

CITY OF ST. AUGUSTINE, FLORIDA

Special Planning and Zoning Board Meeting  
Evaluation Appraisal Report  
January 29, 2008

The Planning and Zoning Board met in formal session at 2:00 P.M., Tuesday, January 29, 2008, in the Alcazar Room at City Hall. The meeting was called to order by Deltra Long, Chairperson, and the following were present:

**1. ROLL CALL**

Deltra Long, Chairperson  
John Valdes, Vice-Chairman  
Carl Blow  
Gerald Dixon  
William Leary  
Grant Misterly

Absent: Leanna Freeman (Excused)

City Staff: Mark Knight, Director, Planning & Building Department  
David Birchim, Planning Manager  
Ron Brown City Attorney  
Dianna Polland, Recording Secretary

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**1. Introduction**

Ms. Long, Chairperson, introduced Valerie Evans, Representative, Regional Planning Council.

**2. Purpose of Workshop**

Valerie Evans, Representative, Regional Planning Council, explained that the purpose of the Evaluation Appraisal Report (EAR) was to evaluate the Comprehensive Plan.

**3. Review EAR Process**

Ms. Evans stated that the Comprehensive Plan was a dynamic document designed to respond to changing conditions, react to new data and incorporate legislative changes. She stressed that it was a tool to evaluate the Comprehensive Plan. She pointed out the following information about the EAR:

- Required by Chapter 163 Florida Statute
- Prepared every seven years
- Two step process including EAR report, preparation and submission and the Comprehensive Plan Amendment

Ms. Evans provided the process overview and referred to the following:

- Prepare a list of major issues
- Solicit input from agencies such the Department of Environmental Protection
- Local planning agency including the Planning and Zoning Board and City Commission hearings
- Prepare a letter of understanding with the Department of Community Affairs (DCA)
- Submit EAR drafts for staff review
- Transmittal hearing for second EAR draft
- Revise EAR

- Adopt EAR

Ms. Evans stated that there were basic requirements that must be accomplished and referred to the following:

- Review location of development compared to development protected by the plan
- Address vacant land
- Assess successes and short falls of each element
- Incorporate changes in state law
- Analyze growth patterns
- Summarize public involvement
- Define local major issues

#### **4. Present Preliminary List of Major Issues**

Ms. Evans stated that a list of major preliminary issues had been proposed and referred to the following:

##### *Protection of Environmental Resources*

- Dock construction
- Boat moorings
- Master Plan

##### *Transportation*

- Traffic congestion
- Lack of parking
- Road conditions

##### *Infrastructure*

- Stormwater drainage
- Old water and sewer lines

##### *Historic Preservation*

- Management of state owned properties in Historic Districts
- Code/ADA compliance

##### *Housing*

- Accommodations for the homeless

Following a discussion regarding the public comment period, Ms. Davis clarified that citizens could submit comments and the

issues would be refined at the next workshop and presented in a letter to the DCA.

#### **5. Distribute Comment Sheets**

#### **6. Facilitate Discussion of Major Issues**

Ms. Long opened the public comment period.

Twelve residents spoke at the public hearing and referred to the following:

- Congress should adopt a St. Augustine National Historical Park, National Seashore and National Scenic Coastal Highway
- Wage rates should be increased
- The city should use eminent domain to take control over boarded up homes
- Killing trees
- The number of African American owned businesses had decreased since 1964
- Destruction of wetlands
- Increasing pedestrian streets would benefit small businesses
- Identify public health affects of the dumps in the city
- Future landuse map should be available on the internet
- Underground parking garages should be prohibited in archeological zones 1A,1B and sections of 1C
- Archeological concerns should be investigated prior to PZB and HARB meetings
- Preservation of historic structures
- The city should remain residential
- Homeless shelters should be located outside of the city

- The homeless sleep in the Plaza, which was in violation of the ordinance
- The city should focus on improving economic prosperity, quality housing and employment opportunities
- Plan for working waterfront
- Industrial warehouses were not the best use of the waterfront on Riberia Street
- Moratorium on zoning until the city determined uses for waterfront on Riberia Street
- Lincolnville needed stores, sidewalks and outdoor cafes
- The city should rescind ordinance 2000-15
- The city needed more parks and recreation
- Priority should be given to residential applications
- Parking obligations for businesses should be reconsidered
- The city should work with the Cultural Council

Mr. Leary stated that he had received a letter from Daniel Sullivan, city resident and he had suggested a warning sign indicating when the Bridge of Lions would close and the need for public transportation/ shuttle system.

Ms. Long closed the public comment period.

## 7. Questions/Answers

Mr. Leary stated that he had summarized the zoning information into a document for the board.<sup>1</sup>

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<sup>1</sup> Attached to original minutes

## 8. Discuss Next Steps

Ms. Evans explained that the Regional Council would analyze the comments received during and after the meeting and schedule another meeting to present to the board.

Mr. Valdes suggested committees to investigate the issues and present their findings to the PZB; therefore, the board could present the ideas to the Commission.

Mr. Blow expressed concern regarding lose of employers in the city, and he pointed out that development inside of the city limits was getting closer to the airport. He suggested that the planning council investigate the matter and determine whether the city should adopt in comp plan prohibiting intense residential development close to the airport.

Meeting was adjourned at 5:47 P.M.<sup>2</sup>

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Deltra Long, Chairperson

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<sup>2</sup> Transcribed by Susan Goins, Recording Secretary