

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
APRIL 4, 2000
(5:30 P.M.)**

Proceedings of a special meeting of the Board of County Commissioners of St. Johns County, Florida, began and held in the Auditorium at the County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S. 1 North, St. Augustine, Florida.

Present were: James Bryant, District 5, Chair
Mary Kohnke, District 4, Vice Chair
Pal Howell, District 1
John Reardon, District 2
Marc Jacalone, District 3
Ben W. Adams, Jr., County Administrator
Daniel Bosanko, Deputy County Attorney
Lenora Newsome, Deputy Clerk

Also present was: Cheryl Strickland, Clerk of Courts

(04/04/2000 - 1 - 5:36 p.m.)

CONSIDER A REQUEST FOR AUTHORIZATION TO GO OUT FOR REQUEST FOR PROPOSALS FOR HEALTH INSURANCE COVERAGE FOR ALL CONSTITUTIONAL OFFICERS AND COUNTY EMPLOYEES.

Cheryl Strickland, Clerk of Courts, representing the Health Insurance Committee, reviewed this item stating that they would like to check on better bids for employees insurance and hire a consultant to help. Jacalone questioned the job of the consultant and why David Halstead, who usually does it, wasn't handling it now. Strickland mentioned speaking with Halstead on the matter and he stated that he didn't have time to handle it now. Jacalone questioned the cost of a consultant. Strickland replied that they estimated it would cost about \$10,000 to \$20,000 and would be charged to the Health Insurance Fund. Jacalone voiced his concern on hiring a consultant. Discussion followed.

(5:41 p.m.) Mark Bailey, Insurance Consultant, explained the reason for needing a consultant. Discussion followed on when the current insurance expired, the timing issue involved with choosing another carrier, where the consultant fees would come from, the cost to run the insurance plan, and the purpose of the outside consultant. Howell questioned renewing the contract and how often it needed to be done. Bailey answered. Strickland relayed having a share of problems with Blue Cross and Blue Shield Insurance. Howell questioned the number of major companies to choose from similar with the coverage of Blue Cross and Blue Shield. Bailey answered that there were about 2 or 3 carriers, in his opinion, that have provider networks in St. Johns County that have deep enough discounts that would make a plan like this viable and with a self insured plan one has to focus on the discount levels. Strickland stated that being self insured makes it more complicated than if you were going out for a straight insurance plan. Discussion followed.

(5:55 p.m.) **Motion by Reardon, seconded by Howell, carried 5/0, to authorize soliciting RFP's for Health Insurance Coverage for all Constitutional Officer Employees and County Employees.** Strickland questioned having a motion to hire a consultant. (5:57 p.m.) **Motion by Reardon, seconded by Kohnke, carried 5/0, to authorize to hire a consultant to assist with the process and the consultant will be paid out of the Health Insurance Fund.** Strickland left the meeting.

(04/04/2000 - 2 - 5:58 p.m.)

CONSIDER APPROVAL OF A LETTER OF SUPPORT FOR HOUSE BILL 709 AND SENATE BILL 854 RELEVANT TO COMMUNITY TRANSPORTATION COORDINATION.

Bryant reviewed this item. Cathy Brown, Executive Director of the St. Johns County Council on Aging, explained that these two Bills will allow County Governments to become the local governing authority relative to community transportation. She mentioned that on April 11, 2000, someone from the Governor's Office and the head of FDOT is coming to the Council of Aging to talk about a new found pot of \$18,000,000 for transportation issues and will be looking into how the Council on Aging is doing their small Sunshine Bus Company. (6:05 p.m.) **Motion by Kohnke, seconded by Reardon, carried 5/0, to authorize the Chairman to sign a letter of support to the Florida Legislature for House Bill 709 and Senate Bill 854.**

(04/04/2000 - 2 - 6:06 p.m.)

CONSIDER A RESOLUTION AUTHORIZING THE ASSIGNMENT OF PURCHASE AND SALE AGREEMENT WITH THE U.S. POSTAL SERVICE.

Mary Ann Blount, Real Estate Manager, reviewed this item. Jacalone questioned the assignment relieving the County from the stipulations in the contract. Blount replied that it is in the second paragraph of the assignment and states: *that the assignee relieves the assignor from all liability under said agreement.* (6:09 p.m.) **Motion by Kohnke, seconded by Howell, carried 5/0, to adopt Resolution No. 2000-39.**

RESOLUTION NO. 2000-39

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE ASSIGNMENT OF ALL OF THE COUNTY'S RIGHTS AND OBLIGATIONS UNDER ITS PURCHASE AND SALE AGREEMENT WITH THE UNITED STATES POSTAL SERVICE FOR THE PURCHASE OF THE PROPERTY KNOWN AS THE PONTE VEDRA POST OFFICE TO THE CENTER AT PONTE VEDRA BEACH, INC., A NOT FOR PROFIT (501(C)) FLORIDA CORPORATION; MAKING FINDINGS; REQUIRING THAT THE CENTER PAY THE COUNTY \$17,750 FOR THE ASSIGNMENT; AND PROVIDING AN EFFECTIVE DATE.

(04/04/2000 - 2 - 6:09 p.m.)

PUBLIC HEARING – AMENDMENTS TO ARTICLE II AND ARTICLE IV OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE.

Proof of publication of notice of public hearing on proposed ordinance amending Article II, IV, VI, and VII of the Land Development Code, was received having been published in *The St. Augustine Record* on March 22, 2000.

Scott Clem, Director of Growth Management Services, reviewed this item stating how he was going to review it. He reviewed Articles II and Article IV as follows:

Added for clarification purposes that medical offices and veterinary offices without outside boarding facilities are an allowable uses under general business use and commercial in Article II on page II-6 E, General Business and Commercial Uses; added the term *dry storage for boats* on page II-8, High Intensity Commercial Uses; Outdoor Passive Uses on page II-10

clarify that the golf driving ranges are accessory to a golf course or country club; a new row was added called *Single Family Residential* in the table on page II-27; residential setbacks to antenna towers on page II-53, Antenna Towers; and added *Section 2.03.38 Conventional Built Single Family* on page II-57.

(6:18 p.m.) Clem stated that Article IV has just two basic changes, with the first change, he recommended that the exemption for the bulkhead or retaining wall apply only where the lot is adjacent to a man made canal on Page IV-5. Discussion followed on man made canals. Clem stated that the other change was language listed in two different places dealing with both the 50 foot buffer area and the 25 foot buffer area on page IV-19. Discussion followed on the buffer language being changed, fines being imposed and reinforced on buffers being damaged, and scheduling a discussion on fines and how they are regulated. Reardon requested to have a discussion on fines and how they are regulated dealing with buffers. Bosanko stated that he and Griffin can do a presentation for the Board at whatever workshop the Board desires. Kohnke requested to add the *Long Leaf Pines* to the protected trees list. Reardon mentioned that clear cutting everything even roots needed to be addressed. Clem stated that the Tree Protection Regulation controls clear cutting.

(6:33 p.m.) Roger Van Ghent, 4005 Moultrie Foreside Blvd., agreed with adding the *Long Leaf Pine* to the protected tree list and stated that the intent of the bulkhead language listed on page IV-5 is extremely difficult to understand. He mentioned maintaining the buffer in a natural vegetated condition was an excellent suggestion on page IV-19, but the proposed added language of *or mean high water mark whichever is furthest landward* was not included. Clem explained that the language questioned by Van Ghent is addressed as the wetland jurisdictional line.

(6:41 p.m.) Ed Paucek, 970 Irma Way, spoke on the mean high water table, and penalties for damaging buffers.

(6:44 p.m.) Dave Tillis, 410 Tradewind Lane, Director of Planning for the St. Joe Company, expressed his concern of the wording regarding the buffer language on page IV-19. He asked to be able to work with Staff to come up with some language for the buffer issue.

(6:51 p.m.) John Metcalf, 1104 Millcreek Drive, spoke on buffers and stated that he had some proposed language for the buffers. **Motion by Jacalone, seconded by Kohnke, carried 5/0, to announce the second public hearing for Articles II and IV for April 18, 2000 at 9:00 a.m.**

(04/04/2000 - 3 - 6:57 p.m.)

PUBLIC HEARING - AMENDMENTS TO ARTICLE VI OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE.

Proof of publication of notice of public hearing on proposed ordinance amending Article II, IV, VI, and VII of the Land Development Code, was received having been published in *The St. Augustine Record* on March 22, 2000.

Clem started with the table dealing with heights, minimum lots areas, and building coverage, etc. under Article VI-2 with the change of using *impervious surface ratio* instead of *floor area ratio* under all the residential categories. Reardon questioned the percentage listed. Clem answered 70% was the most used for residential. Discussion followed on increasing the side yard setbacks. (7:08 p.m.) John Contestabile, Fire Service Inspector/Investigator, spoke on lot lines and setbacks. Clem continued with communication towers-requiring new residential setbacks from an existing communication tower on page VI-4; under Administrative Waivers for Errors in Yard Measurements, strike out unusual lot configurations and delete paragraph c on page VI-7; a whole section was

deleted on *Open Space and Building Spacing in Two (2) Family and Multiple Family Residential Districts and Other Districts in Which More than One (1) Main Use Structure is Located on a Lot* on page VI-9; in first paragraph deleted *submerged lands, conservation areas or preservation areas* and added *lands seaward of the Mean High Water Line*, deleted the section on *Area per Dwelling Unit*, and under Zero Lot Line Residential, roofs shall not overhang property lines on page VI-10; under Access to Public Road Required, delete paragraph five and six on page VI-12; there is a lot of strike throughs and underline in the Fire Protection Section, which are clarifications and reformatting on page VI-18, 19, 20, 21, 22, and 23; and dealing with right-of-way protection and acquisition, added the following language at the end of paragraph one, two and three on page VI-33: *unless approved by the Board of County Commissioners*. Kohnke questioned left and right turn lanes safety on page 40, and Clem stated there was some language on the bottom of page 39 that talks about safety and capacity considerations. Howell questioned driveway design on page VI-34, and Clem answered he needed to find out more information on the driveway situation that Howell was questioning. Clem stated that the parking section on page VI-41 was deleted from this area and would be included in another part of the code; added a new paragraph on page VI-74 under Special Exception: *When new Development is accessed by previously opened Roadways not constructed to the standards of this Code, such as but not limited to a non-paved surface, the Roadway must be improved to meet or exceed the standards of this Code*; and utility changes on page VI-75 with a change in requirement for hookup to central utilities going from a quarter mile to a half mile from existing utility lines. (7:26 p.m.) Frank Kenton, Utility Department, stated that single family residences are not required to hook to a force main. He stated that currently if you are within 200 feet of the force main sewer line, then you are required to hookup if non-residential. Discussion followed on needing a lift station, having a certain amount of time to hookup to sewer, and eliminating septic systems. Bosanko replied that he wasn't prepared to address force main sewer lines in detail tonight, but will work on it and give the Board some recommendations. Bryant suggested having the whole area engineered so there wouldn't be any sewer systems in the neighborhoods. Bosanko mentioned it might help if the County understands exactly what the rule allows right now and what it doesn't require. Adams relayed that the developer agreed to comply with the law on hooking up if he was required to. Clem continued with communication towers on page VI-121 regarding minimum yard requirements for new towers; and clarification under the category Convenience Store, paragraph F and G, on page VI-129. Jacalone questioned the definition of a vehicle fueling position. Clem answered that it is a term used to describe the fuel pumps.

(7:43 p.m.) David Edwards, 200 North Laura Street, Jacksonville, addressed some of the Tower Ordinance provisions, and submitted a few clean up changes to Staff.

(7:45 p.m.) Heather Michael, 981 Irma Way, spoke on water/sewer hookups.

(7:48 p.m.) Ed Paucek, 970 Irma Way, spoke on gasoline dispensing, and an increase in distance for subdivisions to hookup to water/sewer. He suggested to discourage the use of septic tanks and encourage the use of water/sewer.

(7:54 p.m.) Louise Thrower, 288 Orange Ave, requested to add the language in Section (f), Minimum Yard Requirements, in the fifth sentence down after residential zoning districts: *and open rural zoning districts* on page VI-121. She questioned utilizing the old rule until the new one is in place. Bosanko concurred. (7:56 p.m.) **Motion by Reardon, seconded by Howell, carried 5/0, to consider and discuss the proposed amendments to Article VI of the Land Development Code and announce the second public hearing for April 18, 2000 at 9:00 a.m.**

(04/04/2000 - 4 - 7:57 p.m.)

PUBLIC HEARING - AMENDMENTS TO ARTICLE VII OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE.

Proof of publication of notice of public hearing on proposed ordinance amending Article II, IV, VI, and VII of the Land Development Code, was received having been published in *The St. Augustine Record* on March 22, 2000.

Teresa Bishop, Director of Planning, reviewed Article VII starting with Proximity to Scenic Highways, changed *350 feet* to *600 feet* in the billboard section on page VII-11; in Section F as the last sentence, insert the sentence: *Such signs may be erected thirty (30) days prior to the event and shall be removed within fifteen (15) days thereafter*, for community festival and agricultural fair signage on page VII-21; new language was added on page VII-22 under number three, allows for warning signs, no trespassing signs, and bad dog signs; changes under Scenic Highway on page VII-26; change in Section K on page VII-31, under Snipe Signs to make the snipe sign definition and the snipe sign regulation consistent; added *Section 7.10.00, Race Track Road Signs*, on page VII-34, and also on page VII-34 under number two not allowing any off premise signs, add the language, *US 1 shall be exempt*. Kohnke questioned when the glitch was going to be done that make some changes in the overlay in Ponte Vedra Beach. Bishop responded that they were working on the overlay change and the changes to the Ponte Vedra regulations now. (8:04 p.m.) **Motion by Reardon, seconded by Howell, carried 5/0, to consider and discuss the proposed amendments to Article VII of the Land Development Code and announce the second public hearing for April 18, 2000, at 9:00 a.m.**

(04/04/2000 - 5 - 8:05 p.m.)
OTHER BUSINESS.

Bosanko stated that the County has found a possible encroachment of an old closed landfill (the Ravenswood Landfill) across the County property line into the land that is currently being developed known as Royal St. Johns PUD. He stated that starting tomorrow the County Staff will start to clean the surface of the land in question of this encroachment area so they can better evaluate the problem. He expressed that there would be a cost for it but there is a line item in Solid Waste that will cover it. A complete clean up plan will be brought to the Board. Discussion followed.

(8:06 p.m.) **Motion by Reardon, seconded by Jacalone, carried 5/0 to adjourn.** There being no further business to come before the Board, the meeting adjourned at 8:07 p.m.

Approved April 18, 2000

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
James E. Bryant, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: _____
Deputy Clerk