

CITY OF ST. AUGUSTINE

Planning and Zoning Board and Historic Architectural Review Board Joint Meeting
September 13, 2018

The Planning and Zoning Board and Historic Architectural Review Board met in formal session Thursday, September 13, 2018, at 2:00 p.m. in the Alcazar Room. The meeting was called to order by Sarah Ryan, Chairperson of the Planning and Zoning Board, and the following were present:

1. Roll Call: Planning and Zoning Board

Sarah Ryan, Chairperson
Grant Misterly, Vice Chairperson
Matthew Shaffer
Sue Agresta
Carl Blow
Karen Zander
Jon DePreter

Historic Architectural Review Board

Toni Wallace – Chairperson
Catherine Duncan – Vice Chairperson
Barbara Wingo
Jon Benoit, arrived at 2:05 p.m.
Paul Weaver

City Staff: David Birchim, Director, Planning & Building Department
Amy Skinner, Senior Planner, Planning & Building Department
Jenny Wolfe, Historic Preservation Officer
Kelli Mitchell, Historic Preservation Planner
Isabelle Lopez, City Attorney
John Cary, Assistant City Attorney
Robin DiAngelis, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Discussion and Public Comment Related to the King Street Design Standards Update

Jeremy Marquis and Carter Gresham gave a presentation regarding the subject and community input.¹

¹ Attached to original minutes

The Boards discussed the following:

- Stepping back allowed building heights to allow better views down King Street
- Malaga Street and westward as a transitional area for taller, denser development based upon existing and anticipated structures
- Consideration of lot depths to determine setbacks for structures that require parking

- Existing structures at the zero lot line along West King Street and potential for continued construction on the lot line to encourage pedestrian scale
- Balancing setbacks and available building square footage
- Rear parking
- Consideration of allowable uses and parking requirements
- Potential for designated parking areas along West King Street
- Other reasons for setbacks including ADA access requirements
- Possibility of allowing only a percentage of a structure to be built along the front lot line
- Curb-cut requirements for parking access, particularly for interior lots
- Possibility of shared parking access to reduce curb cuts or a public parking garage

Ms. Ryan opened public comment; however, there was no response.

Mr. Marquis summarized the previous discussion noting key points and facilitating further discussion regarding the following:

- West King Street had a different feel from King Street east of US1 and could be considered differently in terms of design
- Continued study regarding zero lot line construction along the King Street corridor
- Considerations for view shed along King Street
- Continue to address residential typologies with possibility of commercial typology only for new construction
- Ways to incentivize private property owners to share curb cuts and/or parking
- Considering breaking down the corridor into four zones: West of the Water Treatment Center, West King Street, Corridor between US1 and Malaga Street, and East King Street

- No Spanish Colonial Architecture in the Entry Corridor with Flagler Era Architecture along East King Street
- Consideration of neighboring setbacks in new construction so that no single structure projects too far toward the street
- West of Malaga Street more closely related to an Early 20th Century Commercial or Mid-Century Commercial typology
- Possibility of not allowing a residential typology for new construction
- Design Standards may not apply to San Sebastian PUD or other PUDs that could be created
- Consideration of Malaga Street as part of the King Street Corridor in the Guidelines
- Landscaping and tree planting to create shade and rhythm along the corridor with possibility of creating a tree palette for the corridor
- Considering concerns with reconstruction on the existing footprint and ensuring developers must still meet Entry Corridor Standards

Mr. Marquis closed the discussion and encouraged members to contact him or Ms. Skinner directly should they have any additional considerations regarding the corridor.²

4. Discussion and Public Comment Related to the Historic Preservation Master Plan

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

Ms. Wolfe gave an update regarding the Historic Preservation Master Plan with a brief overview of the history of the plan and a presentation regarding the proposed updates.

² Brief recess from 3:31p.m. to 3:39p.m.

Board discussion included the following topics:

- Variance process for historic structures
- Recommendation of including a more specific timeline for when projects would be implemented as well as a budget aspect to the project matrix
- Annual joint review of tasks, financial feasibility and an implementation timeline
- Request from HARB members that PZB consider aspects of the of the Historic Preservation Master Plan and their relation to the Zoning Code

Ms. Wolfe noted that portions of the plan that would require code changes were noted within the document.

There was further discussion about ways that the plan and task priorities would be driven by public input from individuals and neighborhoods.

Mr. Blow thanked Ms. Agresta and Mr. Shaffer for their service on the Planning and Zoning Board.

4. Adjournment

Having no further business, Ms. Wallace adjourned the meeting at 4:59 P.M.³

³ Transcribed by Candice Seymour