



## MINUTES

### WORKSHOP MEETING FOR CITY COMMISSION, COMPREHENSIVE PLANNING & ZONING BOARD, AND SUSTAINABILITY & ENVIRONMENTAL PLANNING ADVISORY COMMITTEE WEDNESDAY, OCTOBER 5, 2022, AT 5:30 P.M.

CITY OF ST. AUGUSTINE BEACH, 2200 A1A South, St. Augustine Beach, FL 32080

#### I. CALL TO ORDER

Mayor Samora called the meeting to order at 5:30 p.m.

#### II. PLEDGE OF ALLEGIANCE

The Commission and Board members recited the Pledge of Allegiance.

#### III. ROLL CALL

Present:

**City Commission:** Mayor Donald Samora, Vice Mayor Rumrell, and Commissioners Margaret England, Undine C. George, and Beth Sweeny.

**Comprehensive Planning and Zoning Board:** Members Scott Babbitt, R. Conner Dowling, Larry Einheuser, Hester Longstreet, and Gary W. Smith.

**Sustainability and Environmental Planning Advisory Committee:** Chair Lana Bandy, Vice Chair Sandra Krempasky, and Members Craig Thomson, Karen Candler, and Edward Edmonds.

Also present were City Manager Max Royle, City Clerk Dariana Fitzgerald, Building Official Brian Law, and Public Works Director Bill Tredik.

#### IV. PROPOSED VISION PLAN

##### A. Review of Plan Prepared by Commissioner England

Mayor Samora advised that this is a workshop meeting with the Commission, the Comprehensive Planning and Zoning Board, and the Sustainability and Environmental Planning Advisory Committee, and we are going to be discussing the proposed Vision Plan update for the City of St. Augustine Beach. He said that Commissioner England has been doing a lot of work and that everyone has had a chance to review the draft copies and submit feedback on it; he thanked everyone for doing that prior to the meeting. He said that the purpose of this workshop is to discuss some of the changes, discuss the Vision Plan, and then provide some direction to staff.

Commissioner England advised that the Vision Plan is just a vision and is not what we want to do or exactly how we propose to do it in steps and that it does not go into a lot of detail. She suggested for everyone to point out in the Plan what section they are addressing, what sentence they want to change, or what they agree or disagree with to be incorporated into the next draft.

Mayor Samora said that it was the City Manager's suggestion to use the projectors to display the Vision Plan and then go through it section by section and to take comments. He asked the City

Manager what he thought would be the best format for the comments and if everyone should come up to comment. He advised that he did not feel timed comments would be necessary. City Manager Royle advised not to limit the minutes to speak because it is a workshop between the Commission and the Boards.

Mayor Samora asked Commissioner England if she wanted to comment on the Vision Statement and the Mission Statement. Commissioner England advised that the Vision Statement and the Mission Statement are items that she picked up from previous Commission meetings, so they are pretty much standard. She said that she and the City Manager used the 2006 Vision Plan, which concentrated on A1A Beach Boulevard and tracked what was suggested in that Plan. She advised that they tracked what was and was not accomplished and then used the format from that 2006 Plan. We looked at existing conditions to point out some of the pros and cons of what we have in St. Augustine Beach, and there are a lot of good things going for us. City Manager Royle said that the existing conditions were one through seven. Commissioner England advised that the City Manager helped her with the existing conditions or things that are unlikely to change. City Manager Royle advised that we are actually one through eight and then went into the purpose of the Vision Plan.

Mr. Craig Thomson, SEPAC, said that you mentioned this is not a how-to plan, but that the statements were very general. He said that optimizing resources, reducing water waste and consumption, and that any type of plan should have some sense of implementation and who will be in charge of looking at it. He said that what he sees lacking is any sense that the last Vision Plan had a lot of things that were not accomplished and there was no planner on board, nor was it worked on with the Planning Board or with SEPAC. So, there are a lot of statements like more green space or reduced consumption. Commissioner England agreed. Mr. Thomson advised that even if you do not do implementation, the Comprehensive Plan has goals, objectives, and policies and that you need to be a little more specific and less general if you are going to have a vision because it is hard to understand the vision. Commissioner England suggested that if he has any language to suggest for that section, he should send it in and they would certainly consider it.

City Manager Royle asked Commissioner England if we should move onto the purpose of the plan. Commissioner England said yes, and that she was trying to pick up the definition of a smart city, and what a smart city does. City Manager Royle said that Page 11, Section H, is regarding "Smart City Projects" and he invited anyone who had a comment on any of these sections to come up. Commissioner England advised that the definition of a smart city is on Page 10 and that the use of technology and the goal of a smart city is to enhance performance, optimize resources, and reduce waste and consumption. She said that she got a lot of the information from articles, but that if anyone has other things they want to say about a smart city, please hand that in.

Ms. Sandra Krempasky, SEPAC Vice Chair, asked what we are enhancing the performance of. Commissioner England advised that it is similar to when the City redid its ordinances on garbage collection and changed it completely to make it more efficient, that is an example of enhancing performance. Ms. Krempasky asked if it would be enhancing performance goals for the City Departments to have leadership or some structure. Commissioner England said yes and by keeping the operating budgets down. Commissioner England advised that Building Official Law has many reports to track permits, complaints, etc. Building Official Law advised that he has implanted digital plan review and that he is in the process of moving everything to the cloud. Commissioner England advised that another good example is a recently purchased claw truck that picks up the yard waste, which really has enhanced performance. She said that from the articles she has read that a smart city has a lot of use of collecting data and using it to be more efficient.

Mayor Samora suggested to change that to "enhancing operational performance" to make it clearer.

Commissioner-Elect Morgan asked if there is a specific designation that the City is seeking. She said that she can appreciate that all of these things are like a matrix to measure whether you are a smart city by using data and having reports to help enhance all of these goals that are mentioned, but she questioned whether there is a designation that this City is seeking or does a designation even exist. Commissioner England advised that she gets articles from Smart City via email and that she is not aware of a particular designation like a Tree City, but they feature some projects that cities have done that are considered smart such as underground utilities or putting in place a specific communication with residents. She advised that it is kind of general, but it's about using data to become more efficient. Commissioner-Elect Morgan said that she would also add to the last person's comments about enhancing performance by adding "responsiveness" because the self-service portal that has been put in place for the residents' concerns is a great way to provide additional responsiveness.

Mayor Samora advised that improving responsiveness is a good suggestion.

Commissioner Sweeny advised that she just Googled additional information about smart cities and, as Commissioner England said, it definitely emphasizes the use of technology but that she just wanted to make sure that if we are going to go in that direction with our Vision Plan that we are prepared and think about the dollars that it would take to do this and to have the commitment to provide the funding to get us to where we are going to need to be. She agreed that Building Official Law has put a lot of things in place to start moving the City in that direction but that she believed that it is going to take some budget dollars to provide the technology needed.

Mayor Samora asked if we should address funding in any way, shape, or form here. Commissioner England advised no, because it is more goal oriented. She said that during the budget process that the IT Department may propose things, or the Finance Department may ask for a new accounting package and the Commission would then decide how to enhance our performance. Commissioner Sweeny said that she did not know if it had to be included in this Plan.

Mayor Samora asked if there should be a higher-level statement somewhere in the introduction of the Vision Statement purpose, which would position the City to where we could fund some of this. Commissioner England advised that under the purpose of the 2023 Vision Plan that we might be able to set a statement about budgeting, but it is not the purpose of the Plan to identify the funding. She said that the budget process is an annual task that the Commission performs every year to make those choices and that this should be used to guide some of the choices.

Commissioner Sweeny advised that we might want to consider when looking at smart city projects that we add something that talks about researching and evaluating additional pieces of technology that can assist in accomplishing these other things because each one of these items does not necessarily talk a lot about the technology and the smart element to accomplish them. She suggested to integrate some of that language and technologies that might be needed into the other pieces of the Plan. Commissioner England suggested that Commissioner Sweeny may want to work with the IT Manager to add her suggested language. She said that one of the things we have done as a City is the integration of the systems that talk to one another and that the IT Manager has been very good at making sure that we have so many distinct lists of things such as the short-term vacation rental properties, which she believes is integrated into one list. City Clerk Fitzgerald confirmed that the City has one central list. Commissioner England advised that we had multiple at one time and that the Finance Department and Building Official Law's Departments have worked on using one vendor or making sure that the different packages talk to one another.

Commissioner Sweeny advised that there are a lot of communications tools out there to utilize technology regarding transparency and communication with the public that might be helpful too and that she could work on it. Commissioner England agreed. Commissioner George advised that

a lot of the financial investments that would be needed to usher this into the next phase have already been made such as the payroll, permitting, garbage, social media enhancements, along with the survey elements, which are all fairly new but that there are a lot more advancements that could be made. She said that she believes we have a lot of good tools in place to collect the data, analyze it, and react to it for this initial phase.

Mayor Samora said that he believes that we are getting a lot more data-based presentations to help us with decision making over the last two years. Commissioner England advised that it is getting better and better.

City Manager Royle moved on to Page 11, Item VIII: Smart City Projects and then Safe and Complete Streets. Mayor Samora advised that Zoning and Land Use Ordinances is Section VIII.A. and that he would expect some commentary from the Planning and Zoning Board Members.

Mr. Connor Dowling, CPZB, said that based on the conversation that was just made, that this section is very physical and tangible, whereas the conversations before were very administrative, which makes total sense and that he is really excited that the Commission is thinking about that as it should be. He said that those two things do not seem to align in this section and that it is almost like there should have been a previous section, or something about what the City administratively would do to be a smart city. He said that these next things are very physical and literal in a planning sense of the word, which the City has a part of, but is a lot broader than how the City can sort of administratively take these tasks. He gave an example of the garbage truck, which depends on where it is driven in the master plan of how smart it is. He said that on its own it is great as a new tool.

Commissioner George advised that she really liked that approach, which makes it much better. She said that the Smart City could be Section E, sub-E, or H after Parks and Recreation, or to make it a new Section A, or maybe it would be one of the projects. She asked if it would be a contradiction. Commissioner England advised no, and that it could be the administrative part of it along with the data technology that Commissioner Sweeny mentioned, which could be a new Paragraph A about the administration. Mayor Samora agreed that it is a good suggestion.

Commissioner George suggested that if you look at the majority of the language from the purpose, then go into the administrative section, that you could just leave the first sentence as the purpose, but that she would want to keep the intent and the spirit. Commissioner England advised that if we keep the opening paragraph and then to add paragraph A to make it more about the administration, technology, databases, and other things, to keep up with new ways that each department performs, that she could insert something there. Mayor Samora suggested to possibly carve out just the last sentence of that first paragraph and start there. Vice Mayor Rumrell agreed. Commissioner George suggested to add a bullet point about analyzing and acting upon data collected or something of that nature.

Commissioner England advised that she has had discussions with the City Manager and the Public Works Director about Item VIII.B.1, which identifies additional through streets or sidewalks between F Street and the shopping center to increase the City's walkability. She said that they discussed more access for the residents on the west side below F Street and that there were a couple of suggestions, one being more access to F Street through 5<sup>th</sup> Avenue and Coquina Boulevard. She advised that we would have to utilize either some easements, a trail, or a right of way, and put a little money to it to make it a nice trail. She said that Anastasia Dunes and Whispering Oaks are large subdivisions south of Magnolia Dunes and the residents west of there have to walk pretty far. She advised that the goal is for everybody to have access to the beach within a mile and for south of Magnolia Dunes to connect through Ewing Street and then a trail through Hammock Dunes Park. She said that if the Commission wanted to add that, that she could

get with Director Tredik and flush out those alternatives but that she wanted to get a consensus whether the Commission agreed that we try to provide more access to our residents on the west side.

Commissioner George said that she thinks it is great. Vice Mayor Rumrell advised that Publix owns all the way up to Hammock Dunes Park so we would have to get an easement to come through unless we came closer to the middle of the Park or closer to Whispering Oaks. Commissioner George asked what kind of an easement. Commissioner England advised that she was assuming that it would have to be the trail through Hammock Dunes Park but that there are other ways through Ewing Street and maybe more interior, more of trail that is more pedestrian instead of the sidewalks. She said that the overall goal would be to not forget about those residents on the west side having beach access, even though she may not have the specifics of how we are going to do it.

Vice Mayor Rumrell advised that he gets calls all the time from people, especially right now because of the Ocean Hammock Park walkway discussions, who cannot even access the walkway unless they go all the way around Publix or all the way down one of the other streets. He said that having access for the residents on the west side might be helpful. Mayor Samora commented that he did not know if we need to get that specific with it at this time. Commissioner George agreed and said that she did not think we would have to identify locations. She suggested to say, "more access for those on the west side, south of F Street on A1A", or to say, "access within less than a mile", without identifying a location.

Commissioner England agreed to expand Item #1.

Ms. Lana Bandy, SEPAC Chair, advised that SEPAC has talked a little bit about Hammock Dunes Park and that they are against putting walking areas through it because of the dunes, and there are not a lot of dunes left. She said that there are animals living there and we are already talking about a lot of development across the street. She said that she did not think that it would save people any time to cut through the Park. Plus, we would need to take down trees, build a path, and that there would be some cost incurred to do all of that when you can go behind Publix right now. She said that it would be a trail that is 50 feet from where they are already walking now, and it would not save much time. She advised that in the meantime, it would destroy animals' habitats and it is really the only natural part we have left on the island.

Commissioner George advised that every time we have discussed it as a Commission, that there has been a collective emphasis that it would be the most minimal impact possible, and in such a way that it would not impede animals' access. She advised that she has gone on that road behind Publix and that it is a loading dock where the dumpsters are, it is very unfavorable and unsafe for a family to try and gain beach access that way. She said that she thinks that it is really an untenable option that would just result in the need for more parking, potentially even parking on the east side of that Park, which would have even more of an impact just to kind of encourage more access to what is on the other side of Beach Boulevard. She said that she shares the same concerns and that is why we have all said minimal impact.

Ms. Bandy advised that she has heard "passive park", but that she has also heard bike trails, restrooms, and parking. Commissioner George advised that the Commission has juggled a lot of ideas but that she is personally withholding judgment on assessing any project as being overly destructive until she sees what the plan would be, and they have only officially given instruction for the least impact possible.

Vice Mayor Rumrell asked Public Works Director Tredik if the City had any commitments on that Park like we do for Ocean Hammock Park, which requires that the City make certain improvements. Director Tredik advised that we do not.

Mayor Samora advised that for the record that he would echo everything that he has heard discussed here as being minimal impact of just walking trails, etc. and to wait and see what comes back. He said that it is a piece of property that belongs to the citizens, and we want to do what is best for everyone in this City, but it is nice to see where SEPAC is on it and that is why we are here.

Commissioner-Elect Morgan suggested to identify the through streets and sidewalks in Paragraph 1 to indicate that people who live within a mile of their house would have "non-vehicular" access to the beach because presumably people already have some kind of vehicular access. She suggested that if we want the people who live in a neighborhood that does not have direct access to the beach to be able to walk or ride their bikes to the beach that we should clarify that. Commissioner England said okay. Commissioner Sweeny said that she was sure that it could be clarified but it does say the goal is to increase the City's walkability. Commissioner George suggested that it could just identify additional non-vehicular through streets.

Ms. Bandy asked if this was a problem that citizens say that they are having. She said that they chose their house knowing how far they were from the beach and that she does not know why it would be the City's responsibility to make sure that they have easier access. Mayor Samora advised that, for the purpose of a Vision Plan, we are trying to make this a more walkable City and to get vehicles off the roads. He said that having more non-vehicular access anywhere in the City is part of the goal and one that he would like to see.

Commissioner George advised that it is a common, normal function of municipalities and that a large municipality may need to constantly make improvements to their transit system to help reduce the impact on the main through roads and to help people get to where they are going. Ms. Bandy advised that she would totally agree with people being able to walk as opposed to parking because obviously, the out-of-towners need that space.

Commissioner England advised that when you go south of A Street, there are some big subdivisions like Anastasia Dunes and Makarios, which have no way for people on the west side to walk straight through, and that is what we are thinking of. She said that the City is only two and a half square miles, so in fairness, to keep in mind how to help them get to a pedestrian walkway to the beach. Ms. Bandy advised that she is trying to think of who those people are because they could not get through anyway, they would have to get on A1A Beach Boulevard. Commissioner England advised neighborhoods such as Magnolia Dunes and Serenity Bay.

Commissioner George advised that the idea is to just give them an access point. She said that an example would be the Ocean Trace community on the west side, which has a sidewalk all the way and that people could bicycle to the beach. She said that it would be providing a better bicycle/pedestrian path from the west side, which would include the large community of Marsh Creek who are currently driving to the beach looking for parking in our neighborhoods and so forth. Ms. Bandy said that it seems like there would be a way to make bike trails that are not going through the wildlife in the dunes. Commissioner George advised that we are not making any commitment in the Vision Plan saying utilize or identify, which means to do it with existing resources. Mayor Samora said that he thinks that is part of identifying the goal and the Vision, which is walkability and providing non-vehicular access points, but without identifying exact ways to do that, which could be sorted out later.

Mr. Thomson agreed with Mr. Dowling's suggestion, that you create elements to this Vision Plan, and one would be a mobility element, which would look at parking, vehicular traffic, and pedestrian bicycle traffic and that would become an element of your Vision Plan. He said that there is also an element of environmental planning and if you have a pristine, natural environment, that you need to protect it long-term as well. He advised that there are competing goals here. He suggested that you should at least approach it on a mobility plan basis, and then



have public meetings so that the public can get involved because there is a lot of concern that we are losing natural wildlife areas. Ocean Hammock Park, in the eyes of SEPAC, is being overdeveloped and that impacts the natural wildlife and biosphere use in that Park to put in playgrounds and mix it up in that area. It is definitely not a conservation area anymore. Mayor Samora advised that there would always be competition for different resources and things like that. Mr. Thomson said that is why we are identifying and comparing with whatever. Vice Mayor Rumrell advised that that is why he asked the question about Hammock Dunes Park vs. Ocean Hammock Park, which requires that we do certain things, otherwise, we lose the grant.

Commissioner George advised that when the Ocean Hammock Park plan was created that it was done in a way to guarantee that we would get the funding to purchase the property, which is one of those competing interests. She advised that the City did not want to risk submitting a proposal for the grant that may not score high enough for the funding and risk it being developed. Mr. Thomson said that Ocean Hammock Park is being developed as an active park for the residents, so why not have Hammock Dunes Park as a passive park. Commissioner George advised that she wanted to make sure that everyone who was not around at that time is aware why those plans exist, and that it was not as though it was some intention to overly develop a beautiful, pristine preservation area.

Mayor Samora advised to keep in mind that we are only on the second bullet point of the smart cities and that as we continue through this, we are going to come to the Sustainability and Resiliency and Parks and Recreation sections. He said that there would be a chance to address some concerns in those sections as well.

City Clerk Fitzgerald reminded everyone to come to the microphone if they wish to speak, otherwise they will not be picked up for the recording or the video for the people at home.

Mr. Gary Smith, CPZB, asked to move along to Page 11, Section VIII.B.6 on providing the speed calming devices in certain high traffic areas such as Pope and A Street. He asked if we are looking at the same speed calming devices currently on A Street. Commissioner George advised that she thinks that is open-ended and that it is worded so that it would be appropriate for whatever the Florida Department of Transportation (FDOT) standards are based upon the need for that particular location because there are various types of calming devices. Mr. Smith advised that the current type we have right now on A Street does not work and we all know that we have a speeding problem on A Street, and that Pope Road does not have any. He asked for more detail as to how many speed calming devices would be put in on A Street and Pope Road. Commissioner George advised that the City has not done any traffic studies yet and for the purpose of a Vision Plan that she believes that it should be kept more open-ended until we get to the point of implementing that vision.

Mayor Samora agreed that it would need to be more general, which it is because there are a lot of different speed calming devices out there and options that he believed would change based on whether the street is residential, a throughway, or an evacuation route. He advised that we would get too much into the weeds if we tried to put that level of detail into the Vision Plan. He said that overall, we do need to provide some calming devices in high-traffic areas and that we need to keep an eye on making the streets safe.

Mr. Smith said that you mentioned a traffic study. Mayor Samora advised that a traffic study would be part of the process. Commissioner George agreed. Mr. Smith said that the study would determine how many, where, etc. and he asked when it would take place. Commissioner George said correct and that it is not on the books right now. Mayor Samora advised that the City seems to do one or two traffic studies in a year because people will come to us and say that there is a speeding problem such as the one going on in Sea Grove in the past month. He said that they

identify what they feel is a problem area and then the City reacts according to what the study says. Mr. Smith asked if that gets put into the Vision Plan. Mayor Samora advised that it just goes through the design process, etc. and right into implementation. Vice Mayor Rumrell said that he thinks that Atlantic Oaks Circle was the last one because the neighbors came and wanted a speed calming device in that circle. Director Tredik said we did a speed hump on the west block of Atlantic Oaks Circle. He pointed out that Pope Road and A Street are both County roads so that item really should be coordinated with the County, because we are not going to be able to do that on our own. Mayor Samora advised that that just shows you the level of complexity when we start talking about the specifics. Mr. Smith said that we will have a little confusion on that. Commissioner George said that she believed the reference to Pope Road and A Street was not limiting either and was just an example. She suggested that maybe there needs to be a little tweak to whether or not we even want to reference the street or to say, "such as through streets". Commissioner England agreed that it could be taken out.

Vice Mayor Rumrell advised that the County is still designing the lighted crosswalk at the Pier and that their engineers looked at where the current lighted crosswalks are on the Boulevard and that is the amount that they feel are needed. He said that he believes that Section VIII.B.7 is almost accomplished because of the crosswalks, but that he did not know if the County would add any more of the lighted crosswalks based on their current study last year. Mayor Samora advised that he would leave it in because he views this as a 15 to 20 year plan. Commissioner Sweeny said that there might be some needed on other roads, such as the crosswalk at Pope Road and Mickler Boulevard, which could certainly use them. Vice Mayor Rumrell advised that he would talk to the County about that too. Commissioner George said not to mention State Road A1A and that there was a request for the traffic signal at Marsh Creek. She said that there is not much pedestrian traffic there or even near City Hall, so she suggested to leave it in there because we do not know how development would change.

Mr. Dowling suggested that this section could be a good place to add something about a plan for bicycling. He advised that in previous projects, he has seen it done at a higher level where the City designates streets that you would encourage bicycles, which might be something on the pavement, such as on Mickler Boulevard. He suggested having some sort of network that is designated, that the City knows and is responsible for, and then you could implement. Commissioner England suggested to possibly develop a map that shows bicycle and pedestrian trails. Vice Mayor Rumrell suggested to add that to Section VIII.B.8 because the River to Sea Loop is a bike trail. Mr. Dowling agreed that the River to Sea Loop is great but having something a little more completes it.

Commissioner Sweeny advised that she likes the idea of creating more of a "mobility" category within the Plan. Commissioner George suggested to add a section number nine that would speak more generally to that and could stand alone. Mayor Samora asked if mobility needs to be a standalone category. Vice Mayor Rumrell suggested that we could take out number VIII.B.5 because it is mobility between two cities, and he asked if that should be a subcategory of Mobility. Commissioner England advised that it is all under the category of Safe and Complete Streets. Commissioner Sweeny agreed. Commissioner George agreed that it needs to stay there but she did not know if you needed a separate category. Mayor Samora said that he believed that it has all the elements of it. Commissioner Sweeny said that we are just going to add the bike stuff in there. Commissioner England agreed.

Mayor Samora moved on to Section VIII.C: Parking and Use of Parkettes and he asked Commissioner England if she would explain her intent for this section since we did get a lot of comments and that he wanted to make sure that everyone here knows what our intent is.



Commissioner England advised that some of the comments that she received were that we are trying to turn all the parkettes on A Street into parking lots, and that is not the intent at all. She said, in fact, there is a statement that that we would not do that in the residential areas, but she advised that it would be good to have a vision for the use of the parkettes and to have a plan. She said that they are so wonderful and having a plan or a vision for how we are going to use the parkettes would not be set in stone, but it would be great to have a plan and a vision for those and acknowledge that they are there. She said that the parkettes are one of the things in the City that she thinks are the most wonderful.

Mayor Samora said that the parkettes are a very unique characteristic of our City and that we have the asset of fifty-two parkettes and that we really do not have a comprehensive vision of how we are going to use them. He said that he feels that the comments he has heard are out of line with what our intent is because this Commission has been pretty steadfast and that we do not want them to be used for parking outside of the Boulevard. Commissioner England advised that we backed off on A1A Beach Boulevard tremendously. Commissioner Sweeny suggested that it might be helpful if we break out the parkettes into two separate sections so that parking would be one and the parkettes would be separate one. Mayor Samora agreed that it would be a good change because this does need to transcend this Commission.

Vice Mayor Rumrell suggest visiting Jacksonville Beach because they also have little parkettes that have art in some of the spaces. He advised that they had the University of North Florida's art team design the sculptures and the parkettes. He said that it would bring a different touch to the City of St. Augustine Beach to have art in public spaces and that he believes it is also part of the vision that we have done by having the art markets through the holiday season. Commissioner Sweeny suggested that the City could partner with Flagler College.

Ms. Hester Longstreet, CPZB, said that a few years ago the word "parkette" was changed to "plaza" and now it has been brought back as "parkette". She said that because the first part of the word "parkette" begins with "park," that people assume that is what you are going to do. She suggested that anywhere you see the word "parkette", that it gets changed back to "plaza". Commissioner Sweeny asked to reference where it was changed to "plaza". Ms. Longstreet advised that it was changed about ten years ago. City Manager Royle advised that it was back when Mr. Baskin was on the Board.

Ms. Longstreet advised that she and Mr. Baskin were both on the Beautification Advisory Committee (which is now SEPAC) and had asked that it be changed, and it was. She said that plazas are nice for passive parks or sitting. She advised that she is originally from North Miami Beach and that 30 years ago they had something like the plazas within her community, and each plaza had something different. They had shuffleboard on one, tetherball on another, and that she has fond memories as a kid playing there and interacting with neighbors, etc. She said that for Section VIII.C.7, using a sustainable garden and native plants are great ideas. She advised that the BAC was also art in public places and that she had suggested back when she was on the Committee to do something similar to Tallahassee, Illinois, or Vilano Beach, which had the sea turtle, but that the City could use a dolphin instead. She said that Flagler College is great, but we also have a great local art community, and she suggested that the City should look to them instead.

Commissioner Sweeny asked if the word "plaza" is on City signs. Mayor Samora asked if there was any kind of City Charter, ordinances, or any official references to parkettes and plazas and how they are referred to in any kind of City documentation. Ms. Krempasky said that when she made the signs they said "parkettes", and that somebody did some research and apparently they voted on changing it to "plaza", but that it was never fully implemented. Commissioner George advised that it probably would have had to come before the Commission or at least the CPZB if it originated at the time of the BAC, but that she did not believe that the BAC had authority to pass

ordinances. Ms. Longstreet advised that they did come to the City and that they agreed. Ms. Krempasky advised that it still says parkettes. Building Official Law advised that there is no zoning on those because they operate outside of that Land Development Code, but that he believed that the County's GIS mapping software calls them "plazas".

Commissioner George suggested that the City Attorney would need to determine whether it is something that we can adopt by resolution, or if it needs anything more than that especially if this is just something that the staff can look into. Mayor Samora said that it is consistent with the terminology we are using. City Clerk Fitzgerald advised for the record that the current definition in Section 2 of the City's Land Development Regulations says "plaza" and that it references that it was formerly known as "parkette". That's the only reference to the word "parkette" in our current code. Mayor Samora advised that we have to be consistent about the language because it helps when we are communicating. Commissioner George advised that the old Vision Plan referenced parkettes and she believes that is where it got picked up for this draft.

Mayor Samora advised that as far as using Flagler College, The Art Studio, etc., that he did not think the City would be exclusive to anyone and that it would be wide open. Commissioner Sweeny agreed that the City would love to use our local artists.

Ms. Bandy advised that our signage does say "parkettes" and if we are going to change it, that it would cost a few thousand dollars. She said that she also had some comments about parking and the use of parkettes and that she agreed that it would be a good idea to make them two separate sections because the wording implies that these are one and the same. She said that she thinks the Plan is great and that she is glad that the City is planning ahead, getting feedback, and hopefully public feedback as well. She said that there are a lot of catchphrases in the Plan such as green space, smart, sustainable, and resilient, but that it seems like we are getting rid of green space in a lot of the things that we are talking about. She advised that she may be misinterpreting the parking plans and that she put together a map, looked at this Plan, and marked all the areas that the Plan says we could have parking [Exhibit A].

Mayor Samora advised that there would be two different sections and that parking is going to be one and he believed that this would be relevant information. Ms. Bandy said that maybe the wording is what she did not understand because the Plan says that the City is blessed with the parkettes. She said that she thinks we are blessed because it is unique that the City has fifty-two parkettes that are currently green space, and the citizens love them. She said that when citizens come to SEPAC meetings, they always talk about wanting more green space and they like the parkettes and they want them protected. They do not want more parking or development.

Ms. Bandy showed a map on the overhead projector that she highlighted all of the proposed new parking areas from the Vision Plan, which she believed to be a lot. She said that on A1A Beach Boulevard that the parkettes, if necessary and appropriate, could be used for parking and that it seems like a judgment call for what is appropriate and necessary. She said that there was talk about Hammock Dunes Park next to Publix, which would not be parking, but there was something in the Plan about it, as well as possibly all along Pope Road, and maybe in some of the green space at the Pier area. She said that obviously there is already parking at the Pier, but if we are going to take out the volleyball courts and the fire station, then that would be more parking. She said that the Plan also talked about parallel parking along many of the streets between the Boulevard and the ocean and that she highlighted those in yellow as well. She said that it seems like a lot of plans for parking, but that maybe she was misinterpreting it and she was hoping to talk through it. She agreed that a plan is needed for the parkettes because SEPAC has been talking about doing a rain garden, green infrastructure, educational things, or putting plants with signs for the public to learn about different things. She advised that some parkettes already have landscaping on them, but unless we know what that they are going to remain green space, that SEPAC would not want to

waste money putting in a rain garden. She asked the Commission for guidance, and she said that she did not know if that would mean looking at each parkette one-by-one, or whether the Commission has different areas that they would like SEPAC to work on.

Vice Mayor Rumrell advised that it is his understanding that Pope Road is a County road, and that he believed that the County had talked about it, and that the volleyball courts are also County. He advised that the only things that the City has at the pier are the garage, the bocce ball court, and splash park, and that everything else, from his understanding, is still under the County's purview. He said that the Commission discussed all the places where parking could be added, but that did not mean that we had to do it. But, from his understanding, that was the only spot that was available. Ms. Bandy questioned what was the only spot available. Vice Mayor Rumrell said the things that you have highlighted, and that he knows people have talked about parking in the plazas and tearing up the plazas. He said that when we talked about parking a while ago, that Public Works Director Tredik came back with a plan and said these are the only spaces left in the City of St. Augustine Beach that you could do parking. It was not a plan to do it. Public Works Director Tredik said that that is exactly correct. It was just to show what available land there was out there that could fit parking should the Commission desire to do so.

Ms. Krempasky said that Planning and Zoning has been tasked each year to give their advice on which parkettes should be turned into parking lots and that part of the frustration for SEPAC is that we feel that the two Boards are working in cross purposes. She would like to have a master plan so that we know which parkettes will be green, and which could be turned into parking lots. She advised that SEPAC really does need some direction.

Mayor Samora said that this illustrates the fact that we need to communicate our vision more clearly and that the City has never had a clear vision of how to use these plazas/parkettes. He said that there is confusion that comes up every single time but that he feels like the Commission has been very clear on where we need additional parking. He said that looking at this a 15 to 20 year Vision Plan and to think that there is not going to be a need for additional parking is short-sighted in his opinion.

Commissioner George suggested that when it is divided into parking and unused parkettes, that Section VIII.C.7 speaks about creating a plan to develop unimproved parkettes and that we could add, "to develop unimproved parkettes within the residential areas," and then have a separate bullet that says, "develop a plan to minimize the use of any plazas located in commercial zones for the minimal parking", which would keep it open, but to make it clear that the policy goal is not to develop all of them.

Mayor Samora suggested that for the purpose of the workshop and discussion, that we split them out right now. He said that of the seven bullet points currently under this section as written, that the first six are parking. He suggested to address that first, see what kind of changes we want to make, get feedback, and then we will pick up with number seven, which would go under a new "parkette/plaza" section. He said that he feels it needs a little more development and that there would be a lot of good ideas.

Commissioner England advised that we thought that we needed more parking at the north end of the City near the pier for our events, but then we were going to leave everything else. Commissioner George suggested to take number one out of the parking section and just to have a reference to developing the parkettes for parking because the plazas will be dealt with separately. She said that any parking possibility in commercial plazas could be addressed with careful language in a separate section and might help minimize any confusion. She suggested that number six should have new language added so that it would read, "investigate having possible parallel parking spaces along the commercial properties on the side streets, east of A1A Beach

Boulevard, but not along residential properties." The purpose of this was to develop along those condominium plazas, not to encroach in the front yards.

Mayor Samora asked Commissioner George for clarification of number one. Commissioner George advised that because it is still a reference to the plazas, that she was suggesting taking it out of subsection one, and to remove it from the parking section. And then in the plaza section, which would be number two, that we would probably have two sub-paragraphs, and one would be "develop a plan for parkettes in residential areas," and the other, "develop a plan for plazas and commercial areas." Both of them could speak to utilizing native plants or rain gardens, but it could be a really controlling language on the residential plazas that says parking would not be used in them. Mayor Samora said he liked that idea that it would go in the plazas, and we separate them out into two different categories. Commissioner George advised that it could be more open-ended, but still with clear policy language indicating we do not want to develop all of the ones in a commercial for parking and that we could play with the language to find something.

Ms. Bandy agreed that breaking it up would do a lot of good because there are six things about parking that are very specific and the rest of the Plan is not that specific, which could lead someone to think there is a lot about parking in here, and then the plazas or parkettes have only one item. She advised that SEPAC has a meeting tomorrow and we could add that as an agenda item if the Commission would like suggestions from us for things we would like to see and the things that we have heard from the community that they would like to see in these plazas. She advised that in Palm Coast that they have fiberglass sea turtle sculptures that different groups painted, which look very nice and professional. She said that the library designed one with different books, classic authors, etc. She said that she researched the cost and could provide that information to the Commission and that it is something that would look really nice throughout the City. She said that the City could choose another design such as seahorses, sand dollars, etc. She advised that there are a lot of opportunities to be artistic and to think about creative things that would really look nice in the community. Vice Mayor Rumrell said that he believes that Atlantic Beach did the same thing about fifteen years ago, which is neat to see.

Ms. Karen Candler, SEPAC Member said that she is bothered by Section VIII.C.4, which is to encourage St. John's County to provide improved parking spaces along County-owned streets in the City and that you are shying away from saying, "work with the County on Pier Park". Commissioner England advised that she did not think we were. Ms. Candler said that we mentioned the volleyball courts in Pier Park and that we only own the fire station and the splash pad. She said that if we are going to talk to them about County streets, then why not work with them to save the volleyball courts. Vice Mayor Rumrell advised that the last he heard was that they just re-did the volleyball courts and he believes that they just invested around \$20,000. Ms. Candler advised that working with them on Pier Park should be just as important as working with them on parking on county roads. Mayor Samora advised that we have Pier Park addressed somewhat under Section G - Parks and Recreation.

Commissioner Sweeny advised that maybe something got a little out of order in the Plan on Page 15 but that the City is actively working with St. John's County to maximize the park's highest and best use, specifically about Pier Park. Ms. Candler said that is fine because that is to deal with the park, but that she is talking about dealing with parking. Commissioner England advised that she is not following.

Commissioner George suggested to say "County-owned property in the City" instead of "County-owned streets", or "streets and property" or "streets and other resources".

Commissioner England advised that when we backed off on creating parking with our plazas on the Boulevard that we decided that we wanted to encourage the County to add parking on Pope

Road and we sent a letter to the County. Vice Mayor Rumrell advised that he believes that Ms. Candler is suggesting that we continue to have a relationship with the County on other interests they may have within the City. Ms. Candler said that you brought up Pier Park and that you backed off because it is County. Mayor Samora advised that we are just looking for an addition for number four such as County-owned streets and property in the City like Pope Road and Pier Park.

Mr. Smith said that the City definitely needs more parking but with the growth that is happening in St. Johns County, we will never have enough parking. He said that this is 2.5 square mile City so there has to be a stopping point. He advised that we can only go so far with this without tearing up our green space, etc. Commissioner George asked why we would fund it for non-residents.

Vice Mayor Rumrell said that he thinks that is why Pope Road was suggested because a lot of the influx that we get is from the County and that the City is trying to address it with walkability and for people to use less carbon. He said that the intent that he understood was to have the County pay for some of these too because it is supporting their initiative, not just ours.

Mr. Smith asked if the letter to the County about Pope Road described exactly how it is laid out. Commissioner England advised that the City wrote a letter asking the County to put parallel parking on Pope Road as we have on 16<sup>th</sup> Street. Mr. Smith asked how far up that goes up from Pope Road. Commissioner England said that she was not really sure. Mayor Samora advised that they were trying to keep it away from the residential entrances. Vice Mayor Rumrell advised that it would be east of the YMCA. Mr. Smith advised that the City would never have enough parking and that we are not large enough to accommodate the growth that is happening right now in St. Johns County.

Vice Mayor Rumrell said that possibly under the parking section we could add to the Plan a park-and-ride or a shuttle of some sort where people could park at City Hall. Commissioner England advised that she was not sure. Vice Mayor Rumrell advised that there may be a company like the Historic Tours of America or the Red Trains that may do it. Commissioner England advised that we do that for our events. She said that for the big events, we felt like we needed more parking at the north end by Pier Park or to offer a shuttle. Mr. Smith asked if that has been successful. Commissioner George advised sometimes but not always. Mr. Smith said that people have coolers, beach chairs, etc. to carry onto a shuttle. Commissioner England advised that it does not work for your everyday trip to the beach. Vice Mayor Rumrell suggested for people to use the front of the pier as a drop-off point for their coolers and beach chairs, and then have somebody ride back to City Hall, so you are just taking an individual, not trying to unload your stuff twice. Mr. Smith said that he like that point better than the shuttle.

Commissioner Sweeny said that she thought that number five sort of addresses it but that this is broader than just the City. She advised that St Augustine Vice Mayor Nancy Sikes-Kline has mentioned wanting to work with us to develop a system between the City of St. Augustine and the beach to create some sort of circulator between the two cities, which might be able to help in that respect. Mayor Samora asked if we need to have some language in here that encourages the inter-city circulator with the downtown area, a park-and-ride, and if there were a broad term that would cover those types of transportation that should be added. Commissioner Sweeny suggested to possibly tweak that language a little bit or add to it. Commissioner George suggested to say, "remain receptive to cooperating with other governments in the creation of a regional transit system."

Commissioner England advised that if you feel very strongly about something to please submit your language. She said that she is trying to take good notes, but that everyone should send them their words.



Mr. Smith suggested shared parking because we might have some businesses that are not open on the weekend that could possibly add parking. Commissioner England advised that she has talked about the possibility of that, but it is hard to accomplish, and it is administratively difficult, but that it definitely would help.

Ms. Bandy advised that we keep saying we need more parking, but that she thinks we only need more parking at certain times such as summer, weekends, Labor Day, 4<sup>th</sup> of July, etc. She said that a lot of times, like now, there are hardly any cars. If we do more parking lots, we will need to remember what it is going to look like when they are empty. She said that she believes that the main part of town is the Boulevard at A Street and that the four corners of that intersection have a lot of parking spaces. She suggested that since it is the centerpiece of the City that we need to focus on that to make it a bit more visually appealing for our citizens as well as the visitors. She advised that when we are redoing parking, to try to make it look nicer. She said that it is important to think about the landscaping and what people are going to see and that SEPAC would be happy to think through some of these things for how to make what we have a little nicer. Commissioner Sweeny said that she believes that there was a proposal from the firm designing the Jack's BBQ parking lot that would incorporate some of that. Commissioner George said that she thinks that the adjustment made during the meeting also moved it over so that there would be more of a landscape buffer on the corner. Mayor Samora said that it is important that we not just create parking, but to also make sure that it is aesthetically pleasing.

Mayor Samora advised that that was a fairly thorough discussion on parking, and he asked for discussion any about the plazas. Commissioner-Elect Morgan advised that she liked all the ideas and suggestions that were just made about parking and landscaping. She said that she did not think that those specifics were necessary for the broad scope of the Vision Plan, but that they are all great suggestions and that she hopes to see them in the Plan in the future. She said that number seven uses the word "develop", which she has concerns about, and she suggested to say, "create a plan for the unimproved parkettes or plazas". She said that when we see "develop" that we think of physical improvements, structures, parking, etc. and she does not want those things to be confused. The structure is very clear about the direction, but fifteen years from now no one may be here to give explanations.

Mayor Samora advised that SEPAC said they could get us suggestions for some different ideas and uses that we could incorporate, and he asked if anyone had anything to bring forward now to discuss about uses for the plazas or plans for the plazas. Commissioner George said that she liked that we already have rain gardens referenced in the Plan because it is really important for resiliency and minimizing flooding.

Mr. Dowling suggested that instead of just taking one single idea, that we have a plan where everything could come together. He said that rain gardens, etc. are all awesome ideas, but if they do not work in concert, they do not work. He said that we have these fifty-two parkettes that we need to look at holistically at some point, which would provide the best end result for the future.

Mr. Thompson advised that he has reviewed the Comprehensive Plan and it does not identify the fifty-two plazas as "parks" and the easiest way to identify this is to ask Public Works to update that plan so that they are actually identified. Right now, they are part of the street structure on our land-use plan, and they should be pulled out and given the green color so people can identify them. He said that what SEPAC is hearing is that the residential areas would be passive at best, and not be overly developed at all. He suggested to put "passive parks and plazas" and that the land-use plan should be updated to identify the plazas that are in residential areas.

Commissioner George asked the Building Official if there would be any problem with that. Building Official Law advised that he had no idea what was really being talked about on this because the



parkettes do not have a title, they are part of the amenities that go with each subdivision, there is no clear ownership of it, and no zoning. Therefore, we will never allow any structure to be built there. Mr. Thompson advised that it is in the Comprehensive Plan land-use element, which identifies the plan on the wall back there, which is void of the parks/plazas being identified as a park-use like the other parks we have in town. So, it would be more identification that these are plazas, which are going to be used for passive parks in residential areas. Commissioner George advised that this becomes a question for the City Attorney as to whether we are allowed to designate them as parks, given the way that the plazas were created with the plat. Mr. Thompson advised that we have a land-use plan element, and it should be identified what their use is. Commissioner George said good point. Mayor Samora advised that we would develop that one a little bit further.

Mayor Samora moved on to Section VIII.D, Beach-Related Matters and asked if there were any comments.

Commissioner George said that for Section VIII.D.2, that a lot of the walkovers are frequently provided by the County and that we usually get funding from outside sources. She suggested to say, "to continue to coordinate with the County regarding beach walkovers, maintenance, and to possibly add more of them". Vice Mayor Rumrell suggested to put "government agencies" because Port and Waterway just gave money for that, too. Mayor Samora suggested to "advocate with other County agencies for funding to provide, maintain, and improve beach walkovers".

Mayor Samora moved on to Illustration #4, Sustainability and Resiliency.

Mr. Thompson advised that he had two handouts [Exhibit C]. He advised that he takes issue with the definition of sustainability. He said for example the sustainability definition and recommendation do not represent current climate change and environmental planning best practices. In the Plan, sustainability means the ability to withstand efficiently and economically the changing environment and climate, basically, resisting climate change. Resiliency indicates how quickly we can recover from an unusual event, either economic or weather related. He advised that it is really a stretch to put definitions in the Vision Plan that are not up to par with the current thinking, and some statements that might be questionable. He said that the statement is inadequate and misleading in addressing the serious issues of sustainability in our community. He advised that the next paragraph, "Sustainability is more commonly referred to as the ability to maintain the quality of living standards and avoid depletion or pollution of our natural resources, so that they may be passed on from one generation to the next." He said that if you Googled it, you would produce something much closer to that definition. He said that the sustainability statements/recommendations in the Plan are vague and misguided. He advised that number one, to "provide more green space in the City" is very vague. We are parking in our right-of-ways, we reduced setbacks, and there is no tree protection. He advised that there is very little opportunity being created for green space in the City that he knows of. We have a hard time getting money to plant trees even though we have a Tree Fund and that we cannot use it to hire people to help do these things. He advised that there is a lot of work needed there and that you cannot say we are going to create more green space.

Commissioner England said that those are all good points and that she would read his information and see what can be incorporated. Commissioner George suggested to delegate it to SEPAC since that is their expertise to come up with some language that they as a whole would like to submit for review. Mayor Samora agreed and suggested to lean on SEPAC for some of these definitions and suggestions.

Mr. Thomson advised that if SEPAC makes suggestions, we look at the Comprehensive Plan relative to what the goals and objectives are and then we have some serious problems.

Stormwater runoff, water pollution, reduction needs to be worked on, urban tree canopy, maintenance and restoration, a shift to clean energy, reducing waste, and introducing recycling, ecological repair of the biosphere, coastal erosion management, and dune restoration, which we have done a fairly good job on.

Commissioner England advised that she really wanted SEPAC's language and efforts on this, but that we have to balance it. It cannot just be on sustainability, so you would need to balance how much language you put in. Mr. Thomson said that you suggested certain recommendations there and that the goals that he just stated would be more general and more appropriate. Commissioner England advised that she believes that he is heading in a better direction and that she would welcome it.

Mr. Thomson advised that it is still saying, "purchase electric vehicles when their prices are reduced to make them more competitive with fossil fuel-powered vehicles." He said that we had a hundred people who died from the last hurricane, that there is a certain responsibility for carbon emissions, and that we are going to pay a heavy price. Eventually, you want to get your vehicles transferred to clean energy. He said that there are residences that are doing a lot more than the City right now and that the City needs to step up its game and really look at it seriously. He said that a Vision Plan means that you need to be moving in a more environmentally responsive direction.

Mayor Samora moved on to Section VIII.F, Public Safety.

Commissioner Sweeny asked if it is redundant from other areas of the Plan or do the first two belong in the Mobility or the Safe Street section. She agrees that they are important but that we have talked about both of those in another section of the Plan. Commissioner England advised that maybe it is the identification from the public safety point of view. The identification for the location of some of these things. She said that number one could go, we get the information from the Police Department reports on where we need additional information, which are really important for public safety.

Vice Mayor Rumrell advised that for number three, instead of the word "purchase", that he would like to change that to "investigate the need for." Commissioner George suggested to take it out because it is one of those sub-specific things. She said that given the Vision Statement, that she would just speak to supporting and maintaining the Beach Police Department and their needs and to remain open to developments and technology for enhancing public safety. Commissioner Sweeny suggested that Chief Carswell should weigh in on this and provide the language to fill that out properly. Commissioner George agreed that is the right resource. Mayor Samora asked if we can actively engage the Chief in these matters. City Manager Royle agreed.

Mayor Samora advised that we would move the first two items to the other sections and then generalize number three a bit more.

Mayor Samora moved on to Section VIII.G, "Parks and Recreation", which identifies the five parks within the City and their ownership. He said that what he does not hear mentioned is the fact that we are bordered on the northern boundary by a huge State Park that we forget about. He said that there was a statement earlier that Ocean Hammock or Hammock Dunes were the last natural parks on the island, but we also have a State Park.

Commissioner England advised that she and the City Manager talked about identifying our parks, whether they are County or City, as a beautiful benefit to maintain as part of our Vision Plan. She said that for future Commissions going forward it was to create a vision of how each park would be utilized. We say all of our events are at Pier Park, but we have events at the Lakeside Park,

which is a meditation/strolling park. That was the thought process behind this, and it is a fairly big section and that the Vision Plan is all our parks.

Commissioner George suggested that in the second paragraph, the second sentence, that she would strike the three words, "will the City." She advised that it reads as though it is a directive that the City will not or shall not, but that it is unlikely that the City would, which is what the intent was. She said that it would communicate better if you just removed the three words. Or I guess that needs a little more tweaking, "nor that the city will..." is the replacement. Commissioner England suggested only to say, "It is unlikely that any future park land will be available."

Mayor Samora moved on to Section VIII.G.1 on Page 15 and asked if we want to get that specific in this section. Vice Mayor Rumrell said kind of. Commissioner Sweeny said that she would prefer not to. Commissioner George agreed and suggested to strike that sentence.

Commissioner George moved on to Item G.2 and suggested that the sentence should end after, "create new ones" period and then remove the rest.

Vice Mayor Rumrell asked there should there be another sub-section somewhere in the Plan for what we would do with that property if we were to get the fire station back. Commissioner George advised that it does say "to continue actively working to maximize the park's highest and best use." Because she was looking to make sure that if there was a reference of "we have tried to come up with the vision for Pier Park," over and over again, that it falls apart because it is not just us, it is us and the County. She said that she feels like that language captured it, but is open to something more. Commissioner England advised that it does specify if it is relocated, "This relocation will provide an opportunity to demolish outdated buildings to create more parking and to obtain grants to build a community center on the fire station site close to A1A Boulevard." She said that that has been the vision without getting too specific. Vice Mayor Rumrell said that was fine.

Mr. Dowling suggested to say, "demolish and repurpose existing buildings", which would be the most sustainable you could do since we do not have a vision plan, who's to say repurposing the existing building would not be a bad solution. Commissioner George advised that she is not in favor of demolishing no matter what because there was a big push to demolish the old city hall, as well as the little building.

Ms. Bandy said that the word "develop" in the last sentence on Page 13 is not the greatest word to use with regard to a park area. Mayor Samora suggested changing it to, "Therefore it is advisable that the City adopts policies and pursues initiatives to ensure the highest and best use of these properties." Ms. Bandy said that number five on Page 15 is where she got the information that she talked about earlier regarding the parking and the restrooms and that it should be changed to say "passive" if that is what our intention is. Commissioner England advised that those are just possible amenities and once we started developing it and have a grant, that she did not know how you avoid a restroom but that it may possible.

Commissioner George suggested that the second sentence should say, "A long-range park use plan should be developed" period, and remove the rest and then on the prior sentence, "It has walk trails, walkways, and other amenities for the public, possible amenities or walk trail..." period. Commissioner Sweeny advised that she would be okay with removing the entire third sentence from number five. Commissioner George agreed that that would be the best.

Commissioner-Elect Morgan advised that there are a couple of references here in number two about Ron Parker Park because we took out the information about volleyball and bocce courts, which also appears in number two. She said that the bocce court is on the parcel owned by the City and the volleyball courts are the parcel owned by the County and there is no reason we

cannot coordinate and cooperate with the County, but the volleyball courts are not part of the City's property. She advised that she is in agreement with minimizing the language, especially because this is such a long-range and broad Plan. She suggested to consider striking that to say that "the City will work with the County to maintain existing sports-related facilities and create new ones."

Ms. Candler advised that number three, Lakeside Park, has a description of it but no vision for it and that there should be something in there if we have intentions. Commissioner George said that she did not think it needed anything else. Ms. Candler said that we should have a vision for updating and maintaining it. Vice Mayor Rumrell suggested maybe "maintaining Lakeside Park", because it is already complete. Commissioner England advised that it is just describing how these different parks are used and that she really could not think of anything more. She said that Ron Parker Park is definitely sports-related, and Lakeside Park is what it is. Ms. Candler said that for Ron Parker Park, you say that the City will work with the County to maintain, and that is a vision. Commissioner George suggested to put a comma at the end of the last sentence in number three and then add, "which shall be maintained." Ms. Candler said yes, just something futuristic.

Vice Mayor Rumrell asked if the City at some point would want to try to acquire Pier Park. Mayor Samora advised that we talked about that a few years back. Commissioner George asked what that cost would be, or would they want to give it up because they do not want to maintain the Pier. Vice Mayor Rumrell said that fifteen years from now they may not want to redo the pier.

Discussion ensued regarding whether the County had ever offered the pier park to the City; where would the City get the money to maintain it; that it needs to be improved; that the City would need at least one additional staff member just to look for grants; that we would probably have to charge more for access; that several people would be needed to maintain it; etc.

Mayor Samora said that continuing to work with the County on that leaves us open to it.

Mayor Samora moved on to Section VIII.H., Historic Preservation and Best Use of Pier Park.

Commissioner England advised that she added that because it is so important and if they are going to move the fire station, which is when everything will break loose. We have a vision for it because it is possibly the biggest part of the Vision Plan. She said that it is in writing in the County's five year plan that they are moving that fire station and then the lease will be up on the old city hall, so a lot will be happening about that time. Commissioner Sweeny asked if it needs to have its own section when most of it, minus the fire station, is in number one. Commissioner England advised that it is up to the Commission, she broke it out because it is going to be very important when we get to that point.

Vice Mayor Rumrell suggested to move number one underneath, "Historic preservation best use of Pier Park" since that one covers that too. Commissioner Sweeny said that it does not really speak to historic preservation at all. Vice Mayor Rumrell said that the old City Hall is the historical part. Commissioner Sweeny suggested that we probably need to add in historic preservation.

Commissioner England said that if this Commission wants to have a say on this when it all takes place, that she would suggest you have something in there and even have an architectural plan in hand, which the Art Council has. She suggested that you have something in writing, not that you have to follow it, but that you have something in writing about Pier Park to have it ready for when the time comes. Commissioner George said that she likes the way that this is already structured, there is a good reason to have the fire station referenced separately and the sports amenities separately because she sees them as two different functions at the facility of the park as a whole. Vice Mayor Rumrell advised that he believes that the County has already cancelled out number one because they could not get the firetrucks in and out of the old Mosquito Control property. He

said that they might be using that building for staffing vehicles now. Commissioner George suggested that the last sentence in the first paragraph should become number three. Mayor Samora said that we want to keep this as its own section because it is important. Commissioner George said yes.

Mayor Samora asked if we want to have VIII.H.2 in our Vision Plan. Commissioner Sweeny said that she did not think that it needs to be that specific but that she would go along with the will of the Commission. Commissioner George advised that she liked the vision of the volleyball courts being on the actual beach. Commissioner England advised that it is controversial and that there would be some opposition to it. But when you think about Pier Park and how it is used for events that she thinks the use of the property for those sports activities could be moved somewhere else for best use of Pier Park. She said that we could definitely soften it. Mayor Samora suggested to take the first sentence out and possibly change a little bit of the language at the beginning of the second sentence. Vice Mayor Rumrell said that if the County decides to use Pier Park for something different that we discuss relocating the volleyball court or whatever to another area.

Commissioner England advised that she could take it out. She said that at some point when we started negotiating on the property for highest and best use, we could see what it turns out because these are floating ideas. Commissioner George said that their property is still regulated by our Land Development Code. Building Official Law advised that it is. Commissioner George said that we have strong arm leverage. Building Official Law advised that they may own it, but it is still in the City's jurisdiction. Commissioner George said that if the County wanted to do something that we vehemently opposed, provided that we have some ordinances already in place, then we could probably. Building Official Law advised that it would depend on what they wanted to build and if it is specifically allowed and it does not qualify as a major developmental review, it is under staff review, at that point they would enforce a code the way it is written. He advised that it is all institutional and so we have to go to the "table of allowed uses" to see what they can build. He advised that he watched them put all the sand out and that the new volleyball courts are in operation almost every day. He advised that in his opinion, it would be hard for us to move it.

Commissioner Sweeny advised that she believes that number five kind of captures our sentiments of having something in there about looking at the possible uses of the property. Mayor Samora advised that he would like to strike number two entirely. Commissioner Sweeny said that she did not know if we need to specify the uses of the Pier Park property but that it is under that heading, so maybe the references implied.

Mayor Samora read Section VIII.G.5 and said that it does get a little bit detailed there. Commissioner George advised that she did not have a problem with the detail as long as we say "not limited to" so that we document some ideas that have been considered without prioritization in any of them. She suggested that the language be tweaked a little bit to say, "without limitation" and "without any priority implied". Such as, "not limited to the following ideas, which had been considered over time."

#### B. Guidance to Staff Concerning the Next Step(s)

Mayor Samora agreed that those were all good suggestions and he moved on to Section IX. He asked the City Manager if he thought there would be a draft for November. City Manager Royle said that he did not think so. Commissioner England advised that they would try but that it would depend on how quickly staff can get the minutes done and that she tried to take good notes.

Mayor Samora suggested to leave the timetable unchanged at this point. Commissioner George asked if these minutes should be more detailed. City Clerk Fitzgerald advised that we could certainly try and that the Building Department has been using a transcription service so maybe we can borrow that since the Planning Board is here as well. Building Official Law advised that you

could set up an account and pay their fee of a dollar a minute. He said that when you think about how many days it would take for the staff to transcribe this, that the City needs to move all their minutes to be outsourced verbatim. He advised that you would still need to proof them because they do not get the names correct at first but get more accurate later on and you also get customer discounts periodically.

Mayor Samora asked for any further comments.

Ms. Candler said that she is trying to get the timeline down, and she asked if November would be when the Commission decides the details. Mayor Samora advised that it would be the November Commission meeting but that it would be dependent on how quickly we can get things transcribed. He said that there is a lot of work to be done, so if it does not happen in November, then possibly December. Ms. Candler advised that SEPAC has a full meeting tomorrow night. Commissioner England asked for those who have comments in the specific language to jot it down on a piece of paper, "Section A, B," and send it to us. Ms. Candler advised that SEPAC wanted to write their section well. Commissioner George asked if SEPAC preferred to do that as a group instead of separately. Ms. Candler advised yes, and that we can only do that once a month so, tomorrow night probably would not happen. Commissioner George asked when SEPAC's November meeting is. City Clerk Fitzgerald advised that they did not know yet because of the elections and that there are only two weeks available for the month of November.

Mayor Samora advised that he looked at the language that was used on the timeline that says, "November the Commission decides the details for a draft of the Vision Plan". He advised that it does not say that we would have a draft, it says for December we would actually have a draft submitted to the Commission. Commissioner George advised that if the rest of the draft gets completed, then there would only be that one section for Commissioner England and staff to work on when it is received from SEPAC, which could probably be done with limited time. Commissioner England suggested that SEPAC appoint one person to take over comments to do the draft because it is impossible to draft something at a meeting. Commissioner Sweeny suggested to provide a Redline version of the document.

City Manager Royle advised that SEPAC meets tomorrow night so if any members of the Planning Board wanted to attend the meeting, I'm sure they would welcome you.

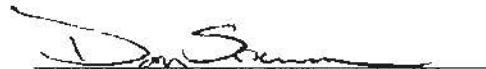
Mayor Samora asked for any further comments. Being none, he moved on and asked for a motion to adjourn.

V. ADJOURNMENT

Mayor Samora asked for a motion to adjourn.

**Motion:** to adjourn. **Moved by** Vice Mayor Rumrell, **Seconded by** Commissioner George. Motion passed unanimously.

Mayor Samora adjourned the meeting at 7:34 p.m.



Donald Samora, Mayor

ATTEST:

  
Dariana Fitzgerald, City Clerk



Proposed New (Additional) Parking in City of St. Augustine Beach Vision Plan



Exhibit A  
Date 10-5-2022

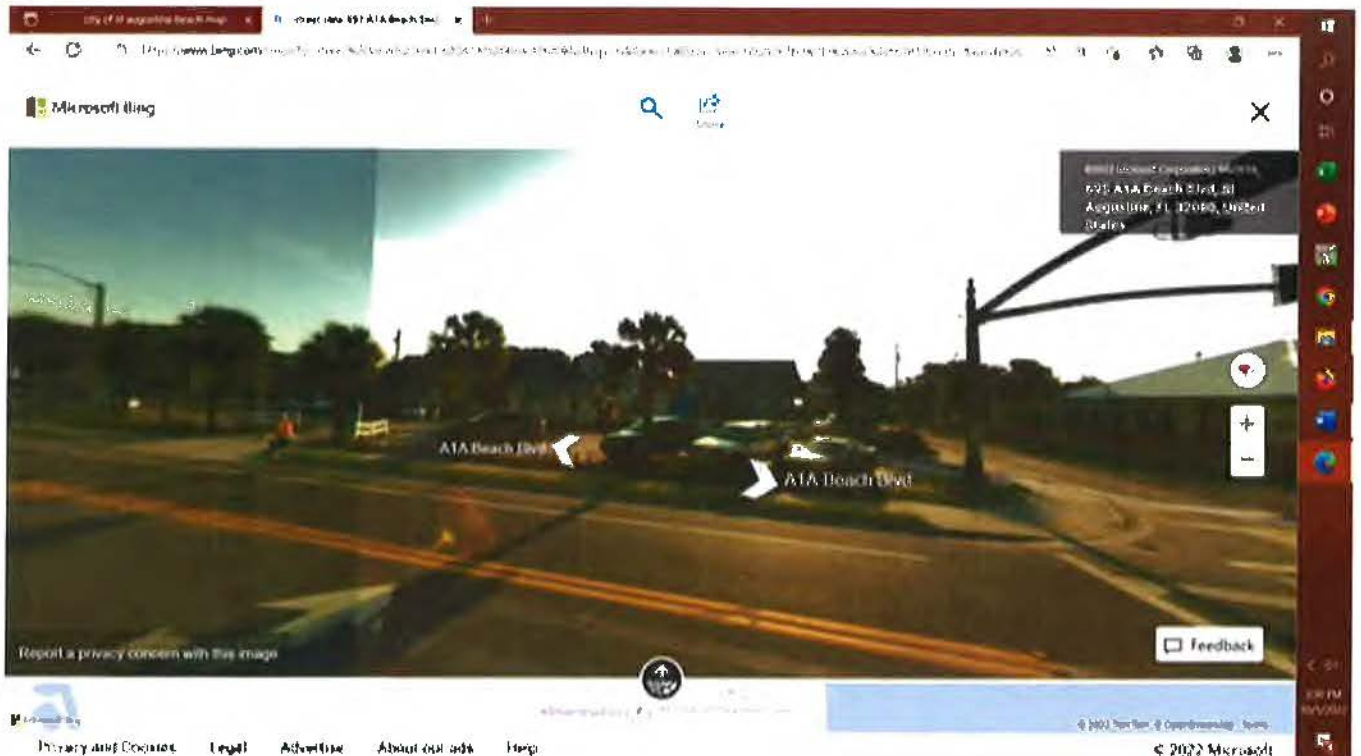
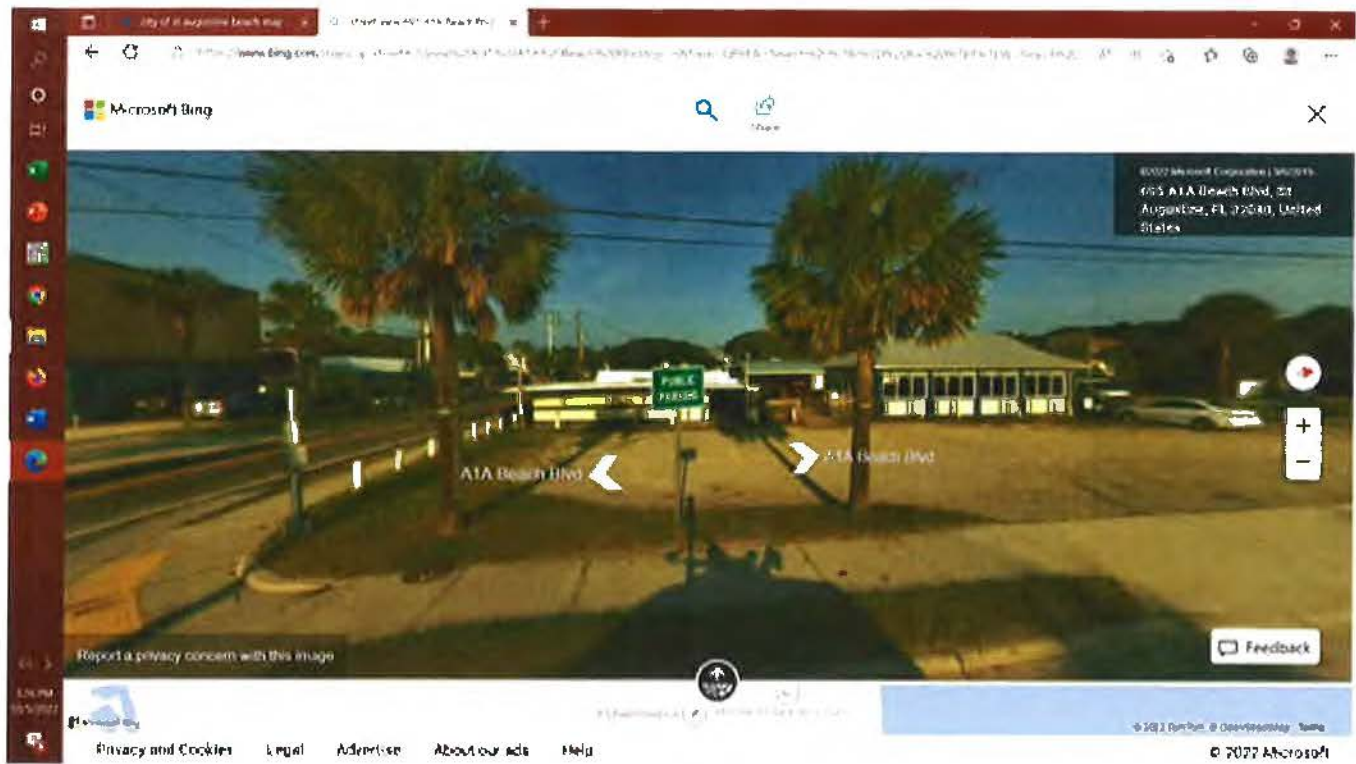


Exhibit B-1  
Date 10-5-2022



Exhibit B-2

Date 10-5-2022



**craig thomson**

2022 SAB "Smart City" Vision Plan

October 5, 2022 at 4:33 PM

Max Royle

Dariana Fitzgerald

, Margaret England

, Undine George

, Bill Tredik

, Longin Kaczmarek

Craig Thomson

## 2022 SAB "Smart City" Vision Plan

Comments by Craig Thomson

First I would like to complement the letters written by Lana Bandy and R. Conner Dowling. I would support And echo their critique of this plan.

The draft of this Vision plan appears unprofessional and naïve. For example, the Sustainability definition and recommendations (below) do not represent current Climate change and environmental planning best practices.

"Sustainability means the ability to withstand efficiently and economically a changing environment and climate. Resiliency indicates how quickly a city can recover from an unusual event, be it economic- or weather-related."

This statement is inadequate and misleading in addressing the serious issues of sustainability in our community and a more robust response to climate change.

Sustainability is more commonly referred to as "the ability to maintain the quality of living standards and avoid depletion or pollution of our natural resources so that they may be passed on from one generation to the next.

The following sustainability statements/recommendations in the plan are vague and misguided.

"The City shall pursue the following initiatives to protect and develop its sustainability:

1. Provide more green space in the City. . . .
2. Purchase electricvehicles when their prices are reduced to make them competitive with fossil fuel-powered vehicles.
3. Retrofit City buildings to make them more energy efficient."

SEPAC Is reviewing the comprehensive plan goals ,objectives, and policy in order to advise the commission as to best practices for sustainability in our ocean side community.

The implementation of the comprehensive plan goals and objectives represent a more useful guide at this critical time.

Sent from my iPhone

Exhibit C-1  
Date 10-5-2022

# SEPAC : Goals, Projects and Assessment (draft)

## Preface

- The impacts of Climate change and Sea level rise present an eminent threat to the sustainability of Saint Augustine Beach.
- The affects of our present and past CO2 emissions are spawning environmental catastrophes around the world , including the increasing magnitude rainfall events creating more and more devastating flooding, extensive droughts and the Incumbent wildfires and the Increase number and intensity of hurricanes and typhoons.
- How can SEPAC serve/guide the city commission as an advisory committee to reduce these threats and increase the resiliency of our community.

## Goals and Policy:

What are our sustainability goals which can be researched to determine best practices and policy?( Ref.comprehensive plan elements and SEPAC authorization/resolution)

Stormwater runoff and water pollution reduction.

Urban tree canopy maintenance and restoration.

Shift to Clean energy.

Reducing solid waste and increase recycling.

Ecological repair of the biosphere.

Coastal erosion management and dune restoration.

## Programs , Projects and Funding:

Educational programs:

Climate change initiatives to reduce the use of fossil fuels and support clean energy:

Urban tree planting and ecologically conscious landscaping and maintenance:

Sustainable stormwater management projects:

(Funding sources, fiscal budget, tree fund, grants, sponsors.)

## Progress Assessment:

How can we measure our progress in providing sustainability and climate change resiliency to our community?

Yearly Sustainability Report Card

Exhibit C-2  
Date 10-5-2022