

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
OCTOBER 18, 2006
(9:00 A.M.)**

Proceedings of a special meeting of the Board of County Commissioners of St. Johns County, Florida, 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 E. Bryant, District 5, Chairman
Cyndi Stevenson, District 1, Vice Chair
Karen R. Stern, District 2
Ben Rich, District 3
Bruce A. Maguire, District 4
Ben W. Adams, Jr., County Administrator
Patrick McCormack, County Attorney
Isabelle Lopez, Senior County Attorney
Lenora Newsome, Deputy Clerk

(10/18/06 - 1 - 9:12 a.m.)
CALL TO ORDER

Bryant called the meeting to order.

(10/18/06 - 1 - 9:12 a.m.)
ROLL CALL

Bryant stated that all five commissioners were present.

(10/18/06 - 1 - 9:13 a.m.)
Rich gave the invocation and Maguire led the Pledge of Allegiance.

(10/18/06 - 1 - 9:14 a.m.)
PUBLIC COMMENTS

Rich spoke on being contacted by a lot of constituents asking him specifically why he didn't request yesterday to have the item on Ashford Mills delayed until the new Board came on in November. He requested that one of the commissioners recall their vote, to have Ashford Mills delayed and reheard. Bryant responded.

(9:20 a.m.) Mr. Collins, applicant, stated that he was not willing to agree to a continuance regarding Ashford Mills. Bryant, Maguire and Stern, stated that neither of them was going to consider changing their vote.

(10/18/06 - 1 - 9:23 a.m.)
ADDITIONS/DELETIONS TO SPECIAL MEETING AGENDA

Bryant requested to add as A1, the League of Women Voters request to use the County Auditorium. Rich asked that the items for the Comp Plan Amendments be delayed to November 28th. Bryant replied that he preferred that Rich make that request on November 1, 2006.

(10/18/06 - 1 - 9:24 a.m.)
APPROVAL OF SPECIAL MEETING AGENDA

Motion by Stern, seconded by Maguire, carried 5/0, to approve the Special Meeting Agenda with the one addition of the League of Women Voters request.

(10/18/06 - 2 - 9:24 a.m.)

A1. LEAGUE OF WOMEN VOTERS

Bryant asked to allow the League of Women Voters to use the auditorium on October 25th and 30th. **Motion by Stern, seconded by Maguire, carried 5/0, to allow the League of Women Voters to use the auditorium as requested.**

(10/18/06 - 2 - 9:25 a.m.)

1. PUBLIC HEARING - MAGNOLIA SOUTH PROPERTIES CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT - MAGNOLIA SOUTH PROPERTIES, LLC, JERROLD AND ROSANNA DIXON, AND MELVIN AND SHERAN CARTER (DEVELOPER PARTIES) HAVE PROPOSED A CONCURRENCY AGREEMENT (AGREEMENT) TO ADDRESS THE CAPACITY DEFICIENCY IDENTIFIED IN THE CONCURRENCY REVIEWS FOR FOUR PROJECTS LOCATED IN THE INTERSTATE COMMERCE PARK AT AGRICULTURAL CENTER DRIVE. THE PROPOSED AGREEMENT WILL SERVE AS THE DEVELOPERS' COMMITMENT TO BUILD THE TRANSPORTATION FACILITIES NECESSARY TO SERVE THE IMPACTS OF THE PROPOSED DEVELOPMENTS, SPECIFICALLY IMPROVEMENTS THAT PROVIDE ADEQUATE OPERATING CAPACITY AT THE SR 16/CR 208 INTERSECTION IN ORDER TO SATISFY THE COUNTY'S TRANSPORTATION CONCURRENCY REQUIREMENTS. A REQUEST FOR APPROVAL OF ROAD IMPACT FEE CREDITS IS INCLUDED IN THE AGREEMENT. THE SR 16/CR 208 INTERSECTION IS CONSIDERED AN "OFF-SITE" IMPROVEMENT, THUS THE COST OF THIS IMPROVEMENT IS ELIGIBLE FOR IMPACT FEE CREDIT. THE PROPOSED AGREEMENT WAS REVIEWED BY THE CONCURRENCY REVIEW COMMITTEE (CRC) ON SEPTEMBER 27, 2006. THE CRC VOTED (3-0) TO SUPPORT THE PROPOSED AGREEMENT, IN THAT THE PROPOSED IMPROVEMENT IS SUFFICIENT TO PROVIDE ADEQUATE CAPACITY AT THE SR 16/CR 208 INTERSECTION TO ACCOMMODATE IMPACTS FROM THE PROPOSED CONCURRENCY DEVELOPMENT, AS DEFINED IN THE CONCURRENCY AGREEMENT. THE CRC DID NOT PROVIDE A RECOMMENDATION ON THE REQUEST FOR IMPACT FEE CREDITS WHICH DO NOT FALL WITHIN THE JURISDICTION OF THE CONCURRENCY REVIEW COMMITTEE

Proof of publication of notice of public hearing on Conagree 2006-03, Dimare was received, having been published in *The St. Augustine Record* on October 3, 2006.

Bill Hartman, P.E. Transportation Planning, reviewed this item. Discussion ensued.

(9:29 a.m.) Gary Davenport, 5378 4th Street, asked if there were any questions. (9:30 a.m.) **Motion by Stern, seconded by Stevenson, carried 5/0, to approve the proposed Concurrency and Impact Fee Credit Agreement #2006-03.**

(9:31 a.m.) Stern asked about the intersection. Hartman responded.

(10/18/06 - 2 - 9:34 a.m.)

2. PUBLIC HEARING - COMPAMD-2006-01 & DEVAGREE-2006-06, FOR WELLS FARM RURAL CENTER DISTRICT - APPLICATION #COMPAMD-2006-01, KNOWN AS WELLS FARM RURAL CENTER DISTRICT, INCLUDES

PROPOSED AMENDMENTS TO THE 2015 COMPREHENSIVE PLAN FOR APPROXIMATELY 888.3 ACRES OF LAND LOCATED ON CR 13, JOE ASHTON ROAD, AND CR 208. THIS IS THE FIRST OF TWO PUBLIC HEARINGS REQUIRED FOR THE BCC TO TAKE ACTION ON THE APPLICANT'S DEVELOPMENT AGREEMENT NO. DEVAGREE-2006-06, PROPOSED IN CONJUNCTION WITH THE COMPREHENSIVE PLAN AMENDMENT APPLICATION NO. COMPAMD-2006-01. THESE PROPOSED APPLICATIONS INVOLVE THE BCC'S CONSIDERATION OF FOUR RELATED REQUESTS, AS FOLLOWS: ADD TO THE FUTURE LAND USE ELEMENT (FLUE) A RURAL CENTER DISTRICT (RCD) FUTURE LAND USE MAP (FLUM) DESIGNATION, INCLUDING POLICIES ESTABLISHING DEVELOPMENT STANDARDS FOR THE RURAL CENTER DISTRICT, AND POLICIES TO LIMIT THE DENSITY AND INTENSITY; AMEND THE COUNTY'S 2015 FLUM DESIGNATION FROM AGRICULTURAL-INTENSIVE (A-I) AND RURAL SILVICULTURE (R/S) TO RURAL CENTER DISTRICT (RCD) FOR PROPERTY KNOWN AS WELLS FARM, LOCATED ON COUNTY ROAD 13, JOE ASHTON ROAD, AND COUNTY ROAD 208; APPROVE THE DEVELOPMENT AGREEMENT PROPOSED BY THE APPLICANT TO PROVIDE FOR WATER AND SEWER TRANSMISSION LINES AND TRANSPORTATION, SCHOOL AND PARK IMPROVEMENTS; AND AMEND THE CAPITAL IMPROVEMENTS ELEMENT TO INCLUDE PROPOSED PUBLIC IMPROVEMENTS NEEDED TO SUPPORT THE FLUM AMENDMENT ON THE WELLS FARM PROPERTY. THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 888.3 ACRES LOCATED ON CR 13, JOE ASHTON ROAD, AND CR 208, NEAR THE COMMUNITIES OF PICOLATA, PALMO, WARDS CREEK, ST. JOHNS DRI, AND BAKERSVILLE, IN THE NORTHWEST PLANNING DISTRICT. THE SUBJECT PROPERTY IS AN ACTIVE, WORKING FARM, KNOWN AS WELLS FARM, COMPRISED MOSTLY OF CROPLAND. AT IT'S MEETING ON SEPTEMBER 21ST, BY A VOTE OF 4 TO 1, THE PLANNING & ZONING AGENCY (PZA) RECOMMENDED TO THE BCC TO APPROVE APPLICATION NO. COMPAMD-2006-01 (KNOWN AS WELLS FARM RURAL CENTER DISTRICT, TO AMEND THE COUNTY'S 2015 COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES DOCUMENT AND THE FLUM, SUBJECT TO RESOLUTION OF DEVELOPMENT AGREEMENT AND TEXT AMENDMENT ISSUES. THE VOTE WAS NOT UNANIMOUS DUE TO THE APPLICANT'S OBJECTION TO THE SCHOOL DISTRICT'S PROPOSED LANGUAGE PERTAINING TO SCHOOL CONCURRENCY, PER LETTER DATED SEPTEMBER 12TH

Proof of publication of the notice of public hearing on 2006-06, Devagree Wells Farm was received, having been published in *The St. Augustine Record* on September 5 and October 2, 2006.

Donna Godfrey, AICP, Senior Planner, reviewed this item, submitted emails from surrounding neighbors, Exhibit A, and spoke on the proposed text amendment, Exhibit B. Bryant asked who would be most appropriate on staff to address any caveats that may be foreseen regarding the proposed Prop Share Ordinance. Hartman reviewed the implications. Rich spoke on the deficiencies. Bryant asked if they had identified all the links that needed improvement. Hartman responded.

(9:48 a.m.) David Toner, School District, 40 Orange Street, briefly reviewed the item and stated that they had not come to an agreement with the developer. He stated that they could not accommodate the development at that time with all the growth that they were already preparing for in St. Johns County. Bryant asked if the School Board and the County were in agreement with the student generation rate. Toner replied that they

were in agreement. Rich spoke on the School Board and concurrency. Toner responded.

(9:52 a.m.) Marcia Tjoflat, 245 Riverside Avenue, Suite 400, Jacksonville, spoke on schools, regarding concurrency. Maguire asked about the cost of \$30,000 per unit and spoke on developers building subdivisions and paying for the building of schools. Toner reiterated that the School Board had a financially feasible work plan that would allow them to build a number of schools during the next five years and the next twenty years. Unfortunately, he said that the development and the Comp Plan Amendment were not in the work plan, and they didn't see resources available coming from that development to put it into the work plan as a way to have the schools ready for the students as they arrived. Tjoflat reiterated that they would be subject to the proportionate share ordinance when it was adopted. She stated that whatever had been adopted by the elected officials was what they would apply at the time they went forward with the building. Toner stated that their real concern was, what would happen, what would be approved, what would be permitted during the next 24 months, and what kind of commitments might have already taken place in terms of approvals. Stern asked when the School Board prepared their plan, and whether the Wells Farm Project was already in it. Toner relied that the Comp Plan Amendment had not been approved. Stern asked about two letters she received dated September 12th and October 17th, Exhibit C. Discussion followed on having a meeting to discuss the five-year and 20-year plan and construction costs for building schools.

(10:34 a.m.) Joe Collins responded to statements made by Toner. Maguire commented on readdressing the impact fees.

(10:37 a.m.) Jim Robinson, 6500 Bowden Road, Suite 290, Jacksonville, addressed the location of the project.

The meeting recessed at 10:44 a.m. and reconvened at 11:01 a.m. with Maguire not returning to the meeting.

(11:01 a.m.) Robinson spoke on the radius of the project, Exhibit D. He spoke on the CR 208 realignment, two possible pipelining projects, and reviewed their proposal.

(11:17 a.m.) Ed Cooksey, 1600 Woodlawn Road, voiced concerns on building schools and spending money.

(11:22 a.m.) Motion by Bryant, seconded by Stern, carried 4/0 with Maguire absent, to continue the Comp Plan Amendment to November 1, 2006 at 9:00 a.m., and the second development agreement hearing until November 1, 2006 at 9:00 a.m.

(10/18/06 - 4 - 11:24 a.m.)

3. PUBLIC HEARING - COMPAMD-2005-10 & DEVAGREE-2006-05, FOR H.E. WOLFE TRUST - APPLICATION NO. COMPAMD-2005-10, KNOWN AS THE H.E. WOLFE TRUST, INCLUDES PROPOSED AMENDMENTS TO THE 2015 COMPREHENSIVE PLAN FOR APPROXIMATELY 310 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF INTERNATIONAL GOLF PARKWAY AND THE EAST SIDE OF NORTH FRANCES ROAD. THIS IS THE FIRST OF TWO PUBLIC HEARINGS REQUIRED FOR THE BCC TO TAKE ACTION ON THE APPLICANT'S DEVELOPMENT AGREEMENT NO. DEVAGREE-2006-05, PROPOSED IN CONJUNCTION WITH THE COMPREHENSIVE PLAN AMENDMENT APPLICATION NO. COMPAMD-2005-10. THESE PROPOSED APPLICATIONS INVOLVE THE BCC'S CONSIDERATION OF FOUR RELATED REQUESTS, AS FOLLOWS: AMEND THE COUNTY'S 2015 FUTURE

LAND USE MAP DESIGNATION FROM RURAL SILVICULTURE TO 253.43 ACRES IN RESIDENTIAL DENSITY - AND TO 56.64 ACRES IN CONSERVATION (C); ADD A NEW POLICY TO THE FUTURE LAND USE ELEMENT (FLUE) TO PROVIDE SITE-SPECIFIC LIMITATIONS ON THE DENSITY AND INTENSITY OF DEVELOPMENT; APPROVE THE DEVELOPMENT AGREEMENT PROPOSED BY THE PROPERTY OWNERS TO CONSTRUCT TRANSPORTATION IMPROVEMENTS AND WATER AND SEWER TRANSMISSION LINES TO SERVE THE SITE AND TO SUBJECT THE DEVELOPMENT TO ANY SCHOOL CONCURRENCY IN EFFECT AT THE TIME OF DEVELOPMENT; AMEND THE FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE OF THE CAPITAL IMPROVEMENTS ELEMENT (CIE) TO INCLUDE SAID TRANSPORTATION IMPROVEMENTS AND WATER AND SEWER TRANSMISSION LINES REQUIRED TO SERVE THE PROPOSED DEVELOPMENT. THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 310.07 ACRES LOCATED AT THE SOUTHEAST CORNER OF INTERNATIONAL GOLF PARKWAY AND NORTH FRANCIS ROAD, EAST OF I-95, IN THE NORTHEAST PLANNING DISTRICT, ADJACENT TO THE MILL CREEK DEVELOPMENT AREA. THE SUBJECT PROPERTY IS ZONED OR, OPEN RURAL. VIEWED FROM THE IGP AND NORTH FRANCIS ROAD, PORTIONS OF THE SITE APPEAR TO BE USED FOR PASTURELAND. AERIAL MAPS SHOW TIMBERLAND IN THE SOUTHERN PART OF THE SITE, AND THE APPLICATION INDICATES THAT THE SITE INCLUDES ABOUT 122 ACRES OF WETLANDS. AT IT'S MEETING ON SEPTEMBER 21ST, THE PZA RECOMMENDED TO THE BCC, BY A VOTE OF 5 TO 0, TO APPROVE APPLICATION NO. COMPAMD-2005-10 (KNOWN AS H.E. WOLFE TRUST), TO AMEND THE COUNTY'S 2015 COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES DOCUMENT AND THE FLUM, SUBJECT TO RESOLUTION OF DEVELOPMENT AGREEMENT ISSUES

Proof of publication of the notice of public hearing on 2006-05, Devagree Wolfe Trust was received, having been published in *The St. Augustine Record* on September 5 and October 2, 2006.

Donna Godfrey, AICP, Senior Planner, reviewed this item. (11:24 a.m.) Maguire returned to the meeting. Discussion ensued.

(11:33 a.m.) Bill Hartmann, PE, Transportation Planning Manager, spoke on new language being submitted last night. Rich questioned the Board not having the new language that was submitted. Teresa Bishop stated that the Board did not have the development agreement that was submitted last night, but they anticipated that the developer would share the new one with the Board today.

(11:39 a.m.) David Toner, School Board, spoke on the original language approved by the Planning and Zoning Agency and stated that he thought that they could resolve their issues.

(11:41 a.m.) Gary Davenport, 5378 4th Street, stated that he was representing the owner of the property, and gave a presentation, Exhibit. A.

(11:47 a.m.) Brian Wheeler, 9250 Cypress Green Drive, Suite 200, Jacksonville, continued with the presentation. Davenport reiterated the road improvements projections.

(11:52 a.m.) Ned Ross, 4675 Wolfe Road, stated that the developer had done what he could to meet everyone's concerns and was almost there with the School Board. Stern stated that they needed to maintain the historical understanding of the area and be

sensitive to it, as they move forward with approval of the projects. Stevenson asked if DCA had resolved their issues with this project. Bishop responded. (11:58 a.m.) **Motion by Stern, seconded by Stevenson, carried 4/1 with Rich dissenting, to continue until November 1, 2006 at 9:00 a.m., consideration of Application No. COMPAMD-2005-10 to: (1) amend the County's 2015 Comprehensive Plan and (2) hold the second public hearing to approve the related Development Agreement.**

(10/18/06 - 6 - 11:59 a.m.)

4. PUBLIC HEARING - ACPA 2006-03, AMENDING POLICY B.1.1.1 OF THE TRANSPORTATION ELEMENT GOALS, OBJECTIVES AND POLICIES - THIS IS A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO CONSIDER ACPA 2006-03, A COUNTY INITIATED COMPREHENSIVE PLAN AMENDMENT TO AMEND THE TRANSPORTATION ELEMENT, POLICY B.1.1.1 TO REMOVE SR 16, SR 13, CR 16A, AND CR 210 ROADS WITH AN EXCEPTION TO THE ADOPTED LEVEL OF SERVICE STANDARD AND ADD 11TH STREET, 16TH STREET, POPE ROAD AND A STREET WITHIN THE CITY OF ST. AUGUSTINE BEACH AS ROADS WITH AN EXCEPTION TO THE ADOPTED LEVEL OF SERVICE STANDARD. AT ITS SEPTEMBER 21, 2006 MEETING, BY A VOTE OF 5 TO 0, THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE PROPOSED AMENDMENT.

Proof of publication of the notice of public hearing on ACPA 2006-03, Roads within St. Augustine Beach was received, having been published in *The St. Augustine Record* on September 5, 2006.

Donna Godfrey, AICP Senior Planner, reviewed this item, Exhibit A. Email handed in from Max Royle, City Manager, Exhibit B. Stevenson spoke on the level of service. Hartmann responded. (12:05 p.m.) **Motion by Maguire, seconded by Stern, carried 5/0, to continue until November 1, 2006 at 9:00 a.m., consideration of Application No. ACPA-2006-01, to amend the 2015 Comprehensive Plan (Ordinance No. 2000-34, as amended), Transportation Element, Policy B.1.1.1 as outlined in Exhibit "A".**

(10/18/06 - 6 - 12:05 p.m.)

5. PUBLIC HEARING - ACPA-2006-01, AMENDING THE GOALS, OBJECTIVES AND POLICIES OF THE RECREATION AND OPEN SPACE ELEMENT - THIS IS A PROPOSED COUNTY INITIATED COMPREHENSIVE PLAN AMENDMENT TO REVISE THE RECREATION GOALS, OBJECTIVES AND POLICIES IN ACCORDANCE WITH THE RECENTLY ADOPTED MASTER PARK AND RECREATION PLAN. THE COMPREHENSIVE PLAN REQUIRED THE COUNTY TO COMPLETE A MASTER RECREATION PLAN IN 2005. ACCORDINGLY, THE RECREATION DEPARTMENT COMPLETED THE MASTER PARK AND RECREATION PLAN LAST SUMMER, AND THE BCC ADOPTED THE PLAN IN AUGUST 2005. AT ITS SEPTEMBER 21, 2006 MEETING, BY A VOTE OF 5 TO 0, THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE PROPOSED AMENDMENT

Proof of publication of the notice of public hearing on ACPA 2006-01, Recreation Policies was received, having been published in *The St. Augustine Record* on September 5, 2006.

Donna Godfrey, AICP, Senior Planner, reviewed this item, asking the Board to continue it to November 1st. Rich asked about the strike through in the document. Bishop explained it, mentioning getting away from naming entities because the names did change. (12:09 p.m.) **Motion by Maguire, to continue until November 1, 2006 at 9:00 a.m., consideration of Application No. ACPA-2006-01 to amend the 2015**

Comprehensive Plan (Ordinance No. 2000-34, as amended), Recreation and Open Space Element, Goal F-1, and related Objectives and Polices outlined in Exhibit "A."

(12:10 p.m.) Connie Oberman, 13 7th Street, asked how this would affect the citizens of St. Augustine Beach, as far as, the policies of the recreation element. Discussion ensued.
(12:14 p.m.) **The motion was seconded by Stern, carried 5/0.**

(10/18/06 - 7 - 12:14 p.m.)

6. PUBLIC HEARING - ACPA 2006-02, AMENDING THE FUTURE LAND USE MAP FROM RESIDENTIAL DENSITY - C TO INDUSTRIAL (I) AND CONSERVATION (CV) - THIS IS A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO CONSIDER ACPA 2006-02, A COUNTY INITIATED COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP (FLUM) FROM RESIDENTIAL - C TO INDUSTRIAL (I) AND CONSERVATION (CV) FOR PROPERTY KNOWN AS HYDRO ALUMINUM PROPERTIES. THE AMENDMENT WILL ALLOW FOR THE CONTINUED AND LEGAL USE OF AN EXISTING ALUMINUM EXTRUDING PLANT AND ESTABLISH A CONSERVATION FLUM AS A BUFFER TO THE ADJACENT RESIDENTIAL NEIGHBORHOODS TO THE NORTH AND EAST. THE SUBJECT PROPERTY IS ZONED INDUSTRIAL WAREHOUSE (IW) AND DEVELOPED WITH THE EXTRUDING PLANT. AT ITS SEPTEMBER 21, 2006 MEETING, THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE PROPOSED AMENDMENT WITH A 5-0 VOTE

Proof of publication of the notice of public hearing on ACPA 2006-2, Hydro Aluminum Properties was received, having been published in *The St. Augustine Record* on September 6, 2006.

Teresa Bishop, AICP Growth Management Services Director, reviewed this item. Staff handed in Adjacent Property Owners Response Forms, Exhibit A. (12:18 p.m.) **Motion by Maguire, seconded by Stern, carried 5/0, to continue until November 1, 2006 at 9:00 a.m., consideration of Application No. ACPA-2006-03 to amend the Future Land Use Map (FLUM) from Residential-C to Industrial (I) and Conservation (CV).**

The meeting recessed for lunch at 12:18 p.m. and reconvened at 5:40 p.m. with Bryant, Stern, Maguire, Rich, Stevenson, McCormack, Adams, and Robin Platt, Deputy Clerk, present.

Present for the Town of Hastings: Tom Ward, Mayor; Commissioners Jeanette Bradley and Florence Chestnut; Geoff Dobson, Council for the Town; Shelby Jack, Town Manager/Clerk.

(10/18/06 - 7 - 5:41 p.m.)

7. DISCUSSION OF THE MARIPOSA DEVELOPMENT OF REGIONAL IMPACT DRI

Proof of publication of a joint meeting of the St. Johns County BCC and The Town Council of Hastings was received, having been published in *The St. Augustine Record* on October 9, 2006.

Tom Ward, Mayor of the Town of Hastings, stated his concerns with traffic issues generated by the Mariposa Development, which would affect the Town of Hastings. He noted they would be maxed out on CR 207 by 2015 with what had currently been approved. He noted that the four-laning of CR 207 had created an impact on the Town from which they were currently recovering.

(5:42 p.m.) Janis Fleet, 4041 Sunbeam Rd., Planning Consultant for the Town, noted that she had been meeting with the County Planning, Transportation and Engineering staff, trying to work as a united front in a positive manner for the County and the Town of Hastings. She said they had also worked with the Planning Division of Putnam County, where the development was being built. Fleet distributed a map of Mariposa's proposed roads, to illustrate the various roadway alternatives. She said that 65 percent of the traffic generated from Mariposa would be coming to St. Johns County. She reviewed the blue, red and yellow alternatives. She stated the Town of Hastings Council was endorsing the red alternative. (5:48 p.m.) Ward commented on the various routes.

(5:49 p.m.) Stern stated that funding for CR 305 was included in the latest transportation bond issue, and asked about where their mitigation dollars would go. Ward said it would go in whichever direction the County helped them to decide. Stern said w a lot of right-of-way would need to be acquired.

(5:51 p.m.) Bill Hartman, Transportation Planning Manager, said it was in the \$25 to \$30 million range, and they were still waiting on the second sufficiency response. He said this was before negotiation or discussion with the Regional Planning Council had taken place. Stern asked if the Regional Planning Council was endorsing that route. He said the last meeting they had was with the FDOT, and that was where the new connector to CR 207 was introduced. He said that based on that meeting, it looked like DOT was favoring the alternative corridor to the north to CR 207 and Regional Planning Council was considering whether that was a regional road or not. He said they were waiting on the second sufficiency report and then the Regional Planning Council would develop their regional recommendations report. Stern clarified that we did not know what their mitigation amount was right now.

(5:51 p.m.) Florence Chestnut, Town of Hastings Commissioner, entered the meeting.

(5:53 p.m.) Bryant asked where they were in the annexation process, as that would impact CR 207 also, and if the developer got there before the City, it would eat up all their concurrency. Ward said that was one of the main reasons they were there that evening, to ensure they did not run over each other. Fleet said they had adopted Future Land Use Amendments a week ago Monday, and they were sending them back to DCA for their compliance review.

(5:55 p.m.) Bryant asked what requests they were making of the County.

(5:55 p.m.) Ward said both staffs had worked together and there were some stumbling blocks with the inability to acquire some property. He said two projects abutted onto CR 207 so there were traffic concerns, but they were not major. He said they would not be anywhere as large as Mariposa. He stated that Mariposa needed to understand that the CR 305 project was moving forward and that made that option a lot more viable.

(5:56 p.m.) Bryant asked for confirmation from staff on the status of the CR 305 extension. Locklear said that it was in the current bond issue and some money had been allocated for CR 305, a portion of which was for right-of-way. He said he was being told there was substantial funding for the 2007 budget.

(5:59 p.m.) Jerry Durchholz, 10405 Baylor Ave., Hastings, stated they were concerned about traffic, water supplies, and traffic on Cracker Swamp Rd.

(6:02 p.m.) Darrell Locklear, Assistant County Administrator, spoke on CIP monies. He said that land and design and permitting were currently funded for the 305 extension and construction money was funded out in 2010. He said the portion in the bond issue

was intended for land, and design and permitting. He said construction funding was shown in the CIP for 2010.

(6:03 p.m.) David Wantman, The Wantman Group, 6816 South Point Parkway, Jacksonville, representing Mariposa, spoke on the alternatives that Mariposa had developed. He said they had no preference for any of those three. He said it was important that everyone recognize that the yellow alternative route was developed as a result of discussions with the local residents, because they felt that development along Cracker Swamp Road was putting a burden on them. He said that the proposed development of an extension to CR 305 had met resistance from property owners who did not want to relinquish their property and who were not cooperative. He said similar developments occurred in their suggestions to extend Hastings Blvd. north to SR 207. He said the suggestion to go north out of Mariposa to SR 207 seemed to be the most popular alternative among property owners and they had not met resistance for that option. He said DOT did not share the concerns with the Town of Hastings about traffic through the Town. He said pipelining funds were sitting at about \$24 to \$25 million dollars. He said DOT had asked for a cash contribution for improvements at the interchange of I-95 and SR 207, but the amount of the contribution had not been determined as of that date. He said that any one of those options would absorb all of those dollars.

(6:09 p.m.) Stevenson questioned Wantman on the details of the development. Stern questioned using eminent domain and whether they were looking to the County for a commitment to such action. Ward responded that it might be used for "hold out" type situations. Future growth issues were discussed and how Mariposa would impact those issues. Stern stated that eminent domain was absolutely the last alternative they wanted to choose. She expressed concern that if the cost was over the \$24 million funding, who was going to pick up the rest of the bill.

(6:16 p.m.) Hartman said the total dwelling units were 3,230, which was a mix of apartments and single family. He said the trip generation of 3,067 came out to about \$8,200 per trip. He noted there were still outstanding comments so the numbers had not been finalized.

(6:17 p.m.) Rich stated that over half of the 40 residents were hostile so they were looking at a very serious eminent domain taking. Bryant said the current Board had tried to stay away from eminent domain. Ward stated that the impact was going to be on St. Johns County because that was where the majority of jobs were.

(6:18 p.m.) Stern questioned FDOT's opinion. Fleet said she wasn't sure, but the idea was to look at how they could best help the region as a whole. She said their initial concern was the failure of SR 207 and the main intersection improvements.

(6:20 p.m.) Wanman said DOT had not made a decision as to whether any of the three alternatives were regional, at that point. He said they had weighed evenly on all of the options as far as a traffic mitigation solution. General discussion ensued on the various options.

(6:22 p.m.) Stevenson asked about the possibility of other developments in that area coming forth with development dollars. She said they did not want to see Mariposa use up all the SR 207 capacity and limit their ability to have good mobility for their community. Ward said that was their concern as well.

(6:26 p.m.) Bryant questioned the figures in the sufficiency report and asked where the \$25 million figure had come from. Wanman said it was based on proportionate share

dollars. Hartman said it had reached \$14,000 per unit for St. Johns County in the most recent approvals. Bryant said if it was all residential, they would be looking at \$42 million. Fleet said the final recommendation had not been made so the number might change. Bryant said the mitigation amount would determine whether it was financially feasible for the developer to move forward with the project. Hartman said they were a reviewing agency and they basically provided comments to the Regional Planning Council. Maguire said the real question was what legal authority the County had to influence any selection. Hartman said that the County did not approve the Development Order and could only make recommendations to the Regional Planning Council, who made their recommendation, and the Putnam County Commission actually adopted the Development Order. Maguire said they had no vote at all except through the Regional Planning Council for the recommendation. He said the County had no leverage other than trying to rationalize to the Putnam County Commissioners what they believed to be the lesser impact on St. Johns County. He said the north/south route looked like a big driveway going into Mariposa with little benefit to anyone but Mariposa, and that all three options appeared to be the same. He said of the three, the Cracker Swamp alternative seemed to be the best.

(6:32 p.m.) Ward said he agreed with that, in that they were not in the director's seat, but because it was a DRI they could have input into avoiding a problem. He said they were voicing their opinions.

(6:34 p.m.) Frank Sladish, 215 West Stanten St., Hastings, said he fully agreed with Maguire in that Putnam County was going to do what was in their best interest with regard to the traffic flow out to the easiest access road, which was SR 207 at that time. He said none of them wanted to employ eminent domain. He expressed concern about the six laning of SR 207 and the impact it would have on the new commercial ventures they had been able to attract to that area. He said there would be no commercial left in Hastings after they had worked so hard to get it in there. He stated that they had worked hard for the annexations and they deserved the concurrency, because they were the first ones at bat to try to get the folks to come to their area. He expressed concern regarding emergency evacuations for Flagler Estates and the Town of Hastings. He noted that more development was in the offing and it was going to increase traffic even more. He said they all needed to work together to develop agreements and solutions in the best interest for the County, for the Town and all involved.

(6:42 p.m.) Stern requested that the Board make their concerns known through written communication with the Regional Planning Council, which would be the avenue through which they would have the greatest impact.

(6:45 p.m.) Ward said that Hastings would appreciate a resolution to express their concerns. Bryant said the developers in St. Johns County understood that if they wanted a development in our county, they would have to help pay for the impacts that they created.

(6:47 p.m.) Maguire suggested that they send a copy of any adopted resolution to the Putnam County Commissioners as a courtesy to them.

(6:49 p.m.) Bryant concluded that the BCC would come up with a resolution to be forwarded to the Regional Planning Council, with a draft of it to be sent to the Putnam County Commission and to the Town of Hastings for their concurrence. The issue would be placed on the November 15th or 30th agenda for approval.

(6:51 p.m.) Bryant asked McCormack to come up with a draft for presentation on the November 30th agenda.

(6:52 p.m.) Motion by Maguire, seconded by Bryant, carried 5/0, to adjourn.

With there being no further business to come before the Board, the meeting adjourned at 6:52 p.m.

Approved _____ November 14 _____, 2006

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Cheryl Strickland
Deputy Clerk