

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting November 5, 2019

The Planning and Zoning Board met in formal session Tuesday, November 5, 2019, at 2:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Karen Zander, Chairperson and the following were present:

1. Roll Call: Karen Zander, Chairperson
Jon DePreter, Vice Chairperson
Grant Misterly
Sarah Ryan
Christina Opsahl
Mike Davis

Absent: Grant Misterly, excused
Mike Davis, excused

City Staff: David Birchim, Director, Planning & Building Department
Amy Skinner, Deputy Director, Planning & Building Department
Patrick Doty, Senior Development Review Planner
John Cary, Assistant City Attorney
Candice Seymour, Recording Secretary

2. General Public comment for Items Not on the Agenda

The Board heard from the following member of the public:

- B.J. Kalaidi

3. Approval of Minutes

MOTION

Ms. Ryan MOVED to APPROVE the October 1, 2019 minutes as presented. The motion was SECONDED by Mr. DePreter and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

Mr. DePreter MOVED to APPROVE the September 24, 2019 minutes as presented. The motion was SECONDED

by Ms. Ryan and APPROVED BY UNANIMOUS VOICE VOTE.

4. Variance

4. (a) 2019-0102 – James Solana – Applicant
Sisters of St. Joseph – Owner
243 St. George St

Ms. Zander recused herself from hearing the item.¹

To exceed the maximum lot coverage for construction of a 705 square foot addition to the existing residential facility.

Mr. Birchim advised that the applicant had requested a continuance to the December 3, 2019 meeting and the lack of a quorum mad the board unable to hear the item and make a final decision.

¹ Form attached to original minutes.

MOTION

Ms. Opsahl **MOVED** to **CONTINUE** application 2019-0102 to the December 3, 2019 meeting. The motion was **SECONDED** by Ms. Ryan and **APPROVED BY UNANIMOUS VOICE VOTE.**

5. Conservation Overlay Zone Development

5. (a) 2019-0083 – Ryan Carter, Carter Environmental Services, Inc – Applicant Ernest Little – Owner 5 Lighthouse Avenue

To approve dock modifications to an existing two hundred twenty nine (229') foot dock including and a three (3') foot by eighteen (18') foot gangway that connects the existing dock to a ten (10') foot by twenty (20') foot floating platform within Conservation Overlay Zone 1.

Mr. Birchim advised that the applicant had requested a continuance to the December 3, 2019 meeting.

MOTION

Ms. Ryan **MOVED** to **CONTINUE** application 2019-0083 to the December 3, 2019 meeting. The motion was **SECONDED** by Mr. DePreter and **APPROVED BY UNANIMOUS VOICE VOTE.**

6. Other Business

6. (a) Discussion and Recommendation of Ordinance 2019-45, providing for the establishment of a Corridor Review Committee (CRC)

Mr. Cary reviewed the ordinance.

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

- Melinda Rakoncaj

- B.J. Kalaidi

Public comment was closed.

The Board discussed:

- The CRC would be a single Board that reviews all Entry Corridors
- Finding qualified committee members with the strict criteria
- Tight application timeframes with a recommendation to consider a sixty-day process to allow for clearer and more complete packets
- Possibility of not scheduling a hearing until all materials were submitted
- Considering making attendance regulations consistent across the different city boards
- Adding Planner and General Contractor back to professional qualifications for members to increase viability of filling Board vacancies
- Recommendation that residents living within a reasonable distance of a corridor be considered for the committee

MOTION

Mr. DePreter **MOVED** to **RECOMMEND APPROVAL** of Ordinance 2019-45 to the City Commission with the following changes as discussed:

- Including Planner and General Contractor as professional qualifications for committee members
- Removing or revising attendance regulations to be consistent across the boards

The motion was **SECONDED** by Ms. Ryan and **APPROVED BY UNANIMOUS VOICE VOTE.**

6. (b) Review and Recommendation to the City Commission for Transmittal of the City of St. Augustine Comprehensive Plan 2040 Update - Evaluation and Appraisal Report (EAR) based Amendments to the Department of Economic Opportunity (DEO) and other reviewing Agencies

Ms. Skinner reviewed the the transmittal and adoption process. She clarified additional residential properties added to the list of those being removed from Public/Semi Public Land Use.

The Board discussed the following regarding the Future Land Use Element Goals, Objectives, and Policies:

- Buffering requirements were a positive addition
- Consideration to increase density in land use categories to create enough density to meet future goals
- Remove "themes" and change to "cohesive streetscape elements" in Policy 6.4.7
- Impervious surface coverage potentially adopted in the future
- Policy requiring developers to provide public services through fees such as a mobility fee or impact fees
- Encouragement of reestablishment of a railroad station
- Clearly denote Appendix A as the map series
- Considering economic cost to maintain large historic structures that were too historically valuable to demolish
- Reconsideration of maximum density and intensity in Institutional Land Use
- Preservation of existing residential areas and consideration of how vacation rentals affect that goal
- Proposed densities would not be enough to encourage affordable housing

- Specific policies struck from the document because they were already referenced within the Zoning Code
- Mixed use development requirements
- Height restrictions may not allow for higher density
- Working waterfronts
- Public and Institutional FLU language mirrored Public/Semi Public land use to keep from changing property owner entitlements
- Ensuring that businesses were not negatively impacted by the goal of reducing automobile trips downtown
- Protection of historic skyline was a positive addition
- Goal to develop mitigation measures to protect the city from the effects of tourism and growth in St. Johns County may be unrealistic
- Coastal Vulnerability Assessment would be an addendum to the Conservation and Coastal Management element.
- Map Series
 - Identifying further historic resources than were indicated
 - Archeological Zone map needed more context
 - Fish Island had not yet been officially purchased and the Land Use change would occur once a management plan had been finalized
 - Altering map colors to more clearly define the different categories

Public Comment was opened regarding FLU Element and the Board heard from the following:

- Melinda Rakoncay
- B.J. Kalaidi

Public comment was closed.

Ms. Skinner and Mr. Birchim addressed public comments including:

- The institutional land use of county-owned properties at the end of Marine Street which were leased to the Council on Aging and Bayview nursing home and had PUD zoning
- Institutional land use designation of 169 King Street to maintain existing property rights
- FSDB land use designations exemptions from City zoning regulations

MOTION

Mr. DePreter MOVED to RECOMMEND APPROVAL for transmittal of the Future Land Use Element of the Comprehensive Plan to the City Commission. The motion was SECONDED by Ms. Ryan.

VOTE ON MOTION

AYES: DePreter, Ryan, Opsahl, Zander

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

The Board discussed the following regarding Historic Preservation Element:

- Creative ways to maintain historic buildings
- Positive uses of technology for historic preservation
- Difficulties in proving economic hardship
- Exploring alternative uses, including vacation rentals to preserve historic structures
- Reconstruction with original materials may be infeasible
- Concern that the City was looking to regulate vacation rentals, but included policies that seemed to promote them as well
- Zoning incentives for preservation
- Captioning for streamed viewing

- Community partnerships for affordable housing in historic neighborhoods
- Consideration of alternative wood and window products

Public comment was opened regarding the Historic Preservation Element and the Board heard from the following:

- Melinda Rakoncaj
- B.J. Kalaidi

Public comment was closed.

MOTION

Mr. DePreter MOVED to RECOMMEND APPROVAL for transmittal of the Historic Preservation Element of the Comprehensive Plan to the City Commission. The motion was SECONDED by Ms. Opsahl.

VOTE ON MOTION

AYES: DePreter, Opsahl, Ryan, Zander

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

The Board recommended that reference be made to the National Flood Insurance Program standards for reconstruction in the Conservation and Coastal Management Element.

MOTION

Ms. Opsahl MOVED to RECOMMEND APPROVAL for transmittal of the Conservation and Coastal Management element of the Comprehensive Plan to the City Commission. The motion was SECONDED by Mr. DePreter.

Mr. DePreter announced the addition of the City's new Resiliency Officer.

² Brief recess from 3:40p.m. to 3:45p.m.

VOTE ON MOTION

AYES: Opsahl, DePreter, Ryan, Zander

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

The Board discussed the new Open Land/Conservation category which could include environmentally sensitive uplands in the Recreation and Open Space Element.

MOTION

Mr. DePreter MOVED to RECOMMEND APPROVAL for transmittal of the Recreation and Open Space element of the Comprehensive Plan to the City Commission. The motion was SECONDED by Ms. Ryan.

VOTE ON MOTION

AYES: DePreter, Ryan, Opsahl, Zander

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

The Board discussed the following relevant to the Transportation and Mobility Element Goals, Objectives, and Policies:

- Circulator/community transit
- High turnover policy for downtown parking
- Short-term parking as an ongoing goal
- Parking code update forthcoming
- Concern for complete street design and narrow streets
- Quality and level of service
- Multiple modes of transportation contributing to livability
- Bicycle and pedestrian access to be provided by developers private developers
- Design recommendations to other public entities such as FDOT and providing incentives for private developers
- Emphasis on movement for people of all ages and mobilities
- Autonomous transit vehicles and parking facilities that could

accommodate pedestrian and bicycle traffic

- Encouragement of downtown parking garages
- Mobility fee for new and redevelopment that increased intensity
- Water taxis were a positive inclusion
- Recommendation to reflect a need for free circulator from the VIC throughout downtown
- Parking requirements
- Requirement for four lane roads next to parking garage unless approved by the PZB and/or City Commission based on adopted Land Development Code
- Drop off and pick up areas for ride share was a positive addition

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

MOTION

Ms. Ryan MOVED to RECOMMEND APPROVAL for the transmittal of the Transportation and Mobility Element as discussed to the City Commission. The motion was SECONDED by Ms. Opsahl.

VOTE ON MOTION

AYES: Ryan, Opsahl, DePreter, Zander

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

The Board discussed the following regarding the Housing element:

- Change review of permitting process from "every two years" to "ongoing basis" to reflect the staff's existing process.
- Concern that encouraging workforce housing through certain incentives such as exemption from mobility fees and parking requirement reductions may decrease available parking

MOTION

Ms. Opsahl MOVED to RECOMMEND APPROVAL for transmittal of the Housing Element of the Comprehensive Plan to the City Commission. The motion was SECONDED by Ms. Ryan.

VOTE ON MOTION

AYES: Opsahl, Ryan, DePreter, Zander

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

The Board discussed easements protecting city water supply wells outside of the City Limits in regard to the Infrastructure Element.

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

MOTION

Mr. DePreter MOVED to RECOMMEND APPROVAL of the Infrastructure Element of the Comprehensive Plan to the City Commission. The motion was SECONDED by Ms. Opsahl.

VOTE ON MOTION

AYES: DePreter, Opsahl, Ryan, Zander

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

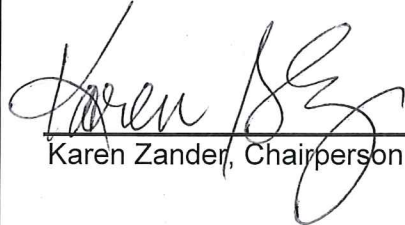
Ms. Skinner noted that the last elements were already existing in the Comprehensive Plan and were not part of the update transmittal. She added that they were provided to the Board for informational purposes with the possibility that the State would come back with comments and updating these elements would be likely in the future.

Ms. Zander asked for clarification regarding a land use amendment in the University Boulevard area and Ms. Skinner responded that part of the property had been designated Residential Low Density Mixed-Use, while the other half had been marked No Value, and the change was to amend

the map to reflect the entire property as Residential Low Density Mixed-Use.

7. Adjournment

Having no further business, Ms. Zander adjourned the meeting at 4:30 P.M.³



Karen Zander, Chairperson

³ Transcribed by Candice Seymour