

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
SEPTEMBER 26, 2013
9:00 A.M.**

Proceedings of a special meeting/workshop of the Board of County Commissioners of St. Johns County, Florida, held in the San Sebastian Conference Room at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Proof of publication of the notice of a special meeting/workshop on concurrency was received, having been published in *The St. Augustine Record* on September 23, 2013.

Present: John H. Morris, District 4, Chair
 Ron Sanchez, District 2
 Rachael Bennett, District 5
 Michael Wanchick, County Administrator
 Darrel Locklear, Assistant County Administrator
 Patrick McCormack, County Attorney
 Lenora Newsome, Deputy Clerk

Absent were: Cyndi Stevenson, William A. McClure

(09/26/13 - 1 - 9:00 a.m.)
CALL TO ORDER

Morris called the meeting to order.

(09/26/13 - 1 - 9:00 a.m.)
ROLL CALL

The clerk called the roll. Stevenson and McClure were absent.

(09/26/13 - 1 - 9:00 a.m.)
INVOCATION

Sanchez gave the Invocation.

(09/26/13 - 1 -9:00 a.m.)
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(09/26/13 - 1 -9:00 a.m.)
ADDITIONS/DELETIONS TO SPECIAL MEETING AGENDA

There were none.

(09/26/13 - 1 -9:01 a.m.)
APPROVAL OF SPECIAL MEETING AGENDA

Motion by Bennett, seconded by Sanchez, carried 3/0 with Stevenson and McClure absent, to approve the Special meeting as submitted.

(09/26/13 - 2 -9:01 a.m.)

1. CONTINUATION OF A DISCUSSION AND REVIEW OF COMMENTS RECEIVED DURING THE AUGUST 29, 2013, CONCURRENCY WORKSHOP MEETING

Metcalf distributed a handout regarding information gathered from the last meeting, *Exhibit A*. He said staff decided to let the author of each issue talk about it.

(9:04 a.m.) Metcalf suggested speeding up the concurrency review process when it was going to be a proportionate share, with one pre-application, no "initial determination", by replacing the obsolete Florida Statute 163.3180, Section 11.09.05 C with his suggestion. Wanchick asked about getting direction from the committee to prepare some available procedure. *There was general consensus that Metcalf's suggestion was a good idea and that staff could draft the language.* (9:09 a.m.) Metcalf also suggested amending the code to authorize payment over time for proportionate share payments. He said in the proportionate share agreements, the applicant shall get credit on the dollar per dollar basis for future impact fee payments, which should be recognized and authorized in the code. Discussion ensued regarding the money paid over a period of time; St. Johns County recognizing the Florida Statute regarding the issue; the county maintaining the developers paying up front; and the County giving 100 percent credit towards the impact fee. (9:20 a.m.) Konchan mentioned that staff would review the suggestions and come back with recommendations. *There was general consensus for staff to do so.*

(9:17 a.m.) McClure entered the meeting.

(9:17 a.m.) Bennett spoke on the procedure. Metcalf spoke on implementation of the changes in the Florida Statute. McClure spoke on the County's responsibility regarding roads. Wanchick suggested reviewing the issues in-house and bringing the recommendations back to the committee. *There was general consensus to do so.*

(9:20 a.m.) Ellen Avery-Smith, Rogers Towers, spoke on St. Johns County shortening its transportation mitigation/proportionate share review time for development agreements and DRI development orders. She stated that the real issue was the statutory interpretation of the concurrency law, proportionate share, and the County's agreement on those issues. (9:24 a.m.) Locklear said maybe there would be an opportunity to collect funds in another manner for flexibility. Discussion ensued on the issue concerning public dollars, insufficient funds covering the balance, and exploring a dedicated funding source sufficient for transportation improvements.

(9:26 a.m.) Nguyen spoke on funding, and the process of entering into agreements to seek funding. Discussion ensued on moving funding around to utilize dollars to help reduce overall cost in the future, and concentrating on the short term issues.

(9:32 a.m.) Avery-Smith spoke on consistency fairness. Discussion ensued.

(9:36 a.m.) Doug Burnett, St. Johns Law Group, spoke on decreasing the radius for commercial development traffic concurrency impacts and increasing the threshold for impacts encouraging commercial development; using RPM Automotive as an example. He also spoke on decreasing boundaries and increasing the percentages. Konchan said that Burnett mentioned that these were for areas outside mixed use or a development area boundary designation. She said that every property in the County that was not designated as RS or AI was inside the development area boundary. Discussion ensued.

(9:41 a.m.) Discussion ensued with members of the community, and commissioners on conducting a traffic study, looking at percentage across radius, and making it consistent.

(9:44 a.m.) *McClure left the meeting.*

(9:44 a.m.) Konchan spoke on short term suggestions, cost subsidizing, on-going funding source, target industries being small, and the financial components that they needed to be aware of. Discussion ensued with members of the community, commissioners, and staff on several similar suggestions, the reality of the situation, ITE trips, treating all small projects as hands on, and understanding what the County goals were for the concurrency system.

(10:03 a.m.) Burnett said that he liked the idea of reducing radius for non- residential, and spoke on percentage change and percentage threshold increase. Metcalf suggested getting a draft out. Wanchick stated that it was staff's responsibility to bring back proposals for future discussions.

(10:07 a.m.) Metcalf spoke for Beth Breeding regarding classification of roads, and releasing ghost trips on all links.

(10:09 a.m.) Bennett said that some of Beth Breeding's points may be answered by the change in the radius and threshold.

(10:10 a.m.) Jeff Buckholz spoke on paying for improvements. Discussion ensued with the community members, commissioners, and staff on how much money the developers had paid to build roads in St. Johns County, developer dollars that came in form of improvements, where the funds came from, and stretching dollars to match grants. Wanchick said the majority of the new road construction with the County, for the last ten or fifteen years was handled by the private sectors. He said the Commission was reviewing all the County's capital needs to identify the gap in the funding. Discussion ensued on widening roads, needing more flexibility, and the road level of service being good. Wanchick suggested meeting again in two months; maybe every other month. Wanchick said that staff would recommend a date in December and let everyone know that date.

(10:32 a.m.) Bill Schilling, Kimley-Horn and Associates, spoke on reducing the impact area, change in procedure regarding the Comp Plan Amendment, issue with holding trips or tying them up, and where traffic concurrency would be in a year. Metcalf reviewed how the County got to where it was. Schilling spoke on further refining the requirements contained in the Code for intersection analyses.


(09/26/13 - 3 -10:37 a.m.)

ADJOURN

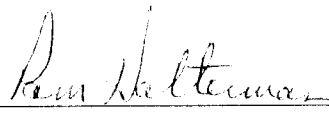
With there being no further business to come before the Board, the meeting adjourned at 10:37 a.m.

Approved _____ November 5 _____, 2013

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk

