

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
APRIL 26, 2022
9:00 A.M.**

Proceedings of a workshop of the Board of County Commissioners (BCC) 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 of the Board of County Commissioners of St. Johns County, Florida, was received, having been published in *The St. Augustine Record* on April 19, 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
Brad Bradley, Deputy County Administrator Chief of Staff
David Migut, County Attorney
Crystal Smith, Deputy Clerk

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

Absent: Hunter S. Conrad, County Administrator

(04/26/22 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(04/26/22 - 1 - 9:00 a.m.)
ROLL CALL BY THE CLERK OF THE COURT

The clerk called the roll. Commissioners Dean, Whitehurst, Arnold, Waldron, and Blocker were present.

(04/26/22 - 1 - 9:02 a.m.)
INVOCATION

Pastor Bob Appleby, Colonial Church, gave the invocation.

(04/26/22 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Lt. Col. Bill Dudley, USFA, Retired, led the Pledge of Allegiance.

(04/26/22 - 1 - 9:04 a.m.)
1. ACCOUNTABILITY FOR DEVELOPMENT IMPACTS

Christine Valliere, Senior Assistant County Attorney, presented details, via PowerPoint.

(9:13 a.m.) Discussion ensued to clarify whether denying projects was due to road deficiencies. Valliere responded.

(9:16 a.m.) Waldron asked whether there was an option for the actual cost of roadwork and repairs. Valliere responded.

(04/26/22 - 2 - 9:18 a.m.)

2. MECHANISMS TO COLLECT FUNDING FOR FUTURE INFRASTRUCTURE

Phong Nguyen, Transportation Development Manager, presented the details of the item, via PowerPoint. He highlighted on the Comprehensive Plan, mobility fees, and roadway updates.

(9:27 a.m.) Whitehurst questioned whether mobility fees would allow the County to adjust for inflation and whether the developments built in 2021 provided for more adequate infrastructure than the current impact fees. Nguyen responded. Joy Andrews, Deputy County Administrator of Strategic Affairs, stated a first phase case study could be done to address the infrastructure needs. Discussion ensued on mobility fees.

(04/26/22 - 2 - 9:47 a.m.)

PUBLIC COMMENT

Bob Porter, 4220 Racetrack Road, spoke on the need for affordable housing and on the Comprehensive Plan.

(9:51 a.m.) Beth Breeding, Silverfield Development, spoke on smart planning, mobility fees, density, and the cost of living in the County.

(9:54 p.m.) Jessie Spradley, Northeast Florida Builders Association, spoke on labor shortages, mobility fees, and government fees and regulations.

(9:57 a.m.) Senna Venus, 824 Waterman Road S., Jacksonville, Florida, spoke on more flexible commercial zonings throughout the County.

(9:59 a.m.) Greg Matovina, 1506 Lee Road, spoke on the need for detailed overlay plans that would help guide the development of the County.

(10:02 a.m.) Nicole Crosby, Chair of the St. Johns Soil and Conservation District, 1169 Neck Road, spoke on her concerns with produce that was shipped from other regions and referenced photos of imported produce that she bought in Publix, *Exhibit A*.

(10:05 a.m.) Curtis Hart, 8051 Jacksonville, Florida, spoke on mobility fees.

(10:07 a.m.) Austin Nicklas, 6747 Southpoint Parkway, Jacksonville, Florida, Director of Government Affairs, Northeast Florida Builders Association, spoke on the importance of mobility fees over impact fees.

(10:09 a.m.) John Gislason, 4220 Racetrack Road, Jacksonville, Florida, D.R. Horton, spoke on density and environmental impacts of development throughout the County.

(10:11 a.m.) Jen Lomberg, 291 Cubbedge Road, Executive Director, Matanzas Riverkeeper, spoke on infrastructure costs, density, and the importance of value in diverse land uses.

(10:13 a.m.) Justin Clark, 4021 Ponte Vedra Blvd., spoke on the importance of flexibility and density.

(10:17 a.m.) Karla Quarto, 4405 Manucy Road, commended the Board on their decision to deny the Porter Property project. She spoke on her concerns with the three-minute limit on public comment and the proportionate fair share agreement.

(10:20 am.) Joe McAnarney, 1005 Blackberry Lane, spoke on his concerns with permitted uses and suggested changing the Comprehensive Plan. He submitted his written public comment, *Exhibit B*.

(10:24 a.m.) Johnny Counts, 9470 Barrel Factory Road, spoke in opposition of impact fees and stated that mobility fees seemed more equitable.

(10:27 a.m.) Bill Lazar, 525 W. Kings Street, Director of St. Johns County Housing Partnership, spoke on the need for affordable housing and staffing shortages throughout the County.

(10:30 a.m.) Tom Ingram, 233 East Bay Street, Jacksonville, Florida, spoke on concurrency and growth in the County.

(10:34 a.m.) Martin Janawiecki, 216 Sea Island Drive, Ponte Vedra, Florida, commented on the \$400 million funding shortfall for projected future infrastructure costs. He objected to transferring the responsibility of the shortfall to residents through a sales tax increase; inquired whether the sales tax would be reduced in the event of a recession; and suggested fixing the problem [that created the shortfall] prior to approving any more development.

(10:35 a.m.) Krista Keating Joseph, 121 Lagoon Forest Dr., Ponte Vedra, spoke on the rapid growth in the County.

(10:37a.m.) Feroz Talyarkhan, 2080 Crown Drive, spoke on the growth in the County and recommended to have a moratorium on residential development.

(10:39 a.m.) Jay Kamas, 1315 C.R. 13 South, spoke on his concerns with the overdevelopment in the County.

(10:42 a.m.) Greg Burke, 434 Monserrat Drive, spoke on overdevelopment in the County.

(10:46 a.m.) B.J. Kalaidi, 8 Newcomb Street, suggested to stop using affordable housing to increase density; spoke on mobility fees, and on the overdevelopment in the County.

(10:48 a.m.) Chuck Labanowski, 1748 N. Cappero Drive, spoke on his concerns with impact fee credits, overdevelopment in the County, and the proposed sales tax increase.

(10:52 a.m.) Joe Whitman, 185 Silver Fern Drive, St. Johns, Florida, spoke on his concerns with the growth in the County.

(10:54 a.m.) Diedre O'Shea, 185 Silver Fern Drive, St. Johns, Florida, suggested holding a meeting when others could attend, and spoke on her concerns with the growth in the County.

(10:56 a.m.) Vance Prestwood, 148 Biscotto Drive, spoke on affordable/workforce housing and the increasing cost of development.

(10:59 p.m.) Dean suggested to have a follow up growth management workshop on the history of the Comprehensive Planning process.

(04/26/22 - 4 - 11:03 a.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 11:03 a.m.

REPORTS:

There were none.

CORRESPONDENCE:

There was none.

Approved _____ May 17 _____, 2022

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Henry Dean
Henry Dean, Chair

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

By: Sam Waltherman
Deputy Clerk

