

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JUNE 25, 2013
9:00 A.M.**

Proceedings of a special meeting of the Board of County Commissioners of St. Johns County, Florida, held at the Council on Aging River House, 179 Marine Street, St. Augustine, Florida.

Proof of publication of a workshop/retreat of the Board of County Commissioners was received, having been published in *The St. Augustine Record* on June 18, 2013.

Present: John H. Morris, District 4, Chair
William A. McClure, District 3, Vice Chair
Cyndi Stevenson, District 1
Ron Sanchez, District 2
Rachael Bennett, District 5
Michael Wanchick, County Administrator
Darrell Locklear, Assistant County Administrator
Patrick McCormack, County Attorney
Natasha Lirette, Deputy Clerk

(06/25/13 - 1 - 9:00 a.m.)
CALL TO ORDER

Morris called the meeting to order.

(06/25/13 - 1 - 9:00 a.m.)
ROLL CALL

The Clerk called the roll and all members were present.

(06/25/13 - 1 - 9:00 a.m.)
ADDITIONS/DELETIONS TO WORKSHOP AGENDA

Sanchez requested the closing of County offices on July 5, 2013.

(9:02 a.m.) Stevenson requested to add a discussion on naming parks.

(9:02 a.m.) Wanchick requested to add a discussion on two grant requests.

(06/25/13 - 1 - 9:02 a.m.)
APPROVAL OF WORKSHOP AGENDA

Motion by McClure, seconded by Stevenson, carried 5/0, to approve the workshop agenda, as amended.

(06/25/13 - 2 - 9:03 a.m.)

1. DISCUSSION OF GROWTH MANAGEMENT AND PLANNING ISSUES - THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, WILL HOLD A SPECIAL MEETING TO CONDUCT A WORKSHOP/RETREAT ON TUESDAY, JUNE 25, 2013, BEGINNING AT 9:00 A.M., AT THE COUNCIL ON AGING RIVER HOUSE, LOCATED AT 179 MARINE STREET, ST. AUGUSTINE, FLORIDA. THE PURPOSE OF THE SPECIAL MEETING WILL

BE TO DISCUSS GROWTH MANAGEMENT AND PLANNING RELATED TOPICS

Wanchick welcomed everyone and gave an overview of the St. Johns County Growth and Planning discussion topic.

(9:06 a.m.) Wanchick and staff members gave a presentation, *Exhibit A*. Wanchick stated the goal was to obtain Commission direction on a variety of planning-related topics. He gave an introduction, which included building permit activity; and a presentation overview, which he stated had four components: 1) Comprehensive Plan; 2) Land Development Code; 3) Concurrency; 4) Additional Topics/Questions.

Comprehensive Plan:

(9:09 a.m.) Suzanne Konchan reviewed the Comprehensive Plan Goal A.1, elements required by Florida Statute, the hierarchy flow chart, incompatibilities, the Future Land Use Map (FLUM), the Zoning Atlas, and Comprehensive Plan key policies.

(9:17 a.m.) Discussion ensued on existing approved residential entitlements in St. Johns County, and vacant platted lots.

(9:23 a.m.) Konchan noted increased interest from land owners for Comprehensive Plan amendments to the Future Land Use Map (FLUM), which included key criteria for considering FLUM amendments. She also noted the following: 1) when considering amendments, changes to the Comprehensive Plan are legislative actions; 2) The BCC has the greatest decision making flexibility on legislative actions, 3) BCC discretion is broad, but must have a legitimate general welfare concern.

(9:25 a.m.) Wanchick proposed the following Comprehensive Plan questions to the Board: 1) When considering proposed land use amendments to the Comprehensive Plan: What is desirable and undesirable and what are the most important criteria, 2) Does the County wish to retain its standards for timing and need, 3) Should the County prepare its own fiscal impact analysis for developments; discussion ensued on the proposed Comprehensive Plan questions.

(9:40 a.m.) Consensus was requested on the three Comprehensive Plan questions.

(9:40 a.m.) Consensus was given by the Board, at the staff's discretion, to prepare, and provide a fiscal impact analysis for developments. Consensus was also given by the Board, at the staff's discretion, to provide the Board with fiscal impact analysis statements that were provided by the applicant.

(9:48 a.m.) Consensus was given by the Board to direct staff to revise the language in the Comprehensive Plan on timing and need. Konchan recommended the following provision throughout the Comprehensive Plan: The Board may consider timing and need, if deemed warranted.

(10:00 a.m.) Consensus was given by the Board to inform staff that the most important concern with new development was the existence and/or timing of infrastructure.

(10:03 a.m.) Morris requested a consensus to have staff be proactive to achieve growth management and planning goals. Consensus was given; discussion ensued on proactive/reactive.

(10:07 a.m.) Konchan reviewed economic development, which included residential and commercial; and market demands; discussion ensued on market demands.

(10:18 a.m.) Wanchick reviewed market vs. managed growth; and proposed the following question: 1) Is there a collective BCC perspective regarding the market vs. managed growth spectrum that could be provided to staff for their consideration of land use applications and requests, which included staff orientation towards applications, development incentives/disincentives, available infrastructure, quality of life, and cost of development; discussion ensued on the proposed market vs. managed growth question.

The meeting recessed at 10:35 a.m. and reconvened at 10:50 a.m.

(10:50 a.m.) Konchan reviewed planned unit developments, which included text from the Comprehensive Plan on PUDs for rezonings, and the pros and cons of requiring PUDs; discussion ensued on the pros and cons of requiring PUDs.

(10:57 a.m.) Wanchick proposed the following PUD questions: 1) Does the BCC want to rescind, retain, or modify these PUD requirements, 2) Are there alternative techniques or tools to manage growth, 3) If so, were there any particular considerations the BCC would like staff to evaluate; discussion ensued on the proposed PUD questions.

(11:07 a.m.) Wanchick clarified that the Board's direction was to task staff to examine options to revise the Comprehensive Plan to modify thresholds for mandatory PUD rezonings.

Land Development Code:

(11:13 a.m.) Konchan gave an overview of the St. Johns County's Land Development Code. She reviewed the Land Development Code hierarchy flow chart, and Land Development Code revisions.

(11:21 a.m.) Wanchick proposed the following Land Development Code question: 1) Should the County undertake a comprehensive review of the Land Development Code.

(11:21 a.m.) The Board directed staff to review the Land Development Code and give periodic updates.

Concurrency:

(11:25 a.m.) Locklear reviewed Concurrency, which included concurrency amendments, the concurrency road network and road network maps; and concurrency workshop suggestions.

The meeting recessed for lunch at 11:40 a.m. and reconvened at 12:11 p.m. with all five commissioners, Wanchick, Locklear, McCormack, and Deputy Clerk Lenora Newsome present.

(12:11 p.m.) Locklear mentioned that Bennett was the BCC liaison on the committee endorsed by the BCC to discuss concurrency issues, and her first meeting that she would be attending was scheduled for July 26, 2013.

(12:13 p.m.) McClure spoke on reducing funds. Sanchez said money was taken out of the transportation budget to cover other funds. Discussion followed by the Commissioners on how long the budget would last before being depleted, and needing to increase revenue sources.

(12:19 p.m.) Locklear spoke on developers approaching the County to discuss changing their mitigation obligations, changing financial conditions, and lack of CDD financing

as limiting factors, and a change to shift road construction obligations to the County to be funded through various impact fee proposals. He said timing was a component of transportation mitigation, and money was short.

(12:22 p.m.) Konchan spoke on mitigation obligations. Discussion followed on the responsibility of building roads. McCormack reviewed the laws concerning developers. The commissioners spoke on failing roads, congestion problems, the County's moral obligations, deficient roads, growth, and building roads. Locklear asked if the Board should continue to accept local/subdivision roads for maintenance. Wanchick suggested that the County not continue to accept the roads for maintenance, discussion followed.

(12:37 p.m.) McClure asked about impact fees. Shinkre spoke on the impact fee scenario. Wanchick said they wanted the developments to move forward, but the County did not want to take responsibility for the roads. He suggested letting staff come back with answers for the Board to consider. Konchan reviewed the deficient roads. Locklear asked if the County should keep taking the subdivision roads for maintenance. Morris said no because the County did not have the funding to maintain the current roads. Bennett spoke on roads deteriorating and needing repair, discussion continued by the commissioners. (12:48 p.m.) Discussion followed on imposing standards for building roads, and making the homeowners responsible for building the roads. Locklear spoke on private and public road standards.

(12:58 p.m.) Stevenson spoke on infrastructure. Wanchick mentioned that staff would present alternatives for the Board to consider. Nyguyen spoke on subdivisions.

(1:03 p.m.) Locklear asked if the Board intended to retain Impact Fees. Shinkre spoke on combination of credits. Discussion followed on revenues coming from impact fees, needing money for infrastructure, paying property taxes, sales tax paying for infrastructure, impact fee reduction as an offset to keep the momentum going, impact fees being a supplement, and all funding sources being figured when considering impact fees.

(1:15 p.m.) Locklear mentioned that the developers were asking for changes to the policy regarding impact fee credits. He said that the developers requested that the value of their credits not fluctuate with changes in the impact fee schedule, and the ability to sell impact fee credits to other developments. He spoke on maintaining the value of the credits in future years.

Konchan spoke on value regarding impact fees. Wanchick asked the Board if they wanted to lock in the fee schedule. (1:24 p.m.) Discussion followed on lowering and selling impact fees, debt obligation, not putting the County in a disadvantage, paying credits, building roads, and helping developers get back credits.

(1:43 p.m.) Wanchick spoke on the outcome from the joint meeting between St. Johns County and the School Board. McClure spoke on revenue sources. Wanchick mentioned development going where it didn't naturally want to go, and forcing the market could create problems. McClure mentioned spending money in all areas. Wanchick asked if there were new sources of revenue that the Board would like to explore to facilitate the initiatives. McClure spoke on leaving impact fees alone and doing a user transfer fee. Wanchick said if there was consensus of the Board, staff could work on the issues and bring them back to the Board for consideration. Discussion followed on having more commercial development in the northwest part of the county, and letting the voters vote on increasing sales tax. Wanchick spoke on tax increases.

Additional Topics/Questions:

(2:08 p.m.) Wanchick reviewed environmental regarding beautification, community appearance, agricultural issues, aging population, and sea level rise. Bennett spoke about funding for the Florida Forever as a private initiative. She said she was ok with the concept, but that the County did not have the funding. (2:10 p.m. Laptop went down and the recording stopped, continued with hand notes)

Bennett asked staff to review the Greenways and Trails map and to make the connections real. Stevenson mentioned flooding and migration of plants and animals. Bennett said the County needed to think ahead and stated that the 12-Mile Swamp property did not have connections to other natural systems. Discussion followed about purchasing conservation easements over property, rather than purchasing property fee simple.

McClure mentioned Palm Beach and the beautification along US 1, and discussion ensued about maintenance agreements with the Florida Department of Transportation (FDOT). Wanchick asked the Board if they had any designs for staff to review. He said the County looked better than it did five years ago. McClure mentioned there was commercial property on all corners of US 1 and SR 312, but the area looked ok. Konchan said that West Augustine had requested corridor beautification, and she stated there was money in the Tree Bank Fund that could be used to cover the request. Discussion followed.

Bennett mentioned buying development rights off property, as Florida bought Smith Farm development rights. Stevenson mentioned the transfer of development rights for agricultural properties. Bennett brought up transfer of development rights at Vilano. Stevenson explained in years past, the budget included a \$300K line item to support grant match requirements for land purchases.

(2:35 p.m.) Wanchick spoke on the aging population and said that 35,000 seniors did not live in senior communities. Bennett spoke on special care housing.

Wanchick mentioned that the Land Development Code was outdated and asked for consensus to review it. *There was consensus of the Board to review the Land Development Code.*

There was consensus of the Board to monitor Sea level rise.

(2:40 p.m.) Bill McCormack, 9224 July Lane, spoke in opposition of overlay. He spoke on transportation costs for maintaining roads, the stormwater mandate, residential and industrial growth, and taxes and user fees.

Wirth Beard, 80 Players Club Villas Road, thanked the Board for inviting the public to speak and reviewing all the items in detail.

Shep Colledge, 4167 Ortega Blvd., Jacksonville, said he was impressed on how the meeting was handled and how the items were covered.

BJ Kalaidi, 8 Newcomb Street, said she enjoyed the workshop.

(2:47 p.m.) Stevenson spoke about naming parks after living people. *The Board's consensus about naming parks after living people was no.*


Wanchick mentioned applying for two grants. One grant was concerning a Plantation Park Retro fitting Lighting Grant and would be placed as an item on the July 16, 2013, BCC Agenda. The second grant was regarding the Wrap Around - Integration of Substance Abuse, Mental Health, and Child Welfare Services Pilot Program.

With there being no further business to come before the Board, the meeting adjourned at 2:55 p.m.


Approved August 6, 2013



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk