

RESOLUTION 2018-08

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, URGING THE LEGISLATURE TO OPPOSE SB 1400, ENFORCING COMPLETE STATE PREEMPTION OF VACATION RENTALS (SHORT-TERM RENTALS), REMOVING LOCAL GOVERNMENT'S HOME RULE ZONING AUTHORITY, AND MAKING THE COMPLETE PREEMPTION RETROACTIVE THEREBY FORCIBLY REPEALING DULY ENACTED AND GRANDFATHERED LOCAL ZONING CODES.

WHEREAS, the City of St. Augustine, as the oldest continuously occupied city in the United States, hosts millions of tourists yearly who come to the City to enjoy its historic architecture and ambiance; and

WHEREAS, with a population of only 14,000 people, the City of St. Augustine balances its tourism draw with existing zoning rules intended to preserve the residential character of its neighborhoods and livability for its permanent residents; and

WHEREAS, the City of St. Augustine is a small historic coastal City including five (5) Historic Preservation Zoning Districts, seven (7) National Register Historic Districts, thirty-three (33) Individually listed buildings and sites on the National Register and five (5) buildings that have National Historic landmark designation along with the Town Plan National Historic Landmark District; and

WHEREAS, the City's historic residential neighborhoods are characterized with nonconforming lots, small lots densely concentrated, zero lot line Spanish colonial structures, and constrained right-of-ways with limited on-street residential parking; and

WHEREAS, the City's duly enacted zoning code predates the state's recent interest in zoning regulations, and

WHEREAS, all purchasers of property within the City limits are aware at the time of their purchase of the limitations on short-term rentals in certain specific zoning districts and enter into that contractual relationship understanding the rights of others who also purchased based on those zoning protections, and

WHEREAS, the Florida Constitution reserves onto local governments the plenary powers of home rule;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Augustine:

SECTION 1: The City Commission of the City of St. Augustine urges all members of the Florida Legislature to oppose the adoption of SB 1400.

SECTION 2: The City Commission of the City of St. Augustine further directs the City Clerk to transmit a copy of this Resolution to the Florida Legislative Delegation, Cabinet, and any other interested parties.

SECTION 3: This Resolution shall become effective immediately upon its passage.


ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this 22nd day of January, 2018.

CITY OF ST. AUGUSTINE, FLORIDA



Nancy Shaver, Mayor-Commissioner

ATTEST:



City Clerk, Darlene Galambos
(Corporate Seal)

