

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JANUARY 16, 2001
(3:00 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
Yvonne King, Deputy Clerk

(01/16/01 - 1 - 3:13 p.m.)
CALL TO ORDER OF SPECIAL MEETING

The special meeting was called to order by Kohnke.

(01/16/01 - 1 - 3:13 p.m.)
ADDITIONS/DELETIONS TO SPECIAL MEETING AGENDA

There were no additions nor deletions to the Special Meeting Agenda.

(01/16/01 - 1 - 3:14 p.m.)
APPROVAL OF SPECIAL MEETING AGENDA

Motion by Reardon, seconded by Jacalone, carried 5/0, to approve the Special Meeting Agenda.

(01/16/01 - 1 - 3:14 p.m.)
PUBLIC HEARING – PORTER PLACE REZONING – (CONT. FROM THE NOVEMBER 28, 2000 BCC MEETING) THIS ITEM WAS CONTINUED TO ALLOW THE APPLICANT TO WORK WITH NEIGHBORING RESIDENTS AND TO CONSIDER CERTAIN CHANGES TO THE PROPOSED SITE PLAN, SPECIFICALLY ACCESS AND A SHIFT OF BUILDINGS SOUTHWARD TO PROVIDE GREATER SEPARATION BETWEEN RESIDENTIAL DEVELOPMENT AND THE PROPOSED PROFESSIONAL OFFICE DEVELOPMENT. THE PROPOSED CHANGES ARE REFLECTED WITHIN THE REVISED MASTER DEVELOPMENT PLAN. THE APPLICATION SEEKS TO REZONE A 3.61-ACRE PARCEL FROM OR TO PUD TO ALLOW THE DEVELOPMENT OF NEIGHBORHOOD COMMERCIAL USES, LIMITED TO BUSINESS AND PROFESSIONAL OFFICE AS SUCH USES ARE DEFINED BY ARTICLE 12 OF THE LAND DEVELOPMENT CODE. THE PLAN OF DEVELOPMENT PROPOSES TWO TWO-STORY BUILDINGS NOT TO EXCEED A COMBINED TOTAL OF 29,575 SQUARE FEET. THE SITE IS LOCATED WITHIN A C-RESIDENTIAL COASTAL LAND USE CATEGORY AS DESIGNATED BY THE 2015 FUTURE LAND USE MAP (FLUM). THE C-RESIDENTIAL COASTAL DESIGNATION MAY ALLOW NEIGHBORHOOD COMMERCIAL AND COMMUNITY COMMERCIAL USES WHEN THOSE USES ARE APPROVED THROUGH THE PUD PROCESS AND WHEN THE APPLICATION DEMONSTRATES THAT THE DEVELOPMENT WILL BE OF A SIZE AND SCALE COMPATIBLE WITH THE

SURROUNDING RESIDENTIAL DEVELOPMENT TO BE SERVED. ACCESS IS PROPOSED FROM A SINGLE ENTRANCE FROM STATE ROAD A1A NORTH. THE PROJECT IS PROPOSED TO BE DEVELOPED IN TWO PHASES WITH COMPLETION NOT TO EXCEED NINE YEARS FROM APPROVAL OF THE REZONING. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL BY A 4 TO 2 VOTE AT THE SEPTEMBER 21, 2000 MEETING OF THIS ITEM

Proof of publication of the notice of public hearing on the rezoning, R-PUD-00-026, Porter Place PUD, was received having been published in The St. Augustine Record on December 30, 2000.

Sonya Doerr, Chief Planner, explained the request to rezone approximately 3.61 acres of property from OR to PUD to allow development of certain neighborhood commercial uses. Discussion followed on unavoidable impact and the number of parking spaces. (3:26 p.m.) Blake Deal, 135 Professional Drive, Ponte Vedra Beach, attorney for the applicant, addressed the location of the retention pond, relocation of the buildings, buffering along the northerly boundary of the property, relocation of the dumpster, and lighting of the parking lot. (3:36 p.m.) Sid Ansbacher, 780 N. Ponce De Leon Blvd., expressed the concerns of the relocation of the dumpster, the height of the landscape buffer on the northern perimeter, and the lighting impact. Discussion followed regarding the buffer size, surrounding zoning uses, and the date of build out on the two phases. (3:46 p.m.) Marie Siefert, 109 Buck Island Court, Ponte Vedra Beach, representing the Ponte Vedra Beaches Coalition, commented in opposition to the rezoning. Discussion followed regarding the setbacks from the right-of-way, the location of the dumpster, the lighting of the parking lot, and the time frame for build out. (4:16 p.m.) **Motion by Jacalone, seconded by Bryant, carried 3/2 by roll call vote, to approve R-PUD-00-026 enacting Ordinance No. 2001-6, the Porter Place PUD, adopting Findings of Fact 1 - 5 to support the motion, with the following conditions: the relocation of the dumpster on site to the eastern most location of the parcel that will allow access to the dumpster; the completion date be changed from nine years from the date of this approval to five years from the date of this approval; the wetland setback be allowed to the extent that is depicted on the master development plan map; eight foot vegetation at planting date is the minimal; and the applicant not be allowed to clear down to the lake.**

Roll Call Vote

Jacalone	aye
Kohnke	aye
Bryant	aye
Meiszer	nay
Reardon	nay

Motion carried 3/2.

ORDINANCE NO. 2001-6

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

(01/16/01 - 3 - 4:17 p.m.)

PUBLIC HEARING – R-PUD-00-044 - MOULTRIE VILLAGE PLANNED UNIT DEVELOPMENT. THE SUBJECT PROPERTY IS LOCATED AT 5905 US 1 SOUTH. THIS REQUEST SEEKS TO REZONE 26.44 ACRES FROM COMMERCIAL GENERAL (CG) AND COMMERCIAL INTENSIVE (CI) TO PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW THE DEVELOPMENT OF UP TO TWO HUNDRED THIRTY (230) MULTI-FAMILY SENIOR AFFORDABLE HOUSING UNITS AND ASSOCIATED AMENITIES. THE PLAN OF DEVELOPMENT PROVIDES FOR A MIX OF ONE AND TWO BEDROOM UNITS, AND AMENITIES INCLUDE A COMMUNITY MEETING ROOM, A LIBRARY AND COMPUTER ROOM, SWIMMING POOL, AND OTHER SIMILAR FACILITIES APPROPRIATE FOR SENIOR CITIZENS. ALL SITE DEVELOPMENT CRITERIA COMPLY WITH THE LAND DEVELOPMENT CODE WITH THE EXCEPTION OF A REQUESTED WAIVER TO THE AMOUNT OF REQUIRED PARKING SPACES FROM TWO SPACES PER UNIT TO ONE SPACE PER UNIT. IN THAT THIS PROJECT WILL SERVE ELDERLY RESIDENTS, STAFF BELIEVES THE REQUESTED WAIVER TO PROVIDE ONE SPACE PER UNIT IS JUSTIFIED. THIS REQUEST SPECIFICALLY SUPPORTS THOSE GOALS AND POLICIES OF THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN RELATED TO THE PROVISION OF AFFORDABLE HOUSING IN ST. JOHNS COUNTY. THE REVIEW PROCESS AND THE APPLICATION ARE ALSO CONSISTENT WITH APPLICABLE REQUIREMENTS OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, PARTICULARLY ARTICLE 5.03, WHICH PROVIDES STANDARDS FOR PLANNED UNIT DEVELOPMENTS (PUDS) AND THE EXPEDITED PROCESS OF PERMITS FOR AFFORDABLE HOUSING. STAFF ALSO FINDS THAT THE PROPOSED DEVELOPMENT IS CONSISTENT AND COMPATIBLE WITH THE SURROUNDING DEVELOPMENT. THE PLANNING AND ZONING AGENCY UNANIMOUSLY RECOMMENDED APPROVAL AT THE JANUARY 4, 2001 MEETING

Proof of publication of the notice of public hearing on the rezoning, R-PUD-00-044, Moultrie Village PUD, was received having been published in The St. Augustine Record on December 30, 2000.

Doerr explained the request to rezone 26.44 acres of property from CG and CI to PUD. Jacalone disclosed that he met with the developers of the project, representatives from the Richman Group, Mr. McCuller, Mr. Waldron, and discussed the project. Kohnke disclosed that she spoke with the developers of the project, representatives from the Richman Group, Mr. McCuller, and Mr. Waldron. Reardon disclosed that he spoke with the developers of the project, representatives from the Richman Group, Mr. McCuller, and Mr. Waldron. (4:24 p.m.) Todd Fabbri, 319 Clematis Street, Suite 901, West Palm Beach, addressed the rental amounts of the units. (4:29 p.m.) Karen Taylor, 3070 Harbour Drive, stated that the two parcels that are between U.S. 1 and the project are not a part of the project. (4:30 p.m.) Dante Salamone, 5225 Datil Pepper Road, commented in favor of the rezoning. (4:31 p.m.) Leo O'Farrell, 85 Catalina Circle, representing the Southeast Visioning Project, commented in favor of the rezoning. (4:33 p.m.) **Motion by Reardon, seconded by Jacalone, carried 5/0, to enact Ordinance No. 2001-7, the Moultrie Village PUD, and adopting findings of fact 1 through 5 to support the motion.**

ORDINANCE NO. 2001-7

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM COMMERCIAL GENERAL (CG) AND COMMERCIAL INTENSIVE (CI) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

Motion by Jacalone, seconded by Bryant, carried 5/0, to adjourn the meeting. There being no further business to come before the Board, the meeting thereupon adjourned at 4:33 p.m.

Approved February 13, 2001

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Mary F. Kohnke, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: _____
Deputy Clerk