

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
FEBRUARY 23, 2001
(1:30 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: 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
 Daniel Bosanko, Deputy County Attorney
 Lenora Newsome, Deputy Clerk

(02/23/01 - 1 - 1:30 p.m.)

The meeting was called to order by Chair Kohnke.

(02/23/01 - 1 - 1:30 p.m.)

ROLL CALL

The roll was called by the Deputy Clerk.

(02/23/01 - 1 - 1:30 p.m.)

The Invocation was given by Reverend Douglas Clark.

(02/23/01 - 1 - 1:31 p.m.)

The following Commissioners disclosed the exparte communication they received since yesterday: Meiszer mentioned that he had none; Jacalone mentioned phone messages from several residents urging a no vote because of overcrowding, and 7 e-mails against the proposal; Kohnke mentioned e-mails in favor of Nocatee, speaking with Osteen asking him to do a ten minute presentation today and spoke with Staff; Reardon mentioned a phone conversation with Judy Ham, conversation with Gordon Gruhn, and a short update meeting with Bosanko; and Bryant mentioned letters and e-mails received that he didn't read yet. Bosanko mentioned that he met with the Developer's Council, Pappas, and Greg Barbour this morning on changes, in which Teresa Bishop, Tom Crawford and Kevin Feldt all assisted him in going over the changes.

(1:36 p.m.) Roger Osteen, 117 Annapolis Lane, Ponte Vedra, gave a presentation on Nocatee regarding plan development, smart growth, transportation planning, regional transportation, environmental, utility plan, water quality plan, education and recreation, and positive tax base.

(1:49 p.m.) Teresa Bishop, Planning Director, responded to questions that were submitted by the Citizens for Responsible Government and the Civic Round Table. She spoke on urban sprawl, if there is a demonstrated need in northern St. Johns County for additional residential units, on what Nocatee promotes, why it was necessary to modify the Comp Plan with respect to Land Use, the New Town Concept being experimental in social engineering, New Town being in any area, New Town being sustainable, getting a credit for existing commercial sites, the travel behavior studies that are required, Nocatee providing jobs within the community, no exception provision is now a credit, Nocatee adding to the quality of life, Nocatee reducing strain on schools, BCC supporting the School Board on establishing a high school site on the eastern border of the Nocatee property, Nocatee alleviating crowding of County roads, Nocatee diminishing stress on emergency services, the feasibility of evacuation of Nocatee in case of an emergency, Nocatee having five exits from the development, new developments

only being required to pay for its impact, water source regarding Nocatee, the Environmental Impact of Nocatee, if Nocatee will provide more beach access, and making sure DRI and PUD are followed.

(02/23/01 - 2 - 2:11 p.m.)
PUBLIC COMMENT

Sheriff Neil Perry, 13065 CR 13 North, spoke on law enforcement and safety in behalf of Nocatee. He mentioned what Nocatee presented to St. Johns County, spoke on evacuation, stating that smart growth is the way to go and that Nocatee presents that opportunity.

(2:16 p.m.) Sharon Benson, 101 Lantern Wick Place, Ponte Vedra Beach, spoke on the School Board getting support from Nocatee for the schools.

(2:23 p.m.) Diana Patterson, 85 South Roscoe Blvd., Ponte Vedra Beach, spoke in support of Nocatee.

(2:26 p.m.) Joel Embry, 1812 Highland Drive, Fernandina Beach, encouraged the approval of Nocatee.

(2:31 p.m.) Gary Grove, 8048 Whisper Lake Lane West, Ponte Vedra Beach, urged the Board to consider in a favorable light, the Nocatee Plan.

(2:34 p.m.) Laurie MacDonald, 103 Wildwood Drive Lane, St. Petersburg, Florida, Director of the National Conservation Organization, using visual display, spoke on environmental issues, on the Florida Black Bear and stated that they are real concerned about the Nocatee Project. She recommended that the Nocatee Project be a part of a habitat protection program.

(2:42 p.m.) Gus Pocius, 113 Camino Trail, Ponte Vedra Beach, requested the Board to say no to Nocatee.

(2:46 p.m.) Jerry Mallot, 3 Independent Drive, Jacksonville, representing The Six County First Coast Regional Economic Development Organization under Cornerstone, spoke in favor of Nocatee.

(2:48 p.m.) Karen Rochelle, 1350 Rivera Street, spoke in opposition of Nocatee.

(2:51 p.m.) Alan Scott, 3216 Fiddler's Hammock Drive, Ponte Vedra Beach, spoke in favor of Nocatee.

(2:55 p.m.) Rick Burke, 1 Riberia Street, Director of the Economic Development Council of the St. Augustine/St. Johns County Chamber of Commerce, spoke in favor of Nocatee. Bosanko left the meeting and Doug Burnett, Assistant County Attorney, entered the meeting.

The meeting recessed at 2:56 p.m. and reconvened at 3:05 p.m.

(3:06 p.m.) Paul McNeil, 312 Marshside Drive North, spoke in favor of Nocatee mentioning the growth aspect.

(3:07 p.m.) Tom Hilton, 3 San Juan Circle, Ponte Vedra Beach, representing the First Coast Independent School Foundation, spoke in favor of Nocatee.

(3:12 p.m.) Rufus Pennington, 12 San Juan Circle, Ponte Vedra Beach, spoke in favor of Nocatee.

(3:17 p.m.) Daniel MacDonald, 24501 Deer Trace Drive, Ponte Vedra Beach, spoke in opposition of Nocatee voicing concern on the huge amount of unfunded roadways that the Nocatee Project will require.

(3:19 p.m.) Steven Davis, 137 Elmwood Drive, Jacksonville, spoke in favor of Nocatee.

(3:21 p.m.) Mildred Williams, spoke on behalf of Karen Lewis, in opposition of Nocatee voicing concern on water source.

(3:24 p.m.) Gordon Gruhn, 500 Ranch Road, Ponte Vedra Beach, spoke in favor of Nocatee.

(3:27 p.m.) Philip Adler, 929 Delcie Drive, spoke in opposition of Nocatee.

(3:29 p.m.) Frank LeMaster, 29 Valencia Street, Ponte Vedra Beach, spoke on supporting Nocatee.

(3:30 p.m.) Carl Burchfield, 355 Armas Avenue, spoke in favor of Nocatee.

(3:32 p.m.) Peter Belmont, 102 Fareham Place North, St. Petersburg, Florida, spoke on not approving the New Town Amendment and rejecting the present Nocatee proposal.

(3:37 p.m.) Virginia Simpson, 37 Ramona Street, Ponte Vedra, spoke on public schools and having Nocatee provide adequate schools.

(3:40 p.m.) Sharon Middleton, 327 San Juan Drive, voiced concern about schools.

(3:45 p.m.) Harvey Holding, 112 Cannon Court West, Ponte Vedra Beach, spoke in support of Nocatee.

(3:47 p.m.) Ron Johnson, 10620 Quail Ridge Drive, spoke in favor of Nocatee.

(3:49 p.m.) Kohnke spoke on the Water Management District's statement from T.R.E.E.S. on Xeriscaping and the turf areas. She stated that the DCA's comments were incorporated into the Development Order, and Nocatee did not give any additional money at all for road work, and the County is currently doing a habitat plan regarding the bear issue.

(3:51 p.m.) Ernest Bono, 7450 Founders Way, Ponte Vedra, spoke in favor of the Nocatee project.

(3:55 p.m.) Julie Parker, 290 Palmetto Road, using visual display, spoke in opposition of Nocatee and did a demonstration with a dressed-up bear.

(3:59 p.m.) Sam Stage, 5285 St. Ambrose Church Road, Elkton, spoke in opposition of Nocatee.

(4:05 p.m.) Christine Golay, 333 Ardieka Avenue, spoke in opposition of Nocatee.

(4:08 p.m.) Greg Lawrence, 1624 Orlando Circle, Jacksonville, spoke in support of Nocatee.

(4:10 p.m.) Richard Bowers, 6504 Burnham Circle, Ponte Vedra Beach, spoke in favor of Nocatee. (4:14 p.m.) Daniel Bosanko, Deputy County Attorney, entered the meeting and Burnett left the meeting.

(4:17 p.m.) Scott Skjordahl, 25475 Marsh Landing Parkway, spoke in favor of Nocatee.

(4:19 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, Fruit Cove, spoke in opposition of Nocatee and requested the Board to deny approval of Nocatee. She stated that the issues that she objected to regarding Nocatee are the need, management, sustainability, transportation, costs/benefits, size, flood plain, preserve, and schools.

(4:26 p.m.) Val Palmer, 2 Sawgrass Drive South, Ponte Vedra, spoke in favor of Nocatee.

The meeting recessed at 4:30 p.m. and reconvened at 4:39 p.m.

(4:39 p.m.) Al Lebeau, 188 Herons Nest Lane, commented on having expertise and character in a meeting and what is best for the students.

(4:42 p.m.) Deputy Clerk Judy Hamilton entered the meeting and Deputy Clerk Lenora Newsome, left the meeting.

(4:45 p.m.) Reardon revealed having further ex-parte communications with Ellen Whitmer and with Ernie Bono.

(4:45 p.m.) Deborah Andrews, 11 N. Roscoe Blvd., Ponte Vedra Beach, representing the Sierra Club, handed out specific recommendations and made use of visual display.

(4:58 p.m.) Ellen Whitmer, at the request of Mr. McDevitt, read a short statement from Marie Siefert of the Ponte Vedra Beaches Coalition, which said Palm Valley Community Association, Seaside Crossroads Homeowners Association, and Old Palm Valley Homeowners Association were in opposition to Nocatee. The remaining homeowners associations represented in the Ponte Vedra Coalition voted to take no position.

(4:59 p.m.) Kay Zambetti, 10 La Vista Drive, Ponte Vedra Beach, spoke in favor of Nocatee.

(5:03 p.m.) Alyce Marie Greider, 13000 Sawgrass Village Circle, spoke in support of Nocatee.

(5:07 p.m.) Drayton Manucy, 51 White St., St. Augustine, challenged a part of the ownership of Nocatee. Staff responded.

(5:08 p.m.) Doug Burnett, Assistant County Attorney, entered the meeting.

(5:13 p.m.) Lorinda Hartley, 2320 Palm Valley Rd., Ponte Vedra Beach, spoke in favor of Nocatee.

(5:17 p.m.) Tim Lane, 520 LeMaster Dr., Ponte Vedra Beach, spoke in favor of Nocatee.

(5:21 p.m.) Kathy Tracy, 364 Sawmill Lane, Ponte Vedra Beach, spoke in support of Nocatee.

(5:24 p.m.) Tom Hctor, 5631 NW 34th St., Gainesville, with visual display, spoke on bears in Nocatee.

(5:31 p.m.) Robert T. Shircliff, 4979 Morven Road, Jacksonville, spoke in favor of Nocatee.

(5:33 p.m.) Linda Bremer, 1530 Mayfair Road, Jacksonville, on behalf of the Sierra Club, spoke on the transportation impact.

(5:38 p.m.) Mary Cornwell, 2652 SR 13, Wm. Bartram Scenic Highway, Switzerland, spoke on adverse impacts and advised the Board not to be hasty.

(5:43 p.m.) David San Juan, 1137 Salt Creek Dr., Ponte Vedra Beach, spoke in favor of Nocatee.

(5:47 p.m.) David T. Queen, 4000-27 St. Johns Ave., #18, Jacksonville, spoke in opposition to the Nocatee development.

(5:51 p.m.) Louise Thrower, 288 Orange Avenue, Fruit Cove, with aid of visual display, explained her viewpoints on Nocatee and asked the Board to give further investigation to the project before approving it.

(5:58 p.m.) Roger Van Ghent, 4005 Moultrie Foreside Blvd., St. Augustine, representing the St. Johns County Audubon Society, stated their Board of Directors agreed not to take a position regarding the proposed development changes to the Comprehensive Plan to accommodate the Nocatee Project.

The meeting recessed at 6:02 p.m. and reconvened at 6:34 p.m.

(6:35 p.m.) Lynn Pappas, 200 W. Forsyth St., Jacksonville, representing the PARC Group, addressed the Board, and submitted their list of evidence for the record which was placed with the Clerk yesterday. (6:36 p.m.) David Toner, St. Johns County School District, 40 Orange St., presented a letter from the Superintendent of Schools. Bosanko responded and discussion was held on resolved and unresolved issues. (6:50 p.m.) Syd Ansbacher, 780 N. Ponce De Leon Blvd., attorney for the School Board, gave further discourse. Further discussion was held regarding upfront money and location of high school sites.

(7:35 p.m.) Teresa Bishop, Planning Director, reviewed changes in the Development Order. Discussion was held on various aspects of the proposed Development Order. The Board expressed their thoughts on different issues, including transportation, pipelining, deficits, buildout, the water issue, high schools, beach access, environmental protection, taxes, CDD's, management plan of a greenway plan, urban sprawl, affordable housing concerns, school sites, tree protection, buffers, donations, water caution areas.

(9:13 p.m.) Bosanko reviewed the proposed ordinance, which addresses the New Town concept, future land use for the Nocatee development, future land use for the conservation area, and pipelining provision. Bosanko stated for the record that the Ordinance and exhibits to the Ordinance, along with other materials from Staff, were put into the record, which were now in possession of the Clerk, and were considered at this hearing.

(9:16 p.m.) **Motion by Jacalone, seconded by Bryant, carried 3/2 via roll call vote:**

Meiszer	No
Reardon	No
Jacalone	Yes
Kohnke	Yes
Bryant	Yes

to enact Ordinance No. 2001-18:

ORDINANCE NO. 2001-18

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, CREATING A NEW LAND USE CATEGORY KNOWN AS "NEW TOWN"; WITH RESPECT TO A PARCEL OF LAND CONTAINING 11,332 ACRES, MORE OR LESS, LOCATED EAST OF U.S.1 AND SOUTH OF CR 210; CHANGING THE FUTURE LAND USE MAP FROM RURAL/SILVICULTURE TO NEW TOWN; CHANGING THE FUTURE LAND USE MAP FROM RURAL/SILVICULTURE TO CONSERVATION FOR A PARCEL OF LAND CONTAINING APPROXIMATELY 1,630 ACRES LYING IMMEDIATELY WEST OF THE INTRACOASTAL WATERWAY; PROVIDING FOR PROPORTIONATE SHARE CONTRIBUTION AS PROVIDED IN CHAPTER 163.3180(12), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

(9:17 p.m.) **Motion by Jacalone, seconded by Bryant, carried 3/2 via roll call vote:**

Reardon	no
Jacalone	yes
Kohnke	yes
Bryant	yes
Meiszer	no

to adopt Resolution No. 2001-30:

RESOLUTION NO. 2001-30

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 01-30, A DEVELOPMENT ORDER FOR NOCATEE, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 13,323 ACRES IN NORTHEAST ST. JOHNS COUNTY AND SOUTHEAST DUVAL COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS, INCLUDING MITIGATION FOR TRANSPORTATION AND ENVIRONMENTAL IMPACTS, PROVIDING DEVELOPMENT PHASING AND BUILDOUT DATES; ESTABLISHING AN EFFECTIVE DATE,

as amended, at public hearings convened and held on February 22 and 23, 2001.

(9:19 p.m.) **Motion by Jacalone, seconded by Reardon, carried 5/0, to adjourn the meeting.** There being no further business to come before the Board, the meeting adjourned at 9:19 p.m.

Approved: April 10, 2001

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Mary F. Kohnke, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: _____
Deputy Clerk