

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
AUGUST 24, 2001  
(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.

Present were:        Marc Jacalone, District 3, Chair  
                         James E. Bryant, District 5, Vice Chair  
                         Nicholas Meiszer, District 1  
                         John Reardon, District 2  
                         Mary Kohnke, District 4  
                         David Halstead, Assistant County Administrator  
                         Daniel Bosanko, Deputy County Attorney  
                         Judy Hamilton, Deputy Clerk

Also present:        Cheryl Strickland, Clerk of Courts; Allen MacDonald, Finance Director, Clerk's Office

(08/24/01 - 1 - 9:00 a.m.)

The meeting was called to order by Chair Jacalone.

(08/24/01 - 1 - 9:00 a.m.)

ROLL CALL

The roll was called by the Deputy Clerk.

(08/24/01 - 1 - 9:01 a.m.)

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

(08/24/01 - 1 - 9:02 a.m.)

ADDITIONS TO AGENDA

Meiszer requested the addition of Redistricting Boundaries for District 1; this was added as Item #4. Bosanko requested the addition of an informational item regarding the Value Adjustment Board; this was added as Item #5. Bosanko requested the Impact Fee Credit Agreement for Winchester be added; this was added as Item #6.

(08/24/01 - 1 - 9:03 a.m.)

1.        CONSIDER A TRANSFER OF \$25,000 FROM THE GOLF COURSE RESERVES FOR FACILITY REPAIRS ON THE EXISTING COURSE

Joe Vonasek, Director of Management and Budget, presented this item to the Board. (9:05 a.m.) **Motion by Kohnke, seconded by Reardon, carried 5/0, to approve the transfer of \$25,000 from 4434-59920 (Golf Course Reserves) to 4431-53120 (Golf Course Maintenance Contractual Services).**

(08/24/01 - 2 - 9:07 a.m.)

2. CONSIDER AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT AND CHANGE ORDER FOR THE EMERGENCY EVACUATION SHELTER AT THE OLD HASTINGS HIGH SCHOOL

Mike Rubin, Director of Construction Services, addressed the Board, stating the County received a grant in December, 2000, from the State of Florida, to provide renovations to the Old Hastings High School in order to turn a portion of the high school into an emergency evacuation shelter for special needs people and critically ill people. The City of Hastings came up with \$83,000 as the match for the grant. The grant did not allow much time for the design, bidding and construction, and with the current and only extension, the project must be completed by November 30, 2001. The low bidder was Bush Construction Company, Inc., in the amount of \$313,095.00. The budgeted amount for the project was \$316,000.00. Rubin requested the County Administrator be authorized to execute the contract and change order. (9:09 a.m.) **Motion by Reardon, seconded by Kohnke, carried 5/0, to authorize the County Administrator to execute the contract and change order with Bush Construction Company, Inc. for the Emergency Evacuation Shelter in the old Hastings High School. (See Attachment "A.")** Bosanko affirmed that this was a standard contract, prepared and reviewed by the Legal Department.

(08/24/01 - 2 - 9:10 a.m.)

3. CONSIDER THE APPROVAL OF THE CASH REQUIREMENT REPORT

David Halstead, Assistant County Administrator, requested approval of the Cash Requirement Report. **Motion by Reardon, seconded by Kohnke, carried 5/0, to approve the Cash Requirement Report.**

(08/24/01 - 2 - 9:11 a.m.)

4. REDISTRICTING - BOUNDARY OF DISTRICT 1

Meiszer advised the Board that he had asked the Supervisor of Elections and the County GIS Office to look at the southern boundary of District 1 where it met District 5. His recollection was that the boundary was going to be Ponce Island Road, but what came out was a rather strange zig-zag down Estrella where the Airport Administration Building is located and then down Casa Cola Way and then out North Boulevard, which split the neighborhood and looked strange. Meiszer suggested it go straight out Estrella or straight out North Boulevard instead of making that jog through the neighborhood. A minor number of people are involved, because most of the area south of there is vacant, but will be developed in the future. Meiszer had asked why it would twist around specifically that way and he was advised that was the boundary of the census tract. Jacalone stated he was copied a letter from Tracy Upchurch, representing the School Board, requesting another joint meeting with the Commission to review the redistricting plan. *It was the consensus of the Board to present the following dates to the School Board for the meeting, as requested: September 5, September 6, September 12 or September 13, at 6:00 p.m.* Halstead will present the proposed dates to the Supervisor of Elections and to Upchurch for determination of the meeting date; and, will then report back to the Board.

(08/24/01 - 2 - 9:17 a.m.)

5. VALUE ADJUSTMENT BOARD DISCUSSION

Bosanko stated it was the intent of the Clerk of the Court and himself to proceed to publish a notice for an Organizational Meeting of the Value Adjustment Board to be held on September 5, 2001 at 9:00 a.m. *It was the consensus of Jacalone, Bryant, and Reardon, VAB members, with Meiszer as alternate, that September 5, 2001 at 9:00 a.m. was acceptable.*

(08/24/01 - 3 - 9:18 a.m.)

6. WINCHESTER PUD - IMPACT FEE CREDIT AGREEMENT

Bosanko addressed the Board, stating it related to the PUD approved at the Board's last regular meeting, where Staff was directed as part of that approval, to proceed with an Impact Fee Agreement, of which a draft was handed out by Bosanko. Bosanko pointed out one significant change: During the approval process of the PUD, the Board was made aware that the Developer had committed to reserve or dedicate to the County right-of-way for the widening of that road the project is on (Greenbriar), which was approximately four acres. It was pointed out that a portion of that four acres was wetlands and to use that wetlands for actual road widening would require the County to acquire other land, probably, to mitigate for using that wetland. Several Commissioners had expressed concern that they were acquiring right-of-way they would later have to get more land for to mitigate. As part of that approval, Staff had been directed to require the Developer and the Land Owner of the project to provide that mitigation land. Bosanko and Mary Ann Blount, Real Estate Manager, had negotiated the best situation they could get for the County in these situations. The closing was planned this date, because this was the deadline for the impact fee transfers. The Developer will give the County the 15 acres of mitigation land now, during the closing, for this mitigation process. That 15 acres was calculated at a ratio of approximately 15:1 by Blount, which was what was required for mitigation in the most recent project in that area. An additional commitment from the Developer was that if the County permitted the road in the next 10 years, they would provide any additional mitigation needed for a 10 year period to finish off that process, a 15-year future commitment. Bosanko stated this was a good way to proceed because it gave the County acreage in-hand rather than waiting many years in the future to find out what they might get when the Developer might have sold the land or the Homeowners Association might have title to the land. Discussion was held on where the 15 acres could be obtained from and if it should refer to "on-site." Bosanko stated it was his understanding it was on-site adjoining. Jacalone stated he thought their intention was to utilize on-site wetlands for that and suggested that language be inserted so they would not be giving the County wetlands from another drainage basin.

(9:23 a.m.) Blount stated it was 15 acres that was on-site and contiguous to the 75-foot strip. Jacalone asked that language be included. Blount stated they had not seen the legal description, which was to be delivered this date in order to verify. Kohnke stated she had asked Bosanko to prepare a resolution that effectively read that any time in the future, if the County should be deeded right-of-way, with impact fee credits, and there were any wetlands in that right-of-way, that they would be mitigated by the people. Mitigation could be accomplished through donated wetlands or money. She stated an overall Board policy was needed that addressed this issue. She requested Staff bring back a resolution in September. Reardon inquired about the amount of wetlands. Blount stated the wetlands in that 75-strip of right-of-way were not given a value. Further discussion ensued on conveyance of wetlands and developers paying into a mitigation bank. Meiszer stated he had seen appraisals where wetlands were \$300 to \$500 an acre and the uplands were in the thousands of dollars an acre; payment had never been made more than what the land was worth. Blount confirmed appraisals distinguished the difference in the values.

**(9:30 a.m.) Motion by Reardon, seconded by Bryant, carried 5/0, to adopt Resolution No. 2001-174, which is a resolution of the Board of County Commissioners of St. Johns County, Florida, authorizing the County Administrator to execute the amended impact fee credit agreement with Winchester Development.**

**Motion by Reardon, seconded by Bryant, carried 5/0, to adjourn.** There being no further business to come before the Board, the meeting adjourned at 9:31 a.m.

Approved: September 4, 2001

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
Marc A. Jacalone, Chair

ATTEST: CHERYL STRICKLAND, CLERK

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