

ST. JOHNS COUNTY, FLORIDA
ORDER
REZONING/EXCEPTION/VARIANCE

NAME OF APPLICANT

APPLICATION NUMBER

Greg Sembler
The Sembler Company
5858 Central Avenue
St. Petersburg, FL 33707

R-PUD-89-043

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

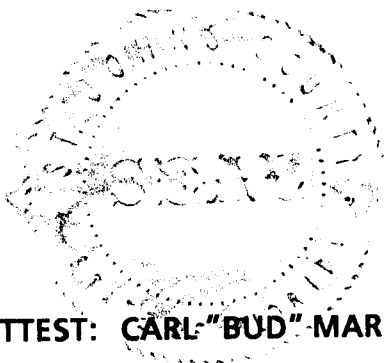
DENIED


CONDITIONAL ORDINANCE

*See Attached

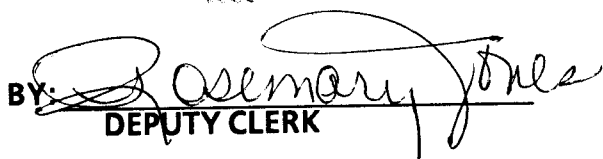
DATE OF COMMISSION ACTION: October 24, 1989

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA



By: 
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: 
DEPUTY CLERK

(Pursuant to St. Johns County Zoning Code, Section 11-9-5b: failure to exercise an exception or variance by commencement of the use or action approved thereby within one year, or such longer time as approved by the Board, shall render the exception or variance invalid and all rights granted thereunder shall terminate)

RESOLUTION NO. 89-245

**RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA**

(10/24/89 - 12 - 3.0692)

Hearing on R-PUD-89-043/The Sembler Company - Factory Outlet Mall, rezoning from OR/CHT to PUD, located SR-#16 and west of I-95, containing 31.49 acres of land, Ordinance No. 89-51. Court Reporter Present. Proof of publication of notice of hearing on R-PUD-89-043 was received, having been published in The St. Augustine Record on September 23, 1989; upon motion by Brubaker, seconded by Bailey, carried 5/0, was ordered filed. Rick Joyce, requested the rezoning on behalf of the developers of the outlet mall. Discussion followed. Joyce requested that two typos and one addition be added to the ordinance and they were; in Section 1, the hearing was on September 6, but the additional conditions that supplemented the application were September 5 instead of September 6. Further, under Section 10, third line from the bottom it says PSD, it should say PUD. The addition submitted by Joyce was Section 6, sub-paragraph A to the ordinance which reads as follows: "Minor modification of the footprint of the mall shall be allowed in order to accommodate the tenants and/or jurisdictional agencies without further review by the Board. Applicant further guarantees that there shall be no increase in total square footage without further approval". Discussion followed. Greg Sembler, SVP of Sembler Company stated that they will request before the final development plan is approved to be allowed to do minor modifications. Discussion followed. Another subsection was added at the request of Commissioner Herold to read as follows: "The applicant agrees that no land clearing will occur except for survey purposes until after the Final Development Plan has been approved, to promote the saving of existing trees". Upon motion by Brubaker, seconded by Maguire, carried 4/1, Bailey dissenting, to approve Ordinance No. 89-51, with the noted conditions.

(10/24/89 - 12 - 3.1374)

Waldron directed Maguire to set up a workshop with staff to discuss the criteria for unique parcels of land throughout the county.

(10/24/89 - 12 - 3.1400)

Final Development Plan and Final Plat, Salt Creek Unit 3, at Marsh Landing at Sawgrass, Resolution No. 89-246. Sharon Parks, 3301 Independent Square, Jacksonville, attorney for Arvida requested approval of the final plat. Parks reported two problems with the wording on the agenda, stating that the final development plan was approved April 27, 1988 to which she possessed a copy of the recorded plan; thus, Parks is present for the final plat. Further this is at Players Club, not Marsh Landing at Sawgrass. Sisco reported there is a resolution, with the construction bond waived and warranty bond waived. Napier reported that everything is in order according to staff and recommends approval. Upon motion by Herold, seconded by Maguire, carried 5/0, to approve Resolution No. 89-246.

RESOLUTION NO. 89-246

**RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**

(10/24/89 - 12 - 3.1469)

Authorization to sell bonds for Courthouse and Administrative Facility Construction and Expansion. Sisco reported on this item and read the title of a resolution he is requesting the BCC to approve, providing for the acquisition, construction and erection of new courthouse facilities for St. Johns County, Florida. Mitch Owens, William R. Hough and Company, underwriter for this particular bond issue for the County reported that the BCC has before them as part of their package, a bond purchase agreement which is very similar to the other agreements on other bond issues. The bond purchase agreement consists of the terms and conditions that Hough is willing to buy the bonds at; the disclosure statement as required by Florida State Statute and if approved, as part of the resolution, will signify an agreement between the county and William R. Hough and Company to buy and deliver to the county \$21,095,000 of bonds on November 9, 1989. The purchase price would come to the county of \$19,024,944.65, net of an underwriting discount of \$281,618.25 and an original issue discount of \$1,788,437.10. Further, the overall borrowing true interest cost which would include the expenses is about 7.125. (3.1655) Lavon Wisher, Managing Director of Public Financial Management (PFM), further reported on a copy of PFM's opinion. The opinion is very detailed as to the process that PFM went through on Friday (10/20) and Monday (10/23) with Hough in pricing the bonds. The opinion contains comparisons that have been in the market over the last 2 or 3 weeks. Discussion followed. Wisher reported that in every instance, PFM recommends that St. Johns County enter into the bond purchasing agreement with Hough. Sisco asked Wisher if she had looked at the bond purchasing agreement in