

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JANUARY 31, 2001  
(9:00 A.M.)**

Proceedings of a joint meeting of the Board of County Commissioners of St. Johns County, Florida, and St. Johns County School Board 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:** County Commissioner Mary Kohnke, Chair; County Commissioner Marc Jacalone, Vice Chair; County Commissioner Nicholas Meiszer; County Commissioner John Reardon; School Board Member Tommy Allen; School Board Member Robert Burton; School Board Member Judith Ham; School Board Member Judy Krug; Superintendent of Schools Hugh Balboni; Ben W. Adams, Jr., County Administrator; Daniel Bosanko, Deputy County Attorney; Lenora Newsome, Deputy Clerk

**Also present:** David Toner, Executive Director of Facilities and Operations for the School Board; Sid Ansbacher, Special Counsel for the School Board; Tracy UpChurch, School Board Attorney

**Absent:** County Commissioner James E. Bryant; School Board Member Joe Gordy

(01/31/01 - 1 - 9:02 a.m.)  
CALL TO ORDER

The meeting was called to order by Kohnke.

(01/31/01 - 1 - 9:02 a.m.)  
ROLL CALL

The Board members introduced themselves for the record.

(01/31/01 - 1 - 9:04 p.m.)

1. PUBLIC HEARING - SCHOOL ISSUES RELATED TO THE APPLICATION FOR DEVELOPMENT APPROVAL FOR A PROPOSED DEVELOPMENT OF REGIONAL IMPACT KNOWN AS NOCATEE AND A PROPOSED COMPREHENSIVE PLAN AMENDMENT AND LAND USE CHANGE FOR THE NOCATEE DEVELOPMENT OF REGIONAL IMPACT. THE NOCATEE DRI IS LOCATED IN BOTH DUVAL AND ST. JOHNS COUNTIES. THE PORTION LOCATED IN ST. JOHNS COUNTY IS PROPOSED FOR THE DEVELOPMENT OF 2,872,000 SQUARE FEET OF OFFICE USES, 968,000 SQUARE FEET OF RETAIL USES, 250,000 SQUARE FEET OF INDUSTRIAL USES, 12,041 RESIDENTIAL UNITS, 540 ASSISTED LIVING UNITS, 54 HOLES OF GOLF, AND 510 HOTEL ROOMS ON APPROX. 12,800 ACRES. THE SUBJECT PROPERTY IS LOCATED ON THE NORTH AND SOUTH SIDES OF PALM VALLEY ROAD (CR 210), EAST OF US 1 AND WEST OF THE INTRACOASTAL WATERWAY.

Ham explained the reason for this meeting, stating that they were not here to debate the merits or the overall concept of Nocatee, that they are here simply to discuss their concerns relative to the impact that Nocatee will have on the existing schools and the future schools. She stated that they are prepared to express their concerns relative to the Comprehensive Plan changes and the Nocatee DRI. She mentioned that they have met several times with

the developers in reviewing these issues and have had some success on reaching an agreement on the projected number of students within the Nocatee DRI by phase, have also concurred that the eight school sites appear to be appropriate, but have not agreed upon the appropriate acreage, or location. There are two major issues to be resolved; 1) a mechanism to finance the construction of schools in a timely manner so that the first schools within the development can be constructed by the time there are 450 students, and 2) the location of school sites. She stated that David Toner will discuss student projections and the funding mechanism, Dr. Balboni will address the location issue, together they will address the flexibility element, and Mr. UpChurch and Mr. Ansbacher are here to speak to legal positions relative to each point.

(9:09 a.m.) Toner reviewed the package distributed to the BCC, which was prepared by the School Board; Projections for Nocatee School Children, Funding Mechanism for New Schools/Nocatee, Map-Northern St. Johns County Approved and Proposed Developments (DRI/PUD), Nocatee Master Site Plan-High School Site Evaluation Study Map, and Response to St. Johns County: Nocatee DRI Development Order Review-1st Draft. He stated that in the draft document there was concern with reference to hurricane shelters, and schools being built within five years of the site being donated, or it would revert back to the developer.

(9:23 a.m.) Dr. Balboni spoke on issues presented to the School Board by Nocatee in terms of instructional programs serving students and parents. He stated that they have a five year building plan, the location of schools is a major point, and spoke on co-location opportunities.

(9:36 a.m.) Toner spoke on the flexibility issue. Meiszer voiced concern about what areas the new high school will serve and the arrangements between the two School Boards, St. Johns County and Duval County. Balboni stated it will be a concern, and the students should be able to choose the kind of learning they want. Reardon thanked everyone for coming to the meeting and spoke on future school sites.

(9:44 a.m.) Ansbacher spoke on the legal issues of co-location, funding and the impact created by Nocatee.

(9:53 a.m.) Jacalone spoke on the proposed siting of the new high school within the development. He questioned the division of the kids regarding the schools. Balboni replied that, when there are enough students to build a new high school, most of the new students from the Nocatee area will go to the new school. Discussion followed on the language being included in the development order that allows flexibility in adjusting or changing school sites; actions or provisions that are required for impact to the school system that's currently in place to remain in the Development Order, so they would be protected; on the funding mechanism revenue; and there being no time limit, that the sites are available to the School Board unless they opt not to utilize them. Krug commented on it being a county-wide problem, not just a northeast problem.

(10:13 a.m.) Burton commented on impact fees. Ham stated that she received petitions with over 500 names regarding speaking out for our children.

(10:17 a.m.) Roger O'Steen, 117 Annapolis Lane, Ponte Vedra, from Nocatee, responded on comments made on: the acreage, hurricane evacuation, mechanism for funding schools, the five year reverter regarding school sites, and flexibility. He reviewed the Nocatee School Position and reviewed maps of the Nocatee area, using visual display.

(10:25 a.m.) Dick Prosser, 8101 Phillips Hwy., Jacksonville, spoke on travel distances and facts related to the site, using visual display. He spoke on co-location and on the site conditions.

(10:30 a.m.) Mary Lundy, 129 Osprey Cove, stated that she would like to see the school issues resolved, and doesn't want to have developers telling them where to locate their schools.

(10:32 a.m.) Karen Seals, 113 Teal Pointe Lane, Ponte Vedra Beach, voiced concern about the schools for the children, stating that it was not just a Nocatee issue, but also a St. Johns County issue. She suggested establishing a Site Selection Committee.

(10:34 p.m.) Helen Garrard, 857 Sawyer Run Lane, Ponte Vedra, stated that very little was put in writing in the plans by Nocatee regarding the schools.

(10:35 a.m.) Bill Sopchak, 404 S. Lakewood Run Drive, Ponte Vedra Beach, spoke on over crowding and multiple rezoning.

(10:37 a.m.) Lanny Benson, 101 Lantern Wick Place, Ponte Vedra Beach, spoke on the children's issues.

(10:40 a.m.) Diana Goldhagen, 4318 Blue Heron Drive, Ponte Vedra Beach, spoke on children's issues and school sites.

(10:44 a.m.) Shelly Whitman, 6100 St. Andrews Court, Ponte Vedra Beach, voiced concern on over crowding of schools affecting the quality of education.

(10:49 a.m.) Bill Smedberg, 332 San Juan Drive, Ponte Vedra Beach, presented petitions for the record and explained what they were for. He spoke on the school site plan and if the County Commissioners could approve Nocatee over the School Board's approval.

(10:54 a.m.) Sharon Middleton, 327 San Juan Drive, Ponte Vedra, spoke on the school system and reiterated that this was a county-wide problem. Krug and Upchurch left the meeting.

The meeting recessed at 10:58 a.m. and reconvened at 11:06 a.m.

(11:06 a.m.) Gregg Bennett, 221 Stellar Court, Ponte Vedra, questioned if the new high school was built between Nocatee and Ponte Vedra, who would attend it. Balboni stated there would be a zoning process to go through to figure out who would attend it. (11:10 a.m.) Upchurch entered the meeting.

(11:11 a.m.) Bill Fehling, 1196 Salt Marsh Circle, spoke on children's issues and stated that he was in favor of Nocatee, but not in favor of the issues concerning the schools.

(11:17 a.m.) Nan Healy, 285 Odoms Mill Blvd., Ponte Vedra Beach, spoke on the most valuable asset in St. Johns County, the School System.

(11:18 a.m.) MaryAnn Beatty, 3019 Cypress Creek Drive East, Ponte Vedra Beach, voiced concern about resolving any problems in writing before approving Nocatee.

(11:23 a.m.) Virginia Simpson, 37 Ramona Street, Ponte Vedra Beach, spoke on looking at all the different possibilities for the schools.

(11:26 a.m.) Gordon Gruhn, 500 Ranch Road, Ponte Vedra, spoke on the following important issues: school sites, how the School Board is going to divide the kids and stated that the location of the school does not make the quality of the school, people do.

(11:30 a.m.) Roger Van Ghent, 4005 Moultrie Foreside Blvd., representing the St. Johns County Audubon Society, spoke on St. Johns County not doing a good job with growth

until the last few years, and suggested for the Board to review the plan on placing the schools.

(11:34 a.m.) Daniel MacDonald, 24501 Deer Trace Drive, Ponte Vedra Beach, member of Citizen for Responsible Growth, questioned if the BCC will support the School Board's decision to establish a high school site on the eastern border of the Nocatee property, will the BCC recommend school sites be established and reserved without contingencies prior to approval to Nocatee. He also asked how will the approved housing units in northern St. Johns County combined with Nocatee affect the School Board's ability to build sufficient schools without a tax increase, and will the BCC support the School Board in requiring the Nocatee developer to build schools in advance of Ponte Vedra Schools overcrowding. He mentioned some suggested actions.

(11:37 a.m.) Hugh B. Foster, 100 North Mill Ridge Trail, Ponte Vedra Beach, voiced concern about the Site A Plan.

(11:40 a.m.) Louise Thrower, 288 Orange Ave, spoke on the New Town Development Concept regarding schools.

(11:46 a.m.) Osteen gave closing comments. He spoke on the fear that has been provoked among the parents that the development will be causing a massive overcrowding in the schools.

(11:50 a.m.) Discussion followed on if impact fees are done away with, will there be a commitment that the developer would comply with future concurrency requirements, and about concerned parents not being considered as a mob. Allen gave closing comments.

The meeting thereupon adjourned at 12:09 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