

CITY OF ST. AUGUSTINE, FLORIDA

Aggregation Task Force Meeting

November 4, 2004

The Aggregation Task Force met in formal session on Thursday, November 4, 2004 at 3:25 p.m., in the de Aviles Room at City Hall. The meeting was called to order by Commissioner Donald Crichlow and the following were present:

1. ROLL CALL

Members: Donald Crichlow, Commissioner Gerald Dixon, PZB member

Irene Arriola, Realtor

Absent: Ronald Stafford, Non-affected member

Philip McDaniel, Affected member

Geoffrey Dobson, Zoning Attorney for the Committee

City Staff: Mark Knight, Director, Planning and Building Dept.

Karen Rogers, Recording Secretary

Also Present: Wilton Rooks

James L. Zimmerman

2. Approval of Aggregation Task Force Minutes of September 30, 2004

The minutes of September 30, 2004 Aggregation Task Force meeting were approved as presented.

3. Introduction of Alternate Ordinance by Geoffrey B. Dobson

Due to the fact that Mr. Dobson was absent and the task force had not received the ordinance Commissioner Crichlow and the members of the task force explained the proposed ordinance along with the most recent amendments to the members of the public.

Commissioner Crichlow said that when the final draft of the ordinance was approved they would bring it to the Commission and ask for direction regarding public input.

Mr. Dixon stated that the City could organize public meetings similar to the meetings held for the VIC parking garage.

Commissioner Crichlow suggested that they could do some sort of workshops for the public.

Ms. Arriola continued that to be far reaching they could advertise the subject.

Commissioner Crichlow noted that public input could lead to further modifications.

Mr. Knight said that the task force had addressed most of the problems, and he did not believe the ordinance would be overly controversial.

Commissioner Crichlow added that something had to be done about the matter of density.

Mr. Zimmerman pointed out that the language in the ordinance confused the public regarding their property rights, as a citizen could transfer a nonconforming lot or sell a part of a lot.

Mr. Knight pointed out that the City did not regulate sales.

Mr. Dixon said that the ordinance had to do with building not selling, which meant that a citizen could sell a lot that was not buildable.

Mr. Zimmerman pointed out that the City could not tell a citizen that they could not sell their property; therefore, the language in the ordinance should be clearer to eliminate confusion.

Ms. Arriola noted that there was no protection for a property buyer; therefore, it was unwise to buy property without the aid of realtors and lawyers.

Mr. Dixon stated that the ordinance represented a good compromise. He suggested that they get the ordinance to the City Commission as soon as possible.

A discussion determined that the matter would probably not go to the Commission until the first meeting of the new year.

4. Discussion concerning how to reach the public regarding the proposed ordinance

(Not discussed)

5. Other Business

Commissioner Crichlow mentioned that they had discussed the possibility of the task force handling the architectural overlay proposal for neighborhoods.

Mr. Dixon pointed out that the City Commission would have to give the task force the authority first.

Ms. Arriola pointed out that they had also mentioned the possibility of asking David Nolan or Paul Weaver to join the task force regarding the matter.

Commissioner Crichlow noted that the Commission was waiting for an answer as to whether the task force was interested in tackling the matter.

After a brief discussion it was determined that they would discuss the matter when all the members of the task force were present.

6. Discussion of Next Meeting Date

After discussion it was determined that the task force would try to meet in two weeks if possible.

7. Adjournment

The meeting adjourned at 4:02 p.m.