

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JANUARY 18, 2005  
(9:00 A.M.)**

Proceedings of a workshop meeting of the Board of County Commissioners of St. Johns County, Florida, began and held in the Auditorium at the County Administration Building, 4020 Lewis Speedway (County Road 16-A) and U.S. 1 North, St. Augustine, Florida. The purpose of the workshop was to present findings and to discuss the St. Johns County Impact Fee Update Study.

Present were:       Bruce A. Maguire, District 4, Chairman  
                      James E. Bryant, District 5, Vice Chairman  
                      Ben Rich, District 3  
                      Karen R. Stern, District 2  
                      Cyndi Stevenson, District 1  
                      Ben W. Adams, Jr., County Administrator  
                      Isabelle Lopez, Senior Assistant County Attorney  
                      Yvonne King, Deputy Clerk

Also present was:   Dan Bosanko, County Attorney

(01/18/05 - 1 - 9:02 a.m.)

The meeting was called to order by Chairman Maguire.

(01/18/05 - 1 - 9:02 a.m.)

ROLL CALL

Maguire announced that all Commissioners were present.

(01/18/05 - 1 - 9:02 a.m.)

ADDITIONS/DELETIONS TO THE SPECIAL MEETING AGENDA

There were no additions, nor deletions to the Special Meeting Agenda. (9:02 a.m.)  
**Motion by Bryant, seconded by Stern, carried 5/0, to approve the Special Meeting Agenda.**

(01/18/05 - 1 - 9:03 a.m.)

[Click here to listen to the audio for this item.](#)

IMPACT FEE UPDATE WORKSHOP - THE COUNTY COMMISSION REQUESTED AN UPDATED STUDY OF THE ST. JOHNS COUNTY IMPACT FEES. THE LAST UPDATE TO THE IMPACT FEES OCCURRED IN 1998. THERE ARE FOUR COUNTY ORDINANCES THAT CONTAIN THE ST. JOHNS COUNTY IMPACT FEES: ROADS—ORDINANCE 87-57, AS AMENDED; PARKS—ORDINANCE 87-58, AS AMENDED; PUBLIC CAPITAL FACILITIES—ORDINANCE 87-59, AS AMENDED; AND EDUCATION FACILITIES—ORDINANCE 87-60, AS AMENDED. DR. JAMES C. NICHOLAS, PH.D., PREPARED THE ORIGINAL IMPACT FEE STUDY FOR THE COUNTY AND CONDUCTED THE MOST RECENT UPDATE IN 1998, WHICH IS IN USE TODAY. THE COUNTY HAS ONCE AGAIN CONTRACTED WITH DR. NICHOLAS TO PREPARE AN UPDATE OF THE DATA AND METHODOLOGIES THAT ARE USED IN THE CALCULATION OF THE COUNTY IMPACT FEES. DR. NICHOLAS WILL ATTEND THE WORKSHOP TO PRESENT THE RESULTS OF THE IMPACT FEE UPDATE STUDY. TO IMPLEMENT CHANGES IN THE CURRENT IMPACT FEE SCHEDULE, PUBLIC HEARINGS TO ADOPT AMENDMENTS TO THE FOUR ORDINANCES MUST BE SCHEDULED

Scott Clem, Assistant County Administrator, provided an introduction to the impact fee workshop. (9:07 a.m.) Dr. James Nicholas, provided a PowerPoint presentation on the 2005 Impact Fee Update (Exhibit A). The presentation included the causes of the change in numbers from 1997 through 2005 in the cost of building homes, roads, public buildings, and providing services, i.e. police protection/law enforcement, fire and EMS, parks and recreation; reviewed the net changes; then, compared the St. Johns County impact fees in relation to other counties in Florida in 2004. (9:47 a.m.) The Board discussed impact fees varying by district; what accounted for the different fee schedules within a county; how impact fees are assessed for residential property; the collection of impact fees from municipalities within a county; the past payment credits; indexing to CPI; the impact on counties significantly raising impact fees on residential and commercial properties; and impact fees as a way of funding infrastructure.

(10:15 a.m.) Greg Matovina, 2955 Hartley Road, Suite 108, Jacksonville, Past President of the Builders Association, expressed concerns with the impact fee study regarding roads, public buildings, and law enforcement.

(10:21 a.m.) Patricia Ducey, 3989 Oak Terrace Road, commented on impact fees for residential properties.

(10:25 a.m.) Ed Paucek, 970 Irma Way, requested the Board defer the increase in impact fees to further study it; but, if the Board chose to proceed, that they use the square foot method.

(10:36 a.m.) Robert Marshall, 318 Marsh Point Circle, President of the St. Johns County Builders Council, suggested the Board find, or develop, other means of funding infrastructure.

(10:39 a.m.) Bill Lazar, 6872 Sea Cove Avenue East, Director of the St. Johns Housing Partnership, commented in opposition to an increase in impact fees for any affordable housing ventures.

(10:45 a.m.) Colby Holt, 5480 Don Manuel Road, Vice Chairman of the Builders Council, commented in opposition to the increase in impact fees.

The meeting recessed at 10:48 a.m. and reconvened at 10:58 a.m.

(10:59 a.m.) Tom Crawford, Director of Housing and Community Development, addressed the funding to offset impact fees for affordable housing.

(11:00 a.m.) Robert Balch, 1 Ponce De Leon Avenue, commented in opposition to the proposed increase in impact fees.

(11:08 a.m.) Jeff Conn, 109 Greencrest Drive, commented in opposition to the proposed increase in commercial impact fees.

(11:14 a.m.) Discussion followed on work force housing and a transfer tax. (11:17 a.m.) Clem informed the Board that the School Board would be discussing impact fees at a workshop on February 3, 2005, and at their regular meeting on February 8, 2005. Clem then informed the Board that two public hearings would have to be scheduled to implement the proposed ordinances.

(11:23 a.m.) Dr. Nicholas gave closing remarks regarding real estate transfer taxes, property taxes, and gas taxes.

(11:27 a.m.) Motion by Bryant, seconded by Rich, carried 5/0, to adjourn the meeting. With there being no further business to come before the Board, the meeting adjourned at 11:27 a.m.

REPORTS:

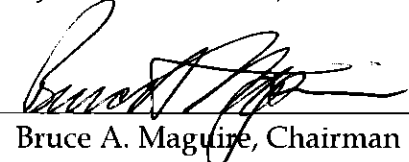
1. St. Johns County Board of County Commissioners' Check Register; approving checks 362190 through 362660 totaling \$3,369,492.80 (01/12/05)
2. St. Johns County Board of County Commissioners' Check Register; approving check 362661, totaling \$182,025.48 (01/12/05)

CORRESPONDENCE:

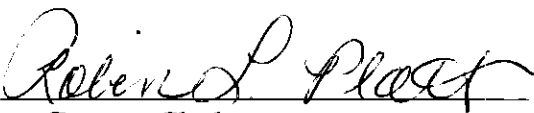
1. Letter to the St. Augustine City Clerk regarding the License for Use of City Property (01/10/05)
2. Letter to Michael Figgins, Jacksonville Area Legal Aid, regarding the agreement for legal aid services (01/10/05)
3. Letter to the St. Augustine City Clerk regarding an interlocal agreement for the Third Phase of Central Sewer Line Extension Project in West Augustine (01/12/05)
4. Letter to the Department of State regarding Ordinances No. 2005-1 through 2005-5 (01/14/05)

Approved February 9, 2005

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Bruce A. Maguire, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By:   
Deputy Clerk

