

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
APRIL 9, 2002  
(9:00 A.M.)**

Proceedings of a regular 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  
                              Ben W. Adams, Jr., County Administrator  
                              Michael Hunt, Assistant County Attorney  
                              Yvonne King, Deputy Clerk

Also present were: Cheryl Strickland, Clerk of Courts; Allan MacDonald, County Finance Director

(04/09/02 - 1 - 9:05 a.m.)

Chair Jacalone called the meeting to order.

(04/09/02 - 1 - 9:05 a.m.)

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

(04/09/02 - 1 - 9:06 a.m.)

ROLL CALL

The roll was called by the Deputy Clerk.

(04/09/02 - 1 - 9:07 a.m.)

PUBLIC COMMENTS

Don Beattie, 808 Mill Pond Court, recommended the Board not place the referendum, regarding the proposed sales tax, on the ballot this year but be considered for a special election next year. (9:12 a.m.) Roger Van Ghent, 4005 Moultrie Foreside Blvd., addressed the proposed sales tax. (9:15 a.m.) Louise Thrower, 288 Orange Avenue, commented on the protection against Georgia Pacific's pipeline debilitating the St. Johns River. Thrower then recognized seven of St. Johns County's students for their receipt of individual \$500 Pop Warner scholarships for outstanding academic achievement and significant community service contribution.

(04/09/02 - 1 - 9:18 a.m.)

DELETIONS TO CONSENT AGENDA

Adams requested that Item #1 be removed from the Consent Agenda and added to the Regular Agenda as Item A. Adams requested that Item #8 be removed from the Consent Agenda and be rescheduled to a later date because of administrative problems.

**Motion by Reardon, seconded by Bryant, carried 5/0, to approve the Consent Agenda, as amended.**

1. Approval of the Cash Requirement Report (*This item was removed from the Consent Agenda and added to the Regular Agenda as Item A; see page 3*)
2. Motion to adopt **Resolution No. 2002-58** granting an irrevocable License to Florida Power & Light Company to provide electrical service to the St. Johns County Central Receiving/Mail Trailer

**RESOLUTION NO. 2002-58**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, GRANTING AN IRREVOCABLE LICENSE TO FLORIDA POWER & LIGHT COMPANY TO PROVIDE ELECTRICAL SERVICE TO THE ST. JOHNS COUNTY CENTRAL RECEIVING/MAIL TRAILER**

3. Motion to adopt **Resolution No. 2002-59** accepting and authorizing the execution of a Perpetual Easement for property adjacent to the Vilano Boat Ramp from St. Augustine Port, Waterway & Beach District for parking & improvements

**RESOLUTION NO. 2002-59**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, ACCEPTING AND AUTHORIZING THE EXECUTION OF A PERPETUAL EASEMENT FOR PROPERTY ADJACENT TO THE VILANO BOAT RAMP**

4. Motion to adopt **Resolution No. 2002-60** redesignating expiration of terms of current members of the Ponte Vedra Zoning and Adjustment Board

**RESOLUTION NO. 2002-60**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, REDESIGNATING EXPIRATION OF TERMS OF CURRENT MEMBERS OF THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD**

5. Motion to allow the County Administrator, or his designee, to enter into contract under Bid No. 02-61, Construction of SR 207 Wastewater Treatment Facilities Improvements with Meadors Construction Co., Inc in the amount of \$623,500 (*See Exhibit "A"*)
6. Motion to allow the County Administrator, or his designee, to enter into a contact under Bid No. 02-51, Construction of the Tillman Ridge Test/Production Well, with Partridge Well Drilling Co., Inc. in the amount of \$280,123.50 (*See Exhibit "B"*)
7. Motion to approve the transfer from Court Facilities Trust Fund Reserve (1301-59920) \$25,740 to Court Facilities Trust Fund Software account (1301-55102) to allow

# ST. JOHNS COUNTY BID TABULATION



BID TITLE

CONSTRUCTION OF SR 207  
WASTEWATER TREATMENT  
FACILITIES IMPROVEMENTS

OPENED BY

Tracy Ross

*TR*

BID NUMBER

02-61

TABULATED BY

Cheryl Albertson

*CA*

OPENING DATE/TIME

03/13/2002

VERIFIED BY

ANY BIDDER AFFECTED ADVERSELY BY AN  
INTENDED DECISION WITH RESPECT TO THE  
AWARD OF ANY BID, SHALL FILE WITH THE  
PURCHASING DEPARTMENT FOR ST. JOHNS  
COUNTY, A WRITTEN NOTICE OF INTENT TO FILE  
A PROTEST NOT LATER THAN SEVENTY-TWO (72)  
HOURS (EXCLUDING SATURDAY, SUNDAY AND  
LEGAL HOLIDAYS) AFTER THE POSTING OF THE  
BID TABULATION. PROTEST PROCEDURES MAY  
BE OBTAINED IN THE PURCHASING  
DEPARTMENT.

POSTING TIME/DATE

03/13/02 4:00 PM

PAGE(S) 1

OF

1 PAGE(S)

BIDDERS	TOTAL BASE BID	ADDITIVE ALTERNATE NO. 1	ADDITIVE ALTERNATE NO. 2	TOTAL BID PRICE W/ALTERNATE NO. 1 & NO. 2	BID BOND	ADDEN. #1	ADDEN. #2
WORTH CONTRACTING, INC.	\$636,998.00	\$59,900.00	\$54,400.00	\$751,298.00	X	X	X
PMB CONSTRUCTORS, INC.	\$689,040.00	N/A	\$18,480.00	\$707,520.00	X	X	X
HAGER CONSTRUCTION COMPANY	\$640,000.00	N/A	\$19,200.00	\$659,600.00	X	X	X
SAWCROSS, INC.	\$638,000.00	N/A	\$21,600.00	\$659,600.00	X	X	X
MEADORS CONSTRUCTION CO., INC.	\$603,500.00	N/A	\$20,000.00	\$623,500.00	X	X	X
AZURIX NORTH AMERICA	\$597,400.00	N/A	\$32,000.00	\$629,400.00	X	X	X
AC GENERAL, INC.	\$639,700.00	0	\$28,480.00	\$668,180.00	X	X	X



Exhibit "A"

BID AWARD DATE - \_\_\_\_\_

**ST. JOHNS COUNTY  
BID TABULATION**



**BID TITLE**

CONSTRUCTION OF THE  
TILLMAN RUDGE TEST/  
PRODUCTION WELL

**OPENED BY**

Tracy Ross *TR*

**BID NUMBER**

02-51

**TABULATED BY**

Cheryl Albertson *CA*

**OPENING DATE/TIME**

03/13/2002

**VERIFIED BY**

**POSTING TIME/DATE**

03/13/02 4:00 PM

03/18/02 4:00 PM

**PAGE(S)** 1

**OF**

1 **PAGE(S)**

ANY BIDDER AFFECTED ADVERSELY BY AN INTENDED DECISION WITH RESPECT TO THE AWARD OF ANY BID, SHALL FILE WITH THE PURCHASING DEPARTMENT FOR ST. JOHNS COUNTY, A WRITTEN NOTICE OF INTENT TO FILE A PROTEST NOT LATER THAN SEVENTY-TWO (72) HOURS (EXCLUDING SATURDAY, SUNDAY AND LEGAL HOLIDAYS) AFTER THE POSTING OF THE BID TABULATION. PROTEST PROCEDURES MAY BE OBTAINED IN THE PURCHASING DEPARTMENT.

BIDDERS	GRAND TOTAL BASE COST	BID BOND	ADDENDUM #1			
PARRIDGE WELL DRILLING CO., INC.	\$280,123.50	X	X			
SAWCROSS, INC.	\$334,583.00	X	X			

BID AWARD DATE - \_\_\_\_\_

**Exhibit "B"**

the purchase of Judicial Automated Calendaring System software

8. Motion to adopt a Resolution recognizing as unanticipated revenue \$57,105 in FIND Grant Funds and a \$20,000 donation from the Northshore Improvements Association and appropriating them for use by the Tourist Development Tax Fund, Category III (*This item was removed from the Consent Agenda to be rescheduled to a later date because of administrative problems.*)
9. Proofs:
  - a. Proof, Notice of Public Hearing, Establishment of Ordinance/Regulations Affecting the Use of Land, February 5, & 26, 2002
  - b. Proof, Notice of Public Hearing, St. Augustine Port Water Way & Beach District & Anastasia Mosquito Control District, March 26, 2002
  - c. Proof, Notice to Bidders, Bid No. 02-68
  - d. Proof, Certificate of Liability Insurance, Stephen Woods

(04/09/02 - 3 - 9:19 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

There were no additions, nor deletions to the Regular Agenda.

(04/09/02 - 3 - 9:20 a.m.)

APPROVAL OF REGULAR AGENDA

**Motion by Reardon, seconded by Kohnke, carried 5/0, to approve the Regular Agenda.**

(04/09/02 - 3 - 9:20 a.m.)

- A. APPROVAL OF CASH REQUIREMENT REPORT (This item was removed from the Consent Agenda and was added to the Regular Agenda.)

Adams relayed the request to add \$600 to the cash requirement report to expedite the beverage permit for the golf course. It is the application fee to the Division of Alcohol, Beverage, and Tobacco. (9:21 a.m.) **Motion by Jacalone, seconded by Kohnke, carried 5/0, to approve the Cash Requirement Report including the amended item as demonstrated by the County Administrator.**

(04/09/02 - 3 - 9:21 a.m.)

1. CONSIDER A HEALTH SERVICES CONTRACT WITH MEDICAL SPECIALISTS OF ST. AUGUSTINE

Hunt explained the contract. Discussion followed regarding the amount of compensation to the provider, the amount of insurance to be carried by the clinic, and the County Administrator being listed as the county representative on page 10 of the contract. (9:40 a.m.) **Motion by Reardon, seconded by Kohnke, carried 5/0, to authorize the Chairman to enter into the contract between St. Johns County and Medical Specialists of St. Augustine; and add the County Administrator to Item #19 on page 10 of the contract.**

(9:41 a.m.) Hunt left the meeting, and Deputy County Attorney Daniel Bosanko entered the meeting.

(04/09/02 - 4 - 9:41 a.m.)

2. CONSIDER A RESOLUTION THAT WILL DEFER TWO-THIRDS OF THE PAYMENT OF WATER & SEWER UNIT CONNECTION FEES FOR SIX YEARS

FOR AFFORDABLE SENIOR RENTAL APARTMENTS TO BE CONSTRUCTED  
BY RICHMAN GROUP OF FLORIDA, INC.

Tom Crawford, Director of Housing & Community Services, explained the resolution. Discussion followed on the utility deferment request. (9:47 a.m.) Bosanko distributed a copy of a sentence he proposed to be added to the motion, as follows: Any interest that is required by County ordinances on the unit connection fee deferral note and mortgage shall be paid from unpledged funds from County sales tax receipts. (9:50 a.m.) **Motion by Reardon, seconded by Kohnke, carried 5/0, to adopt Resolution No. 2002-61, deferring the payment of water and sewer unit connection fees for affordable senior rental apartments to be constructed by the Richman Group of Florida, Inc., and incorporate the following language: "Any interest that is required by County ordinances on the unit connection fee deferral note and mortgage shall be paid from unpledged funds from County sales tax receipts."**

**RESOLUTION NO. 2002-61**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, TO APPROVE DEFERRING THE PAYMENT OF WATER AND SEWER UNIT CONNECTION FEES FOR MOULTRIE VILLAGE APARTMENTS, LTD., AN AFFORDABLE SENIOR RENTAL PROJECT TO BE CONSTRUCTED BY THE RICHMAN GROUP OF FLORIDA, INC., AND SETTING AN EFFECTIVE DATE**

(04/09/02 - 4 - 9:51 a.m.)

3. CONSIDER A RESOLUTION THAT WILL DEFER TWO-THIRDS OF THE PAYMENT OF WATER & SEWER UNIT CONNECTION FEES FOR THREE YEARS FOR AFFORDABLE FAMILY RENTAL APARTMENTS TO BE CONSTRUCTED BY BNG PARTNERS, INC.

Tom Crawford, Director of Housing & Community Services, explained the resolution. Discussion followed regarding the utility connection fee deferral. (9:56 a.m.) **Motion by Reardon, seconded by Bryant, carried 5/0, to adopt Resolution No. 2002-62, deferring the payment of water and sewer unit connection fees for affordable family rental apartments to be constructed by BNG Partners, Inc.; and include the following language: "Any interest that is required by County ordinances on the unit connection fee deferral note and mortgage shall be paid from unpledged funds from County sales tax receipts."**

**RESOLUTION NO. 2002-62**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, TO APPROVE DEFERRING THE PAYMENT OF WATER AND SEWER UNIT CONNECTION FEES FOR THE OAKS OF ST. JOHNS, FAMILY AFFORDABLE RENTAL APARTMENTS TO BE CONSTRUCTED BY BNG PARTNERS, INC., AND SETTING AN EFFECTIVE DATE**

(04/09/02 - 5 - 9:58 a.m.)

4. CONSIDER A RESOLUTION THAT WILL DEFER TWO-THIRDS OF THE PAYMENT OF WATER & SEWER UNIT CONNECTION FEES FOR ONE YEAR

FOR AFFORDABLE FAMILY RENTAL APARTMENTS TO BE CONSTRUCTED  
BY REGENCY DEVELOPMENT ASSOCIATES, INC.

Tom Crawford, Director of Housing & Community Services, reviewed the resolution. Discussion followed on the utility connection fee deferral. (10:02 a.m.) Robert Thomson, 17 Marilyn Avenue, commented in favor of the unit connection fee deferral. (10:06 a.m.) Bill Young, Utility Director, addressed how the unit connection fee deferral would affect the County Utility Department. (10:05 a.m.) **Motion by Reardon, seconded by Kohnke, carried 5/0, to adopt Resolution No. 2002-63, deferring the payment of water and sewer unit connection fees for affordable deaf-elderly rental apartments to be constructed by Regency Development Associates, Inc.; and including the following language: "Any interest that is required by County ordinances on the unit connection fee deferral note and mortgage shall be paid from unpledged funds from County sales tax receipts."**

**RESOLUTION NO. 2002-63**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, TO APPROVE DEFERRING THE PAYMENT OF WATER AND SEWER UNIT CONNECTION FEES FOR RIVER SHORES AFFORDABLE DEAF - SENIOR RENTAL APARTMENTS TO BE CONSTRUCTED BY REGENCY DEVELOPMENT ASSOCIATES, INC., AND SETTING AN EFFECTIVE DATE**

The meeting recessed at 10:07 a.m. and reconvened at 10:19 a.m.

(04/09/02 - 5 - 10:19 a.m.)

5. DISCUSSION OF A DRAFTED ORDINANCE LEVYING A 1% DISCRETIONARY SALES SURTAX CONDITIONED UPON A NOVEMBER 5, 2002 REFERENDUM ELECTION THAT APPROVES THE SURTAX

The Board discussed deferring the ordinance to a later date, and the ordinance being scheduled to the spring of 2003. (10:33 a.m.) Daniel MacDonald, 24501 Deer Trace Drive, Ponte Vedra Beach, recommended the Board table the sales tax issue to a later date. (10:38 a.m.) **Motion by Reardon, seconded by Bryant, carried 4/1 with Meiszer dissenting, to defer the 1% discretionary sales surtax ordinance to a later date.** (10:39 a.m.) **Motion by Kohnke, seconded by Meiszer, failed 3/2 with Bryant, Jacalone, and Reardon dissenting, to amend the motion to included the Spring of 2003.**

(04/09/02 - 5 - 10:43 a.m.)

COMMISSIONERS' REPORTS

Commissioner Meiszer:

Meiszer addressed the Lincolnville library issue. Discussion followed regarding a location for the library.

Meiszer clarified that he voted against the sales tax issue because there was no general date set.

(10:50 a.m.)

Commissioner Reardon:

Reardon requested an update on the lawsuit regarding NAAAM.

Reardon requested the Board solicit ideas from the public on ways to address their concerns on a possible sales tax.

Reardon announced that the Veterans Affairs Office has extended their services to the Ponte Vedra area at Vickers Landing.

(10:56 a.m.)

Commissioner Kohnke:

Kohnke addressed a letter she received from Ellen Walden of the Health and Human Services Advisory Council, regarding an increase in the requests for funding they have received. Kohnke then requested a representative from the Council come before the Board to discuss this issue.

Kohnke announced the Celebrity Breakfast to be held on Sunday, April 14, 2002 at 8:00 a.m. at the Coastal Community Center, 180 Marine Street. The price is \$7.00 for all you can eat.

(11:03 a.m.)

Commissioner Bryant:

Bryant reminded the Board that unless the BCC Rules are suspended, they should be followed.

Bryant reported on the Second Harvest Food Bank.

Reardon informed the Board that the Second Harvest Food Bank provided the lunch for the West Augustine event "Jasmine's Way" held last weekend.

(11:10 a.m.)

Commissioner Jacalone:

Jacalone requested the County Attorney's Office give an oral summary of all the litigation the County is currently involved in.

Jacalone informed the Board that two small bridges are scheduled for replacement some time in the future.

(04/09/02 - 6 - 11:14 a.m.)

COUNTY ADMINISTRATOR'S REPORT

Adams announced that the joint meeting with the School Board scheduled for Thursday, April 18, 2002 has been rescheduled.

Adams announced that on April 23, 2002 the volunteers would be honored with an ice cream social in the courtyard. The time is scheduled for 3:00 p.m. in the patio area.

(04/09/02 - 6 - 11:15 a.m.)

COUNTY ATTORNEY'S REPORT

No report.

(04/09/02 - 7 - 11:15 a.m.)

CLERK OF COURT'S REPORT



Allan MacDonald, County Finance Director, distributed the Comprehensive Annual Financial Report for Fiscal Year ended September 30, 2001.

The meeting recessed at 11:16 a.m. and reconvened at 1:30 p.m. with Jacalone, Bryant, Kohnke, Meiszer, Reardon, Adams, Bosanko and Deputy Clerk Judy Hamilton present.

(04/09/02 - 7 - 1:36 p.m.)

6. PUBLIC HEARING - TRANSMITTAL MEETING FOR CPA 2002-0001 COMPREHENSIVE PLAN AMENDMENT FOR THE PROPERTY LOCATED AT THE SOUTHWEST QUADRANT OF I-95 AND INTERNATIONAL GOLF PARKWAY PROPOSED FOR THE DEVELOPMENT OF RING POWER AND THE WORLD COMMERCE CENTER DRI. THIS IS A TRANSMITTAL HEARING FOR CPA-2002-00001, A PROPOSED COMPREHENSIVE PLAN AMENDMENT FOR THE PROPERTY LOCATED AT THE SOUTHWEST QUADRANT OF I-95 AND INTERNATIONAL GOLF PARKWAY. THE AMENDMENT CHANGES APPROXIMATELY 375 ACRES OF LAND LOCATED AT THE SOUTHWEST QUADRANT OF I-95 AND INTERNATIONAL GOLF PARKWAY FROM RURAL/SILVICULTURE (R/S) TO MIXED USE. THE APPLICANT PROPOSES THE DEVELOPMENT OF RING POWER AND THE WORLD COMMERCE CENTER DRI. THE PROPOSED DRI ENCOMPASSES 966 ACRES; A PORTION OF THE PROPERTY IS DESIGNATED AS MIXED USE ON THE 2015 FUTURE LAND USE MAP. THIS IS THE FIRST OF A SERIES OF PUBLIC HEARINGS THAT WILL BE COMPLETED AS THIS PROPOSED APPLICATION PROCEEDS THROUGH DEVELOPMENT REVIEW. THE APPLICANT IS PROPOSING THIS COMPREHENSIVE PLAN AMENDMENT SUBMITTED CONCURRENTLY WITH THE WORLD COMMERCE CENTER DEVELOPMENT OF REGIONAL IMPACT (DRI). A PORTION OF THE WORLD COMMERCE CENTER DRI IS TO FACILITATE THE RELOCATION OF THE RING POWER OPERATION AND FACILITY FROM JACKSONVILLE TO ST. JOHNS COUNTY. IN ORDER TO MEET RELOCATION DEADLINES FOR RING POWER, THE APPLICANT PROPOSES A PRE-DEVELOPMENT AGREEMENT (PDA), PURSUANT TO FLORIDA STATUTES, CHAPTER 380.06(8). FLORIDA STATUTES, CHAPTER 308.06(8) PROVIDES REGULATORY AUTHORITY FOR DCA TO CONSIDER PDAS UNDER SPECIFIC REQUIREMENTS ESTABLISHED IN THE STATUTE. ONCE THE PDA IS APPROVED BY DCA, THE APPLICANT HAS THREE MONTHS TO SUBMIT THE DRI, WHICH ALSO INCLUDES THE DEVELOPMENT, WHICH IS PROPOSED IN THE PDA. THE APPLICANT IS REQUESTING THIS MIXED USE AREA BE INCREASED TO ACCOMMODATE RING POWER'S RELOCATION TO ST. JOHNS COUNTY AND DEVELOPMENT OF THE WORLD COMMERCE CENTER. THE SUBJECT PROPERTY IS DESIGNATED ON THE NORTHWEST SECTOR PLAN MAP AS A MIXED USE COMMERCE CENTER DISTRICT. THE PROPERTY IS SERVED WITH CENTRAL WATER AND SEWER THROUGH ST. JOHNS COUNTY UTILITIES; IT HAS A CENTRAL LOCATION ADJACENT TO I-95. SINCE THIS PROJECT HAS A PDA WITH A SPECIFIC AMOUNT OF DEVELOPMENT, THE BCC WILL CONDUCT A HEARING FOR THE ADOPTION OF THIS PROPOSED COMPREHENSIVE PLAN AMENDMENT, A HEARING FOR A ZONING CHANGE TO ACCOMMODATE THE PDA DEVELOPMENT WILL BE REQUIRED. ANOTHER PUBLIC HEARING TO ADOPT THE DRI AND ITS SUBSEQUENT REZONING WILL ALSO BE REQUIRED. STAFF RECOMMENDS THE PROPOSED AMENDMENT BE TRANSMITTED TO DCA.

Proof of publication of notice of public hearing in the matter of File #CPA 02 001, Ring Power Corp. was received, having been published in *The St. Augustine Record* on March 25, 2002.

Teresa Bishop, Planning Director, introduced the proposed Comprehensive Plan amendment and stated the proposed amendment was to change the future land use designation from Rural Silvicultural to Mixed Use. Bishop stated the subject property contained 375 acres, which left about 590 acres of the total World Commerce Center site designated as Mixed Use on the FLUM. Impacts upon public facilities and services would be reviewed during the DRI review. Appropriate mitigation would be considered and brought to the Board for approval. Bishop stated that the applicant would address all of the provisions of the Northwest Sector Plan that applied to them during the DRI review. She advised the Board that there were concerns expressed with the proposed DRI, that there was an increase in the amount of residential dwelling units. Staff analysis revealed that within that Mixed Use area right now, there could actually be 1,648 dwelling units while this DRI proposed 1,156 dwelling units. The area had central utilities provided by St. Johns County Utilities. The area had access to Interstate-95. It was Planning Staff's opinion that the area was appropriate for development, such as the World Commerce Center and the Ring Power project, which was also part of the application. Florida Statutes required that all Comprehensive Plan amendments be transmitted, including ones associated with DRIs, prior to the adoption of a DRI or the adoption of the Comp Plan amendment.

Staff had no objection to the transmittal. PZA recommended that it not be transmitted by a 3/3 vote. Jacalone inquired what the main objection or issue was with the PZA. Bishop responded that the PZA was concerned about the residential dwelling units, too much development occurring within that area, and there had not been a proven need. Discussion was held on the number of residential dwelling units; land use designation, single-family units; multifamily units; phasing of the units; the predevelopment agreement; commitments from the applicant; transportation improvements; impact of the project to surrounding road networks; financial obligations; traffic study submitted for concurrency purposes under review; and, pipelining.

(1:46 p.m.) Meiszer asked if Staff was saying there could be 1,600 residential units regardless of the amount of commercial space. Bishop replied, yes, they had certain percentages to meet the Mixed Use category, 20% of which was residential. Kohnke asked for clarification from the applicant. Kohnke declared ex-parte' communication with George McClure, Steinemann, and Prosser, representatives of the applicant. Kohnke asked McClure to clarify that they were withdrawing the PDA. McClure responded there would be no development in the area that they were seeking the Comprehensive Plan amendment until the DO came back, and that meant no PDA. After further discussion on the number of residential units, McClure stated they would agree to the condition, on a caveat to the Department of Community Affairs, that the transmittal was predicated upon the developer's commitment that he would not build more than 1,156 units in the entire project. Reardon commented that he liked this project, because it capped the residential units at a lower amount: 500 single-family dwelling units and 656 multifamily units. He said that encouraged commercial, office and industrial development, which provided jobs for the area. Bryant asked Bishop about the DRI process and Aberdeen, Durbin Crossing and Riverton DRIs. Bishop explained all proposed DRIs have to prove the need issue for the Comprehensive Plan amendment; they were also subject to proving the residential need. Bishop stated the proposed DRIs would have to address the mitigation through their DRIs for impacts to public facilities and services. They would also have to address the Northwest Sector Plan policies as those applied to the DRIs. Bishop affirmed that it was normal procedure for a DRI to be required to do transportation studies and mitigation studies.

Further discussion was held on the Preliminary Development Agreement being withdrawn by the applicant, allowance of a PDA, concurrency, and duration of the DRI process in St. Johns County.

Bishop stated Staff would work with the developers of the project, and the Ring Power project, as much as possible, and stay in coordination with DCA to see the review was done as quickly as possible. Bryant asked at what point they would get to the transportation mitigation portion. Bishop responded that would be included when the DRI came before the Board for approval. Meiszer asked Bishop if Staff had documentation that the predevelopment agreement had officially been withdrawn. Bishop responded, yes. Discussion was held on all residential development going through the same process and procedures, needs analyses, and separation of commercial development from residential.

Further discussion ensued on demonstration of need; the County not allowing any more residential to come into that area than was currently allowed because of the Mixed Use category; specification of needs; and, assessment of needs as a policy decision by the Board. (2:10 p.m.) Bishop stated that developers looked at the surrounding area, market, house sales, and various things in preparing these analyses. Jacalone asked if the site was currently two-thirds the designation that they need, and the developer sought to amend the uses for another 375 acres; Bishop confirmed. Bishop also affirmed Jacalone's statement that the typical land use amendment that involved the taking of rural silviculture land and made it allowable for development, took land that had little or no development rights and gave it a designation that often allowed fairly dense development. Jacalone asked how they would know, 10 years from now, that the commitment stated by the applicant was still law, if they sold and someone else said they had Mixed Use designation, and that allowed X amount of units, and they wanted to build X amount of units. Bishop responded their DRI would limit them and their subsequent PUD approval would limit them. For that to change, they would have to go through a Notice of Proposed Change to their DRI. If they added units, that would normally be considered a Substantial Deviation, which would require a full DRI-type review again. Additionally, the PUD would have to be modified, and it would be a Major Modification.

(2:13 p.m.) George McClure, 170 Malaga Street, St. Augustine, representing Steinemann & Company, introduced team members and principals: Frank C. Steinemann, President of Steinemann & Company; Buddy Young, an Officer of Steinemann & Company, Tony Robbins, Planner of Prosser Hallock; Dick Prosser, Principal of Prosser Hallock; and, Randy Ringhaver, President of Ring Power Corp. McClure addressed the Board, stating this represented no legal commitment on the Board's part to approve or disapprove the Comprehensive Plan amendment being sought, and represented nothing other than an indication of their willingness to consider it. It had no binding significance and it could not represent a basis for some claim of vested rights or equitable estoppels. It would join hands with the DRI process the applicant was currently engaged in. McClure said they had conducted a pre-application conference with the Regional Planning Council, which was attended by the affected agencies, as well as by representatives of the Department of Community Affairs, and that event went well. McClure stated they were in the process of completing their Application for Development Approval, which they expected to submit to the Regional Planning Council and to the Board sometime around the first week of May.

(2:17 p.m.) McClure, utilizing visual display, then talked about why they were doing the Comprehensive Plan amendment and covered some of the issues that had been raised and also the question of the predevelopment agreement. McClure then reviewed the objectives they were attempting to achieve by doing the Comprehensive Plan

amendment. McClure discussed the reasons they applied for a Preliminary Development Agreement. McClure stated the applicant had agreed and provided written documentation that they would not seek any development on this site until and unless the Development Order and the Comprehensive Plan amendment were approved by the Board. McClure offered additional comfort with the applicant's commitment that they would not do any additional residential units than the 1,156 contained in their present application.

McClure then spoke on the needs analysis, expansion of the existing Mixed Uses boundary, the current draft of the Northwest Sector Plan, distinguishment from other proposed DRIs, Mixed Use Commerce Center identification, existing development area, demonstration of need for commercial development, 35% of population leaving the County every day for employment, regional businesses, availability of industrial sites, and other aspects of the proposal.

(2:31 p.m.) Discussion was held by the Board on various aspects of the proposed transmittal. Public comments were then received. (2:38 p.m.) William T. Abare, Jr., 311 Arpieka Ave., St. Augustine, spoke in support of the transmittal. (2:39 p.m.) Ruth Stinson, Chamber of Commerce, 1 Riberia Street, St. Augustine, deferred to Norm Gregory. (2:40 p.m.) Norm Gregory, 5344 Turtleback Crossing Lane, Chairman of the Economic Development Council for St. Johns County, spoke in support of the transmittal. (2:41 p.m.) Allan Roberts, 4175 SR 16, spoke on behalf of the Wolfe family, in support of the transmittal. (2:44 p.m.) Jim Davidson, 276 Pinehurst Pointe Dr., St. Augustine, developer of World Golf Village, spoke in support of Ring Power, but voiced concerns they had with the transmittal and the Comprehensive Plan amendment. (2:49 p.m.) John Metcalf, 1104 Mill Creek Drive, representing Land Associates, LLC, the developer of World Golf Village, gave handouts and voiced concerns with the transmittal. (2:57 p.m.) Hank Whetstone, 400 Old Quarry Road, St. Augustine, spoke in support of the transmittal. (2:59 p.m.) David Drysdale, 140 Pelican Reef, St. Augustine, spoke in support of the project. (3:01 p.m.) Brief discussion ensued on pipelining costs and agency determinations.

*(3:03 p.m.) Motion by Reardon to approve the transmittal to DCA of CPA-2002-000001 Comprehensive Plan Amendment for the property located at the southwest quadrant of I-95 and International Golf Parkway proposed for the development of Ring Power and World Commerce Center DRI.*

(3:03 p.m.) McClure made closure for the applicant. Discussion was held on the applicant committing to the requirements in the draft Northwest Sector Plan that was under review would be complied with before approval date of the amendment. McClure stated they would commit to community meetings. Discussion was held on market analysis studies for the area of the amendment. Discussion was held on commitment of the developer that the number of residential units in the entire DRI would not exceed 1,156.

*(3:29 p.m.) Reardon restated the motion; to approve transmittal to DCA CPA-2002-000001 Comprehensive Plan Amendment for the property located in the southwest quadrant of I-95 and International Golf Parkway proposed for the development of Ring Power and the World Commerce Center DRI with the following provisions:*

- That they will comply with the elements of the Northwest Sector Plan as adopted;*
- They will tie the number of residential units down to a set amount of 1,156 units;*
- They will go through the process of including the community meetings with their process; and,*

- *They will tie the project down to a complete economic analysis market analysis study.*

Bosanko recommended more specific description on the market analysis;

- *The market demand economic impact and fiscal impact analysis as provided for in the Northwest Sector Plan that has been transmitted.*

Bosanko further confirmed that the motion included statement by Jacalone:

- *That the specific provisions that require community meetings, the data compilation and market analysis that are required by the Sector Plan draft that relate to projects of this type.*

Bosanko added the further stipulation:

- *The application for the Preliminary Development Agreement as authorized by Chapter 380 is withdrawn.*

**Reardon accepted the motion, seconded by Kohnke, carried 5/0 via roll call vote:**

<b>Kohnke</b>	<b>yes</b>
<b>Bryant</b>	<b>yes</b>
<b>Meiszer</b>	<b>yes</b>
<b>Reardon</b>	<b>yes</b>
<b>Jacalone</b>	<b>yes</b>

**Motion carried 5/0.**

The meeting recessed at 3:44 p.m. and reconvened at 3:54 p.m. with Jacalone absent and Bryant assuming the Chair.

(04/09/02 - 11 - 3:54 p.m.)

7. PUBLIC HEARING – PUD-2001-07 OAK HARBOUR. THE OAK HARBOUR PUD WAS APPROVED ON FEBRUARY 26, 2002 FOR 98 SINGLE-FAMILY DWELLING UNITS AND ASSOCIATED AMENITIES. ON MARCH 13, 2002 IT WAS DISCOVERED THAT THE LEGAL DESCRIPTION ADVERTISED AND RECORDED WITH THE PUD WAS INCORRECT. THIS HEARING IS FOR THE ADOPTION OF THE PUD WITH THE CORRECT LEGAL DESCRIPTION AND TO RESCIND THE APPROVED ORDINANCE 2002-10. THE PUD ENCOMPASSES APPROXIMATELY 54 ACRES AND CONTAINS 98 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS AND ASSOCIATED AMENITIES. THIS PUBLIC HEARING WAS NOTICED TO ALL PROPERTY OWNERS WITHIN 300 FEET, THE PROPERTY WAS POSTED AND ADVERTISED WITH THE CORRECT LEGAL DESCRIPTION. STAFF FINDS THE PUD CONSISTENT WITH THE COMPREHENSIVE PLAN AND APPLICABLE PROVISIONS OF THE LAND DEVELOPMENT CODE. STAFF HAS NO OBJECTION TO APPROVAL. NO CHANGES ARE PROPOSED TO THE PUD ONLY THAT THE CORRECT LEGAL DESCRIPTION BE ADOPTED.

Proof of publication for notice of public hearing on proposed rezoning in the matter of File #PUD 2001-07, Oak Harbour, was received, having been published in *The St. Augustine Record* on March 20, 2002.

Teresa Bishop, Planning Director, made a presentation to the Board of this item. Brief discussion ensued. **Motion by Kohnke, seconded by Meiszer, carried 4/0 with Jacalone absent, to enact Ordinance No. 2002-23, known as the Oak Harbour PUD (File No. PUD-2001-07), rescinding Ordinance No. 2002-10 and adopting Findings of Fact 1 through 6 to support the motion.**

ORDINANCE NO. 2002-23

AN ORDINANCE OF THE COUNTY OF ST. JOHNS COUNTY, STATE OF FLORIDA, RESCINDING ORDINANCE 2002-10, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(04/09/02 - 12 - 3:55 p.m.)

8. PUBLIC HEARING - ORDINANCE THAT AUTHORIZES THE ISSUANCE OF ANNUAL INDIVIDUAL AND FAMILY PASSES AT THE ST. JOHNS COUNTY GOLF COURSE

Proof of publication of notice of public hearing in the matter of Fee Structure for St. Johns County Golf Course was received, having been published in *The St. Augustine Record* on March 23, 2002.

Daniel Weimer, Director of Parks and Recreation, addressed the Board, introducing Wes Tucker, Director of Golf and Al Guido, representing the Recreation Advisory Board. Discussion of the proposed ordinance was held. (4:08 p.m.) Alfred Guido, 104 Dogwood Drive, St. Augustine, representing Park and Advisory Board, spoke in favor of the ordinance. (4:10 p.m.) Walter McWilliams, 421 Porpoise Point Drive, St. Augustine, spoke on competitive or lower rates.

**Motion by Kohnke, seconded by Reardon, carried 4/0 with Jacalone absent, to enact Ordinance No. 2002-24, which authorizes the issuance and sale of annual prepaid individual and family passes at the St. Johns County Golf Course.**

ORDINANCE NO. 2002-24

AN ORDINANCE TO AUTHORIZE THE ISSUANCE AND SALE OF ANNUAL PREPAID PASSES AT THE ST. JOHNS COUNTY GOLF COURSE TO ESTABLISH A FEE STRUCTURE AND AUTHORIZE THE GOLF COURSE SUPERINTENDENT TO SELL PREPAID PASSES; PROVIDING AN EFFECTIVE DATE

(04/09/02 - 12 - 4:25 p.m.)

9. PUBLIC HEARING - PUD 2001-18 - COBBLESTONE VILLAGE I AT ST. AUGUSTINE. THIS REQUEST SEEKS TO REZONE APPROXIMATELY 37.07 ACRES LOCATED AT STATE ROAD 312 AND OLD MOULTRIE ROAD FROM OPEN RURAL (OR), COMMERCIAL GENERAL (CG) AND COMMERCIAL NEIGHBORHOOD (CN) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE DEVELOPMENT OF A SHOPPING CENTER. A FINAL CERTIFICATE OF CONCURRENCY (CONMAJ 2001-12) FOR 350,000 SQUARE FEET OF RETAIL SPACE GENERAL BUSINESS AND COMMERCIAL AND 10,000 SQUARE FEET OF MEDICAL OFFICE SPACE WAS GRANTED ON SEPTEMBER 26, 2001. THIS PUD WAS SUBMITTED IN CONJUNCTION WITH PUD 2001-17 COBBLESTONE VILLAGE AT ST. AUGUSTINE INCREMENTAL. THE TWO PUDS SHARE COMMON INFRASTRUCTURE, SUCH AS VEHICLE AND PEDESTRIAN ACCESS AND ARE INTERCONNECTED; HOWEVER,

THEY CONSTITUTE TWO SEPARATE DEVELOPMENT PLANS AND SHOULD BE CONSIDERED SEPARATELY. SUBJECT TO THE BOARD'S APPROVAL, THE REVIEW PROCESS AND APPLICATION ARE CONSISTENT WITH REQUIREMENTS OF THE COUNTY'S LAND DEVELOPMENT CODE. STAFF ALSO FINDS THAT THE PROPOSED DEVELOPMENT IS CONSISTENT AND COMPATIBLE WITH THE SURROUNDING DEVELOPMENT. STAFF HAS NO OBJECTIONS TO APPROVING THIS REZONING, SUBJECT TO THE BOARD'S APPROVAL OF THE WAIVERS REQUESTED. THE PZA WILL HEAR THIS ITEM ON APRIL 4, 2002 AT 1:30 P.M. INFORMATION REGARDING THEIR RECOMMENDATION WILL BE PROVIDED AFTER THE MEETING.

Proof of publication for notice of public hearing on proposed Rezoning File #PUD 2001-18, Cobblestone Village I at St. Augustine was received, having been published in *The St. Augustine Record* on March 20, 2002.

Court reporter was present. Nicole Clayton, Planner II, made a presentation to the Board of this item utilizing visual display. Discussion was held on waivers and Staff answered questions of the Board. (4:46 p.m.) Jeff Smith, representing the applicant, presented their application to the Board. (4:48 p.m.) Deputy Clerk Judy Hamilton left the meeting and Deputy Clerk Lenora Newsome entered the meeting.

(4:49 p.m.) Stacey Hartwell, 11636 Stobey Forrest Drive, Jacksonville, Administrator of the Ponce de Leon Care Center Nursing Home, stated that Jeff Smith, CBL and Associates, had placed all their concerns at rest on the noise, disturbance of the lighting and the high intensity on their residence. Kohnke questioned the buffering. Jeff Smith spoke on the landscape buffering adjacent to the nursing home. Hartwell spoke on the lighting helping the nursing home area.

(4:56 p.m.) Smith reviewed the waivers requested.

LDC Section 5.03.06.H.6 - Outdoor lighting; have 10-foot candles at the entrances to the mall, and discussion followed on allowing the 10-foot candles. Bosanko mentioned that if the waiver is granted as written, it would be open ended and the Board may want to put some kind of limit in it. He suggested adding the wording; *this waiver is limited to a light intensity of 10-foot candles*. Smith explained the location of the 10-foot candles. ***Consensus of the Board to approve this waiver as amended.***

LDC Section 6.05.00 - Parking, asking for 147 spaces less asphalt than the code as a minimum would require. ***Consensus of the Board to approve this waiver as submitted.***

LDC Section 4.01.06.B - Upland Buffer and LDC Section 5.03.03.A - Upland Natural Vegetation; remove the technicality of a 25 foot buffer. ***Consensus of the Board to approve both these waivers as submitted.***

LDC Section 2.02.01.E - Movie Theaters; change from 3 screens to 12 screens. ***Consensus of the Board to approve this waiver as submitted.***

LDC 5.03.03.A.4 - Landscaped Buffer; delete 25-foot landscape buffer in a certain area to provide for sidewalks. ***Consensus of the Board to approve this waiver as submitted.***

LDC Section 7.02.00, 7.03.01.B, 7.03.01.D, and 7.03.01.E - On Sign Premises Sign Provisions,

Pylon sign, change from a maximum height of 37 feet to 35 feet, discussion followed on the design and height of the entrance sign. *Consensus of the Board to approve this waiver as amended.*

Individual signs on the pylon sign at the main entrance of the PUD and individual signs on the faces of the eight anchor stores. *Consensus of the Board to approve this waiver as submitted.*

Flags - placing seasonal banners on the decorative light poles, and detailed discussion followed on the types of banners allowed, how many, and where they are to be placed. Bosanko suggested that the language on page 10 of the waiver needed to be a lot more specific. Bosanko suggested a sentence to replace the sentence already there; *no more than 2 flags may be attached to each decorative street lamp, not immediately adjoining SR 312.* Kohnke suggested the language of *no copy, decorative, and attached at the top and bottom.* Clayton stated that the signage package would become a portion of this ordinance. Kohnke restated her suggestion; *on the decorative sidewalk lamp poles that are on the sidewalks next to the buildings and anchored top and bottom.*

Temporary construction signs, one sign on each of SR 312 and Old Moultrie for them to advertise space for lease coming soon shopping center, one sign for each of the anchor tenants, one consultant sign, with a total of 6 signs, and would come down immediately upon Certificate of Occupancy being issued. Discussion followed on the type of signs and what they would be used for. Bryant recommended having six, 4 by 8 signs. *Consensus of the Board to approve this waiver as amended.*

Directional signage, two, 3 by 4 directional signs within the limits of the shopping center. *Consensus of the Board to approve this waiver as submitted.*

Larger store signs being proportioned to the size of the buildings. Detailed discussion followed on the larger signs and the Sign Ordinance. *Consensus of the Board to approve this waiver as submitted.* Kohnke instructed Adams to make sure Staff has fully reviewed items before they come before the Board. Bishop commented on this PUD and how it was handled. She stated that Staff doesn't make recommendations on waivers and they will work on what Kohnke instructed.

LDC Section 6.06.04.B.8 - Screening of Solid Waste Storage, use chain link fencing and slats around dumpsters instead of using materials that are compatible with the materials on the front building wall of the main building. *Consensus of the Board to approve this waiver as submitted.*

LDC Section 6.06.04.B.9 - Screening of Mechanical Equipment, not screening roof tops equipment from view from the bridge on SR 312. Bosanko recommended wording changes to this waiver that will make it more effective; fourth line down change the wording from *does intend to* to *shall*, third line from the bottom change the word *because* to *and that it be granted to the extent that.* *Consensus of the Board to approve this waiver as amended.*

LDC Section 6.07.01 - Height of Excluded Portions of Structures, one tower higher than the rest of the buildings. *Consensus of the Board to approve this waiver as submitted.*

LDC Section 6.04.05.C - Distances Between Driveways, to modify a driveway. *Consensus of the Board to approve this waiver as submitted.*

(6:28 p.m.) Louise Thrower, 288 Orange Avenue, voiced concern on building signage adjustments, and the retention pond. Bosanko responded that the County did an



exchange with the developer. The staff negotiated an exchange of the land where the current pond is, and this exchange if approved, would allow County to deed that property to the Developer and in return the County would receive space in a new pond that is being created. Bosanko stated that the County would not be leasing the new pond, they would be getting an easement and there would be no rent involved.

(6:34 p.m.) Cliff Skarr, 708 Standish Drive, spoke on out parcels wanting their own signs, sign at the opening of the shopping center is too large, and some of the signs being reduced in size.

Bryant stated that he would be a little reluctant to grant any variances on out parcels. **Motion by Kohnke, seconded by Reardon, carried 4/0 with Jacalone absent, to enact Ordinance No. 2002-25, known as PUD 2001-18 Cobblestone Village I at St. Augustine adopting Findings of Fact 1 through 6 to support the motion with the following conditions reviewed by Clayton; first waiver on page 7 for outdoor lighting - add "there is a maximum of 10 foot candles and that this waiver is limited to a lighting intensity of 10 foot candles", signage changes under first bullet - a maximum of 37 feet to a maximum of 35 feet, third bullet point-no more than two decorated banners attached top and bottom without copy may be attached to each decorative street lamp post on sidewalks next to buildings not immediately adjoining SR 312, fourth bullet point at the bottom of page 9 - the six temporary construction signs limited to 32 square feet in size, single face, to be removed upon issuance of Certificate of Occupancy for the shopping center, next bullet point on page 10-two directional signs only 3 by 4 foot, add the wording *as amended above* after the word *signage* on the fourth line, fifth line from the bottom under solid waste change *proposes to shall*, for screening of mechanical equipment on fifth line down change *does intend to to shall* and on third line up change *because the to and that it be granted to the extent that to*, on page 11 change five towers to one tower, and delete last bullet paragraph on page 11.**

#### ORDINANCE NO. 2002-25

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

The meeting recessed at 6:46 p.m. and reconvened at 6:49 p.m.

(04/09/02 - 16 - 6:50 p.m.)

10. PUBLIC HEARING - PUD - 2001-17 COBBLESTONE VILLAGE AT ST. AUGUSTINE INCREMENTAL. THIS REQUEST SEEKS TO REZONE APPROXIMATELY 8.26 ACRES LOCATED AT STATE ROAD 312 AND OLD MOULTRIE ROAD FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE DEVELOPMENT OF 50,000 SQUARE FEET OF GENERAL BUSINESS AND COMMERCIAL USES. THE PROJECT WILL CONSIST OF ONE EIGHT-YEAR PHASE. A FINAL CERTIFICATE OF CONCURRENCY (CONMAJ 2001-18) APPROVED FOR A 15,000 SQUARE FOOT SPECIALTY RETAIL CENTER, 9,000 SQUARE FEET OF HIGH-TURNOVER (SIT-DOWN) RESTAURANT SPACE, 10,000 SQUARE FEET

OF FAST-FOOD RESTAURANT WITH DRIVE-THROUGH WINDOW SPACE, AND A DRIVE-IN BANK WITH FOUR DRIVE-IN WINDOWS APPROVED ON SEPTEMBER 26, 2001. THIS PUD WAS SUBMITTED IN CONJUNCTION WITH PUD 2001-18 COBBLESTONE VILLAGE I AT ST. AUGUSTINE. THE TWO PUDS SHARE COMMON INFRASTRUCTURE, SUCH AS VEHICLE AND PEDESTRIAN ACCESS AND ARE INTERCONNECTED; THEY CONSTITUTE TWO SEPARATE DEVELOPMENT PLANS AND SHOULD BE CONSIDERED SEPARATELY. SUBJECT TO THE BOARD'S APPROVAL OF THE WAIVERS REQUESTED, THE REVIEW PROCESS AND APPLICATION ARE CONSISTENT WITH APPLICABLE REQUIREMENTS OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, SPECIFICALLY PART 5.03, PROVIDING STANDARDS FOR PLANNED UNIT DEVELOPMENTS. STAFF ALSO FINDS THAT THE PROPOSED DEVELOPMENT IS CONSISTENT AND COMPATIBLE WITH THE SURROUNDING DEVELOPMENT. STAFF HAS NO OBJECTIONS TO APPROVING THIS REZONING, SUBJECT TO THE BOARD'S APPROVAL OF THE WAIVERS REQUESTED. THE PZA HEARD THIS ITEM ON APRIL 4, 2002 AT 1:30 P.M.

Proof of publication for notice of public hearing on Proposed Rezoning in the matter of File #PUD 2001-17, Cobblestone Village at St. Augustine was received, having been published in *The St. Augustine Record* on March 20, 2002.

Clayton reviewed this item, stating that this request seeks to rezone approximately 8.26 acres located at SR 312 and Old Moultrie Road from OR to PUD.

Clayton reviewed the waivers requested;

LDC Section 5.03.06.H.6 - Outdoor Lighting - changes on page 8 maximum of 10 foot candles.

LDC Section 4.01.06.B - Upland Buffer - adjacent to their permitted filled wetland and would be the same as the last PUD.

LDC Section 5.03.03.A.3 - Natural Vegetation - same as last PUD.

LDC Section 5.01.01 and 5.01.02 - Subdivision Site Plan Approval - applicant asked not to have to plat these lots as they divide them.

LDC Section 2.02.01.e - Movie Theaters - strike this paragraph.

LDC Section 5.03.03.a. 4 - Interior Landscaped Buffer - providing 10 foot buffer with five feet on each side.

LDC Section 5.03.02.G - Master Development Plan - applicant asked to do incremental development plans as they know how those sites are going to develop. Will be required to do them prior to construction plan approval which is a Staff level approval.

LDC Section 6.06.04.b.9 - Screening of Mechanical Equipment - same correction as last PUD. Meiszer left the meeting.

LDC Section 5.03.02.G.1R - Phasing - applicant asked to have one phase consisting of eight years.

LDC Section 7.00.00 and 7.03.01(B) - On Premises Sign Provisions - Smith suggested dropping the temporary signs and building signs to meet the LDC, right to have low

monument type signs for each parcel no greater than six feet high and ten feet wide. Meiszer returned to the meeting. Bosanko suggested changing the wording under first bullet on page 11 from *individual signs on the buildings* to *one monument sign per parcel as shown in the Unified Sign Plan and all other signage will be according to County Code*. Delete second bullet paragraph.

LDC Section 6.04.05 - Number of Entrances and Exits Per Parcel – applicant is asking for two entrances/exits per parcel with a maximum of two and a minimum width of 100 feet. Smith explained the request. Discussion followed on the entrances/exits requested. Strike the last bullet paragraph on page 12.

(7:16 p.m.) **Motion by Reardon, seconded by Kohnke, carried 4/0 with Jacalone absent, to enact Ordinance No. 2002-26, known as PUD 2001-17 Cobblestone Village at St. Augustine Incremental adopting Findings of Fact 1 through 6 to support the motion with the following changes reviewed by Clayton; on page 8 in the first waiver the outdoor lighting limiting to 10 foot candles, on page 9 strike the waiver for Movie Theaters, on page 10 screening of mechanical equipment have the same corrections as made in the last one, on page 11 the first bullet point now reads install one monument sign per parcel as shown in the Unified Sign Plan all other signage will be according to the LDC, strike the second bullet, on page 12 strike the bullet that says the applicant reserves the right to seek further waivers, variances deviations, etc.**

#### ORDINANCE NO. 2002-26

AN ORDINANCE OF THE COUNTY OF ST. JOHNS COUNTY, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(04/09/02 - 17 - 7:18 p.m.)

11. CONSIDER A RESOLUTION APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO FLORIDA STATUTES, SECTION 125.37, IN CONNECTION WITH THE COBBLESTONE VILLAGE SHOPPING CENTER

Proof of publication in the matter of Proposed Exchange of County Property was received, having been published in *The St. Augustine Record* on March 23, 2002 and March 30, 2002.

Mary Ann Blount, Real Estate Manager, gave a presentation, stating that Cobblestone would like to incorporate the County's parcel into their shopping center development and has requested that the County approve the exchange of property that is being presented to the Board today and explained. Bosanko mentioned having one change for the County deed that is attached and asked for John Bailey's approval to the change; *Reserving unto the Grantor, an easement to continue to access, maintain and use the drainage pond on said land until adequate replacement drainage is provided to the Grantor by the Grantee*. John Bailey stated that it was agreeable. **Motion by Reardon and seconded by Kohnke, carried 4/0 with Jacalone absent, to adopt Resolution No. 2002-64 approving an exchange of real property pursuant to Section 125.37, Florida Statutes, in connection with the Cobblestone Village Shopping Center with the language change as stated by Daniel Bosanko, County Attorney**

#### RESOLUTION NO. 2002-64

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH THE COBBLESTONE VILLAGE SHOPPING CENTER

Motion by Kohnke, seconded by Reardon, carried 4/0 with Jacalone absent, to adjourn the meeting. The meeting adjourned at 7:24 p.m.

CORRESPONDENCE:

1. Letter from City of St. Augustine Beach, Max Royle, City Manager, regarding Amendment to Interlocal Agreement for Fire Protection Services, to Patricia DeGrande, Deputy Clerk, dated April 2, 2002
2. Letter to Max Royle, City Manager, City of St. Augustine Beach, enclosed filed certified copy of the Interlocal Agreement Amendment between the City of St. Augustine Beach and St. Johns County relating to the provision of fire services within the boundaries of the City, from Patricia DeGrande, Deputy Clerk, dated April 3, 2002

Approved May 7, 2002

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: CHERYL STRICKLAND, CLERK

By: Cheryl Strickland  
Deputy Clerk