

CITY OF ST. AUGUSTINE

Planning and Zoning Board Workshop August 20, 2019

The Planning and Zoning Board met in formal session Tuesday, August 20, 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
Sarah Ryan
Carl Blow
Jon DePreter
Christina Opsahl

Absent: Karen Zander, excused
Maurice Morrisette, excused

City Staff: David Birchim, Director, Planning & Building Department
Amy Skinner, Deputy Director, Planning & Building Department
Patrick Doty, Senior Development Review Planner
Michael Cullum, Director, Public Works
Jessica Beach, Engineer, Public Works
John Cary, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comment for Items Not on the Agenda

The Board heard comments from the following members of the public:

- John Hodgins
- Susan Hill

3. Discussion and Public Comment Related to "Perils of Flood" Planning (Sea Level Rise) and the Conservation and Coastal Management Element of the Comprehensive Plan including Draft Goals, Objectives and Policies - continued

Amy Skinner, Deputy Director, Planning and Building, introduced the subject and speakers Mike Cullum, Director, Public Works, Patrick Doty, Senior Development Review Planner and former Flood Plain Manager for St. Johns County.

Mike Cullum gave the Perils of Flood presentation and provided an overview of the Conservation and Coastal Management Element.

The Board discussed:

- Competitive nature of seeking funding from the Army Corps of Engineers for back-bay feasibility study
- Extending flood protection plans to include other stakeholders such as the Fort that may be able to provide further funding
- Much of noted sea-level rise flooding as shown on the map were areas filled by Henry Flagler in the late 1800s
- Request that the Board make a recommendation to the City Commission to continue or increase

funding of sea-level- rise mitigation projects

- Adaptation Action Area
 - Defining the area
 - Recommendation to include all of the City east of Masters Drive or US1
 - Should not encourage development, increased density, and infrastructure expansion in such areas in the aftermath of a disaster
 - Possible economic repercussions of designating an adaptation action area
 - Use of Adaptation Action Area to obtain additional resources or funding
 - Necessity to designate an area if there was already a Storm Water Master Plan update
 - Adaptation Action Area as a means to prioritize flood prone areas
 - Consideration of identifying the City as a potential Adaptation Action Area with specific locations highlighted based on continuing studies
- Possibility of a resiliency officer, funded through grant monies

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

- Gina Burrell
- Susan Hill
- Jon Hodgins

Public Comment was closed.

The Board reviewed the element page-by-page with the following comments and discussion topics:

- Definition of Flood Plains which were designated by FEMA and altering the language regarding

development in flood plains to suit the City

- Policy 1.3.4 may be unnecessary
- Review language regarding limiting on-point source pollution
- Policy 1.7.4: Assess potential of adding to greenway corridors or trails and possibly add language regarding implementation
- Policy 1.7.5: Remove the word "dredging"
- Clarifying "natural reservations" as a state designated critical conservation area
- Recommendation to create a quantifiable buffer equal or greater to the county's
- Clarifying language in Policy 1.8.1 regarding development in Open Land use
- Maps designating wetlands
- City coordinating with DEP
- Stating City compliance with other agency regulations may not need to be listed in the element
- Redundancies in the element
- Including additional counties and districts for protection of water recharge areas
- 1.10.7 may need to be fixed to reflect maintaining ground water rather than potable water
- Specify the wetlands specialist
- Timbering operations within the city were minimal
- Requiring shallow wells or recycled water for irrigation
- Periodic electric power audits
- Carbon Sequestration areas
- Generalize Class 2 water designations
- Policy 2.1.1: include boat docks
- Policy 2.1.3: define design flood elevation as base flood elevation plus freeboard as defined in local ordinances
- Wetlands mitigation policies

- Adding the Intercoastal Waterway as a source of dredged sand for area beaches
- Wildlife corridors
- Street Tree Management Plan
- Policy 2.5.1 (c) to promote common shoreline corridor where possible
- Removal of invasive vegetation species
- Marina Management Plan and allowed locations for marinas
- Conflicts between density bonuses and coastal high hazard areas
- Policy for use of fill dirt
- Adding floodplains to analysis of estuaries, wetlands, beaches, and uplands
- Adding coordination of sea level rise policies with the Historic Preservation Master Plan, and other historic preservation agencies
- Including current communication technologies under means of notification for evacuation areas
- Hurricane guide distribution to be coordinated with County ESE
- Post-disaster redevelopment plan
- Policy 2.13.1: Include protecting working waterfronts per state statute
- Soft shoreline armoring versus hard armoring when feasible
- Language discouraging fill and encouraging stem wall construction
- Small area of Anastasia State Park within the Coastal Construction Control Line
- Policy that confirms the City would not impede private property rights was already assumed under state and federal laws

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

Ms. Skinner introduced the subject.

Public Comment was opened:

- Susan Hill
- Gina Burrell
- B.J. Kalaidi

Public comment was closed:

The Board discussed:

- Ensuring that neighborhood parks get distributed evenly based on neighborhood needs
- State Comprehensive Outdoor Recreation Plan as a guideline for existing facilities and siting new parks and improvements, removing the monitoring element within the policy
- Undeveloped Conservation Park Plans
- Add kayaking and fishing as activities which could be encouraged by new/enhanced access to water-bodies and shorelines
- Consideration of additional language to control water-dependent recreational activities and coordinating those regulations with the county
- City management of Fish Island and state approval prior to assigning land use and zoning categories
- Policy 4.1.2: Change "Bicycle access" to "Bicycle parking."
- Eliminating barriers to handicap accessibility

5. Discussion and Public Comment Related to the Infrastructure Element of the Comprehensive Plan including the Water Supply Plan

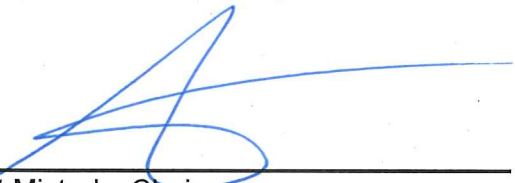
(Not discussed)

Ms. Skinner reviewed elements up for discussion at subsequent meetings. She added that a meeting would be scheduled on September 17, 2019 to look at the Future

Land Use and Infrastructure Elements. She stated that the Plan would come before the Board in November for final recommendation to the City Commission.

6. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 4:40 P.M.¹



Grant Misterly, Chairperson

¹ Transcribed by Candice Seymour