

**MINUTES OF A JOINT MEETING WITH  
THE BOARD OF COUNTY COMMISSIONERS  
AND THE SCHOOL BOARD OF  
ST. JOHNS COUNTY, FLORIDA  
OCTOBER 22, 2003  
(9:00 A.M.)**

Proceedings of a joint meeting of the Board of County Commissioners and the School Board of St. Johns County, Florida, began and held in Conference Room A of the St. Johns County Health and Human Services Building, 1955 U.S. 1 South, St. Augustine, Florida.

Present were:           Karen Stern, District 2, Vice-Chair  
                              Marc Jacalone, District 3 Commissioner  
                              Ben W. Adams, Jr., County Administrator  
                              Dan Bosanko, County Attorney  
                              Robin Platt, Deputy Clerk

Present for the School Board were: Beverly Slough, Dr. Joseph Joyner, Diane Lovell, Carla Wright, Bill Fehling and David Toner.

(10/22/03 - 1 - 9:02 a.m.)

CALL TO ORDER

Vice-Chair Stern called the meeting to order.

(10/22/03 - 1 - 9:02 a.m.)

ROLL CALL

Everyone introduced his or herself for the record.

(10/22/03 - 1 - 9:03 a.m.)

GREETING BY COMMISSIONER KAREN STERN, VICE-CHAIR

Stern explained that the Commissioners who were not in attendance had previous commitments.

(10/22/03 - 1 - 9:04 a.m.)

1.       REPORT/DISCUSSION ON:

A. Discussion of the Future of the Hastings Elementary School

Maryann Blount, Real Estate Manager, distributed a handout on the possible uses of the Hastings Elementary School by St. Johns County, Exhibit A. She explained that Staff from the County and School Board had met to discuss the terms of a Memorandum of Understanding that she hoped to have finalized in time for the next joint meeting. She elaborated on the details and stipulations of the agreement and addressed the wetlands on the property that border the Deep Creek Preserve.

(9:06 a.m.) David Toner explained that they, the School Board, were trying to determine what they wanted to do with the preschool space they are planning at the facility after the elementary school closes at the end of the school year.

(9:07 a.m.) Jacalone questioned what costs would be involved in the County acquiring the building. Toner explained that when they have surplus property they try to make it available to other governmental agencies for public use, and therefore they never looked at selling it. The School Board would be conveying the property to the County, with the stipulation that it be for public use.

(9:08 a.m.) Blount explained that Gene Burns was looking into the improvements that would be required and the associated costs. Jacalone commented that he had a list of various departments that could utilize the building. Adams interjected that the Board of County Commissioners had not yet voted to accept the conveyance of the building, and Stern commented that more information would be needed.

(9:09 a.m.) Wright said that she was approached by someone who was interested in purchasing the building to be used partially as a clinic, and partially as a boys and girls club. She suggested that some of the space could be subleased for those purposes and discussion followed.

#### B. Discussion of the County Impact Fees

(9:10 a.m.) Toner gave a brief history of the County's Educational Impact Fees and explained that the School Board would like to conduct another study into the possibility of raising the school impact fee. He passed out an article from *The Tampa Tribune* regarding "Paying for Growth", Exhibit B, to illustrate that other Florida counties were studying the issue as well.

(9:14 a.m.) Jacalone asked if he was suggesting that the County hire a consultant to study the Educational Impact Fee structure. Toner responded that the School Board would be willing to pay for the consultant. Jacalone, speaking for himself, stated that he would take a recommendation from the School Board as to how much of an Educational Impact Fee would be levied and discussion followed.

(9:15 a.m.) Slough reiterated that other counties in the state were raising Educational Impact Fees. She cited Osceola and Orange Counties as examples.

(9:16 a.m.) Stern questioned that if a need to increase the fees were found, how would it affect the already approved residential units that have yet to be built. Jacalone explained that fees were paid at the time a permit was issued.

(9:17 a.m.) Bosanko stated that when impact fees are discussed there was often a desire to allow exemptions for various groups, but that was generally not permitted by law.

(9:17 a.m.) Tracy Upchurch, Attorney for the School Board, commented that the City of St. Augustine pays the Educational Impact Fees for new development within the core of the City.

(9:18 a.m.) Scott Clem, Director of Growth Management, pointed out that the Educational Impact Fee Ordinance was separate from other Impact Fee Ordinances.

(9:19 a.m.) Stern agreed that she did not have a problem with the School Board conducting its own study. Toner stated that he would keep the BCC apprised of the progression of the study and discussion followed on the current annual revenue from Educational Impact Fees.

(9:21 a.m.) Wright addressed developers of DRIs paying for educational funding versus what is being provided by developers of PUDs. Toner responded that Impact Fees would have to be charged uniformly and discussion followed. Bosanko distributed copies of the current Educational Impact Fee Ordinance, Exhibit C. Toner stated that in the future the School Board would be paying more attention to the impact of PUDs during their review process.

(10/22/03 - 3 - 9:24 a.m.)

2: OTHER BUSINESS

Beverly Slough questioned the plans for the widening of County Road 210, as a new school is being planned for that area. Clem explained that most of those improvements were being done by developers and should be underway within a few months. Discussion followed regarding a traffic signal that was installed at World Golf Parkway and State Road 16.

(9:26 a.m.) Wright thanked everyone who attended the School Board event the previous night and Stern commented that it was nice and there was a very good turnout. Joyner stated that he appreciated the willingness of the two Boards to communicate with each other.

(9:29 a.m.) The next joint meeting was set for January 21, 2004, at 9:00 a.m. at the School Board building.

With there being no further business to come before the Board, the meeting adjourned at 9:30 a.m.

Approved November 4, 2003

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant  
James E. Bryant, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: Cheryl Strickland  
Deputy Clerk

