

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JANUARY 9, 2001  
(9:00 A.M.)**

Proceedings of a regular 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: Mary Kohnke, District 4, Chair  
Marc Jacalone, District 3, Vice Chair  
Nicholas Meiszer, District 1  
John Reardon, District 2  
James E. Bryant, District 5  
Ben W. Adams, Jr., County Administrator  
Isabelle Lopez, Assistant County Attorney  
Yvonne King, Deputy Clerk

Also present were: Cheryl Strickland, Clerk of Courts

(01/09/01 - 1 - 9:01 a.m.)  
CALL TO ORDER

The meeting was called to order by Kohnke.

(01/09/01 - 1 - 9:01 a.m.)  
The Invocation was given by Jacalone. The Pledge of Allegiance was led by Meiszer.

(01/09/01 - 1 - 9:02 a.m.)  
ROLL CALL

The roll was called by the Deputy Clerk.

(01/09/01 - 1 - 9:02 a.m.)  
Kohnke reminded everyone of Monday, Dr. Martin Luther King, Jr. Day.

(01/09/01 - 1 - 9:04 a.m.)  
PROCLAMATION DECLARING JANUARY 13, 2001 AS TILLIE FOWLER DAY

Kohnke, on behalf of the Board of County Commissioners, read a proclamation declaring January 13, 2001 as Tillie Fowler Day. Kohnke said the proclamation will be presented to Ms. Fowler on Saturday in Jacksonville at the Tillie Fowler Day celebration.

(01/09/01 - 1 - 9:06 a.m.)  
PROCLAMATION THAT COMMENDS ED BARRETT FOR HIS 10 YEARS OF SERVICE ON THE PONTE VEDRA ZONING DISTRICT

Kohnke said Ed Barrett received a commendation yesterday for serving 10 years on the Ponte Vedra Zoning Board.

(01/09/01 - 1 - 9:06 a.m.)  
PROCLAMATION TO DECLARE SATURDAY, JANUARY 13, 2001 AS FLORIDA KID CARE DAY

Bryant, on behalf of the Board of County Commissioners, read a proclamation declaring Saturday, January 13, 2001 as Florida Kid Care Day. The proclamation was presented to Beverly Fitzpatrick.

(01/09/01 - 2 - 9:11 a.m.)

PUBLIC COMMENTS

Sarah Bailey, 2202 Bishop Estates Road, displayed photographs of endangered species of native plants in the area that she feels will be lost with all the development that is planned.

(9:18 a.m.) Cathy Brown, Executive Director of the Council on Aging, 179 Marine Street, said she is requesting assistance from the State to support the remodeling of the new St. Augustine Senior Center on Marine Street. Brown said additionally approximately \$100,000 is needed to do the renovations.

(01/09/01 - 2 - 9:22 a.m.)

DELETIONS TO CONSENT AGENDA

There were no deletions to the Consent Agenda.

(01/09/01 - 2 - 9:22 a.m.)

APPROVAL OF CONSENT AGENDA

**Motion by Reardon, seconded by Jacalone, carried 5/0, to approve the Consent Agenda, as follows:**

1. Sheriff's Bonds:

Approve:	Gracita Dewitt	Cancel:	Richard Gatchell
Approve:	Thomas Lancaster	Cancel:	Frances Bennett
Approve:	Richard Rakus	Cancel:	Michael Spinelli
Approve:	Larry Durden	Cancel:	Marlen Bozone
Approve:	Genevieve Vinchi	Cancel:	Janie Clark
Approve:	Jackline Lewis		
Approve:	Richardo Rios		

2. Approval of a motion adopting **Resolution No. 2001-1** accepting an Access Easement to a Communications Tower Site located off State Road 16-A

**RESOLUTION NO. 2001-1**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, ACCEPTING AN ACCESS EASEMENT TO A COMMUNICATIONS TOWER SITE LOCATED OFF STATE ROAD 16-A**

3. Approval of a motion adopting **Resolution No. 2001-2** accepting an Access Easement to a Communications Tower Site located at International Golf Parkway (formerly Nine Mile Road) and U.S. 1

**RESOLUTION NO. 2001-2**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, ACCEPTING AN ACCESS EASEMENT TO A COMMUNICATIONS TOWER SITE LOCATED AT**

**INTERNATIONAL GOLF PARKWAY (FORMERLY NINE MILE ROAD) AND U.S. #1**

4. Approval of a motion adopting **Resolution No. 2001-3** accepting a Temporary Turnaround Easement and a Temporary Drainage Easement from Florida Kentucky Timberlands, Inc. to St. Johns County for use of turnarounds for public safety purposes and drainage improvements in proposed subdivision known as St. Johns Golf and Country Club Unit One

**RESOLUTION NO. 2001-3**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, ACCEPTING A TEMPORARY TURNAROUND EASEMENT AND A TEMPORARY DRAINAGE EASEMENT FROM FLORIDA KENTUCKY TIMBERLANDS, INC. TO ST. JOHNS COUNTY FOR USE OF TURNAROUNDS FOR PUBLIC SAFETY PURPOSES AND DRAINAGE IMPROVEMENTS IN PROPOSED SUBDIVISION KNOWN AS ST. JOHNS GOLF & COUNTRY CLUB UNIT ONE**

5. Approval of a motion setting a public hearing on January 23, 2001 to designate a "Slow Speed/Minimum Wake" zone in the San Sebastian River
6. Approval of a motion adopting **Resolution No. 2001-4** approving a Final Plat for Julington Creek Plantation – Parcel 55 Phase 2

**RESOLUTION NO. 2001-4**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING A SUBDIVISION PLAT FOR JULINGTON CREEK PLANTATION PARCEL 55 PHASE 2**

7. Approval of a motion adopting **Resolution No. 2001-5** approving a Final Plat for Plantation Oaks at Ponte Vedra Unit 2

**RESOLUTION NO. 2001-5**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING A SUBDIVISION PLAT FOR PLANTATION OAKS AT PONTE VEDRA UNIT 2**

8. Approval of a motion adopting **Resolution No. 2001-6** approving a Final Plat for St. Johns Golf and Country Club Unit One

**RESOLUTION NO. 2001-6**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING A SUBDIVISION PLAT FOR ST. JOHNS GOLF AND COUNTRY CLUB UNIT ONE**

9. File:

- a. Proof, Notice to Bidders, Bid No. 01-20
- b. Proof, Request for Proposals, Bid No. 01-16
- c. Proof, Notice to Bidders, Bid No. 01-17
- d. Proof, Notice of Public Hearing, Application of St. Johns Service Company for Extension of Service Area, January 3, 2001
- e. Proof, Notice of Meeting, Economic Development Committee, December 14, 2000
- f. Proof, Notice of Public Hearings, Establishment of Ordinance/Regulations Affecting the Use of Land, December 12, 2000 and January 9, 2001
- g. Proof, Notice of Meeting, St. Johns County Value Adjustment Board, December 18, 2000
- h. Proof, Notice of Intent, Collection & Enforcement Guana Basin Drainage System
- i. Proof, Notice of Adoption of a Resolution Vacating, abandoning, discontinuing and closing certain streets, alleyways, roads or easements, 3-69 Biera Mar Sub-Division
- j. Proof, Notice of Meeting, Special Assessment Guana Basin Drainage System Project, December 19, 2000
- k. Proof, Notice of Public Hearing, Special Assessment Guana Basin Drainage System Project, December 19, 2000
- l. Proof, Notice of Special Meeting, Special Assessment Guana Basin Drainage System Project, December 19, 2000
- m. Proof, Notice to the Public, Northwest Sector Plan Progress Report and Community Profile, December 5, 2000
- n. Proof, Certificate of Liability Insurance, Starwood Hotels & Resorts Worldwide, Inc.
- o. Proof, Certificate of Liability Insurance, Abba Construction, Inc.
- p. Proof, Certificate of Insurance, Qore, Inc.
- q. Proof, Certificate of Insurance, Dyer, Riddle, Mills & Precourt, Inc.
- r. Proof, Certificate of Liability Insurance, Environmental Remediation SVC.
- s. Proof, Certificate of Liability Insurance, Connelly & Wicker, Inc.
- t. Proof, Certificate of Liability Insurance, Burns & McDonnell Engineering Co. Inc.
- u. Proof, Certificate of Liability Insurance, Burns & McDonnell Engineering Co. Inc.
- v. Proof, Certificate of Liability Insurance, Herbert/Halback Inc.
- w. Proof, Certificate of Liability Insurance, Prosser Hallock, Inc.

(01/09/01 - 4 - 9:23 a.m.)

#### ADDITIONS/DELETIONS TO REGULAR AGENDA

Jan Brewer, Environmental Manager, relayed a request of the applicant to continue Item #10, the non-zoning variance request, to February 20, 2001 at 9:00 a.m. (9:25 a.m.) **Motion by Bryant, seconded by Reardon, carried 5/0, to continue Item #10, NZV-00-007, Blake Property, to February 20, 2001 at 9:00 a.m. (9:26 a.m.) Motion by Jacalone, seconded by Reardon, carried 5/0, to approve the Regular Agenda, as amended.**

(01/09/01 - 4 - 9:26 a.m.)

1. 2<sup>ND</sup> PUBLIC HEARING – NORTH COASTAL CORRIDOR OVERLAY DISTRICT. THIS IS THE SECOND AND FINAL PUBLIC HEARING TO CONSIDER AN AMENDMENT TO ARTICLE III OF THE LAND DEVELOPMENT CODE, ESTABLISHING THE NORTH COASTAL CORRIDOR OVERLAY DISTRICT. THE PURPOSE AND INTENT OF THIS SPECIAL DISTRICT IS TO ACHIEVE GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN; ENCOURAGE THE PROTECTION OF SCENIC VIEWS AND ENHANCE THE PHYSICAL APPEARANCE OF THE AREA THROUGH SITE AND BUILDING DESIGN

GUIDELINES AND SIGNAGE CONTROLS. THESE OBJECTIVES SHALL BE ACCOMPLISHED THROUGH ADDITIONAL REQUIREMENTS WHICH REGULATE NEW COMMERCIAL AND MULTI-FAMILY DEVELOPMENT AND CERTAIN CHANGES TO SUCH EXISTING DEVELOPMENT, IN A MANNER WHICH MAINTAINS, PROTECTS AND ENHANCES THE DIVERSE AND UNIQUE CHARACTER OF THE NORTH COASTAL CORRIDOR WHICH ENCOMPASSES VILANO BEACH, USINA'S BEACH (NORTH BEACH), SURFSIDE, SOUTH PONTE VEDRA BEACH AND THE VILANO BEACH TOWN CENTER

Proof of publication of the notice of public hearing on the North Coastal Corridor Overlay District was received having been published in The St. Augustine Record on December 5, 2000.

Sonya Doerr, Chief Planner, gave a general overview of the Land Development Code amendment establishing the North Coastal Corridor Overlay District. Discussion followed on the ordinance amendment. (9:37 a.m.) Vivian Browning, 40 Beachcomber Way, Vilano Beach, commented in favor of the North Coastal Corridor Overlay District. (9:40 a.m.) **Motion by Reardon, seconded by Jacalone, carried 5/0, to enact Ordinance No. 2001-1, amending Article III of the Land Development Code to adopt the North Coastal Overlay District.**

#### **ORDINANCE NO. 2001-1**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, AMENDING AND SUPPLEMENTING, ADDING SECTIONS TO ARTICLE III OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS ADOPTED BY ORDINANCE 99-51, AS PREVIOUSLY AMENDED; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING ARTICLE III, SPECIAL DISTRICTS, SPECIFICALLY ADDING ARTICLE 3.09, THE NORTH COASTAL CORRIDOR OVERLAY DISTRICT, PROVIDING FOR A PURPOSE AND INTENT; DELINEATION OF THE NORTH COASTAL CORRIDOR OVERLAY DISTRICT; USES AND ACTIVITIES SUBJECT TO THE OVERLAY DISTRICT; DEVELOPMENT STANDARDS; ADDITIONAL SIGNAGE REQUIREMENTS; DESIGN REVIEW GUIDELINES AND STANDARDS; MINIMUM YARD REQUIREMENTS AND SITE DEVELOPMENT CRITERIA; ARCHITECTURAL STYLES AND DESIGN ELEMENTS; AND ADMINISTRATIVE REQUIREMENTS**

(01/09/01 - 5 - 9:41 a.m.)

2. PUBLIC HEARING - DUPREZ BUSINESS PARK SOUTH PUD. THIS REQUEST SEEKS TO REZONE A 2.79 ACRE PARCEL FROM OR TO PUD TO ALLOW THE DEVELOPMENT OF UP TO 33,350 SQUARE FEET OF GENERAL COMMERCIAL, NEIGHBORHOOD BUSINESS AND COMMERCIAL USES, PROFESSIONAL OFFICE AND LIGHT INDUSTRIAL USES AS DEFINED BY SECTION 2.02.01 OF THE LAND DEVELOPMENT CODE. THE SITE IS LOCATED WITHIN A MIXED USED DISTRICT AS DESIGNATED BY THE 2015 FUTURE LAND USE MAP (FLUM). COMMERCIAL USES WITHIN THE SITE WILL BE SUBJECT TO THE REQUIREMENTS OF THE COASTAL CORRIDOR OVERLAY DISTRICT. CENTRAL WATER AND SEWER WILL BE UTILIZED. THERE ARE NO JURISDICTIONAL WETLANDS AND NO SIGNIFICANT NATURAL

COMMUNITIES HABITAT ON THE SITE. ACCESS IS PROPOSED FROM AN ENTRANCE ON US 1 NORTH AND AN ENTRANCE ON JOHN ANDERSON (OLD DIXIE) HIGHWAY. THE PROJECT IS PROPOSED TO BE DEVELOPED IN THREE PHASES OVER A PERIOD OF FIVE YEARS. STAFF ALSO FINDS THAT THE PROPOSED DEVELOPMENT IS CONSISTENT AND COMPATIBLE WITH THE SURROUNDING COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS APPLICATION AT THE AUGUST 3, 2000 MEETING. A FINAL CERTIFICATE OF CONCURRENCY WAS ISSUED ON DECEMBER 4, 2000

Proof of publication of the notice of public hearing on the rezoning, R-PUD-00-022, Duprez Office Center PUD, was received having been published in The St. Augustine Record on December 22, 2000.

Sonya Doerr, Chief Planner, explained the request to rezone property from OR to PUD. (9:43 a.m.) Assistant County Attorney Isabelle Lopez left the meeting; Deputy County Attorney Daniel Bosanko entered the meeting. Discussion followed regarding the impervious surface coverage and whether all the buildings will be metal. (9:47 a.m.) Pam Drury, Taylor & White, 5300 Emerson Street, Jacksonville, representing Louie Williams, addressed the pedestrian access to the Gate Station and whether the buildings will be metal. (9:48 a.m.) Curtis Hart, 600 Wharfside Way, Jacksonville, addressed the buildings structure. Discussion followed on the requested PUD. (9:58 a.m.) **Motion by Reardon, seconded by Jacalone, carried 5/0, to enact Ordinance No. 2001-2, adopting Findings of Fact 1 through 5 to support the motion.**

#### **ORDINANCE NO. 2001-2**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OR (OPEN RURAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(01/09/01 - 6 - 9:58 a.m.)

3. PUBLIC HEARING – BARTRAM PARK PLANNED UNIT DEVELOPMENT. THE BARTRAM PARK PUD IS A MULTI-USE PROJECT PROPOSED TO ESTABLISH THE ZONING AND PLAN OF DEVELOPMENT FOR THE ST. JOHNS COUNTY PORTION OF THE BARTRAM PARK DRI. THE BARTRAM PARK DRI DEVELOPMENT ORDER AND THE RELATED COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO COMMUNITY COMMERCIAL (CC) WERE APPROVED ON SEPTEMBER 19, 2000. THIS PROJECT IS LOCATED AT THE BORDER OF ST. JOHNS COUNTY AND DUVAL COUNTY. PROPOSED DEVELOPMENT WITHIN THE DRI SPANS BOTH COUNTIES, WITH THE MIXED-USE PORTION OF THE PROJECT BEING LOCATED IN DUVAL COUNTY. ALTHOUGH THE TOTAL AREA COMPRISING THE ENTIRE BARTRAM PARK DRI IS OVER 2,500 ACRES, THE ST. JOHNS COUNTY PORTION OF THE DRI/PUD CONTAINS APPROXIMATELY 128 ACRES. STAFF FINDS THAT THE PROPOSED PUD IS CONSISTENT WITH THE DRI DEVELOPMENT ORDER AND THE COMPREHENSIVE PLAN, AS WELL AS APPLICABLE PROVISIONS OF THE LAND DEVELOPMENT CODE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS APPLICATION AT THE DECEMBER 21, 2000 MEETING

Proof of publication of the notice of public hearing on Bartram Park PUD was received having been published in The St. Augustine Record on December 22, 2000.

Sonya Doerr, Chief Planner, explained the request to rezone property to PUD. Discussion followed on the requested PUD. (10:17 a.m.) George McClure, 170 Malaga Street, Suite A, representing Bartram Park, Ltd., reviewed the PUD. Discussion continued on the PUD.

The meeting recessed at 10:27 a.m. and reconvened at 10:37 a.m.

Discussion ensued on vested rights. (10:40 a.m.) **Motion by Reardon, seconded by Meiszer, carried 5/0, to enact Ordinance No. 2001-3 Bartram Park PUD, adopting Findings of Fact A through F to support the motion.**

#### **ORDINANCE NO. 2001-3**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OR (OPEN RURAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(01/09/01 - 7 - 10:42 a.m.)

4. PUBLIC HEARING - TRANSMITTAL OF A COMPREHENSIVE PLAN AMENDMENT TAYLOR-WOODROW. THIS IS A REQUEST TO TRANSMIT A PROPOSED COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) AMENDMENT. THE PROPOSED AMENDMENT EXPANDS THE BOUNDARIES OF THE INTERSTATE 95 COUNTY ROAD 210 WEST DEVELOPMENT AREA TO DESIGNATE APPROXIMATELY 123 ACRES OF LAND FROM RURAL SILVICULTURE (R/S) TO RESIDENTIAL DENSITY ZONE B (B) AND TO DESIGNATE APPROXIMATELY 254 ACRES FROM RESIDENTIAL C TO RESIDENTIAL B. STAFF FINDS THE REQUEST INCONSISTENT WITH THE COMPREHENSIVE PLAN. THIS IS A REQUEST TO TRANSMIT THE PROPOSED COMPREHENSIVE PLAN FLUM AMENDMENT TO THE DEPARTMENT OF COMMUNITY AFFAIRS. TRANSMITTAL DOES NOT CONSTITUTE APPROVAL OF THE PROPOSED AMENDMENT. THE PLANNING AND ZONING AGENCY RECOMMENDED TO DENY TRANSMITTAL OF THIS COMPREHENSIVE PLAN AMENDMENT AT ITS REGULAR MEETING OF OCTOBER 19, 2000 WITH A 5:1 VOTE

Proof of publication of the notice of continued public hearing on the transmittal of a Comprehensive Plan Amendment, Taylor-Woodrow, was received having been published in The St. Augustine Record on December 22, 2000.

Teresa Bishop, Planning Director, explained the request to amend the Future Land Use Map from Rural Silviculture to B Residential and C Residential to B Residential. (10:46 a.m.) George McClure, 170 Malaga Street, Suite A, representing Taylor-Woodrow Communities, explained the request; then, submitted a petition of the residents of South Hampton, Cimarrone, Johns Creek, Southlake, and Johns Glen who were in favor of the PUD. Discussion followed on the Comp Plan Amendment. (11:22 a.m.) Bill Thomason, 10785 Russell Sampson Road, commented in opposition to the Comprehensive Plan Amendment. (11:22 a.m.) Paula Rowland, 10425 Russell Sampson Road, commented in opposition to the Comprehensive Plan Amendment. (11:23 a.m.) Barry Ansbacher, 1301

Riverplace Blvd., #2450, Jacksonville, commented in opposition to the Comprehensive Plan Amendment. (11:32 a.m.) Steve Cordelle, 2135 Quarter Horse Circle, commented in opposition to the Comprehensive Plan Amendment. (11:32 a.m.) Sheila Cordelle, 2135 Quarter Horse Circle, commented in opposition to the Comprehensive Plan Amendment. (11:34 a.m.) Freddie Rowland, 10425 Russell Sampson Road, commented in opposition to the Comprehensive Plan Amendment. (11:35 a.m.) Diane Mickler, 10180 Russell Sampson Road, commented in opposition to the Comprehensive Plan Amendment. (11:36 a.m.) Mary Fecteau, 237 Johns Glen Drive, commented in opposition to the Comprehensive Plan Amendment. (11:37 a.m.) Alex Kimmel, 2140 Quarter Horse Circle, commented in opposition to the Comprehensive Plan Amendment. (11:37 a.m.) McClure responded to the concerns of the public speakers; then, requested the transmittal be tabled until the PUD hearing has been held on the pending application. Discussion followed.

(11:46 a.m.) Assistant County Attorney, Doug Burnett, entered the meeting.

**(11:53 a.m.) Motion by Reardon, seconded by Meiszer, carried 3/2 with Jacalone and Bryant dissenting, to deny transmittal of CPA-00-003 to the Department of Community Affairs because it does not meet the policies of the St. Johns County Comprehensive Plan A.1.2.5(B), (E), and (F), which applies to land use compatibilities and sustainability; the proposed Future Land Use Map amendment is not consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan; and the County is actively searching for the most suitable location for the north/south connector and supporting collector network as required by the Florida Department of Transportation.**

(01/09/01 - 8 - 11:54 a.m.)

5. CONSIDER A RESOLUTION ALLOCATING NON AD-VALOREM FUNDS NOT TO EXCEED \$177,000 TO THE ST. JOHNS COUNTY SCHOOL DISTRICT FOR UPGRADE TO NEW NORTHWEST MIDDLE SCHOOL TO AN EMERGENCY SHELTER

David Halstead, Assistant County Administrator, explained the resolution. (11:55 a.m.) **Motion by Reardon, seconded by Jacalone, carried 5/0, to approve Resolution No. 2001-7 allocating an amount not to exceed \$177,000 in non ad-valorem funds during Fiscal Year 2001-2002 to the St. Johns County School District for the purpose of upgrading the New Northwest County Middle School to an Emergency/Hurricane Shelter.**

#### RESOLUTION NO. 2001-7

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, AGREEING TO ALLOCATE FUNDS FROM NON AD-VALOREM SOURCES TO THE ST. JOHNS COUNTY SCHOOL DISTRICT IN FY 2002 FOR THE PURPOSE OF UPGRADING THE NEW NORTHWEST MIDDLE SCHOOL TO AN EMERGENCY SHELTER STATUS AUTHORIZING THE TRANSFER OF FUNDS TO THE ST. JOHNS COUNTY SCHOOL DISTRICT**

(11:57 a.m.) Jacalone left the meeting.

(01/09/01 - 9 - 11:56 a.m.)

6. PROJECT UPDATE FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION STUDY CONNECTING CLAY AND ST. JOHNS COUNTIES

Kevin Feldt, Transportation Planning Manager, gave a project update for the FDOT Study



connecting Clay and St. Johns Counties. (12:02 p.m.) Don Beattie, 808 Mill Pond Court, asked why Putnam County was not included in the traffic study. (12:03 p.m.) Mary Cornwell, 2652 SR 13, Switzerland, expressed concerns with the Shands Bridge.

(12:05 p.m.) **Motion by Reardon, seconded by Bryant, carried 4/0 with Jacalone absent, to move Agenda Items #7, #8, and #9 to the end of the afternoon agenda after Agenda Item #16.**

(01/09/01 - 9 - 12:05 p.m.)

7. CONSIDER A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ADMINISTER A LEASE AGREEMENT FOR THE AREA OF THE CLOSED RAVENSWOOD LANDFILL

This agenda item was moved to the afternoon agenda. (See page 16)

(01/09/01 - 9 - 12:05 p.m.)

8. CONSIDER A LEASE AGREEMENT FOR COUNTY USE OF THE PALM VALLEY COMMUNITY CENTER

This agenda item was moved to the afternoon agenda. (See page 16)

(01/09/01 - 9 - 12:05 p.m.)

9. DISCUSSION OF THE LEGISLATIVE PRIORITIES FOR 2001

This agenda item was moved to the afternoon agenda. (See page 17)

The meeting thereupon recessed at 12:05 p.m. and reconvened at 1:35 p.m. with Kohnke, Jacalone, Bryant, Reardon, Meiszer, Adams, Lopez, and Deputy Clerk Lenora Newsome present.

Commissioner Kohnke was not yet present at the meeting.

(01/09/01 - 9 - 1:35 p.m.)

10. THE APPLICANT HAS REQUESTED TO HAVE THIS ITEM CONTINUED TO THE FEBRUARY 20, 2001 AT 9:00 A.M. PUBLIC HEARING - NZV-00-007 BLAKE PROPERTY. THIS IS A REQUEST TO SEEK A NON-ZONING VARIANCE FROM THE 25-FOOT UPLAND REQUIRED OF THE LAND DEVELOPMENT CODE.

*This item was rescheduled to February 20, 2001 at 9:00 a.m.*

(01/09/01 - 9 - 1:35 p.m.)

11. PUBLIC HEARING - NZV-00-008-GREEN/POPOLEE ROAD. NON-ZONING VARIANCE TO GRANT A VARIANCE FROM PAVEMENT OF A PRIVATE EASEMENT. (THIS ITEM WAS CONTINUED FROM THE BCC MEETING HELD ON DECEMBER 12, 2000.) THE SUBJECT PROPERTY IS LOCATED AT 1137 POPOLEE ROAD. THIS APPLICANT IS SEEKING A NON-ZONING VARIANCE TO THE ROADWAY PAVING REQUIREMENTS OF SECTION 6.04.07 (ROADWAY DESIGN) AND SECTION 6.04.10 (SPECIAL EXCEPTION). APPLICANT WISHES TO ACCESS 4 - 2 ACRE LOTS VIA A 20' WIDE STABILIZED DIRT ROAD WITHIN A 60' EASEMENT. THE SITE PLAN PROPOSES TO ACCESS 4 - 2 ACRE LOTS VIA A STABILIZED DIRT ROAD.

Proof of publication of notice of public hearing on NZV-00-008 Green/Popolee Road, was received having been published in The St. Augustine Record on November 20, 2000.

Darrell Locklear, Development Review Engineering Manager, reviewed this item using

visual display, stating that the applicant was seeking a non-zoning variance to the roadway paving requirements of Section 6.04.07 (Roadway Design) and Section 6.04.10 (Special Exception). He relayed the responses to the mail outs, four in favor and one opposed to the non-zoning variance. (1:37 p.m.) Kohnke entered the meeting. (1:38 p.m.) Joe Green, Applicant, explained why he wanted a non-zoning variance to the roadway paving requirements. Discussion followed on an existing easement, if this variance was not granted how many units could be placed on the property without having to meet the paving and drainage standards, and how many residential units could be accessed off of a stabilized non-paved access road. (1:42 p.m.) Bob Green, the applicant's brother, explained why the applicant didn't want to pave the road. Joe Green stated that they were at this meeting for the paving vs non paving and explained why they did not wish to pave the road. Kohnke questioned how wide the road would be and if it was wide enough for an emergency vehicle to turn around. Locklear stated that it was 20 feet with a 60 foot easement. Bob Green remarked that it would be wide enough for emergency vehicles. Kohnke questioned if the County's only objection was based on the fact that the County requires paving. Locklear replied that paving was the only objection. Joe Green spoke on the easement and lots per unit. Reardon questioned the number of units using the current access road. Joe Green replied there are six houses using the current access, but there would be too many using that access, if he and his family were added to it. Jacalone voiced concern about Emergency Services reviewing this request. Locklear relayed that the County would review it from an engineering aspect to be sure the road is stabilized enough to handle the emergency vehicles that the County has. Jacalone questioned how the maintenance of this easement to a level that would satisfy emergency vehicle access could be added as a condition. Locklear stated that the requirements for an easement that are listed in the Land Development Code will address it. Mrs. Green mentioned that they want to do what is right, but they do need it done. **Motion by Reardon, seconded by Kohnke, carried 5/0, to approve NZV-00-008 a Non-Zoning Variance to allow use of a roadway not up to County standards and to grant variance from right-of-way widths and paving of private easement: there are practical difficulties in carrying out the strict letter of the regulation; the variance request is not based exclusively upon a desire to reduce the cost of developing the site; the proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public; the proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site; and the effect of the proposed variance is in harmony with the general intent of this code.**

(01/09/01 - 10 - 1:58 p.m.)

12. PUBLIC HEARING - CONSIDER A PETITION TO VACATE CERTAIN DRAINAGE AND UTILITY EASEMENTS IN JULINGTON CREEK PLANTATION UNIT 1, LOT 43. THIS REQUEST IS TO VACATE A 7.5' SIDE YARD AND A 10' REAR DRAINAGE/UTILITY EASEMENT ON LOT 43, JULINGTON CREEK UNIT ONE BLOCK 5. THE APPLICANT WISHES TO VACATE THESE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING AN IN-GROUND POOL. JULINGTON CREEK UNIT ONE WAS PLATTED IN 1984. THE PLAT DEDICATES EASEMENTS TO ST. JOHNS COUNTY PER THE FOLLOWING NOTE: "A 10-FOOT STRIP ALONG THE FRONT AND REAR OF EACH LOT, AND A 7.5-FOOT STRIP ALONG THE SIDE OF EACH LOT, UNLESS OTHERWISE INDICATED AS SHOWN." THE APPLICANT HAS OBTAINED RELEASE OF EASEMENT LETTERS FROM JEA, AT&T, BELLSOUTH AND HAS OBTAINED A LETTER FROM A REGISTERED ENGINEER STATING THAT THESE EASEMENTS ARE NOT UTILIZED FOR DRAINAGE OR UTILITY PURPOSES. STAFF HAS NO OBJECTION TO THE PROPOSED EASEMENT VACATION AND THEREFORE RECOMMENDS APPROVAL.

Proof of publication of notice of public hearing on Larkspur Loop, vacate portions of certain streets, alleyways, or roads, was received having been published in The St.

Augustine Record on November 20, 2000.

Locklear reviewed this item, stating that this request is to vacate a 7.5' side yard and a 10' rear drainage/utility easement on Lot 43, Julington Creek Unit One Block 5 with the applicant wishing to vacate these easements for the purpose of constructing an in-ground pool. Reardon questioned the adjacent property owners being notified of this proposed change. Locklear replied that the Applicant can speak directly to the location of the pool. Meiszer questioned if vacating the easement would affect the setback requirement. Locklear stated that the setbacks will remain intact. Adam Ashbaugh explained why he was vacating the easements and the location of the pool. Reardon voiced concern about going into the setbacks. Ashbaugh replied that he was not building the pool into the side yard setback. Ashbaugh explained why the easements were placed there to begin with. **Motion by Reardon, seconded by Jacalone, carried 5/0, to approve vacation of the drainage and utility easements along the east side and south rear of Lot 43 in Julington Creek Unit One, Block 5.**

### RESOLUTION NO 2001-8

#### A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, VACATING A DRAINAGE AND UTILITY EASEMENT AS MORE FULLY DESCRIBED BELOW

(01/09/01 - 11 - 2:07 p.m.)

13. PUBLIC HEARING - APPEAL/ZVAR-2000-05 MR. AND MRS. ANDREW WELTON. THE REQUEST IS AN APPEAL TO THE ORDER OF THE PLANNING AND ZONING AGENCY DENYING A ZONING VARIANCE FOR A REDUCTION IN THE REQUIRED SETBACKS. THE PROPERTY IS LOCATED AT 616 CORAL CIRCLE, SEA RANCH SUBDIVISION. THE APPLICANT REQUESTED A REDUCTION IN THE REQUIRED FRONT YARD SETBACK FROM 20 FEET TO 0 FEET AND A REDUCTION IN THE REQUIRED SIDE YARD SETBACK ON THE EAST PROPERTY LINE FROM 8 FEET TO 0 FEET FOR THE CONSTRUCTED CARPORT.

Proof of publication of notice of public hearing on Zoning Variance #ZAAR 2000-05, was received having been published in The St. Augustine Record on December 7 and 14, 2000.

Rosemary Yeoman, Zoning Manager, Development Services, stated that this was a request for an appeal to the denial of a zoning variance by the Planning and Zoning Agency. Bryant asked if this was brought to her attention from a complaint. Yeoman answered that it is currently under a code enforcement notice and that was the result of a complaint. Yeoman mentioned that she had asked Karen Brunner, Code Enforcement Officer, if she has received any additional violation complaints and none had been submitted. Kohnke questioned if the Weltons were cited for building a carport on a zero lot line without a permit. Yeoman replied yes. Bryant stated that the carport was built on an existing driveway. Kohnke voiced concern about the structure being on the lot line. Reardon voiced his concern about the carport being on the neighbors property and suggested getting rid of the walkway. Yeoman commented on granting a portion of the variance request and deny a portion without the applicants coming back. Mrs. Welton stated that they have a backup suggestion; to move the carport over onto the paved concrete. Welton gave his presentation. Mrs. Welton gave a presentation on setting an example in the area. Meiszer advised to relocate the carport, apply for the proper permit, find out what setbacks the Weltons can live with, and come back and get that variance. **Motion by Jacalone, seconded by Reardon, carried 4/1 with Meiszer opposed, to allow the reduction of the front yard setback from 20 feet to 8 feet and the side yard setback from 8 feet to 6 feet.**

(01/09/01 - 12 - 2:35 p.m.)

14. PUBLIC HEARING – R-00-037 RIVER OAKS. THIS REQUEST SEEKS TO REZONE APPROXIMATELY FIVE ACRES OF LAND FROM CG (COMMERCIAL GENERAL) TO RS-2 (RESIDENTIAL, SINGLE-FAMILY). THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF NECK ROAD IN THE PALM VALLEY AREA, WITHIN THE C-RESIDENTIAL COASTAL FUTURE LAND USE DESIGNATION. CENTRAL UTILITIES WILL BE PROVIDED BY INTRACOASTAL UTILITIES. THE SURROUNDING ZONING IS SINGLE-FAMILY RESIDENTIAL AND OPEN RURAL, AND THE SURROUNDING DEVELOPMENT IS SINGLE-FAMILY RESIDENTIAL. THE REQUEST IS CONSISTENT WITH THE LAND DEVELOPMENT CODE AND THE COMPREHENSIVE PLAN. THE REZONING WOULD NOT BE DETRIMENTAL TO THE AREA AND IS COMPATIBLE WITH THE SURROUNDING AREA. THE PLANNING AND ZONING AGENCY, BY A 5-1 VOTE, RECOMMENDED APPROVAL AT ITS REGULAR MEETING OF DECEMBER 21, 2000.

Proof of publication of notice of public hearing on notice or proposed rezoning on R-00-037, River Oaks, was received having been published in The St. Augustine Record on December 22, 2000.

Sonya Doerr, AICP, Chief Planner, stated that this request is to rezone approximately five acres of land from CG (Commercial General) to RS-2 (Residential, Single-Family). Kohnke stated that she would like to limit the number of houses being placed on the property and since the applicant is not present, would like to postpone this item for two weeks. **Motion by Reardon, seconded by Kohnke, carried 4/1 with Meiszer opposed, to continue R-00-037 River Oaks to February 13, 2001 at 9:00 a.m..** Daniel Bosanko, Deputy County Attorney, entered the meeting. Lopez left the meeting.

The meeting recessed at 2:44 p.m. and reconvened at 2:57 p.m.

(01/09/01 - 12 -2:57 p.m.)

15. PUBLIC HEARING – STONEHURST DEVELOPMENT AGREEMENT. CONTINUED FROM DECEMBER 12, 2000. THE VININGS PUD IS LOCATED ON THE NORTH SIDE OF CR 210 APPROXIMATELY .68 OF A MILE WEST OF I-95. THE STONEHURST PLANTATION PUD IS LOCATED ON THE SOUTH SIDE OF CR 210 APPROX. 1.36 WEST OF I-95. THE CR 210 WEST CHURCH IS LOCATED ON THE SOUTH SIDE OF CR 210, IMMEDIATELY WEST OF AND ADJACENT TO THE STONEHURST PLANTATION. THIS HEARING IS THE SECOND OF TWO REQUIRED PUBLIC HEARINGS. THE FIRST HEARING WAS HELD ON NOVEMBER 21, 2000. THE DEVELOPERS OF THE STONEHURST PLANTATION PUD (STONEHURST PLANTATION, INC.), THE VININGS PUD (A & S LAND DEVELOPMENT COMPANY), AND THE CR 210 WEST CHURCH (KKP CHIPPEWA, LTD.) HAVE PROPOSED A DEVELOPMENT AND IMPACT FEE CREDIT AGREEMENT WITH ST. JOHNS COUNTY. THE PROPOSED AGREEMENT WILL SERVE AS THE DEVELOPERS' COMMITMENT TO CONSTRUCT THE TRANSPORTATION IMPROVEMENTS NECESSARY TO SERVE THE IMPACTS OF THE PROPOSED DEVELOPMENTS, SPECIFICALLY IMPROVEMENTS THAT PROVIDE ADEQUATE ROADWAY CAPACITY ON CR 210 TO MEET TRANSPORTATION CONCURRENCY REQUIREMENTS. THE CONCURRENCY REVIEW COMMITTEE (CRC) REVIEWED THE AGREEMENT ON OCTOBER 11, 2000. THE CRC VOTED (3-0) TO SUPPORT THE PROPOSED IMPROVEMENTS AS SUFFICIENT TO PROVIDE ADEQUATE CAPACITY ON CR 210 TO ACCOMMODATE IMPACTS FROM THE THREE PROJECTS. THE CRC HAS NO AUTHORITY REGARDING IMPACT FEES AND THEREFORE TOOK NO ACTION ON THE IMPACT FEE PORTION OF THE AGREEMENT.

Proof of publication of notice of public hearing on notice of intent to consider proposed development and agreement fee - Stonehurst Plantation PUD, was received having been published in The St. Augustine Record on January 9, 2001.

Scott Clem, AICP, Growth Management Services Director, reviewed this item and suggested to hear items 15 and 16 together, but vote on them separately. Bosanko reviewed the special vested rights issue when doing development agreements and the five exceptions; 1) the new regulation does not prevent the development of land uses, intensities and densities in the development agreement; 2) could have a public hearing and find that the new regulation was essential to the public health, safety, and welfare of the County; 3) have an exception in the development agreement for a specific anticipated situation; 4) some substantial change of circumstances that require the new regulation to apply; and 5) if it is found later that the developer gave inaccurate information. If none of the exceptions apply, then this or any other development agreement property would be locked into the present regulation. Discussion followed on the governing document, and having Staff give a list of all the LDRs in Bartram Park that they got locked into. John Metcalf explained the PUD text and that there was only one change on January 8, 2001. Doerr summarized the request and stated that she would take questions afterwards. Kohnke questioned the power line being considered as the north/south road and how much right-of-way was there. Clem replied yes the power line was being considered as the north/south road and that they are attempting to reserve 150 feet on both sides of the power line easement itself. Meiszer questioned if the north/south roadway was adjacent to the Florida Power and Light easement. Clem answered that they were anticipating at this point to be adjacent to the easement. Meiszer questioned if the Sector Plan will tell them what the alignment of the north/south roadway could be or is it a part of the Northwest Sector Plan. Clem replied that it is actually in a separate study. Discussion followed on purchasing the right-of-way at a later point, rezoning raising the price of the land, there being a much larger picture than getting Stonehurst approved, and the planned recreational space.

(3:29 p.m.) John Metcalf, 1104 Mill Creek Drive, representing KKP Chippewa, Ltd. and Stonehurst Plantation Inc., reviewed the development and impact fee agreement and PUD rezoning from OR to PUD, with assistance of visual display. Discussion followed on the 7.6 acres being given to the Civic Association, on the 8.6 acres of active recreation, access to the parks, size of the lots, time table in which the parks have to be completed, and water and sewer use.

(3:54 p.m.) Paula Lear, 1258 Fish Hook Way, Ponte Vedra Beach, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(3:54 p.m.) Steve Lear, 1258 Fish Hook Way, Ponte Vedra Beach, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(3:55 p.m.) Tom Schacht, 1144 Mill Creek Drive, Switzerland, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(3:56 p.m.) Robert Dykes, 1070 Bella Vista Blvd. #102, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(3:56 p.m.) Holly Keiter, 1080 Bella Vista Blvd. #108, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(3:56 p.m.) Tommy Bowden, 2725 CR 210 West, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(3:57 p.m.) Sheryl Roach, 1330 Wentworth Avenue, Jacksonville, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(3:57 p.m.) Mark Farrell, 5020 Bentgrass Circle, Ponte Vedra Beach, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(3:58 p.m.) John Rood, 2635 Forest Circle, Jacksonville, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(3:59 p.m.) Renee' Farrell, 5020 Bentgrass Circle, Ponte Vedra Beach, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(4:00 p.m.) Kevin Connelly, 8650 CR 13 North, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(4:00 p.m.) Robert Wheeler, 10805 Russell Sampson Road, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(4:02 p.m.) Jennifer Presson, 7 Arbor Club Drive #317, Ponte Vedra Beach, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(4:03 p.m.) Jim Lear, 1141 Whispering Pines Road, Switzerland, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(4:03 p.m.) Bart Walchle, 739 Spinnakers Reach, Ponte Vedra Beach, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(4:04 p.m.) Jeff Conn, 109 Greencrest Drive, Ponte Vedra Beach, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(4:06 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in opposition of the Stonehurst Plantation Development Agreement and the PUD.

(4:09 p.m.) Bobbi Wagemaker, 33 Ponte Vedra Colony Circle, Ponte Vedra Beach, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(4:10 p.m.) Dedra Middleton, 272 Carolina Jasmine Lane, Jacksonville, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(4:10 p.m.) Marie Walchle, 739 Spinnakers Reach, Ponte Vedra Beach, spoke in favor of the Stonehurst Plantation Development Agreement and the PUD.

(4:11 p.m.) Barry Ansbacher, 10545 Russell Sampson Road, stated that he was speaking to Kohnke's issue regarding the Sampson Civic Association Inc., spoke on the Association being aware of the negotiations and the Developers having to provide access to their area. He spoke in favor of the Stonehurst Plantation Development Agreement and the PUD. Kohnke stated that, if this was approved today, there would be many more residents placed in that area. Reardon read two e-mails into the record in opposition of the Stonehurst Plantation Development Agreement and the PUD. (4:17 p.m.) Metcalf spoke on several comments made by Ellen Whitmer. Discussion followed on the PUD meeting all the requirements; the amount of money that is given over the impact fees amount; the PUD being located too close to a number of issues like the road alignment for the north/south road; and out of 17 of the public speakers, 13 of them live outside of the area. Jacalone disclosed exparte communication with John Metcalf, Rick and Susan Wood, Clem, Bishop, Sonya Doerr, and Heather Morris. Reardon disclosed exparte communication with Barry Ansbacher. Kohnke and Meiszer disclosed exparte communication with Susan

Wood. Meiszer questioned how far the fire station was from the development. Clem responded that it was a half mile. Meiszer spoke on the school the children in the development would go to, and the widening of CR 210.

(4:43 p.m.) Deputy Clerk Judy Hamilton entered the meeting, and Deputy Clerk Lenora Newsome left the meeting.

(4:44 p.m.) Reardon requested school sites be included on the agenda for the joint BCC/School Board meeting. (4:46 p.m.) Bosanko reiterated that this application was an excepted project from the moratorium. Jacalone spoke on comp plan amendments versus rezoning in a development area and potential students. (4:50 p.m.) Clem advised that Staff meets monthly with School Board Staff; and, these items are discussed at those meetings. Clem then spoke on the most recent version of the PUD. (4:52 p.m.) Bryant asked about park development. Clem responded there were substantial park sites within the most recent PUDs. (4:52 p.m.) **Motion by Jacalone, seconded by Bryant, carried 4/1 with Reardon dissenting, to approve the Development and Impact Fee Agreement for the Stonehurst Plantation PUD, The Vinings PUD, and C.R. 210 West Church.**

(01/09/01 - 15 - 4:54 p.m.)

16. PUBLIC HEARING R-PUD-99-017 STONEHURST PLANTATION PLANNED UNIT DEVELOPMENT. THIS REQUEST SEEKS TO REZONE APPROXIMATELY 240 ACRES OF LAND FROM OR TO PUD TO ALLOW THE DEVELOPMENT OF UP TO 530 RESIDENTIAL UNITS. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 210 WEST, WEST OF INTERSTATE 95 WITHIN THE B AND C RESIDENTIAL FUTURE LAND USE AREAS. THE PLAN OF DEVELOPMENT PROVIDES FOR ATTACHED AND DETACHED RESIDENTIAL STRUCTURES, WITH A MINIMUM LOT SIZE OF 5,000 SQUARE FEET PER UNIT; HOWEVER, NO MORE THAN 40 PERCENT OF THE SINGLE-FAMILY UNITS WILL BE DEVELOPED AT 5,000 SQUARE FEET. MAXIMUM BUILDING HEIGHT FOR ALL STRUCTURES WILL BE 35 FEET

Proof of publication of the proposed Rezoning R-PUD-99-017, Stonehurst Plantation, was received having been published in *The St. Augustine Record* on December 22, 2000.

Scott Clem, Director of Growth Management Services, and Staff reviewed the proposed changes: *Nothing in this PUD text shall be interpreted to prohibit installation of utility lines, drainage improvements, not to include retention ponds within the reservation area; and, A Master Development Plan map shall be modified to be consistent with Exhibit C, the Master Development Plan text as submitted on January 9, 2001, and consistent with applicable formatting requirements of Article 5.03 of the Land Development Code.*

Discussion was held on the amendments. (4:59 p.m.) **Motion by Jacalone, seconded by Bryant, carried 3/2 via roll call vote:**

<b>Reardon</b>	<b>no</b>
<b>Jacalone</b>	<b>yes</b>
<b>Kohnke</b>	<b>yes</b>
<b>Bryant</b>	<b>yes</b>
<b>Meiszer</b>	<b>no</b>

**to enact Ordinance No. 2001-4, the Stonehurst Plantation PUD, adopting Findings of Fact on page 2 of the backup material to support the motion, as amended.**

#### **ORDINANCE NO. 2001-4**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZONING LANDS AS DESCRIBED**

**HEREINAFTER FROM OR (OPEN RURAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

The meeting recessed at 5:01 p.m. and reconvened at 5:09 p.m.

(01/09/01 - 16 - 5:09 p.m.)

7. **CONSIDER A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ADMINISTER A LEASE AGREEMENT FOR THE AREA OF THE CLOSED RAVENSWOOD LANDFILL**

Gene Burns, Facilities Maintenance Manager, presented the request from the Sea Explorers Program of St. Augustine High School, an entity of the Boy Scouts of America, and a not-for-profit organization, to authorize a lease of the secured area within the closed Ravenswood Residential Community Transfer Station, to be used for the sole purpose of fabrication and storage of "Reef Balls," a patented artificial reef nodule.

**(5:12 p.m.) Motion by Reardon, seconded by Jacalone, carried 5/0, to approve a resolution authorizing the County Administrator to enter into a lease agreement between St. Augustine High School Sea Explorers, an entity of the Boy Scouts of America, and St. Johns County for use of a specific area of the closed Ravenswood Landfill as specified in the lease agreement.**

(5:21 p.m.) Burnett requested Item #7 be revisited for lack of a resolution number. After discussion, **motion by Reardon, seconded by Jacalone, carried 5/0, to adopt Resolution No. 2001-9, authorizing the County Administrator to enter into a lease agreement between St. Augustine High School Sea Explorers, an entity of the Boy Scouts of America and St. Johns County for use of a specific area of the closed Ravenswood Landfill as specified in the lease agreement.**

**RESOLUTION NO. 2001-9**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, AUTHORIZING THE EXECUTION OF A CONTRACT FOR AND LEASE OF THAT PORTION OF THE RAVENSWOOD LANDFILL KNOWN AS THE RAVENSWOOD TRANSFER STATION APPROXIMATELY 210' BY 210' OF FENCED COUNTY-OWNED PROPERTY TO THE ST. AUGUSTINE HIGH SCHOOL SEA EXPLORER PROGRAM, PURSUANT TO SECTION 125.38, FLORIDA STATUTES**

(01/09/01 - 16 - 5:13 p.m.)

8. **CONSIDER A LEASE AGREEMENT FOR COUNTY USE OF THE PALM VALLEY COMMUNITY CENTER**

Gene Burns, Facilities Maintenance Manager, presented the project budget and the proposed lease agreement. Discussion was held on the lease, the project budget, and the estimated renovations of the Palm Valley Community Center as leasehold improvements in exchange for the use of the building during the Ponte Vedra Library Construction Expansion. Mary Jane Little, Library Director, stated basic library services would be provided. Discussion was held on the availability of any meeting room at any fire station for public use at no charge.



(5:20 p.m.) **Motion by Reardon, seconded by Jacalone, carried 5/0, to authorize the County Administrator to execute the attached lease agreement between the Palm Valley Community Center, Inc. and the County for the use of the Palm Valley Community Center.**

(01/09/01 - 17 - 5:23 p.m.)

9. DISCUSSION OF THE LEGISLATIVE PRIORITIES FOR 2001

Kohnke reviewed the list of Legislative Priorities. She stated Cathy Brown had requested support of COA's request for \$100,000 for the Senior Center. Discussion followed with Staff input. ***It was the consensus of the Board to approve adding the Council on Aging renovation request to the list.***

(01/09/01 - 17 - 5:27 p.m.)

COMMISSIONERS' REPORTS

Commissioner Meiszer:

No report.

Commissioner Jacalone:

(5:28 p.m.) Jacalone commented on an editorial in *The St. Augustine Record*, stating it was presumptuous to assume that developers were banking on Jacalone's support and he requested that the editor divulge where he got that information.

Jacalone said he was contacted by a constituent about the leash law and that there are certain months of the year that one can allow dogs to run free on the beach without restraint. This person had been attacked by a large dog and got into a verbal altercation with the dog's owner. Jacalone said this was a good subject for a workshop, stressing the ordinance be made year-round.

Commissioner Reardon:

(5:33 p.m.) Reardon brought to the attention of the County Administrator restriping of Masters Drive and streets along there. Adams responded they were working on that and would bring something back in a couple of weeks.

Reardon stated the CRA meeting the previous evening in West Augustine was very good and expressed appreciation to Staff in their attendance of these meetings.

Reardon informed the Board of the St. Johns County Employees Cookbook, copies of which were for sale, and asked they be advertised on the G-TV. He was referred to the TV Committee.

Commissioner Bryant:

No report.

Commissioner Kohnke:

(5:37 p.m.) Kohnke reported on the Martin Luther King, Jr. celebration and holiday observance on Monday, January 15, 2001.

Kohnke stated estimates on the Ponte Vedra Library would be gone over by Staff, architect, Friends of the Library, and a report forthcoming.

Kohnke stated, on February 1, Time Warner would go 24/7 on the G-TV, so the whole county would be able to see the St. Augustine City Commission meetings, among others.

Kohnke advised the Nelson Case on Orange Avenue and Racetrack Road, was turned down; they won at the Circuit Court level; and Assistant County Attorney Lopez won at the Appellate Court level.

Kohnke reported on the upcoming joint Board of County Commissioners/School Board meeting and discussion about buildings.

Kohnke spoke on gratuitous remarks by Commissioners and timing of when motions are made. Discussion followed. Burnett referred to order of quasi judicial hearings. (5:53 p.m.) Bosanko recommended that the Board work together to clarify this issue; but recommended that the Board not take a position on a case until all the evidence was before them. (5:59 p.m.) Burnett stated he would make copies of the Board rules available to Meiszer. Sniping was discussed.

(01/09/01 - 18 - 6:00 p.m.)

COUNTY ADMINISTRATOR'S REPORT

No report.

(01/09/01 - 18 - 6:00 p.m.)

COUNTY ATTORNEY'S REPORT

No report.

(01/09/01 - 18 - 6:00 p.m.)

CLERK OF COURT'S REPORT

No report.

(6:01 p.m.) **Motion by Reardon, seconded by Bryant, carried 5/0, to adjourn.** There being no further business to come before the Board, the meeting adjourned at 6:01 p.m.

REPORTS:

1. St. Johns County Board Database Check Register, Check #297872 through 298109 dated 12/22/2000
2. St. Johns County Board Database Check Register, Check #298193 through 298352 dated 12/29/2000
3. St. Johns County Board Database Check Register, Check #298371 through 298580 dated 01/05/01

CORRESPONDENCE:

1. Letter dated December 19, 2000, to Corps of Engineers regarding a certified copy of St. Johns County Resolution No. 2000-180
2. Letter dated December 14, 2000, from Penny Halyburton indicating that Mary A. Saunders, Esther B. Marshall, and Henry C. Warner are registered to vote in St. Johns County
3. Letter dated December 14, 2000, from Penny Halyburton indicating that John E. Peter, Bruce Lucker, Chris Bracken, Lucy Ann Ferran, Arthur N. Moxon, and Edward H. Underhill, Jr. are registered to vote in St. Johns County
4. Letter dated December 21, 2000, from Liz Cloud, Department of State, regarding a certified copy of St. Johns County Ordinance No. 2000-70

Approved January 23, 2001

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
Mary F. Kohnke, Chair

ATTEST: CHERYL STRICKLAND, CLERK

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