

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
May 10, 2000
(9:00 A.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.

Proof of publication of the notice of special meeting was received having been published in The St. Augustine Record on May 1, 2000.

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

John Reardon, District 2, was not yet present.

(05/10/2000 - 1 - 9:04 a.m.)

The meeting was called to order by Chair Bryant.

(05/10/2000 - 1 - 9:05 a.m.)

The invocation was given by Jacalone. The Pledge of Allegiance was led by Bryant.

(05/10/2000 - 1 - 9:06 a.m.)

ROLL CALL

The roll was called by the Deputy Clerk.

(05/10/2000 - 1 - 9:06 a.m.)

ADDITIONS/DELETIONS TO SPECIAL MEETING AGENDA

There were no additions, nor deletions to the Special Meeting agenda.

(05/10/2000 - 1 - 9:06 a.m.)

APPROVAL OF SPECIAL MEETING AGENDA

Motion by Jacalone, seconded by Kohnke, carried 4/0 with Reardon absent, to approve the Special Meeting agenda.

(05/10/2000 - 1 - 9:08 a.m.)

PUBLIC COMMENTS

Virginia Whetstone, 297 St. George Street, requested that her property on SR 16 be returned to a Residential "D" land use designation. Bishop responded that this issue has been addressed and that it was added back into the Future Land Use Map pursuant to the PUD that was approved.

(9:09 a.m.) Reardon entered the meeting.

(05/10/2000 - 1 - 9:09 a.m.)

1. PUBLIC HEARING - ADOPTION OF THE EAR BASED AMENDMENTS, RECOMMENDATIONS AND COMMENT REPORT (ORC) FOR THE EVALUATION

AND APPRAISAL REPORT (EAR) BASED AMENDMENTS TO BOTH THE GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP. THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR 1999-2004 HAS ALSO BEEN COMPLETED.

THE DCA ORC REPORT RECOMMENDED ST. JOHNS COUNTY MAKE THE FOLLOWING TEXT CHANGES TO THE EAR BASED AMENDMENTS BY CREATING POLICIES FOR THE DRIs THAT EXISTED IN THE COUNTY PRIOR TO THE ADOPTION OF THE ORIGINAL COMPREHENSIVE PLAN. THE ORC REPORT FURTHER RECOMMENDED CHANGES TO POLICIES A.1.11.1 AND A.1.11.13. TO ADDRESS INTENSITY OF NON-RESIDENTIAL DEVELOPMENT; D.3.2.1. TO ADDRESS THE PROVISION OF CENTRAL WATER AND SEWER FOR NEW DEVELOPMENT; D.4.4.8. AND D.5.4.3. PROVIDING FOR WELLHEAD PROTECTION; E.2.2.5., E.2.2.10.(B), E.2.2.13., E.2.2.17., E.2.8.8. AND E.2.8.12. CLARIFYING CRITERIA FOR PROTECTION OF THE NATURAL ENVIRONMENT

THE ORC REPORT ALSO REQUESTED CHANGES TO THE FUTURE LAND USE MAP (FLUM) SERIES TO SPECIFICALLY STATE THE DRIs EXISTING PRIOR TO 1990 BE IDENTIFIED. ADDITIONAL TRANSPORTATION MAPS WERE ADDED TO THE FLUM SERIES WHICH INCLUDE A ROAD CLASSIFICATION, ROAD CONDITIONS, TRAFFIC CIRCULATION AND NUMBER OF LANES MAPS. THE ORC REPORT FURTHER REMINDED THE COUNTY THAT THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (1999 - 2004) MUST BE ADOPTED WITH THESE EAR BASED AMENDMENTS AND INCLUDED IN THE ADOPTION PACKAGE

IN ADDITION TO THE CHANGES RECOMMENDED BY DCA, THE PLANNING DIVISION HAS MADE TEXT CHANGES TO THE EAR BASED AMENDMENT GOP'S IN AN EFFORT TO CLARIFY THE POLICY LANGUAGE AS FOLLOWS; A.1.11.1. (A), D.4.2.7., E.1.9.3., E.2.2.13.(B), E.2.2.21.AND F.1.3.4

THE PLANNING DIVISION HAS ALSO MADE CHANGES TO THE FLUM WHICH INCLUDES THE IDENTIFICATION OF THE BOYD, BENNETT, WATSON ISLAND AND DEEP CREEK STATE FOREST PROPERTIES, AND CHANGES TO THE LAND PARCEL ALONG PACETTI ROAD AND WHETSTONE PROPERTIES. THE RECREATION SITES MAP WAS ALSO CHANGED TO INCLUDE THE BOYD AND BENNETT PROPERTIES

Proof of publication of the notice of public hearing on the adoption of the EAR Based Amendments was received having been published in The St. Augustine Record on May 2, 2000.

Teresa Bishop, Planning Division Director, explained the procedure for adoption of the EAR Based Amendments; then, reviewed the changes in the document, as follows:

- Cultural and Institutional uses were added to the Agricultural-intensive and Rural/Silvicultural areas;
- "as specified in the LDRs and as specified in policy A.1.6.2" was added at the end of the paragraph of the 8th bullet in A.1.11.1;
- "and bulk" was inserted in the first line between "intensity" and "of" in A.1.11.3;
- a Floor Area Ratio was added for each of the commercial uses in A.1.11.3;
- a new objective, A.1.18, Developments of Regional Impacts (DRIs) was added.

(9:20 a.m.) Discussion followed on the residential density zones for the coastal area; and central water and central sewer being required for development approval.

(9:27 a.m.) Bishop continued reviewing the changes:

- "endeavor to" was inserted after "shall" in D.2.4.2;
- "if adequate capacity is not available at the time the development permit is issued" was deleted from D.3.2.1;
- language was added to be more specific on how wellhead is protected in D.4.4.8;
- language was added regarding the surficial aquifer recharge criteria in D.5.4.3;
- language was added for specificity on how natural resources and natural environment are

protected in E.2.2.5;

- language was added to address sea grasses and how it will be protected in E.2.8.8;
- “public acquisition” was replaced with “site improvements” in F.1.3.4.

(9:37 p.m.) Discussion followed on the suggestion by the St. Johns River Water Management District to increase the xeriscaping to 50%; the enforcement dates in E.2.1.8 being changed to March 2001 or other date as specified below; commercial harvesting of trees; and surface water quality.

The meeting recessed at 10:05 a.m. and reconvened at 10:18 a.m.

(10:18 a.m.) Bishop reviewed the changes to the St. Johns County 2015 Future Land Use Map, as follows:

- Boyd property, now the South Intercoastal Park, is now designated as conservation, parks, and recreation;
- Bennett property is now a conservation designation;
- Whetstone property is included in the mixed-use node;
- the property on the west side of SR 13A has been changed to “A”
- the area in the SR 207, Old Dixie Highway, Old Moultrie Road area has been designated as mixed use.

(10:26 a.m.) Charles George, 1743 NW 193rd Street, Miami, Member of the Board of Trustees of Florida Memorial College, recommended the area in West Augustine at Homes Blvd. and King Street designation be changed to mixed use. Discussion followed regarding the request of Mr. George and the Economic Development Grant. (10:46 a.m.) John Metcalf, 200 W. Forsyth Street, Jacksonville, representing Vestcor Plantation, Ltd. and Diamondback Investors, Ltd., addressed the southerly boundary of the CR 210 development area at I-95; said the property runs from I-95 across Leo Maguire Road over to the approximate boundary of the South Hampton project; at the time the property was acquired in 1994 the land was in the Comprehensive Plan and was designated Residential “B.” Metcalf then requested the proposed future land use map boundary to coincide with his clients’ southerly property line. Discussion followed regarding changes to the land use map, boundary lines, and section lines. (11:01 a.m.) John Rood, 3030 Hartley Road, Jacksonville, commented on the future land use map. (11:03 a.m.) Roger Van Ghent, 4005 Moultrie Foreside Blvd., representing St. Johns County Audubon Society, commented in support of the map changes.

(11:09 a.m.) Blake Deal, 50 Hwy A1A N, Suite 103, Ponte Vedra, representing Mr. Richard Dias, in Ponte Vedra Shores subdivision; said his property is currently zoned RG-1; under the existing Comp Plan it has a land use designation “D,” which allows a minimum density per net acre of two units per acre. Deal requested the Board change the entire subdivision from “D” to “C.” Discussion followed on the request of Mr. Deal. (11:28 a.m.) Karen Taylor, 3070 Harbor Drive, on behalf of Wesley Manor, requested their property be changed from a residential “A” category to a residential “D” category; then, commented on the compatibility issue. (11:36 a.m.) David Wiles, 8220 A1A South, commented on submerged wetlands and wetland preservation. (11:41 a.m.) Discussion followed on the land use designation near the southern county line. (11:47 a.m.) Sid Ansbacher, 780 N. Ponce de Leon Blvd., commented on the construction limitations within the 100-year flood plain and the limitation of the amount of impervious surface within recharge areas.

(11:56 a.m.) Bishop reviewed the changes to the goals, objectives, and policies, as follows:

- “*” was added under B in the Coastal Area Table to apply to the water and sewer, on page A-28;
- in policy E.2.1.8, “December 2003” was changed to “March 2001, or other dates as specified below,” on page E-20;
- “25%” was replaced with “ 50% of xeriscaping,” in E.2.1.8(b) on page E-20;
- “significant” was inserted after “designated” in E.2.1.8(c) on page E-20;
- “significant” was inserted prior to “recharge” in E.2.1.8(d) on page E-20;
- “by December 2001” was added at the end of E.2.1.8(g) on page E-21;
- “or sooner” was inserted after “2005” in E.2.1.10 on page E-21;

- the existing policy that is in the 1990 adopted Comprehensive Plan was added in E.2.2.2 on page E-22, which reads: “within areas designated as Conservation on the Future Land Use Map the commercial harvesting of these trees shall follow; within 150' of the water course bank of the St. Johns River and the Intercoastal waterway and streams and creeks listed below (26 creeks are listed); also added to that policy is that it will be the best management practices or these setbacks, whichever is more restrictive;

Bishop reviewed the map changes, as follows:

- the property around Old Moultrie Road and SR 207 was changed from “D” to a mixed-use area;
- the Rood property was changed from a rural silviculture area to a “B” residential;
- the Wesley Woods property, the area that was amended several years ago would be included on the map.

(12:01 p.m.) Motion by Kohnke, seconded by Jacalone, carried 5/0, to enact Ordinance No. 2000-34, amending the Future Land Use Map and Comprehensive Plan Ordinance No. 90-53, establishing the EAR based amendments to the goals, objectives and policies, the 2015 Future Land Use Map Series and the Five-Year Capital Improvement Schedule 1999-2004; incorporating the changes that were reiterated by Bishop, as well as the map changes.

ORDINANCE NO. 2000-34

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, AMENDING THE FUTURE LAND USE MAP 1990-2005 AND COMPREHENSIVE PLAN ORDINANCE 90-53, AS AMENDED; AN AMENDMENT ESTABLISHING THE EAR BASED AMENDMENTS TO THE GOALS, OBJECTIVES AND POLICIES (GOPs), THE 2015 FUTURE LAND USE MAP SERIES AND THE FIVE YEAR CAPITAL IMPROVEMENT SCHEDULE 1999-2004; PROVIDING FOR INTENT; AUTHORITY; FINDINGS OF FACT; THE AMENDMENT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(12:04 p.m.) Motion by Reardon, seconded by Jacalone, carried 5/0, to adjourn the meeting. There being no further business to come before the Board, the meeting adjourned at 12:04 p.m.

Approved May 23, 2000

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
James E. Bryant, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: _____
Deputy Clerk