

CITY OF ST. AUGUSTINE

Planning and Zoning Board Special Meeting April 25, 2019

The Planning and Zoning Board met in formal session Thursday, April 25, 2019, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Grant Misterly, Chairperson and the following were present:

1. Roll Call: Grant Misterly, Chairperson
Karen Zander, Vice Chairperson
Carl Blow
Jon DePreter
Christina Opsahl

Absent: Sarah Ryan, excused
Maurice Morrisette, excused

City Staff: Amy Skinner, Deputy Director, Planning & Building Department
John Cary, City Attorney
Candice Seymour, Recording Secretary

Am, Skinner, Deputy Director, Planning and Building announced that there were technical difficulties with the audio visual equipment in the Alcazar room and noted that while the meeting could not be streamed, it would be available on the City's website.

2. General Public hearings for Items Not on the Agenda

The Board heard from the following members of the public:

- Jeffery Leibovitz
- Ed Slavin
- Susan Hill
- Jon Hodgkin

3. Discussion and Public Comment Related to the Draft Future Land Use Element of the Comprehensive Plan including Draft Goals, Objectives and Policies

Public comment was opened:

- B.J. Kalaidi
- Melinda Rakoncay
- Michele Van Doren
- B.J. Kalaidi

Public Comment was closed.

Ms. Skinner gave a brief introduction to the discussion regarding the Public/Semi-Public Land Use Category.

The Board discussed the following:

- Definition of Church
- Properties that were no longer Church uses but maintained Public/Semi-Public Land Use
- Housekeeping changes that would make the Future Land Use Map consistent with the current Zoning Map
- Options for fixing properties with inconsistent zoning in the Public/Semi-Public Land Use category

- Consideration of a combination of Options 2 and 3 regarded on a case-by-case basis
 - Nonconforming designation and its limitations
- Federal Laws that protected religious institutions from discrimination
- Possibility of staff generating and presenting a list of properties with inconsistent Land Use Designations for the Board's review

Ms. Skinner gave a presentation regarding the Future Land Use Element of the Comprehensive Plan.¹

The Board discussed the following:

- Mixed-use neighborhoods and the conflict of commercial uses servicing residents and visitors
- Visitor and population data
- Concern for loss of permanent residents
- Desire to connect information from the Visioning Statement and community workshops with the proposed changes to the Comprehensive Plan
- Incentivizing actions that achieve city goals such as increases in lot coverage to incentivize affordable housing or encouraging shuttle services funded by area hotels or visitors
- Tourism impacts on residents
- Considering big-picture ideas as well as detailed changes to the Plan
- Finding ways to streamline the Comprehensive Planning process
- Defining Planning and Zoning Board authority
- Impervious surfaces
- Third Open Land Use Category

¹ Attached to original minutes

Public comment was opened and the Board heard from the following:

- Ed Slavin
- Jon Benoit
- Melinda Rakoncay
- B.J. Kalaidi
- Susan Hill
- Guy Van Doren
- Vicki Sicuranza
- Steve Hill

Public comment was closed.

4. Discussion and Public Comment Related to the Draft Housing Element of the Comprehensive Plan including Draft Goals, Objectives and Policies

Amy Skinner gave a presentation regarding the subject.¹

The Board discussed:

- Population data and assumptions
- Creating broader language for the Plan that allows for the development of more detailed actions but still communicates the Cities objectives while limiting specifics
- Coordinating with the County on certain initiatives, particularly those near or heavily affecting the City
- Concerns with density changes and their effect on the Mobility element
- Concerns with charging fees for tourism that may or may not be utilized for what they were intended
- Affordable housing
- Concerns and issues with multi-residential units

Public comment was opened and the Board heard from the following:

- Ed Slavin
- B.J. Kalaidi
- Melinda Rakoncay

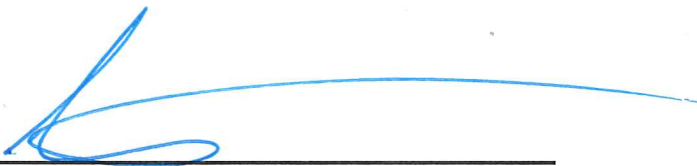
Public comment was closed.

Ms. Skinner gave an update regarding the Historic Preservation Element. She announced the last community workshop on Wednesday, May 15, 2019 at the St. Johns County Library from 6-8p.m. and the next PZB workshop May 21, 2019 at 9:00a.m.

There was a brief discussion regarding inclusion of local business owners into the Comprehensive Planning process.

5. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 4:00 P.M.²



Grant Misterly, Chairperson

² Transcribed by Candice Seymour