

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting
August 5, 2025

The Planning and Zoning Board met in formal session Tuesday, August 5, 2025, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Christina Tucker, Chairperson and the following were present:

- 1. Roll Call:** Christina Tucker, Chairperson
Charles Pappas
Mike Davis (Mr. Davis joined the meeting at 2:36 pm)
Carl Blow
Matthew Shaffer
- Absent Ashleigh Barnes (Excused)
Susan Johns (Excused)
- City Staff: Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Planning & Building Planner
Sarah Daugherty, Senior Planner
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

2. General Public hearings for Items Not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. Pappas MOVED to APPROVE the July 1, 2025, 2024 minutes as presented. The motion was SECONDED by Mr. Shaffer and PASSED BY UNANIMOUS VOICE VOTE.

4. Modification and Approval of Agenda

Item 7.a PZB2025-0049 requested a continuance to the September 2, 2025 meeting.

MOTION

Mr. Pappas MOVED to APPROVE the Agenda with the following modification: item 7.a. PZB2025-0049 would be

continued to the September 2, 2025 meeting. The motion was SECONDED by Ms. Tucker and PASSED BY UNANIMOUS VOICE VOTE.

5. Conservation Overlay Zone Development

5. (a) PZB2025-0051 – Ryan Carter c/o Carter Environmental Services – Applicant Nathan Beidle c/o Toll Southeast LP Company, Inc. – Owner PID 134780-0000; 1500 Arapaho Avenue; 1501 Arapaho Avenue

To approve the construction of a dock within Conservation Overlay Zones 1 & 2.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 & 2. This application is for the modification of a dock at 1500 & 1501 Arapaho Drive / PID 134780-0000.

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

8 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

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

There was consensus with the Board that the criteria had been met for the construction of the dock.

MOTION

Mr. Shaffer MOVED to APPROVE application PZB2025-0051 for the construction of a dock within Conservation Overlay Zones 1 & 2 at 1500 and 1501 Arapaho. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Shaffer, Pappas, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) PZB2025-0057 – National Park Service – Applicant & Owner **1 S. Castillo Drive**

To approve the modification of a seawall within Conservation Overlay Zones 1 & 2.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 & 2. This application is for the modification of an existing seawall at 1 S. Castillo Drive / PID 219910-0000 and 196170-0000.

Gordie Wilson and Jackie Brower reviewed the application.

The Board presented their Ex Parte Communication.

Ms. Tucker reviewed the certified notice responses and emails received for the application.

Public hearing was opened.

Craig Barzso was concerned that there was no mention of the Abbott Tract and the potential for flooding to spill over into that area. He thought there should be a coordinated plan.

Public hearing was closed.

Ms. Brower provided her rebuttal, explaining that there were two National Park Service (NPS) projects running concurrently. She said that the capacity of the water that the land could hold would increase and the grade change was captured within the NPS existing drainage plan. The project was designed to take the water away from the Water Street area.

The Board discussed:

- There would be no pumps at the site at this time, but if needed could be added later
- There would be a delta on the site to allow the water to percolate into the ground
- Previous drainage system had collapsed; however, there was now a working system in place

Louisa Colarro was sworn in for the record and explained that the goal of the new drainage system was designed to continue having the water drain onto the Castillo property.

Ms. Daugherty advised that her analysis did not include any drainage

- The slope of the area helped to keep the water flowing to the drain
- The project was estimated to be completed between twelve to eighteen months, possibly less than a year.

- The construction was all landside
- The staging area was on the residential side and the hours for deliveries were limited to late night in the parking lot area
- There would be vibrating monitors in various areas to maintain safety of the fort throughout the construction
- Was the city confident with the drainage since there would be no pumps installed at the beginning of the project

Jessica Beach advised that there had been a significant amount of coordination for this project between the city and the NPS. She said that in the future and because of changes in the area, there may be a need to add pumping stations.

- Clarified that the city did not have any jurisdiction for federal projects; however, part of the project was on city property
- There was a return wall proposed for the northern side of the property that would keep water from going into the adjacent neighborhood
- The funding for this project was in place and had been in place for three years.

MOTION

Mr. Blow **MOVED** to **APPROVE** application **PZB2025-0057**. The motion was **SECONDED** by Mr. Shaffer.

VOTE ON MOTION:

AYES: Blow, Shaffer, Pappas, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Variance

6. (a) PZB2025-0047 – Huyen Le – Applicant
Phillip Le – Owner
15 Garnett Avenue

To approve a variance request to the maximum square footage of a guest house and reduce the front and side yard setbacks.

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance requests to reduce the minimum secondary front yard setback along the alley from eight (8) feet to zero (0), reduce the side yard setback from ten (10) feet to three (3) feet, and finally to increase the maximum size of a guest house from five hundred (500) square feet to seven hundred and eighty-six (786) square feet at 15 Garnett Avenue / PID 190070-0000.

Huyen Le and Phillip Le reviewed the application.

The Board presented their Ex Parte Communication.

15 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- Confirmed that the guest house would be in the existing garage with two bedrooms
- This would be used as a short-term rental and there was adequate parking on site
- No full kitchen
- Confirmed that the bedrooms and the bath existed when the applicant purchased the building
- Could not identify a hardship; however, the zoning was CL-2.
- The applicant was trying to make reasonable use; however, did not support going over 500 square feet
- No issue with the setback as the building already existed
- Concerned with the zero-foot setback
- Thought that this was an intensification of the use

MOTION

Mr. Shaffer MOVED to DENY application PZB2025-0047 a variance request to the maximum square footage of a guest house and to reduce the front and side yard setbacks. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Shaffer, Pappas, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) PZB2025-0054 – Ken Wieber – Applicant & Owner
143 Oneida Street

To approve a variance request to the side yard setback requirement.

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance requests to reduce the side yard setback from ten (10) feet to seven point five (7.5) feet at 143 Oneida Street / PID 211590-0000.

Ken Wieber reviewed the application.

The Board presented their Ex Parte Communication.

28 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

Michael Sutherland spoke in favor of the variance and said that the renovation was necessary.

Public hearing was closed.


The Board discussed:

Mr. Blow was concerned that the variance stayed with the land and asked how the

motion could be worded to make it only for this application.

Ms. Lopez advised that if the intent was to grant the variance for the application that was before the Board, including the scope of work in the motion would be acceptable.

Mr. Pappas confirmed that the proposal was to add on to the existing building which would push into the setback.

 Mr. Shaffer said that the application had met the criteria for the variance.

MOTION

Mr. Pappas MOVED to APPROVE application PZB2025-0054 a variance request to the side yard setback requirement per this application only to expand the current structure. The motion was SECONDED by Mr. Blow

VOTE ON MOTION:

AYES: Pappas, Blow, Shaffer, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. Use by Exception

7. (a) PZB2025-0049 – James G. Whitehouse, Esq. – Applicant
Richard Dettra / Dettra Living Trust – Owner
120 La Quinta Place

To approve a Use by Exception for an off-site parking facility within 400 feet of a commercial use at 115 La Quinta Place.

This application was continued to the September 2, 2025 meeting. See item four.

8. Land Use Plan Amendment & Rezoning

8. (a) PZB2025-0055 – Ricardo Stallings – Applicant

¹ Break 2:23pm – 2:36pm; Mr. Davis joined the meeting

Davis & Debra Gessel – Owner
96 Bruen Street

To recommend a future land use plan map amendment to change the future land use of the East Fifty (50) feet of lots 17, 18, 19, Block Twenty-one (21), Ravenswood, according to the map of New Augustine dated June 1918 from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single-Family-Two (RS-2) to Commercial Low-One (CL-1).

Mr. Fredriksson read the staff report and said based on Sec. 28-30 staff finds that the Board may make POSITIVE RECOMMENDATIONS to the city commission to amend that future land use plan map to change the future land use of the East Fifty (50) feet of Lots 17, 18, and 19, Block Twenty-One (21), Ravenswood, according to map of New Augustine dated June 1918 from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single-Family: RS-2 to Commercial Low-One: CL-1.

The Board may also consider a less intense residential land use category, along with a compatible zoning district, that would allow multifamily uses at the same density as the requested land use. This may be more compatible adjacent to the Residential Low-Density area surrounding the property.

The required Board report as part of a potential positive recommendation could include that the Board has studied and considered:

1 The increased diversity of housing types allowed under the Commercial Low Intensity future land use designation assists in the provision of affordable housing which serves as the need and justification for the change.

2 The positive relationship of the proposed amendment and rezoning to the city's general planning program through the 2025 Vision Plan's objective – encourage of infill

development as part of maintaining its authentic character and the observed condition in April 2024 Finding of Necessity Report for the West City Community Redevelopment Area (WCCRA) of the "inadequate and outdated building density patterns" which contributes to the "blight area" finding.

3 This request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

The applicant was not present.

MOTION

Ms. Tucker MOVED to place this item at the end of the agenda to give the applicant time to appear. The motion was SECONDED by Mr. Davis and PASSED BY UNANIMOUS VOICE VOTE.

This item was heard after item 8.e.

Ricardo Stallings reviewed the application.

The Board presented their Ex Parte Communication.

Ms. Tucker reviewed the certified notice responses and emails received for the application.
Public hearing was opened.

Melinda Rakoncay said that affordable housing was necessary in the area; however, upzoning the property to a higher density was not the way to accomplish this. She spoke against the application.

Karen Ball said that there was a lot of pedestrian activity, to include children, and the addition of multifamily housing would make the neighborhood more dangerous.

Marta Hahn asked what the need was to change the zoning for this property. She wanted the applicant to clarify the project.

Ann Solomn was concerned that if the zoning was changed for this property, others would follow and the neighborhood would be worse off.

BJ Kalaidi said that 98 Bruen Street was proposed for a split on the lot. She asked if anyone really knew what was going on the lot after the rezoning.

Public hearing was closed.

Mr. Stalling provided his rebuttal and explained that there would be two quadplexes in the proposal.

The Board discussed

Ms. Tucker asked why the ask was for CL-1 zoning when RG would suffice. She said that the proposal for quadplexes was great; however, the proposed CL-1 zoning allowed for so much more than what was being proposed. She felt that there was too much uncertainty to support the application.

Mr. Blow said that it was very rare that the zoning would change to increase the density of the area and there was not enough information provided to support the rezoning.

Mr. Davis pointed out that there was no plan for the project being presented, and while affordable housing was a good plan, there was no plan to show the planned housing. He agreed that there were so many uses when the zoning was changed to CL-1 that there could be problems going forward.

Mr. Pappas agreed with the other comments from the board and said that the property was zoned correctly at this time.

Mr. Shaffer said that if the application was granted it would be inconsistent with objective 6.4 regarding residential categories that were established to preserve predominately residential neighborhoods.

MOTION

Mr. Shaffer MOVED to RECOMMEND AGAINST application PZB2025-0055 at 96 Bruen Street for a future land use plan map amendment to change the future land use of the East Fifty (50) feet of lots 17, 18, 19, Block Twenty-one (21), Ravenswood, according to the map of New Augustine dated June 1918 from Residential Low Density to Commercial Low Intensity. The motion was SECONDED by Mr. Pappas.

**VOTE ON MOTION:
AYES: Shaffer, Pappas, Blow, Davis, Tucker
NAYES: NONE
MOTION CARRIED UNANIMOUSLY**

MOTION

Mr. Shaffer MOVED to RECOMMEND AGAINST a compatible rezoning from Residential Single-Family-Two (RS-2) to Commercial Low-One (CL-1) for PZB20205-0055 96 Bruen Street.

**8. (b) PZB2025-0056 – Ricardo Stallings – Applicant
David and Debra Gessel – Owner
98 Bruen Street**

To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single-Family-Two (RS-2) to Commercial Low-One (CL-1).

Mr. Fredriksson read the staff report and said based on Sec. 28-30 staff finds that the Board may make POSITIVE RECOMMENDATIONS to the city commission to amend the future land use plan map to change the future land use from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single-Family-Two: RS-2 to Commercial Low-One: CL-1 for the property at 98 Bruen Street / PID 108420-0000.

The Board may also consider a less intense residential land use category, along with a compatible zoning district, that would allow multifamily uses at the same density as the requested land use. This may be more compatible adjacent to the Residential Low-Density area surrounding this property. The required Board report as part of potential recommendation could include that the Board has studied and considered:

1 The increased diversity of housing types allowed under the Commercial Low Intensity future land use designation assists in the provision of affordable housing which serves as the need and justification for the change.

2 The positive relationship of the proposed amendment and rezoning to the city's general planning program through the 2025 Vision Plan's objective to encourage of infill development as part of maintaining its authentic character and the observed condition in April 2024 Finding of Necessity Report for the West City Community Redevelopment Area (WCCRA) of the "inadequate and outdated building density patterns" which contributes to the "blight area" finding.

3 This request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

Ricardo Stalling reviewed the application.

The Board presented their Ex Parte Communication.

Ms. Tucker reviewed the certified notice responses and emails received for the application.

Public hearing was opened.

Melinda Rakoncay said that there were many zoning districts that would allow for affordable housing. She said there was no need to change the zoning for this property as it would likely destabilize the neighborhood.

Marta Hahn said that preservation of the residential aspects of the West City was key, and there was no reason to allow any upzoning for the property.

Ann Solomn was opposed to the rezoning because it would change the neighborhood in a negative way.

Karen Ball did not support the rezoning to CL-2

Public hearing was closed.

The Board discussed

There was consensus with the Board to not support this application for rezoning.

MOTION

Mr. Shaffer MOVED to RECOMMEND AGAINST application PZB2025-0056 at 98 Bruen Street a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION:

AYES: Shaffer, Tucker, Blow, Davis, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Shaffer MOVED to RECOMMEND AGAINST rezoning from Residential Single-Family-Two (RS-2) to Commercial Low-One (CL-1) at 98 Bruen Street. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION

AYES: Shaffer, Tucker Blow, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) PZB2025-0059 – Amy Skinner c/o City of St. Augustine – Applicant

City of St. Augustine – Owner
Florida Avenue / PID 109390-0000; 3
Theodore Street / PID 110430-0000;
Florida Avenue /PID 110440-0000

To recommend a future land use plan map amendment to change the future land use of approximately 2.97 upland acres from Residential Medium Density to Recreation and open Space and a compatible rezoning from Residential General-one (RG-1) to Government Use (GU).

To recommend a future land use plan map amendment to change future land use of approximately 8.42 waterward acres from Open Land (Very low density) to Open Land (Conservation) and a compatible rezoning from Residential General-one (RG-1) to Open Land (OL).

Mr. Fredriksson read the staff report and said based on Sec. 28-30 staff finds that the Board may make POSITIVE RECOMMENDATIONS to the city commission to amend the future land use plan map to change the future land use of approximately 11.39 acres of land, approximately 2.97 upland acres from Residential Medium Density to Recreation and Open Space and approximately 8.42 waterward acres from Open Land (Very Low Density) to Open Land (Conservation).

In addition, staff finds that the Board may make POSITIVE RECOMMENDATIONS to the city commission to rezone the approximately 2.97-acre upland portion from Residential, General-One: RG-1 to a compatible Government Use: GU zoning designation and from Residential, General-One: RG-1 to a compatible Open Land: OL zoning designation for the approximately 8.42-acre waterward portion.

The required Board report as part of a potential positive recommendation could include that the Board has studied and considered:

1 The need and justification for the change stems from the fact that the city now owns the land described above and intends for it to be used for public and conservation purposes.

2 The positive relationship of the proposed amendment and rezoning to the city's general planning program through the 2025 Vision Plan's objective to conserve natural resources and ecosystems as part of enhancing the city's resiliency and the mission of the city's land Conservation Program which is to acquire, improve, and manage lands that protect the City's natural and cultural resources, and improve the community's health and resiliency.

3 This request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

Amy Skinner reviewed the application.

The Board presented their Ex Parte Communication.

Ms. Tucker reviewed the certified notice responses and emails received for the application.

Public hearing was opened.

Haley Martineau spoke in support of the application.

Sheila Howard asked if the change in the zoning gave the city the opportunity to change in the future or would this be a permanent change.

Ms. Skinner advised that any future changes would have to come back to the board, and she added that there would also be management plans for the properties.

David Cox and associate (name inaudible) asked if there were already plans in place for the property and would there be any changes for future use for their property.

Ms. Skinner said that these would be passive parks with no further development. She advised that the zoning for adjacent properties would not change.

BJ Kalaidi was supportive of the project and reminded everyone that this was in the West City CRA.

Marta Hahn was in support of the project

Melinda Rakoncay said that this was a zoning change that she fully supported as this was considered down zoning. She said that she would like to see the same for the May Street property.

Public hearing was closed.

The Board discussed

There was consensus with the Board in support of this application.

MOTION

Mr. Davis **MOVED** to **MAKE A POSITIVE RECOMMEND** for a future land use plan map amendment to change the future land use of approximately 2.97 upland acres from Residential Medium Density to Recreation and Open Space and approximately 8.42 waterward acres from Open Land (Very low density) to Open Land (Conservation) for application PZB2025-0059. The motion was **SECONDED** by Mr. Pappas.

VOTE ON MOTION:

AYES: Davis, Pappas, Shaffer, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Davis **MOVED** to **MAKE A POSITIVE RECOMMENDATION** to the City Commission to rezone approximately 2.97 upland acres from RG-1 to a compatible Government Use (GU) zoning

and for 8.42 waterward acres from Residential General-one (RG-1) to Open Land (OL) for application PZB2025-0059. The motion was **SECONDED** by Mr. Pappas.

VOTE ON MOTION:

AYES: Davis, Pappas, Shaffer, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (d) PZB2025-0060 – Amy Skinner c/o City of St. Augustine – Applicant City of St. Augustine – Owner Florida Avenue/ PID 107790-0010 and Julia Street / PID 107790-0110

To recommend a future land use plan map amendment to change the future land use of approximately 4.26 upland acres from Residential Medium Density to Recreation and Open Space and a compatible rezoning of approximately 2.53 acres from Residential General-two (RG-2) to Government Use (GU) also including a rezoning of approximately 1.28 acres from Open Land (OL) to Government Use (GU).

To recommend a future land use plan map amendment to change the future land use of approximately 2.31 waterward acres from Open Land (Very low density) to Open Land (Conservation).

To recommend the assigning of approximately 0.33 acres of former city right-of-way a zoning designation of Government Use (GU) and approximately 0.12 of former city right-of-way a zoning designation of Open Land (OL).

Mr. Fredriksson read the staff report and said based on Sec. 28-30 staff finds that the Board may make **POSITIVE RECOMMENDATIONS** to the city commission to amend the future land use plan map to change the future land use of approximately 6.57 acres of land, approximately 4.26 upland acres from

Residential Medium Density to Recreation and Open Space and approximately 2.31 waterward acres from Open Land (Very Low Density) to Open Land (Conservation).

In addition, staff finds that the Board may make POSITIVE RECOMMENDATIONS to the city commission to rezone the approximately 2.53-acre upland portion from Residential, General-Two: RG-2 to a compatible Government Use: GU zoning designation, assign the approximately 0.33 acre undesignated portion of uplands a Government Use: GU zoning designation, and assign the approximately 0.121 acre undesignated portion of waterward property an Open Land: OL zoning designation.

The required Board report as part of a potential positive recommendation could include that the Board has studied and considered:

- 1 The need and justification for the change stems from the fact that the city now owns the land described above and intends for it to be used for public and conservation purposes.
- 2 The positive relationship of the proposed amendment and rezoning to the city's general planning program through the 2025 Vision Plan's objective to conserve natural resources and ecosystems as part of enhancing the city's resiliency and the mission of the city's land Conservation Program which is to acquire, improve, and manage lands that protect the City's natural and cultural resources, and improve the community's health and resiliency.

- 3 This request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

Amy Skinner reviewed the application.

The Board presented their Ex Parte Communication.

38 certified notices were sent, 0 were returned in favor, 1 was returned opposed and 1 had comments.

Public hearing was opened.

Marta Hahn supported this application and thanked the Board for their work.

Ann Solomn felt great gratitude to the city for the work that had gone on in this project.

Public hearing was closed.

The Board discussed

There was consensus with the Board in support of this application

Mr. Shaffer asked for clarification of Government Use and what would be allowed.

Ms. Skinner explained what Government Use (GU) involved.

MOTION

Ms. Tucker MOVED to MAKE A POSITIVE RECOMMENDATION to the City Commission to amend the future land use plan map to change the future land use of approximately 6.57 acres; approximately 4.26 upland acres from Residential Medium Density to Recreation and Open Space and approximately 2.31 waterward acres from Open Land (Very low density) to Open Land (Conservation) for application PZB2025-0060. The motion was SECONDED by Mr. Shaffer

VOTE ON MOTION:

AYES: Tucker, Shaffer, Blow, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Ms. Tucker MOVED to MAKE A POSITIVE RECOMMENDATION to the City Commission for application PZB2025-0060 to rezone approximately 2.53 acres upland portion from Residential General Two (RG-2) to a compatible Government

Use (GU) to zoning designation assign approximately .33 acres undesignated portion of uplands a Government Use (GU) zoning designation and assign approximately .12 acre undesignated portion of waterward property an Open Land (OL). The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: Tucker, Shaffer, Blow, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (e) PZB2025-0061 – Amy Skinner c/o City of St. Augustine – Applicant City of St. Augustine – Owner 18 Smith Street / PID 103520-0000; 14 Smith Street / PID 103530-0000; 10 Smith Street / PID 103540-0000; Evergreen Avenue / PID 103470-0000; Evergreen Avenue / PID 103480-0000; Evergreen Avenue / PID 103490-0000

To recommend a future land use plan map amendment to change the future land use of approximately 1.77 upland acres from Residential Medium Density to Recreation and Open Space and a compatible rezoning from Residential General-one (RG-1) to Government Use (GU).

To recommend a future land use plan map amendment to change the future land use of approximately 1.07 waterward acres from Open Land (Very low density) to Open Land (Conservation) and a compatible rezoning from Residential General-one (RG-1) to Open Land (OL)

Mr. Fredriksson read the staff report and said based on Sec. 28-30 staff finds that the Board may make POSITIVE RECOMMENDATIONS to the city commission to amend the future land use plan map to change the future land use of approximately 2.47 acres of land, approximately 1.4 acres upland acres from Residential Medium Density to Conservation

Open Space and approximately 1.07 waterward acres from Open Land (Very Low Density) to Open Land (Conservation).

In addition, staff finds that the Board may make POSITIVE RECOMMENDATIONS to the city commission to rezone the approximately 1.4-acre upland portion from Residential, General-One: RG-1 to a compatible Government Use: GU zoning designation and from Residential, General-One: RG-1 to a compatible Open Land: OL zoning designation for the approximately 1.07-acre waterward portion.

The required Board report as part of a potential positive recommendation could include that the Board has studied and considered:

1 The need and justification for the change stems from the fact that the city now owns the land described above and intends for it to be used for public and conservation purposes.

2 The positive relationship of the proposed amendment and rezoning to the city's general planning program through the 2025 Vision Plan's objective to conserve natural resources and ecosystems as part of enhancing the city's resiliency and the mission of the city's land Conservation Program which is to acquire, improve, and manage lands that protect the City's natural and cultural resources, and improve the community's health and resiliency.

3 This request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

Amy Skinner reviewed the application.

The Board presented their Ex Parte Communication.

22 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

Marta Hahn said that the seller had understood the desire of the city to protect this area, and she was pleased to see it happening.

Michelle Burgis said that she was appreciative of what the city was doing with this property.

Alexander Rukosh said he lived in the neighborhood and told the board that he also appreciated the city purchasing the property for conservation. He asked if there was a possibility of using the recreation zoning to add a kayak ramp.

Ms. Skinner advised that the city would be working on a management plan for this area.

Public hearing was closed.

The Board discussed

The Board had consensus for support of the application.

MOTION

Ms. Tucker MOVED to MAKE A POSITIVE RECOMMENDATION to the city commission to amend the future land use map to change the future land use of approximately 2.47 acres of land approximately 1.4 upland acres from residential medium density to recreation and open space and approximately 1.07 waterward acres from Open Land (Very Low Density) to Open Land Conservation for application PZB2025-0061. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: Tucker, Shaffer, Blow, Pappas, Davis
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

MOTION

Ms. Tucker MOVED TO MAKE A POSITIVE RECOMMENDATION to the city commission to rezone approximately 1.4 acres upland portion from Residential General 1 (RG-1) to compatible Government Use (GU) zoning designation and from Residential General One (RG-1) to a compatible Open Land (OL) zoning designation for the approximately 1.07-acre waterward portion. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION

AYES: Tucker, Shaffer, Blow, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Other Business

none

10. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 4:09 P.M.²



Christina Tucker, Chairperson

² Transcribed by Michele Fudo