

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
FEBRUARY 7, 2014  
9:00 A.M.**

Proceedings of a special/workshop meeting of the Board of County Commissioners of St. Johns County, Florida, held in Conference Room 1, County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

Proof of publication of the notice of public meeting on Transportation Concurrency Workshop, was received, having been published in *The St. Augustine Record* on January 24, 2014.

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  
Darrel Locklear, Assistant County Administrator  
Patrick McCormack, County Attorney  
Sindy Wiseman, Deputy Clerk

(02/07/14 - 1 - 9:00 a.m.)  
CALL TO ORDER

Morris called the meeting to order.

(02/07/14 - 1 - 9:00 a.m.)  
ROLL CALL

The clerk called the roll and all commissioners were present.

(02/07/14 - 1 - 9:00 a.m.)  
INVOCATION

Bennett gave the invocation.

(02/07/14 - 1 - 9:00 a.m.)  
PLEDGE OF ALLEGIANCE

Morris led the pledge of allegiance.

(02/07/14 - 1 - 9:00 a.m.)  
PUBLIC COMMENT

Bill McCormick, 9224 July Lane, inquired on a resolution for water management, and Stevenson said no action had been taken as of yet, however all the counties were meeting in Deland on the February 10, 2014. Bennett said the issue was being watched very closely.

(9:03 a.m.) Sarah Gledhill, Wildlife Federation, spoke about a letter the Wildlife Federation sent the Board, and asked them to table the proposed policies until a determination was made regarding urban sprawl. Bennett said that they needed to

obtain answers on growth management before they could consider concurrency. Discussion ensued on the possible phasing out of concurrency.

(9:09 a.m.) Mary Kohnke said there were people other than the Wildlife Federation watching the County, and felt they were just trying to clean up and make it smoother in some areas.

(9:11 a.m.) Wanchick said they tried to adapt the program to ensure county growth in an appropriate way.

(9:13 a.m.) Jane West, on behalf of South Anastasia Community Association, was concerned that the procedural changes be construed as incentives for developers working on transportation issues which could curtail the vision.

(02/07/14 - 2 - 9:14 a.m.)

#### ADDITIONS/DELETIONS TO SPECIAL MEETING AGENDA

There were none.

(02/07/14 - 2 - 9:14 a.m.)

#### APPROVAL OF SPECIAL MEETING AGENDA

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

Bennett requested to go around the room and have everyone introduce themselves.

(02/07/14 - 2 - 9:16 a.m.)

1. CONTINUATION OF A DISCUSSION AND REVIEW OF COMMENTS RECEIVED DURING THE DECEMBER 10, 2013 CONCURRENCY WORKSHOP MEETING

Bennett asked Phong Nguyen, Planning Manager, to go over the proposed changes to the Land Development Code (LDC).

(9:18 a.m.) Nguyen covered the proposed changes to Article 11 of the LDC. Discussion ensued on the changes.

(9:30 a.m.) Stevenson noted that some of the DRI contracts were not economically feasible, and gave a false promise.

(9:32 a.m.) There was continued discussion on the changes.

(9:37 a.m.) Metcalf discussed Section 11.09.06(c), not quoting the complete Statute, and suggested deleting the text and just reference the Statute number, as opposed to quoting a portion of it.

(9:42) Locklear explained the formula used to calculate proportionate fair share, and the changes in the Statute. Discussion ensued on the partial Statute being quoted. Stevenson voiced her concerns with the land use decision. Phong said based on Statute, the formula only applied to non-deficient segments.

(9:49 a.m.) Bennett asked if the changes in the LDC would be brought before the Board, and Konchan said if consensus was reached they would move forward. Bennett stated that other than the issue with the Statute consensus was reached.

(9:51 a.m.) Nguyen continued with discussion on additional items that may need changes. Konchan talked about the ability to transfer the impact fee credit. Discussion ensued on transferring credits and the timing of the payment.

(10:04 a.m.) BJ Kalaidi, 8 Newcomb St., noted that the City didn't pay impact fees, and Bennett agreed and said that the County residents carried the City and Beach residents even though they have an impact. Discussion ensued on impact fees.

(10:08 a.m.) Stevenson questioned some deficiencies language in the LDC, and discussion on deficiencies ensued. Stevenson said they needed a consistent way to invest in infrastructure. Discussion ensued on impact fees and environmental concerns.

(10:13 a.m.) Bill Schilling commended staff and suggested continuing the meetings every month or couple of months to discuss more changes, and Bennett agreed it would be constructive. Stevenson agreed there was a need for additional discussion, and topics should be prioritized.

(10:24 a.m.) Greg Matovina, suggested the Proportionate Fair Share Agreement process be moved up to the time of the application of the Comprehensive Plan. He said talks with the traffic consultants showed that the three mile radius rarely applied and urged dropping it. Discussion ensued on the Proportionate Fair Share process. Matovina also suggested striking paragraph two of page A-7 in the Appendix A of the LDC. He said the comment that the four miles didn't bring in deficient segments was not true. Discussion ensued on the radius.

(10:32 a.m.) Tom Ingram asked for clarification on the meaning to "Updates to the applicable Land Development Traffic Assessment will be required if data becomes outdated during the Comprehensive Plan Amendment review process", on page 11-53 Section 3.03. Nguyen explained that often times the land use process could take more than a year before the issuance of concurrency for a development. Discussion ensued.

(10:30 a.m.) Kohnke commended staff for hosting workshops that included the public.

(10:40 a.m.) Ellen Whitmer talked about the standards for school size which she says had been relaxed and were not in the best interest of the community. Discussion ensued

(10:42 a.m.) Ann Taylor, South Anastasia Community Association, spoke about evolution of the workshops, and said she appreciated the Board taking the time to host the meetings.

(10:43 a.m.) Jeff Crammond, England-Thims & Miller Inc., said he thought the concurrency system encouraged urban sprawl.

(10:45 a.m.) McCormick talked about the concurrency meetings.

(10:49 a.m.) Stevenson was concerned about bringing up deficient facilities, infrastructure concerns on the Comprehensive Plan category that did not require PUDs at any scale, and whether the standards took into consideration the characteristics of the development areas. She said she would get with staff about her concerns.

(10:51 a.m.) Jane West suggested having a comprehensive overview; and felt they were putting the cart before the horse, without putting the vision on paper.

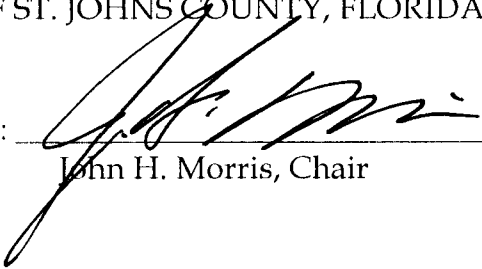
(10:52 a.m.) McCormack noted they already had a Comprehensive Plan and a Land Use Plan.

Bennett suggested allowing staff to bring the changes to the BCC before setting another meeting.

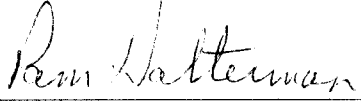
With there being no further business to come before the Board, the meeting adjourned at 10:54 a.m.

Approved March 18, 2014

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By:   
Deputy Clerk

