

CITY OF ST. AUGUSTINE

Planning and Zoning Board Special Meeting September 24, 2019

The Planning and Zoning Board met in formal session Tuesday, September 24, 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 – arrived 1:03p.m.
Jon DePreter
Christina Opsahl

Absent: Sarah Ryan
Maurice Morrisette

City Staff: David Birchim, Director, Planning & Building Department
Amy Skinner, Deputy Director, Planning & Building Department
Mike Cullum, Director, Public Works
Todd Grant, Deputy Director, Public Works
John Cary, Assistant City Attorney
Candice Seymour, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

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

Ms. Skinner gave a brief introduction of the topic and an overview of the Comprehensive Plan process moving forward.

Public Comment was opened; however, there was no response.

The Board reviewed the document, page-by-page and discussed the following:

- Board recommendation to reevaluate levels of service for water and wastewater since the

current number had not changed since 2011

- Measuring the City's water conservation efforts
- Switching metrics to per capita use to allow for more accurate reevaluation of level of service gallons
- Striking redundant, or unused policies and recommending terminology changes where necessary
- Policy to connect from septic to city sewer system should include phrase "where available"
- Tracking of septic tank permits which were issued by the county
- Solid waste level of service
- Level of service rate for recycling was difficult to determine due to volatility of recycling
- City's active participation in recycling programs

- Level of service for storm water systems
- Updating of storm water master plan
- Storm water management for in-fill and new development
- Threats to the Floridan aquifer and southern and central Florida shortages
- Well-head contamination protection
- Meet water quality standards instead of highest technology
- Evaluate re-use of wastewater¹

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

Ms. Skinner gave a presentation reviewing the subject and previous discussion related to Land Use.²

The Board asked Ms. Skinner to respond to public concerns regarding the inclusion of Public and Institutional Uses, including schools, in residential districts. She clarified that, while the Land Use described what types of uses could be in the area, residential zoning would require most institutional uses to apply for a Use-by-Exception which would include a public hearing.

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

- Deborah Waters
- Larry Lake

There was further discussion regarding properties that were currently under the Public/Semi-Public Land Use designation, inconsistent with the language of the use, such as private institutional uses and

churches. Staff clarified that proposed changes to the Comprehensive Plan would help solve the inconsistencies but would not go into effect until the adoption of the new Comprehensive Plan which was estimated to be sometime in the spring of 2020.

Public comment was closed.

The Board reviewed the document, page-by-page and discussed the following:

- Defining the term "existing urban area"
- Altering language to clarify Policy 3.2.6
- Ensuring objectives within Policy 3.3 did not advocate for less commercial activity in existing commercial areas
- Including water taxi services under forms of mobility
- Defining "Smart Growth" in Objective 5.2
- Recommendation that the element refer to land development regulations for specific development criteria rather than including them within the policies
- Density concerns
- Solar panels
- Carbon sequestration within the marshes
- City's efforts to reduce greenhouse gasses
- Define FAR as "Floor Area Ratio" within Table 6.2.3
- Utilizing Floor Area Ratio instead of lot coverage
- Recommendation to further clarify language within element tables
- Height restrictions as dictated by land development regulations
- Impervious surface coverage
- Concern for creating non-conforming properties with new impervious surface regulation
- Risk for Burt Harris and takings claims
- Removal of specific numbers in favor of references to the Zoning

¹ Brief recess from 2:04p.m. to 2:11p.m.

² Attached to original minutes

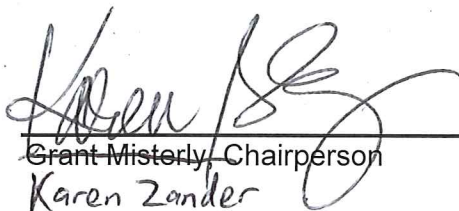
Code to keep the document less specific

- Inclusion of impervious surface regulations in Residential Low Use designations
- Historic accuracy of use intensity in the Historic District
- Concern for workforce/affordable housing density bonuses
- Open Land lot coverage and density which applied to developable land
- Creation of Open Land (Conservation) designation to clarify areas that were set aside for conservation
- FAR calculations and the potential affects to the historic skyline
- Current impacts to historic skyline that may not be recognizable until the future
- Existing conditions for Institutional Use structures could be rebuilt
- Request to leave public hearing language in Public and Institutional uses,
- Follow-up information regarding Public/Semi-public Land use supplied for discussion at the October 1, 2019 meeting

The Board thanked Carl Blow for his service to the Board and Mr. Birchim presented him with a City coin.

5. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 4:17 P.M.³



Grant Misterly, Chairperson
Karen Zander

³ Transcribed by Candice Seymour