

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
APRIL 24, 2013  
9:00 A.M.**

Proceedings of a joint meeting of the Board of County Commissioners of St. Johns County, Florida, and the St. Johns County School Board, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Proof of publication of the joint meeting was received, having been published in *The St. Augustine Record* on April 15, 2013.

Present:                John H. Morris, District 4, Chair  
                             William A. McClure, District 3, Vice Chair  
                             Cyndi Stevenson, District 1  
                             Ron Sanchez, District 2  
                             Rachael Bennett, District 5  
                             Michael Wanchick, County Administrator  
                             Darrell Locklear, Assistant County Administrator  
                             Jerry Cameron, Assistant County Administrator  
                             Patrick McCormack, County Attorney  
                             Natasha Lirette, Deputy Clerk

School Board:        Tommy Allen, District 2, Chair  
                             Bill Mignon, District 3, Vice Chair  
                             Beverly Slough, District 1  
                             Patrick Canan, District 5  
                             Joseph Joyner, Superintendent  
                             Frank D. Upchurch, School Board Attorney

Also present:        Tim Forson, St. Johns County School Board, and Deputy Superintendent for operations

Absent:                Bill Fehling, School Board, District 4

(04/24/13 - 1 - 9:02 a.m.)  
CALL TO ORDER

Morris called the meeting to order.

(04/24/13 - 1 - 9:03 a.m.)  
INVOCATION

Cameron gave the invocation.

(04/24/13 - 1 - 9:04 a.m.)  
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(04/24/13 - 2 - 9:04 a.m.)  
ROLL CALL

The clerk called the roll for the Board of County Commissioners and the St. Johns County School Board. Bill Fehling, School Board Member, District 4, was not in attendance.

(04/24/13 - 2 - 9:04 a.m.)

#### INTRODUCTION OF NEW BOARD MEMBERS/ COMMISSIONERS

Morris welcomed Joseph Joyner, Superintendent of Schools, and School Board Members to the joint meeting. He also congratulated the St. Johns County School System on being ranked number one in the State of Florida.

(9:07 a.m.) Introductions were made by both boards.

(04/24/13 - 2 - 9:16 a.m.)

#### 1. GENERAL DISCUSSION

##### A. Discussion of continued County growth

Allen stated that there was a 3% growth in student population. (9:18 a.m.) Morris stated the County was at budget levels of 2004. (9:19 p.m.) Allen spoke about distribution of funds for the faster growing school districts; and the building of two new schools. (9:19 a.m.) Discussion ensued on small developments/developers; State funding, the St. Johns County School Board's Capital Outlay Budget/millage rate, and the class size amendment. (9:32 a.m.) Canan spoke on school funding; and the support of legislators. (9:35 a.m.) Discussion ensued on school funding, St. Johns County quality of life, reaching out to legislators, and charter vs. non-charter schools.

##### B. Review of local revenue sources

###### 1. Recording fee for pre-2008 residential lots

(9:44 a.m.) The item was mentioned; no discussion was held.

###### 2. Collecting school impact fees at building permit issuance

(9:45 a.m.) Slough stated that collecting school impact fees at the building permit issuance would be ideal versus collecting fees at the sale of a home. Sanchez supported Slough's idea and spoke on the legality of the request. Discussion ensued on the pre-payment of impact fees.

##### C. School site/land use planning coordination

###### 1. Pertaining to residential development approvals

###### 2. Creation of Commercial Enterprise Zones in areas of school overcrowding

Discussion for Item 1C1 and 1C2 were held simultaneously.

(9:52 a.m.) McClure gave a presentation on how the St. Johns County Board of County Commissioners and the St. Johns County School Board could collaborate on the following: coordinate growth with infrastructure, create commercial enterprise zones in areas of need, and impact fees. He reviewed three collaboration ideas, a future land use map, and the St. Johns County Development Activity Report, which included potential commercial enterprise zones, *Exhibit A*.

(10:03 a.m.) Bennett asked McClure if he had stated that commercial development would not pay school impact fees, but that the increase in the ad valorem tax income would be a benefit to the school system, to which McClure responded yes. (10:04 a.m.) McClure also reviewed the Planning and Zoning Growth Management Pending Application Report, *Exhibit B*. Discussion ensued on the creation of commercial enterprise zones, which included discussion on impact fees, school concurrency, and road infrastructure.

(10:15 a.m.) Morris suggested that administration work with Forson's office on the legality of the question and concerns, and to bring the items back to a future meeting; Wanchick responded. Discussion ensued on joint revenue needs, community awareness to revenue needs, gaining support from legislators; and impact fee incentives, which included discussion on road infrastructure.

(10:25 a.m.) Wanchick stated that staff would create a presentation for both Boards on the questions and concerns that were addressed, and that the Boards could determine which items had enough merit to move forward on.

(10:25 a.m.) McClure spoke on the final collaboration idea, which pertained to a \$300 recording fee, how to deal with small PUD's, and the growth that stopped prior to 2008 school concurrency. (10:28 a.m.) Stevenson spoke on the location of new school sites. She asked the School Board to consider centralizing new schools in communities, to which Slough responded.

(10:33 a.m.) Joyner noted he was gratified by the discussion and looked forward to working with County staff.

#### D. Athletic field sharing at Pacetti Bay Middle School

Stevenson and Sanchez asked the School Board to partner with the County on the sharing of the Pacetti Bay Middle School athletic field, to help serve the World Golf Village area. She reviewed a draft design map, *Exhibit A*. Sanchez stated that sharing the field would help the Village Athletic Team. (10:36 a.m.) Stevenson, Allen, Joyner; and Forson, discussed the lighting of the fields, and the verbal agreement between the St. Johns County School Board and the Meadows Association. (10:40 a.m.) Sanchez commented on using the athletic field for day time use. (10:41 a.m.) Wil Smith, Director of Recreation and Parks, spoke on adding dugouts to the athletic field, and lighting technology. (10:43 a.m.) Morris asked about field lighting at Cornerstone Park, to which Smith responded. Discussion ensued on lighting, dugout placement concerns, and lighting technology, which included information on MUSCO sports lighting/control link. (10:49 a.m.) Canan asked which sports would be played on the athletic field, to which Smith responded. Discussion ensued on dugouts, undeveloped County land, game ready baseball fields, and the multipurpose field at Pacetti Bay Middle School.

(04/24/13 - 3 - 10:57 a.m.)  
PUBLIC COMMENT

James Arpaia, 3144 Kings Rd, thanked both Boards for making St. Johns County number one in the State of Florida. He asked the School Board if St. Johns County students would be allowed to give an inspirational message at graduation ceremonies.

(10:59 a.m.) Rita Arpaia, 3144 Kings Rd, spoke on State adoption of text books.

(11:04 a.m.) Allen responded to James Arpaia's question about students giving an inspirational message at graduation ceremonies. He noted that the St. Johns County School District would not adopt the inspirational message legislation. He also noted

that the legislation had not been adopted by any other school district in the State of Florida.

(04/24/13 - 4 - 11:06 a.m.)  
OTHER BUSINESS

Slough spoke on exploring the idea of converting the Best Bet Dog Track, on the corner of Race Track Road and U.S. 1, into a convocation center used jointly by the School Board and the County. Discussion ensued on the idea of converting the Best Dog Track into a convocation center, and graduation facility ideas.

(04/24/13 - 4 - 11:10 a.m.)  
SET NEXT JOINT MEETING DATE (SCHOOL BOARD TO HOST)

Wanchick proposed scheduling the next joint meeting at a later time.

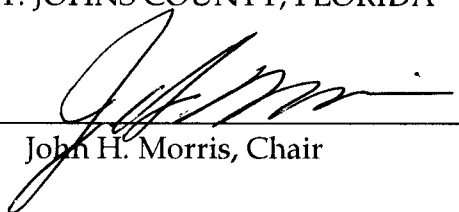
(04/24/13 - 4 - 11:11 a.m.)  
ADJOURN

With there being no further business to come before the Boards, the meeting adjourned at 11:11 a.m.

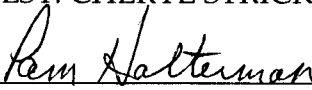
Approved June 18, 2013



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By:   
Deputy Clerk