

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
AUGUST 8, 2017  
1:30 P.M.**

Proceedings of a joint meeting of the Board of County Commissioners (BCC) of St. Johns County, Florida, and the St. Johns County School Board of St. Johns County, Florida, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Proof of publication of the joint meeting was received, having been published in *The St. Augustine Record* on July 25, 2017.

Present: James K. Johns, District 1, Chair  
Henry Dean, District 5, Vice Chair  
Jeb S. Smith, District 2  
Paul M. Waldron, District 3  
Jay Morris, District 4  
Michael Wanchick, County Administrator  
Patrick McCormack, County Attorney  
Natasha McGee, Deputy Clerk

School Board: Tommy Allen, Chair  
Bill Mignon, Vice Chair  
Beverly Slough, District 1  
Kelly Barrera, District 4  
Frank D. Upchurch, III, School Board Attorney

Also present: Paolo Soria, Assistant County Attorney; and Tim Forson, School Board Superintendent

(08/08/17 - 1 - 1:30 p.m.)  
CALL TO ORDER

Johns called the meeting to order.

(08/08/17 - 1 - 1:30 p.m.)  
ROLL CALL

The clerk called the roll: All Board of County Commissioners and School Board members were present, with Patrick Canan, District 5, School Board Representative, not in attendance. All Board members introduced themselves for the record.

(08/08/17 - 1 - 1:35 p.m.)  
PUBLIC COMMENT

Tom Reynolds, 880 A1A Beach Boulevard, spoke in opposition of reducing school impact fees.

(1:38 p.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of lowering impact fees for developer gain. He also spoke on cancelling a building permit if unused in twelve-months; the need for an inspector general, lobbyist registration, a county-wide ethics commission, disclosure of outside employment, restrictions on post-employment by county employees, and disclosure of Limited Liability Company (LLC) beneficial owners.

(1:41 p.m.) Herbie Wiles, 63 Bay View Drive, spoke in support of developers providing affordable housing.

(1:44 p.m.) Linda Oakley, 701 Pinehurst Place, spoke on the delay of the impact fee study, reducing school impact fees, increased impact fees associated with 5,000 square-foot residential homes or larger homes, and attracting businesses to offset residential growth.

(1:48 p.m.) Mary Kohnke, 29 South Roscoe Boulevard, expressed her appreciation of the hiring of Consultant James Nicholas, Ph.D, for the 2017 Impact Fee Study.

(1:49 p.m.) Peter Royal, 345 Hefferon Drive, spoke in opposition of reducing school impact fees, *Exhibit A*.

(1:52 p.m.) Bill McCormick, 9224 July Lane, spoke in support of developers providing affordable housing and in opposition to reducing school impact fees.

(1:55 p.m.) John Metcalf, 7549 State Road13, spoke on impact fees and in opposition of charging the following developer fees: concurrency and proportionate fair share.

(1:58 p.m.) Nate Day, H. Smith, Inc., 3741 San Jose Place, Suite 7, Jacksonville, Florida, spoke in opposition of developers offsetting impact fees.

(2:01 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of reducing school impact fees and in favor of developers offsetting impact fees.

(2:35 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in favor of increasing the impact fees.

(2:04 p.m.) Jessie Spradley, 103 Century 21 Drive, Suite 100, Jacksonville, Florida, Northeast Florida Builders Association, spoke in opposition of increasing impact fees.

(2:06 p.m.) Bill Lazar, St. Johns Housing Partnership, 525 West King Street, spoke in support of developers providing affordable housing.

(2:09 p.m.) Beth Breeding, Silverfield Development, 10175 Fortune Parkway, Jacksonville, Florida, spoke in opposition of increasing impact fees. She stated an increase would slow residential growth.

(2:11 p.m.) Tom Ingram, Akerman LLP, 50 North Laura Street, Suite 3100, Jacksonville, Florida, spoke on the average trip length, developer impact fee credits, and affordable housing.

(2:14 p.m.) Batey McGraw, Dream Finders Homes, LLC, 36 Phillips Avenue, spoke on the effect to school concurrency, with regard to decreasing the school impact fee.

(2:15 p.m.) Rachael Bennett, 920 Saltwater Circle, spoke in opposition to increasing impact fees and suggested alternative funding sources.

(2:19 p.m.) Chris Shee, 3404 Kings Road South, spoke in opposition to increasing impact fees.

(2:21 p.m.) Mike Davis, A.D. Davis Construction Company, 23 Park Terrace Drive, spoke in opposition of increasing the commercial impact fees.

(08/08/17 - 3 - 2:24 p.m.)  
NEW DEVELOPMENT/GROWTH

Discussion ensued on the purpose of the joint meeting, no increase to the commercial development impact fees, tourist impacts, the School Board's position on community growth, consequences of the BCC approval of increased density developments, school choice, and class size amendment.

(08/08/17 - 3 - 2:48 p.m.)

#### IMPACT FEE STUDY UPDATE

(2:49 p.m.) Consultant James Nicholas, Ph.D., presented details of the 2017 Impact Fee Study update, via PowerPoint. He reviewed definitions; existing impact fees; comparative impact fees; changes to programs; residential occupancy impact based on dwelling unit size; 2017 updated fees on schools, including capital improvement costs; and 2017 updated fees on roads, parks and recreation, public buildings, Fire Rescue, and the Sheriff. He noted that increased road costs were the major portion of the change, and that the purpose of the six category, sized-based, dwelling unit, impact fee system was to address affordable housing. Discussion ensued on residential occupancy impact, based on dwelling unit size; 2017 updated impact fees on schools, including the mobile home impact fee; 2017 updated fees on roads, including right-of-way costs; 2017 updated impact fees on parks and recreation, including the available data on the 2017 buildings worth of \$57,147,052; how impact fee changes would impact affordable housing in the community; future non-residential development trip generations/lengths; the idea of a four-tier, category sized based, dwelling unit impact fee system; the impact of increased growth, related to the school system; and Florida's taxing system, with regard to the increased cost to the School Board.

(08/08/17 - 3 - 3:51 p.m.)

#### CAREER AND TECHNICAL EDUCATION

Waldron spoke on expanding public-private partnerships for vocational services in St. Johns County. Discussion ensued on adult education, including future needs; establishing programs for vocational agricultural and Future Farmers of America; and expanding industry certification.

(08/08/17 - 3 - 4:04 p.m.)

#### LOCAL FACILITY TO HOST GRADUATIONS

Slough requested that the agenda topic be postponed to the next joint meeting. *Consensus was given.*

(4:04 p.m.) Allen spoke on the possibility of World Golf Village participating in the financing/support of a graduation and civic events facility. Discussion ensued on graduating class size, and the School District's cost for out of town graduations.

(4:08 p.m.) Slough suggested regularly scheduled joint meetings.

(08/08/17 - 4 - 4:09 p.m.)

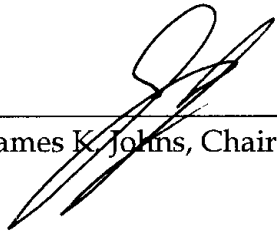
#### ADJOURN

With there being no further business to come before the Boards, Johns adjourned the meeting at 4:09 p.m.

Approved \_\_\_\_\_ October 3 \_\_\_\_\_, 2017

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
James K. Johns, Chair



ATTEST: HUNTER S. CONRAD, CLERK

By: *Pam Halterman*  
Deputy Clerk

