

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
AUGUST 25, 2015  
9:00 A.M.**

Proceedings of a workshop meeting of the Board of County Commissioners of St. Johns County, Florida, held at the Northeast Florida Regional Airport Conference Center, 4730 Casa Cola Way, St. Augustine, Florida.

Proof of publication of the public meeting to conduct a growth management workshop was received, having been published in The St. Augustine Record on August 12, 2015.

Present: Rachael L. Bennett, District 5, Chair  
Jeb Smith, District 2, Vice Chair  
William A. McClure, District 3  
Jay Morris, District 4  
Michael Wanchick, County Administrator  
Patrick McCormack, County Attorney  
Sindy Wiseman, Deputy Clerk

(08/25/15 - 1 - 9:08 a.m.)  
CALL TO ORDER

Bennett called the meeting to order.

(08/25/15 - 1 - 9:08 a.m.)  
INVOCATION

Smith gave the invocation.

(08/25/15 - 1 - 9:09 a.m.)  
PLEDGE OF ALLEGIANCE

Bennett led the Pledge of Allegiance.

(08/25/15 - 1 - 9:10 a.m.)  
ROLL CALL

The clerk called the roll: All Board members were present, with Johns absent.

(08/25/15 - 1 - 9:10 a.m.)  
ADDITIONS/DELETIONS TO SPECIAL MEETING AGENDA

There were none.

(08/25/15 - 1 - 9:11 a.m.)  
APPROVAL OF SPECIAL MEETING AGENDA

**Motion by Smith, seconded by Morris, carried 4/0, with Johns absent, to approve the Special Meeting Agenda, as submitted.**

(08/25/15 - 1 - 9:11 a.m.)

1. INFORMAL/OPEN DISCUSSION AMONGST COUNTY COMMISSION MEMBERS PERTAINING TO:

- a. Existing Comprehensive Plan Policies
- b. Review of Comprehensive Plan Amendments
- c. Related Topics Identified by the County Commission

Bennett explained that the purpose of the workshop was for the Board to have an informal discussion on policy formation. She commented on the importance of the discussion to the entire community. She explained that the Board would have discussion on growth policy and would be followed by public comment.

(9:14 a.m.) Smith spoke about density and using taxpayer dollars efficiently. He noted that the majority of the growth was in the northern sector of County.

(9:19 a.m.) Morris concurred that concentration of development was advantageous to efficiency of using taxpayer dollars for the provision of infrastructure, noting that health, safety, and welfare was a key concern in the Nocatee/Ponte Vedra area. He mentioned the Davis family, through the Park Group, stepped up and pre-funded approximately \$2.5 million for the fire station and equipment. Morris said they received notice that the State approved the SAFER grant that the County applied for, to employ 18 people for two years. He said another issue was transportation around the Old Palm Valley Road/CR 210, A1A, and the Players Club expansion areas. He noted that there was concern from some of the builders that this meeting was to place a moratorium on building and he assured the builders that wasn't the case.

(9:24 a.m.) Discussion ensued on whether existing Comprehensive Plan Policies adequately addressed infrastructure, efficiency of taxpayer dollars, and safety. Bennett pointed out the series of maps displayed around the meeting room representing: historic comp plan, zoning, population density, elevations, wetlands, development, permit, utilities, school concurrency, transportation projects, capital projects, and hurricane maps. She gave examples of a modification to the Comprehensive Plan.

(9:42 a.m.) McCormack restated that there was no moratorium draft or language.

(9:42 a.m.) Discussion ensued on capital needs, future land use projects, growth, contiguous development, revenues and the economic and environmental impacts.

(9:46 a.m.) Bennett reviewed the standpoints of the comprehensive plan.

(9:48 a.m.) The Board compiled a bullet list of what was considered when a comprehensive plan came before the Board:

- Concentration of density
- Ability to pay for it (capital)
- Infill
- Liability (economic, safety) Repercussions
- Water/reuse
- Environmental sensitivities (flooding)
- Operation and Maintenance
- Incentive vs. Mandate

(10:02 a.m.) Discussion ensued on water reusage and the legalities of incentives.

The meeting recessed at 10:02 a.m. and reconvened at 10:10 a.m.

(10:10 a.m.) Bennett suggested taking 15 minutes of public comment on what had been discussed.

(10:10 a.m.) Bill McCormick mentioned that the displayed maps were also on the website.

(10:10 a.m.) Sara Owen Bloodhill spoke about the Wildlife Federation having experience in Transfer and Development Rights (TDR) and Rural Land Stewardship and was glad to see them explored.

(10:13 a.m.) Ellen Avery-Smith stated she wanted to see certainty on transportation concurrency and proportionate fair share for schools.

(10:16 a.m.) Janet Herring suggested looking to other counties with similar issues for solutions.

(10:18 a.m.) Bob Porter expressed the importance of future land use changes with developers and small businesses.

(10:21 a.m.) Tom Ingram spoke about the challenges with infrastructure and environmental protection. He also spoke about the challenge of keeping a balanced budget.

(10:25 a.m.) John Metcalf agreed with Ingram and spoke about the quality of life in St. Johns County.

(10:26 a.m.) Mike Koppenhafer suggested having an overlay.

(10:27 a.m.) Gary Silverfield noted that you had to have housing in order to get commercial.

(10:28 a.m.) Mark Samuel spoke about the consequences of concurrency.

(10:29 a.m.) Larry Pacetti spoke about the importance of property rights.

(10:32 a.m.) Chris Ward spoke about growth management, cost of low density and the benefits of higher density.

(10:35 a.m.) Bill Lazar spoke about affordable housing, an exiting younger population, and multi-family housing.

(10:38 a.m.) Neal Armingeon spoke about keeping environmental degradation and public trust.

(10:41 a.m.) The Board continued the meeting with Board discussion.

(10:41 a.m.) McClure spoke about mitigating an area at capacity and the cost of putting a fascial infrastructure for a student's head. He also spoke about transportation and internal caption (rooftops before commercial). He questioned how changing future land use affected the free market.

(10:53 a.m.) Bennett talked about density. She requested, from growth management, a calculation on where the County stood with acreage and mixed use, in terms of how much was residential. Discussion ensued on mixed use.

(10:58) Morris spoke about funding for road and bridges deferred maintenance and capital expenditures.

(11:04 a.m.) Wanchick spoke about promoting balance and protecting the environment including the agricultural areas and quality development through the land development code.

(11:06 a.m.) Bennett asked Smith for his visions for the southwest and a good portion of the southeast sectors, to balance the need for infrastructure, protection of lifestyle and environment with development pressures and incentives. Smith spoke about the agriculture and the ad valorem taxes for large land owners. He also noted the strain on water resources.

(11:12 a.m.) Discussion ensued on preservation, making agriculture profitable, and the need for incentive.

(11:18 a.m.) McClure asked for an example of an incentive. Discussion ensued on how incentives could work.

(11:27 a.m.) The Board heard additional public comment.

(11:27 a.m.) Beth Breeding commented on the way density was calculated.

(11:30 a.m.) Doug Burnett suggested counting ponds as open space, amenitizing ponds for active recreation, preserving farm lands, and reclassifying land use categories.

(11:34 a.m.) Paul Green commented on the need for smaller lots and listening to the needs of the people.

(11:36 a.m.) Alex Far spoke about the designated percentage for habitat was sometimes fragmented and stated that the habitat portion needed to be contiguous.

(11:37 a.m.) Bill Schaffer suggested allowing gross density to be used and to allow the ponds to be counted as open space density.

(11:39 a.m.) Anastasia O'Connor suggested taking into account the adverse effect that small parcels exempt from impact fees and infrastructure have to the development of the corridor.

(11:41 a.m.) BJ Kalaidi requested the special meetings be scheduled at the administration building so it could be televised for citizens not able to attend.

(11:43 a.m.) Tom Ingram suggested that the County initiate more land use amendments.

(11:44 a.m.) Bennett interjected that the County needed a dedicated planner to analyze special use projects, noting the budget did not allow for one.

(11:44 a.m.) Ed Paucek spoke about impact fees increasing on a regular basis and suggested it do the same for affordable housing. He also spoke about density.

(11:47 a.m.) Judy Zen noted that a moratorium would actually give the planning and zoning more time to research the issues.

(11:48 a.m.) Susie woods asked how the outcome of the workshop would affect pending comprehensive plans. Bennett responded.

(11:46 a.m.) McClure mentioned a spreadsheet he received from Suzanne Konchan, Director of Growth Management, when he was elected showing permits that were available to build. He said it was good to see some of these plans come to fruition.

(11:51 a.m.) Bennett recapped the list of areas to look at, thanked everyone for coming, and encouraged communication between citizens, commissioners, and staff.

(08/25/15 - 5 - 09:08 a.m.)  
2. PUBLIC COMMENT

Discussion ensued under Item 1.

(08/25/15 - 5 - 11:59 a.m.)  
ADJOURN

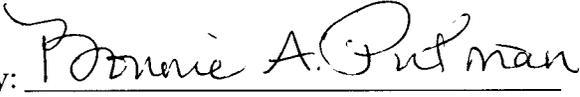
With there being no further business to come before the Board, Bennett adjourned the meeting at 11:59 a.m.

Approved \_\_\_\_\_ October 6 \_\_\_\_\_, 2015

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:  \_\_\_\_\_  
Priscilla L. Bennett, Chair

ATTEST: GEORGE LAREAU, CLERK

By:  \_\_\_\_\_  
Deputy Clerk