

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
SEPTEMBER 5, 2000  
(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: James Bryant, District 5, Chair  
Mary Kohnke, District 4, Vice Chair  
Pal Howell, District 1  
John Reardon, District 2  
Marc Jacalone, District 3  
Ben W. Adams, Jr., County Administrator  
Daniel Bosanko, County Attorney  
Yvonne King, Deputy Clerk

(09/05/00 - 1 - 1:33 p.m.)

The meeting was called to order by Chair Bryant.

(09/05/00 - 1 - 1:33 p.m.)

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

(09/05/00 - 1 - 1:34 p.m.)

ROLL CALL

The roll was called by the Deputy Clerk.

(09/05/00 - 1 - 1:34 p.m.)

PUBLIC COMMENTS

Roger Van Ghent, 4005 Moultrie Foreside Blvd., on behalf of Citizens for L.A.M.P., requested the Board approve the funding (\$100,000) for an environmental inventory. (1:38 p.m.) Sarah Bailey, 2202 Bishop Estates Road, requested the Board approve the funding for an environmental inventory. (1:41 p.m.) Karen Lewis, 11 Contera Drive, requested the Board approve the funding for an environmental inventory. Discussion followed on the request for funding for an environmental inventory. (1:44 p.m.) Louise Thrower, 288 Orange Avenue, requested the Board approve the funding for an environmental inventory.

(09/05/00 - 1 - 1:45 p.m.)

ADDITIONS/DELETIONS TO SPECIAL MEETING AGENDA

Kohnke requested to add an item; an Interlocal Agreement between the City of St. Augustine and St. Johns County regarding local government television. It was added as Item #A1. Reardon requested to add an item; St. Johns County joining the Chamber of Commerce. It was added as Item #2A.

(09/05/00 - 1 - 1:46 p.m.)

APPROVAL OF SPECIAL MEETING AGENDA

**Motion by Kohnke, seconded by Howell, carried 5/0, to approve the Special Meeting Agenda.**

(09/05/00 - 2 - 1:46 p.m.)

A1. INTERLOCAL AGREEMENT FOR GOVERNMENT TELEVISION BETWEEN THE COUNTY AND CITY OF ST. AUGUSTINE

Kohnke reviewed the interlocal agreement. Discussion followed on the interlocal agreement. (1:52 p.m.) **Motion by Kohnke, seconded by Howell, carried 5/0, to accept the Interlocal Agreement for local government television between St. Johns County and the City of St. Augustine.**

(09/05/00 - 2 - 1:53 p.m.)

1. PUBLIC HEARING - NZV00-003 WATERWOOD - HOFRICTER. THIS IS AN NON-ZONING VARIANCE REQUEST TO SECTION 6.04.07 OF THE LAND DEVELOPMENT CODE ENTITLED ROADWAY DESIGN. THE APPLICANT WISHES TO USE UNIMPROVED ROADWAY IN AS IS CONDITION. (This public hearing was continued from the 7/11/00 BCC meeting.)

Proof of publication of the notice of public hearing on the non-zoning variance, NZV00-003, Waterwood - Hofrichter, was received having been published in The St. Augustine Record on August 22, 2000.

Betty Sue Stepp, Development Review Manager, explained the request for a non-zoning variance to Section 6.04.07 of the Land Development Code to use an unimproved roadway in an as is condition. Discussion followed on the non-zoning variance request. (2:17 p.m.) **Motion by Jacalone, seconded by Reardon, carried 5/0, to approve the request for the non-zoning variance to the Land Development Code with the Findings of Fact: 1) there are practical difficulties in carrying out the strict letter of the regulation; the unpaved extension of White Castle Road right-of-way is not uniform with the paved section of the road; 2) the variance request is not based exclusively upon a desire to reduce the cost of developing the site; no additional development is planned; only the division of the property; 3) the proposed variance will not substantially increase congestion on the surrounding public streets, the danger of fire, or other hazard to the public; access and/or traffic will not be altered by this request; 4) the proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site; this request will not change the present property use; 5) the effect of the proposed variance is in harmony with the general intent of this code and the specific intent of the relevant subject area(s) of the code; the general intent of this code addresses development, without providing the necessary infrastructure to handle the additional loads on it, due to the development; and with the additional condition that no building or move-on permits be issued on this property until the improvements are completed that the Road and Bridge Department will recommend.**

The meeting thereupon recessed at 2:20 p.m. and reconvened at 2:25 p.m.

(09/05/00 - 2 - 2:25 p.m.)

2. PUBLIC HEARING - R-PRD-00-007, EQUESTRIAN WAY PRD. THIS REQUEST SEEKS TO REZONE APPROXIMATELY 157 ACRES FROM OR TO PRD TO ALLOW THE DEVELOPMENT OF UP TO TWENTY-THREE (23) SINGLE-FAMILY LOTS. THE SITE IS LOCATED ON CR 210 WEST AND IS WITHIN THE RURAL/SILVICULTURE FUTURE LAND USE DESIGNATION. THE GENERAL AREA SURROUNDING THIS SITE CONSISTS OF UNDEVELOPED LAND, RURAL USES AND OTHER PRD DEVELOPMENT, INCLUDING THE WHITELOCK FARMS PRD. THE PROJECT SITE CONSISTS OF 126 UPLAND ACRES AND APPROXIMATELY 31 ACRES OF NONCONTIGUOUS WETLAND

Proof of publication of the notice of public hearing on the rezoning, R-PRD-00-017, Equestrian Way PRD, was received having been published in The St. Augustine Record on August 22, 2000.

Sonya Doerr, Principal Planner, explained the request to rezone property to Planned Rural Development to allow the development of up to 23 single family lots and related rural accessory uses. (2:32 p.m.) Beth Breeding, 7865 Southside Blvd., Jacksonville, informed the Board that it will be a minimum of 10 years before water and sewer will be available to this area. (2:33 p.m.) Kevin Feldt, Transportation Planning Manager, explained the traffic impact of this project. Discussion followed on recreation and open space, the placement of utility lines, the right-of-way along CR 210, and placement of sidewalks. (2:39 p.m.) Bill Watson, representing Rayland Company, Fernandina Beach, commented on the right-of-way along CR 210. (2:49 p.m.) Charles Atkerson, 9471 Baymeadows Road, commented on recreational facilities. (2:51 p.m.) **Motion by Reardon, seconded by Jacalone, carried 5/0, to enact Ordinance No. 2000-50, adopting Findings of Fact A - E to support the motion; and there will be no internal sidewalks; utilities within the project will all be underground; there will be a stub out on the structure (the location of the stub out to be at the discretion of the applicant); there will be no structures in the 50 foot buffer; and a 25 foot right-of-way will be provided on CR 210.**

#### ORDINANCE NO. 2000-50

**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 PRD (PLANNED RURAL DEVELOPMENT); PROVIDING FINDINGS OF FACT; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(09/05/00 - 3 - 2:53 p.m.)

2a. CONSIDER JOINING THE CHAMBER OF COMMERCE

Reardon explained the request; said he feels that there will be positive benefits of the Board of County Commissioners to joining the Chamber of Commerce. Discussion followed on the request for the Board to join the Chamber of Commerce. (3:02 p.m.) ***It was the consensus of the Board for staff to find out if other counties are members of their Chamber of Commerce, and this item be placed on an agenda at a later meeting.***

(09/05/00 - 3 - 3:02 p.m.)

COMMISSIONERS' REPORTS

Commissioner Howell: No report.

(3:02 p.m.)

Commissioner Kohnke:

Kohnke reminded the Board of the District 4 Town Meeting on September 28, 2000.

(3:04 p.m.)

Commissioner Jacalone: No report.

(3:04 p.m.)

Commissioner Reardon: No report.

(09/05/00 - 3 - 3:04 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Adams said the Wildlife Habitat Study issue will be placed on the September 12, 2000 agenda. Also, on that agenda there will be the first public hearing on the budget.

(09/05/00 - 4 - 3:05 p.m.)

COUNTY ATTORNEY'S REPORT: No report.

(09/05/00 - 4 - 3:05 p.m.)

CLERK OF COURT'S REPORT: No report.

**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 3:05 p.m.

Approved October 10, 2000

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: CHERYL STRICKLAND, CLERK

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