,707AADT) and removes single-lane bottlenecks.
- Capacity improvements to reduce emergency response time and fortify hurricane evacuation route.

### PROJECT LIMITS:

State Road 16 from west of I-95 to International Golf Parkway

### CONSTRUCTION COST:

\$100 million  
\$16 million local match for design  
\$84 million FDOT Off-SIS request

### PROJECT SCHEDULE:

Design: 2023 / 2024

### PROJECT COMPONENTS:

**Widening:** 2-lane undivided principal arterial to 4-lane divided roadway

**Multi-use path** on the southbound side of the roadway, including a direct connection to a regional park

**Intersection improvements:** signalization, crosswalks, lengthened turn lanes, and road signage

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