

CITY OF ST. AUGUSTINE, FLORIDA

Aggregation Task Force Meeting
March 23, 2005

The Aggregation Task Force met in formal session on Wednesday, March 23, 2005 at 3:00 p.m., in the Alcazar 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
Philip McDaniel, Affected member
Geoffrey Dobson, Zoning Attorney for the Committee

Absent: Ronald Stafford, Non-affected member

City Staff: Karen Rogers, Recording Secretary

2. Approval of Aggregation Task Force Minutes of December 2, 2004, March 16, 2005

Although the minutes of December 2, 2004 and March 16, 2005 Aggregation Task Force meetings were on the agenda, they were not considered for approval.

3. Rehearsal for April 20, 2005 Workshop Presentation

The Aggregation Task Force meeting convened in the Alcazar Room with the intention of rehearsing the proposed Workshop Presentation using the necessary technical equipment. A power point presentation was viewed while the task force discussed their strategy for delivering the presentation to the City Commission and the public. Some of the determinations were as follows:

- The presentation would be conducted in a tag team fashion to allow all the task force members to take part
- Legal opinion would be delivered by Mr. Dobson as any zoning took citizens property rights away;

- however, the ordinance did not render any land useless
- Commissioner Crichlow had made a presentation to the CPSA with favorable results
- Ms. Arriola would deliver a presentation for two Davis Shores Neighborhood Associations
- The City had been sued many years ago when setback rules had been established that rendered one lot owned by a citizen unbuildable; however, the City had won the suit
- Mr. Dixon intended to embellish his part of the presentation with recent examples from his experience as a member of the Planning and Zoning Board
- Should the ordinance apply to Lincolnville
- The ordinance would not stifle the appreciation or profitability of future resale of property
- Variances and exceptions could be applied for if genuine hardship was demonstrated
- The areas that were affected by the ordinance could be developed but not beyond the level of density established in the 1975 Code for RS-1 and RS-2 zoning districts
- Over development would impact the tree canopy

- If a home existed on two or more non-conforming, contiguous lots it could not be torn down and each individual lot built upon
- Non-conforming lots could be replatted to become conforming lots
- The color of the lots on the power point presentation would be changed to indicate common ownership
- Single non-conforming noncontiguous lots could be built on or transferred with existing use continued but with conditions
- Questions would not be entertained during the presentation
- The public would be asked to write their questions down, and the task force would address the questions after the presentation
- They would try to use positive language to avoid unnecessary concern from the public
- The lots would be numbered as opposed to using A. B. etc. to avoid confusion with the labeled slides
- Slide A would contain the general rules and all the exceptions would be in slides B, C, D and E
- Slide A would concern property transfer and sale and B addressed building
- Slide A, B, and D addressed two or more non-conforming contiguous lots that could not be developed as single non-conforming lots, but they could be replatted to conform
- Mr. Dobson would address the matter of variance and exception to clarify hardship
- Different examples concerning the situation in RS-1 and RS-2 would be added to the presentation
- Government could prohibit construction on property, but they could not prohibit the transfer of property

- Slide A *cannot be built upon* would be replaced with *can be transferred with existing use*
- They might have to deliver the presentation twice ¹
- The task force members would encourage the public to attend the meeting
- The task force members would write their own script for their portion of the presentation

The task force continued to discuss different scenarios where the ordinance would be applicable to prepare themselves to answer questions from the Commission and the public.

Commissioner Crichlow noted that they were going to change the color of the lots that did not pertain to a particular situation, remove built upon from slide A, change the lot letters to numbers and develop a couple of slides to indicate how non-conforming contiguous lots could be replatted for conformity.

It was determined that Commissioner Crichlow would give the introduction, Mr. McDaniel would present A, B and C, Ms. Arriola would present E, A and B, Mr. Dixon would present D and the height issue, Mr. Dobson would follow with the legalities using legal examples and Commissioner Crichlow would close.

6. Other Business

(None)

7. Adjournment

The meeting adjourned at 5:12 p.m.²

¹ End of audio tape one

² Transcribed by Karen Rogers, Recording Secretary