

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
DECEMBER 10, 2013
9:00 A.M.**

Proceedings of a workshop meeting of the Board of County Commissioners of St. Johns County, Florida, held at the Permit Center, Conference Room 1, 4040 Lewis Speedway, St. Augustine, Florida.

Proof of publication of the notice of a special meeting to conduct a concurrency workshop was received, having been published in *The St. Augustine Record* on November 26, 2013.

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

(12/10/13 - 1 - 9:00 a.m.)
CALL TO ORDER

The meeting was called to order at 9:00 a.m.

(12/10/13 - 1 - 9:00 a.m.)
ROLL CALL

The clerk called the roll. All board members were present, with the exception of Stevenson, who entered the meeting at 9:10 a.m.

(12/10/13 - 1 - 9:00 a.m.)
INVOCATION

Bennett gave the invocation.

(12/10/13 - 1 - 9:01 a.m.)
PLEDGE OF ALLEGIANCE

Morris let the Pledge of Allegiance.

(12/10/13 - 1 - 9:02 a.m.)
PUBLIC COMMENT

BJ Kalaidi, 8 Newcomb Street, requested that everyone introduce his or herself.

(9:03 a.m.) Sara Owen Gledhill, 201 Owens Ave., spoke about the mobility plan models from Pasco County, and commented on the agenda and fees to build roads.

(9:06 a.m.) Wanchick explained the workshop process.

(9:07 a.m.) Bennett talked about Pasco County's Mobility Plan Model. The public asked that changes be reviewed that might address current issues.

(9:08 a.m.) John Metcalf, 3030 Hartley Road, spoke on how the meeting should proceed. Suzanne Konchan, Growth Management, suggested having Phong Nguyen walk through the draft document, section by section.

(12/10/13 - 2 - 9:10 a.m.)

ADDITIONS/DELETIONS TO SPECIAL MEETING AGENDA

There were none.

Cyndi Stevenson entered the meeting at 9:10 a.m.

(12/10/13 - 2 - 9:10 a.m.)

APPROVAL OF THE SPECIAL MEETING AGENDA

Motion by Sanchez, seconded by Bennett, carried 5/0, to approve the Special Meeting Agenda as submitted.

(12/10/13 - 2 - 9:11 a.m.)

1. CONTINUATION OF A DISCUSSION AND REVIEW OF COMMENTS RECEIVED DURING THE SEPTEMBER 26, 2013, CONCURRENCY WORKSHOP MEETING

Suzanne Konchan, Growth Management, spoke about the first draft of Code amendments. She talked about the possible next steps, and said the workshop was just the first round, with subsequent meetings to follow.

(9:13 a.m.) Phong Nguyen, Transportation Manager, reviewed each section within the agenda item. Discussion ensued on the application and pre-application process. Gledhill asked if they would be talking about specific language and Metcalf requested that suggestions for language changes be submitted in writing.

(9:23 a.m.) Nguyen talked about the proportionate fair share that was applied as a credit to road impact fees, which would be reduced by up to 20%. Discussion ensued on the credit system. Metcalf explained the impact fee credits. Stevenson asked if the impact fees were transferrable and was told they were not. Konchan talked about the interpretation of the credits. Discussion ensued on the credits and impact fees.

(9:45 a.m.) Daryl Locklear, Assistant County Administrator, explained staff's interpretation of the credit for impact fees. Discussion ensued on proposed changes to the timeframe of payment for fair share/impact fees.

(10:01 a.m.) Konchan moved the discussion to section 11.09.07B1 and 11.09.07B2. Nguyen explained the sections' proposed changes. Discussion ensued on the changes in language concerning the payment deadline for reservation of road trip concurrency.

(10:12 a.m.) Nguyen talked about Traffic Methodology. He said most inquiries were about relaxing the code in the traffic impact area. He talked about relaxing the impact threshold to one percent for the direct access lane and three percent thereafter. Beth Breeding asked about the shopping center designation. Discussion ensued on urban sprawl and multi-use developments. Bennett talked about having further discussion on developing specific sites for concurrency. She clarified that issues being looked at were things that could be handled, and longer range projects would be discussed later.

Nguyen opened the discussion for Development Review Manual changes relating to applying for concurrency at the time of Comprehensive Plan Amendment Application. Locklear said that reserving the capacity at the time of releasing the certificate was not required. Nguyen mentioned that the County still had to account for the remainder of the trips, even if only a portion had been reserved. Tom Ingram requested that staff look at projects with impact credits being able to transfer credits to another project. Discussion ensued to transferring credits.

(10:37 a.m.) Konchan suggested reviewing the transferring issue at a future date. She asked that anyone who had suggestions for language changes email them to her. Bennett suggested setting the next meeting on January 23, 2014, at 9:00 a.m., unless there were conflicts.

Breeding thanked the group for having the meeting.

With there being no further business to come before the Board, the meeting adjourned at 10:45 a.m.



Approved January 21, 2014

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____

John H. Morris
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: _____

Sam Halterman
Deputy Clerk