

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JANUARY 25, 2022
9:00 A.M.**

Proceedings of a workshop of the Board of County Commissioners 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 notice of a Growth Management workshop was received, having been published in *The St. Augustine Record* on January 11, 2022.

Present: Henry Dean, District 5, Chair
Christian Whitehurst, District 1, Vice Chair
Sarah S. Arnold, District 2
Paul M. Waldron, District 3
Jeremiah R. Blocker, District 4
Hunter S. Conrad, County Administrator
David Migut, County Attorney
Natasha McGee, Deputy Clerk

Also present: Brad Bradley, Deputy County Administrator Chief of Staff; Joy Andrews, Deputy County Administrator of Strategic Affairs; Sarah Taylor, Assistant County Administrator; and Christine Valliere, Senior Assistant County Attorney

(01/25/22 - 1 - 9:00 a.m.)
CALL TO ORDER BY CHAIR

Dean called the meeting to order.

(01/25/22 - 1 - 9:00 a.m.)
ROLL CALL BY THE CLERK

Commissioners Dean, Whitehurst, Arnold, Waldron, and Blocker were present.

(01/25/22 - 1 - 9:00 a.m.)
INVOCATION

Chaplain Kelly Kemp, St. Johns County Sheriff's Office, gave the invocation.

(01/25/22 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Harry Manford, 5221 Basco Court, led the Pledge of Allegiance.

(1/25/22 - 1 - 9:05 a.m.)
1. LOCAL GOVERNMENT'S ROLE IN MANAGING GROWTH

Mike Roberson, Director of Growth Management, presented details, via PowerPoint. He reviewed the Comprehensive Plan, land use, Land Development Code, and the process of how developments are approved.

(01/25/22 - 2 - 9:11 a.m.)

2. CURRENT GROWTH TRENDS AND INFRASTRUCTURE NEEDS

Mike Roberson, Director of Growth Management, presented details, via PowerPoint. He reviewed the population and development increases, infrastructure needs, and growth trends. He noted that one-third of the County's land mass was in conservation.

(01/25/22 - 2 - 9:18 a.m.)

3. TRANSPORTATION PLANNING AND CONCURRENCY

Phong Nguyen, Transportation Development Manager, presented details, via PowerPoint. He reviewed the future roadway plans and timing, including critical and deficient roadway segments.

(9:26 a.m.) Nguyen and Dr. James Nicholas presented details, via PowerPoint. They reviewed impact fees and other alternatives (mobility fees). Additionally, Nguyen presented details of impact fees transferability and state statutes (including local ordinance) and concurrency and comprehensive plan amendments, via PowerPoint.

(9:50 a.m.) Discussion ensued on the cost of a concurrency study, the transferability of impact fees, the cost of deficient segments and impact fee collection, and on impact fee inflation with respect to proportionate fair share.

(01/25/22 - 2 - 9:59 a.m.)

4. ADDITIONAL CONSIDERATIONS FOR NEW DEVELOPMENT PROPOSALS

Mike Roberson, Director of Growth Management, reviewed additional considerations for new development proposals, via PowerPoint.

(01/25/22 - 2 - 10:01 a.m.)

PUBLIC COMMENT

(10:03 a.m.) Anna Logvin, 171 Senegal Drive, referenced photos, *Exhibit A*, and spoke about overdevelopment and environmental impacts.

(10:07 a.m.) Fletcher Stark, 5251 Chestnut Lake Drive, Jacksonville, Florida, spoke about networking with builders and general contractors.

(10:08 a.m.) Beth Tate, 441 Ekesley Lane, referenced data samples, *Exhibit B*, and spoke about a comprehensive view.

(10:09 a.m.) Brian Anderson, 104 Covered Creek Drive, spoke about his concerns with infrastructure needs with respect to pedestrian mobility.

(10:12 a.m.) Mario Caycedo, 2229 Pacetti Road, spoke in support of implementing mobility fees and an inflation fee for impact fees.

(10:14 a.m.) Glenn Landers, 2901 South Ponte Vedra Boulevard, suggested the consideration of climate change and sea level rise impacts with future planning.

(10:17 a.m.) Heather Neville, 210 16th Street, spoke in support of pedestrian mobility.

(10:20 a.m.) Brian Haynes, 180 Inlet Drive, spoke about public and private services.

(10:21 a.m.) Katherine Sanborn, 116 Bay Hill Court, spoke about overdevelopment.

(10:24 a.m.) Vicki Pepper, 31215 Harbour Vista Circle, on behalf of Community Advocates for Racial Equity (CARE), spoke about the implementation of a housing compact.

(10:27 a.m.) Kenneth McClain, P.O. Box 912, CARE member, spoke about managing growth and taking care of the homeless community. He also spoke in support of a housing compact.

(10:30 a.m.) Justin Palesotti, President of St. Johns Middle School Athletic Association, 136 Brookstone Court, spoke in support of increasing park space.

(10:33 a.m.) Bobbi Noloboff, Instructor at Flagler College, 60 Weeden Street, provided results from an in-class survey, provided to residents of the City of St. Augustine, on growth management.

(10:36 a.m.) Brienna Ruiz, Flagler College Student Researcher, 709 West King Street, provided results from an in-class survey, provided to residents of the City of St. Augustine, on growth management.

(10:39 a.m.) John Kittel, 324 Village Drive, spoke about the Vilano Beach Town Center buildable land area, via PowerPoint, *Exhibit C*.

(10:42 a.m.) Dylan Rumrell, Vice Mayor of the City of St. Augustine Beach, stated he was in attendance to support the Board.

(10:43 a.m.) John Wegl, 1120 Ponte Vedra Boulevard, on behalf of the Board of Directors of the Ponte Vedra Beach Citizens Traffic Force (CTTF), spoke about traffic congestion and road safety.

(10:46 a.m.) Heather Studwell, 325 Lures Lane, spoke about the rights of St. Johns County residents with respect to Board meetings and on overdevelopment.

(10:50 a.m.) Blake Patterson, 1127 South Marsh Wind Way, spoke about the current legislation Bills: Senate Bills 260 and 620, and House Bill 269.

(10:52 a.m.) Bill Lazar, Director of St. Johns Housing Partnership, 525 West King Street, spoke in support of affordable housing.

(10:55 a.m.) Claire McGrath, 24 Tarragona Court, spoke about overdevelopment and in support of increased parks.

(10:56 a.m.) Jen Lomberk, The Matanzas River Keeper, 291 Cubbedge Road, provided the following recommendations: 1) utilize Board member positions as County Commissioners to lobby against state legislation preempting local governments from regulating themselves; 2) adhere to the current Comprehensive Plan and eliminate policy A.1.9.4; 3) deny all applications for land use intensification outside of the development boundary area; and 4) provide direction to staff and planning board members about the threshold for granting variances to the Land Development Code (LDC).

(10:59 a.m.) Jim Rienhardt, 597 North Legacy Trail, on behalf of the Cascades Homeowner's Association, requested a status update on the library and park construction on State Road 16, in the Murabella area; and on the sound barrier along the west side of I-95.

(11:02 a.m.) Elizabeth Smith, 995 Fish Island Place, spoke in support of land conservation and funding Florida Forever.

(11:04 a.m.) Warren Clark, 703 Gerona Road, spoke about the current Legislation Bills: Senate Bills (SB) 280 and 620. He also recommended that the legislators vote “No” to SB 260 and 620, and to House Bill 403.

(11:07 a.m.) Patricia Simmons, 234 Osprey Marsh Lane, spoke about traffic congestion and environmental impacts with respect to overdevelopment.

(11:09 a.m.) Steve Lacy, 300 Carolina Jasmine Lane, spoke in support of the Comprehensive Plan, the addition of a strategic planning approach, and an increase in sales tax. He also mentioned Florida’s Great Northwest (agency). Additionally, he addressed his concerns regarding St. Johns County’s landlocked airport.

(11:12 a.m.) Patrick Hamilton, 201 Owens Avenue, spoke in support of Florida Forever and the Rural and Family Lands Protection Program. He also spoke about sea level rise.

(11:15 a.m.) Susan Jenness, 4280 Coastal Highway, CARE member, spoke in support of affordable housing and job opportunity needs with respect to overdevelopment.

(11:17 a.m.) Maureen Long, 1821 Castile Street, referenced photos and a map, *Exhibit D*, and spoke in support of preserving agricultural land. Additionally, she spoke in support of funding the Rural and Family Lands Protection Program.

(11:20 a.m.) Chris Shee, 7310 US-1 South, referenced December 2021 Multiple Listing Service (MLS) data, *Exhibit E*, and spoke about the underdevelopment of St. Johns County. Additionally, he stated he was in support of a sales tax increase.

(11:23 a.m.) Sarah Gledhill, Regional Policy Director for the Florida Wildlife Federation, 53 Salt Point, spoke in support of land protection and conservation planning.

(11:26 a.m.) Tom Vaclavicek, 373 Chasewood Drive, spoke about overdevelopment and safe growth.

(11:29 a.m.) Michelle Borandi, 128 Waterwood Lane, spoke about balanced development and listening to the residents of St. Johns County.

(11:32 a.m.) Sarah Jazs, 330 Abbey Avenue, referenced a St. Johns County website, via cellphone, *Exhibit F*, and spoke about communicating meetings to the public.

(11:33 a.m.) Matt Lahti, 404 Shore Drive, spoke in support of a master plan that addressed increased revenue.

(11:37 a.m.) Kori Bichler, 3845 County Road (CR) 210 West, referenced photos, *Exhibit G*, and spoke in support of infrastructure improvements with respect to safety and C.R. 210.

(11:40 a.m.) Carol Holtz, CARE member, 703 Hensley Street, spoke on affordable housing with respect to overdevelopment. Additionally, she spoke in support of a housing compact.

(11:43 a.m.) Nicole Crosby, 1169 Neck Road, referenced photos of approved development, and written public comment, *Exhibit H*. She spoke about overdevelopment, upholding the Comprehensive Plan, and the continuation of the tree ordinance. Whitehurst questioned if conservation land was considered on the approved developments that were noted. Crosby responded.

(11:46 a.m.) Carol Anderson, 1602 Windjammer Lane, spoke about implementing a clear vision with respect to overdevelopment.

(11:49 a.m.) Barbara Aleman, 104 Sawbill Palm Drive, referenced photos, *Exhibit I*, and spoke in support of public land clearing notifications, and denying variances regarding density.

(11:52 a.m.) Doris Taylor, 208 Lobelia, spoke on traffic congestion. She also requested that Board members refuse future campaign funds from developers.

(11:53 a.m.) Kim Crenier, 53 Bent Lake Court, spoke about road safety on International Golf Parkway between North Frances and US-1.

(11:55 a.m.) Rita Clare-Salzler, 405 Twelfth Street, member of the North Coastal Design Review Board, spoke about the insufficiencies of the North Coastal Design Review Board. Additionally, she suggested the revision of Section 12 of the LDC (definitions) and spoke about the overlay.

(11:58 a.m.) Mike Clare-Salzler, 405 Twelfth Street, North Beach Community Alliance, recommended citizen involvement in the pre-application process and data management.

(12:01 p.m.) Greg Clifton, 1190 Kerry Lynn Road, spoke about the expansion of artery roads, developer credits for sidewalks, builders clear cutting trees to maximize profit, and implementing controlled development.

(12:04 p.m.) Sallie O'Hara, 3025 Kings Road, spoke about local government's role in managing growth, current growth trends and infrastructure needs, transportation planning and concurrency, and additional consideration for new development proposals. Additionally, she submitted written public comment, *Exhibit J*.

(12:07 p.m.) Jamie Cocuzza, 112 Bay Hill Court, spoke about overdevelopment and holding developers accountable.

(12:10 p.m.) David Williams, 10460 Turpin Avenue, spoke on the growth in Flagler Estates and using Tax Increment Financing (TIF) money for road improvements.

(12:14 p.m.) Dwight Miller, 1107 Makarios Drive, CARE member, spoke in support of addressing the needs of the underserved communities and the implementation of a housing compact.

(12:17 p.m.) B.J. Kalaidi, 8 Newcomb Street, spoke on holding a workshop on impact fees, lobbyist developers creating Florida Statutes to benefit their bottom line, money versus quality of life destroying the County, placing a stop on applications for developers, not increasing sales tax, and the placement of general public comment on the Board of County Commission's regular meetings agenda.

(12:19 p.m.) Chris Cecic, 510 MacKenzie Circle, spoke in support of an increased sales tax to retain and recruit public safety employees.

(12:21 p.m.) Terry Shaw, 151 North River Drive, provided census data and spoke about growth in St. Johns County.

(12:24 p.m.) Deidre Omahen, 453 Eagle Rock Drive, spoke about environmental impacts with respect to overdevelopment.

(12:25 p.m.) Kathryn Gomez, 100 Widener Court, spoke about measured development/growth, and environmental impact concerns, including an initiative to increase tree planting.

(12:28 p.m.) Paul Mayo, 580 Ray Edwards Road, spoke about traffic impacts and the need for additional schools.

(12:31 p.m.) Chuck Labanowski, 1748 North Cappero Drive, referenced a map, *Exhibit K*, and spoke about traffic impacts on the State Road 16 corridor with respect to overdevelopment. Additionally, he suggested the collection of impact fees prior to development for transportation.

(12:33 p.m.) Barbara Howe, 729 Palm Hammock Circle, spoke on the challenges with overdevelopment throughout the County.

(12:36 p.m.) George Jacunski, 5650 A1A South, spoke on utilizing the St. Johns Vision project as a guideline for future decisions.

(12:38 p.m.) Sacha Martin, 133 Coastal Hollow Circle, voiced her concerns with clear-cutting property, and preserving the tree canopy and wildlife. She also spoke on the lack of sufficient and reliable growth management regulations, insufficient staff, and the lack of incentives to save trees. She suggested revisiting "The Thousand Friends of Florida" initiatives element, to change property right documents.

(12:41 p.m.) The Board provided information on the County's social media platforms for future updates and announcements.

Board members provided comments:

(12:42 p.m.) Blocker provided comments on charter government, mobility fees, impact fees, increased community meetings for land development changes, and increased workshops. Additionally, he spoke on placing the tree preservation ordinance back on a future agenda.

(12:48 p.m.) Waldron provided comments on increased countywide public notice, meetings hosted by developers, charter government, hearing district rezoning applications in one meeting/at the same time, schools, and growth in the County.

(12:53 p.m.) Whitehurst provided comments on the Land Acquisition Management Program (LAMP) and on pedestrian mobility.

(12:56 p.m.) Deputy Clerk Crystal Smith entered the meeting and McGee left.

(12:56 p.m.) Arnold provided comments on mobility and impact fees.

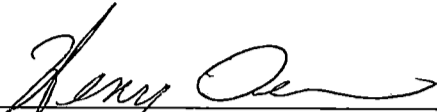
(12:57 p.m.) Dean suggested scheduling a follow up growth management workshop in July 2022. He also provided comments on future growth and the current infrastructure deficit. Additionally, he proposed a sales tax referendum.

(01/25/22 - 6 - 1:02 p.m.)
ADJOURNMENT

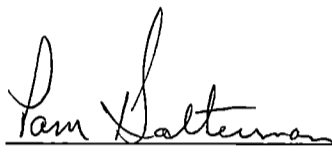
With there being no further business to come before the Board, Dean adjourned the workshop at 1:02 p.m.

Approved February 15, 2022

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Henry Dean, Chair

ATTEST: BRANDON J. PATTY,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: 
Deputy Clerk

