

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
AUGUST 7, 2007  
(8:00 A.M.)**

Proceedings of a special/regular meeting of the Board of County Commissioners of St. Johns County, Florida, 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: Ben Rich, District 3, Chairman  
Thomas G. Manuel, District 4, Vice Chair  
Cyndi Stevenson, District 1  
Ron Sanchez, District 2  
James Bryant, District 5  
Michael D. Wanchick, County Administrator  
Patrick McCormack, County Attorney  
Lenora Newsome, Deputy Clerk

Also present were: Michael Hunt, Deputy County Attorney; and Allen MacDonald, Finance Director

(08/07/07 - 1 - 8:06 a.m.)

1. CLOSED SESSION - THE SPECIAL PRIVATE ATTORNEY-CLIENT MEETING WILL BE HELD IN ACCORDANCE WITH SECTION 286.011(8), FLORIDA STATUTES, AND WILL BE CONFINED TO SETTLEMENT NEGOTIATIONS AND LITIGATION EXPENSE STRATEGY PERTAINING TO THE LAWSUIT BETWEEN MCMULKIN V. ST. JOHNS COUNTY, CASE NO. CA03-847, IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS COUNTY. THE SPECIAL PRIVATE ATTORNEY-CLIENT MEETING WILL BE HELD IN CONFERENCE ROOM A, IN THE COUNTY ADMINISTRATION COMPLEX

Proof of publication of a special private attorney/client meeting was received, having been published in *The St. Augustine Record* on July 26, 2007.

Rich called the Special Meeting to order.

McCormack stated that he needed advice concerning the McMulkin v. St. Johns County lawsuit, Case No. CA03-847.

Rich announced the closed client/attorney meeting would be held in Conference Room "A." Rich then announced specific names of persons attending the meeting, as follows: Commissioners; Ben Rich, Tom Manuel, James Bryant, Ronald Sanchez, Cyndi Stevenson; Michael D. Wanchick, County Administrator; Patrick F. McCormack, Steve Gallagher, Special Counsel; and Kimberly Sutton, Court Reporter.

The meeting attendees then moved to Conference Room "A" for the closed session.

(08/07/07 - 1 - 8:27 a.m.)

McCormack asked the Board for authorization to settle the matter of McMulkin v. St. Johns County, Case No. CA03-847, to pay the plaintiff \$355,000 for her real estate, subject to this matter, and authorization to take any related actions needed to settle this matter. Rich stated that it was the consensus of the Board that he was directed to do so. McCormack asked for a vote. (8:28 a.m.) **Motion by Manuel, seconded by Stevenson, carried 5/0, to give McCormack authorization to settle the matter of McMulkin v. St. Johns County, Case No. CA03-847.**

(8:27 a.m.) Rich announced the termination of the closed attorney/client settlement meeting.

(08/07/07 - 2 - 9:02 a.m.)  
CALL TO ORDER OF THE REGULAR MEETING

Rich called the meeting to order.

(08/07/07 - 2 - 9:02 a.m.)  
ROLL CALL

Rich stated that all five commissioners were present.

(08/07/07 - 2 - 9:03 a.m.)  
Sanchez gave the invocation and Stevenson led the Pledge of Allegiance.

(08/07/07 - 2 - 9:05 a.m.)  
SPECIAL PRESENTATION TO INTERIM COUNTY ADMINISTRATOR WALLY KROPACEK

Rich read a letter signed by all of the commissioners and gave it to Wally Kropacek, with Kropacek accepting it and thanking everyone. Michael Wanchick, County Administrator, presented Kropacek with a framed picture. Rich asked Kropacek's family to come forward and be recognized.

The meeting recessed at 9:15 a.m. and reconvened at 9:31 a.m.

(08/07/07 - 2 - 9:32 a.m.)  
DELETIONS TO CONSENT AGENDA

Manuel requested to pull Item 6 and place it on the regular agenda as 6A. McCormack requested to pull Item 12 for two weeks.

(08/07/07 - 2 - 9:33 a.m.)  
APPROVAL OF CONSENT AGENDA

**Motion by Sanchez, seconded by Manuel, carried 5/0, to approve the consent agenda as amended.**

1. Approval of the Cash Requirement Report
2. Minutes:  
07/10/07 - BCC Regular Meeting  
07/17/07 - BCC Special Meeting
3. Sheriff Office Bonds:  
Approve:   Rebecca Schild           Joseph Hutnan           John Bennett  
              Theresa Devens       Terri Teal               Joan Oliver  
              Joyce Link            David Blanton          Scott O'Connell  
  
Cancel:     Archie Watson
4. Motion to authorize the Sheriff's Office to participate in the Department of Justice Edward Byrne Memorial Justice Assistance Grant

5. Motion to authorize the County Finance Department to take the necessary action to reclassify the Amphitheatre Fund as a Special Revenue Fund from an Enterprise Fund
6. Motion to authorize the County Administrator, or his designee, to negotiate with, and enter into contract with Ticketmaster for ticketing services for the St. Augustine Amphitheatre

*This item was pulled from the consent agenda and placed on the regular agenda as Item 6a.*

7. Motion to adopt **Resolution No. 2007-219**, recognizing unanticipated revenue in the amount of \$2,118 from Animal Control Donations, Animal Control Department, adjusting the appropriate expenditure line item by the same amount

**RESOLUTION NO. 2007-219**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2007 ANIMAL CONTROL TO RECEIVE UNANTICIPATED REVENUE AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY ANIMAL CONTROL

8. Motion to approve the start date for the Anastasia Island Branch Manager, effective June 17, 2007, and to pay retroactively for all hours worked in the position prior to July 1, 2007
9. Motion to adopt **Resolution No. 2007-220**, approving the terms, conditions, provisions, and requirements of a Non-Exclusive Franchise Agreement for Construction and Demolition Debris between St. Johns County, Florida, and Realco Recycling Company, Inc.; and authorizing the County Administrator to execute the Non-Exclusive Franchise Agreement for Construction and Demolition Debris on behalf of St. Johns County, Florida

**RESOLUTION NO. 2007-220**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A NON-EXCLUSIVE FRANCHISE AGREEMENT FOR CONSTRUCTION AND DEMOLITION DEBRIS BETWEEN ST. JOHNS COUNTY, FLORIDA, AND REALCO RECYCLING COMPANY, INC., AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE CONSTRUCTION AND DEMOLITION FRANCHISE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

10. Motion to adopt **Resolution No. 2007-221**, approving the final plat for Palencia North Phase I

**RESOLUTION NO. 2007-221**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A SUBDIVISION PLAT FOR PALENCIA NORTH PHASE I

11. Motion to adopt **Resolution No. 2007-222**, approving the final plat for Samara Lakes Parcel C Phase One

**RESOLUTION NO. 2007-222**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A SUBDIVISION PLAT FOR SAMARA LAKES PARCEL C PHASE ONE**

12. Motion to adopt a resolution approving the final plat for Glen St. John Phase 1

*This item was pulled from the agenda.*

13. Motion to adopt **Resolution No. 2007-223**, accepting an Easement for Utilities for water and sewer service to Woodlake Subdivision

**RESOLUTION NO. 2007-223**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE TO WOODLAKE SUBDIVISION**

14. Motion to adopt **Resolution No. 2007-224**, accepting two Deeds of Dedication for improvements to Race Track Road right-of-way from Durbin Creek National, LLC, as authorized in the Impact Fee Credit Agreement approved in Resolution 2006-51

**RESOLUTION NO. 2007-224**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO DEEDS OF DEDICATION FOR IMPROVEMENTS TO RACE TRACK ROAD RIGHT-OF-WAY FROM DURBIN CREEK NATIONAL, LLC, AS AUTHORIZED IN THE IMPACT FEE CREDIT AGREEMENT APPROVED IN RESOLUTION 2006-51**

15. Motion to adopt **Resolution No. 2007-225**, approving the terms of a Hold Harmless Agreement between St. Johns County and Tolomato Community Development District and authorizing the County Administrator to execute the Agreement on behalf of the County

**RESOLUTION NO. 2007-225**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A HOLD HARMLESS AGREEMENT BETWEEN ST. JOHNS COUNTY AND TOLOMATO COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

(08/07/07 - 4 - 9:33 a.m.)  
PUBLIC COMMENT

Mary Kohnke, 29 S. Roscoe Blvd., spoke on indigent care.

(9:38 a.m.) Brent Burkey, 701 Pinehurst Place, voiced concern about funding for the Betty Griffin House. Rich responded. Stevenson spoke on the funding cuts. Manuel also spoke on the funding cuts. Stevenson suggested a workshop at a later time. Bryant stated that budget cuts were destroying all of the system of care. Sanchez concurred with Bryant and would like staff to make the decision. Bryant spoke on the fund cutting amounts.

(9:55 a.m.) Beth Hughes, Betty Griffin House, requested the Board to have a workshop and vote on the funding. Burkey spoke on amount of cuts.

(9:57 a.m.) Hunt pointed out that this went through the RFP process and was reviewed. Sanchez spoke on holding a meeting to decide the evaluation of the organization that they were dealing with now, and asked if it would not allow other organizations to come in and make a proposal. Hunt replied probably not and explained. Sanchez stated that they should instruct staff to work on this subject and health. Staff was requesting clear policy guidance from the Commission. Rich stated that he went to staff and requested that they propose to the commissioners an increase in the present funding. Wanchick suggested for the Board to ask administration to review the report out of Health and Human Services Advisory Council and bring something back to the Board as to a reaction of what the impact may be. Manuel voiced his concern and stated that the budget had not yet been approved by the commission. Hughes stated that they were here to try and clear up some of the confusion. She spoke on the recommendations made by the Health and Human Services Advisory Council.

(10:10 a.m.) Glen Miller, Jr., 6984 Catlett Road, asked to be sworn in. He spoke on Item 7 and 8 submitting an excerpt from the Planning and Zoning meeting on June 21, 2007, Exhibit A. He stated that the guy was still operating illegally. McCormack stated that it sounded like a code enforcement issue and it needed to be referred to them to take care of it. Stevenson asked about the application being withdrawn. Teresa Bishop, Director of Planning, stated that the application was withdrawn and he would have to reapply. Miller spoke on not being notified.

(10:16 a.m.) DeWayne Yates, 1302 River Street, Palatka, spoke on the Family Medical and Dental Services, and distributed information, Exhibit B. Bryant spoke on the county's association with FMDC. Yates responded to Bryant, stating that they would like to do service with the county.

(08/07/07 - 5 - 10:20 a.m.)

#### ADDITIONS/DELETIONS TO REGULAR AGENDA

McCormack requested to add an item, an Operating Agreement on John Hammond property. Wanchick requested to delete Items 7 and 8.

(08/07/07 - 5 - 10:21 a.m.)

#### APPROVAL OF REGULAR AGENDA

**Motion by Manuel, seconded by Sanchez, carried 5/0, to approve the Regular Agenda as amended.**

(08/07/07 - 5 - 10:21 a.m.)

1. CONSIDER MOTION TO AUTHORIZE THE COUNTY ADMINISTRATOR OR HIS DESIGNEE, TO ENTER INTO A CONTRACT WITH BUSH CONSTRUCTION COMPANY, INC. FOR A BASE BID OF \$1,484,431 PLUS ALTERNATE # 1 FOR \$27,477.06, FOR A TOTAL LUMP SUM CONTRACT AMOUNT OF \$1,511,908.06 FOR RENOVATIONS TO THE SUPERVISOR OF ELECTIONS BUILDING

Michael Rubin, Director of Construction Services, reviewed this item. (10:23 a.m.) Stevenson and Bryant left the meeting. Manuel asked about the bonding and if the bonding had deductibles. Rubin responded. (10:24 a.m.) **Motion by Manuel, seconded by Sanchez, carried 3/0 with Bryant and Stevenson absent, to authorize the County Administrator or his designee, to enter into a contract with Bush Construction Company, Inc., for a Base Bid of \$1,484,431, plus Alternate #1 for \$27,477.06, for total lump sum contract amount of \$1,511,908.06 for renovations to the Supervisor of Elections Building.**

(08/07/07 - 6 - 10:25 a.m.)

2. PUBLIC HEARING - WAIVER TO BALD EAGLE REQUIREMENTS FOR YOUNG PROPERTY - APPLICANT SEEKS A WAIVER TO SECTIONS 4.01.10. B, C AND D, OF THE LAND DEVELOPMENT CODE CONCERNING HABITAT MANAGEMENT FOR THE BALD EAGLE, FOR NEST SJ-024, TO CONSTRUCT A DETACHED GARAGE ADJACENT TO AN EXISTING DETACHED GARAGE IN THE PRIMARY ZONE OF BALD EAGLE NEST SJ-024 ON A LOT LOCATED AT 3482 STATE ROAD 13, NORTH. THE APPLICANT WILL COMPLY WITH THE U.S. FISH AND WILDLIFE SERVICE REQUIREMENTS WHERE THE GARAGE SHALL BE CONSTRUCTED AT A MINIMUM OF 330 FEET FROM THE NEST TREE AND NO EXTERIOR CONSTRUCTION WILL TAKE PLACE DURING THE NESTING SEASON WHICH IS FROM OCTOBER 1ST TO MAY 15TH

Proof of publication of the notice of public hearing on the Waiver to Bald Eagle, requirement for Young Property was received having been published in *The St. Augustine Record* on July 23, 2007.

Jan Brewer, Environmental Manager, reviewed this item. (10:27 a.m.) Hunt left the meeting and Laura Barrow, Assistant County Attorney, entered the meeting. Manuel asked if the State regulated these things. Brewer responded. (10:27 a.m.) **Motion by Manuel, seconded by Sanchez, carried 3/0 with Bryant and Stevenson absent, to approve the waiver to Section 4.01.10 B, C and D, finding the proposed alternate plan provides protection of the bald eagle equal to the protections provided within the Land Development Code.**

The meeting recessed at 10:28 a.m. and reconvened at 10:40 a.m.

(08/07/07 - 6 - 10:40 a.m.)

3. PUBLIC HEARING - REZ 2007-16, MCKAY PARCEL REZONING - THIS IS A REQUEST TO REZONE APPROXIMATELY 1.54 ACRES OF LAND FROM RESIDENTIAL MOBILE HOME (RMH) TO OPEN RURAL (OR) TO ALLOW FOR MULTIPLE HORSES ON A PROPERTY. A SPECIAL USE PERMIT IS REQUIRED IN RMH ZONING TO ALLOW ONE HORSE PER ACRE. A REZONING TO OR WOULD ALLOW MULTIPLE HORSES ON THE PROPERTY AND OTHER OR USES CONSISTENT WITH COMPREHENSIVE PLAN POLICY A.1.11.1.H. THIS POLICY ALLOWS AGRICULTURAL USES WHEN NOT DEEMED INCOMPATIBLE WITH THE SURROUNDING RESIDENTIAL USES. THE PROPERTY IS CURRENTLY OCCUPIED BY A MOBILE HOME. THE PROPERTY IS LOCATED NORTH OF LIGHTSEY RD OFF OF SOUTHWOOD PL. THE PARCEL IS LOCATED WITHIN RESIDENTIAL-C LAND USE AS DEPICTED ON THE 2015 FUTURE LAND USE MAP. THE SURROUNDING PROPERTIES ARE ZONED OR AND RMH. CENTRAL UTILITIES ARE NOT AVAILABLE IN THE AREA, THEREFORE THE PROPERTY IS SERVED BY A PRIVATE WELL AND SEPTIC TANK. THE PLANNING AND ZONING AGENCY RECOMMENDED DENIAL OF THIS REZONING REQUEST AT THEIR JUNE 21, 2007 MEETING BY A VOTE OF 2/2. CONCERNS EXPRESSED AT THE PLANNING AND ZONING MEETING WERE COMPATIBILITY OF OPEN RURAL ZONING AND THE INABILITY TO LIMIT THE USES

Proof of publication of the notice of public hearing on REZ 2007-16, McKay Parcel Rezoning, was received having been published in *The St. Augustine Record* on July 23, 2007.

Michael Blackford, Planner II, explained the request to rezone approximately 1.54 acres of property from RMH to OR to allow for multiple horses on a property. He distributed Adjacent Property Response Forms, Exhibit A.

(10:43 a.m.) Shawn and Angela McKay, 1530 Southwood Place, were present for questions.

(10:45 a.m.) **Motion by Manuel, seconded by Stevenson, carried 5/0, to enact Ordinance No. 2007-61, known as REZ 2007-16, findings of fact 1 through 4 to support the motion.**

#### ORDINANCE NO. 2007-61

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL MOBILE HOME (RMH) TO OPEN RURAL (OR); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE**

(08/07/07 - 7 - 10:46 a.m.)

4. PUBLIC HEARING - REZ 2007-12, BEVERLY COMMERCIAL LOTS - THIS IS A REQUEST TO REZONE .49 ACRES FROM CN AND RS-3 TO CI AND CN FOR CAR SALES/REPAIR WITH OFFICE SPACE. THE PROPERTY CURRENTLY CONTAINS TWO SINGLE-FAMILY HOMES. THE PARCEL IS LOCATED ON SOUTH SIDE OF STATE ROAD 16 BETWEEN ARTHUR ST. AND DAIRY AVE. AND IS LOCATED WITHIN THE MIXED USE LAND USE AS DEPICTED ON THE 2015 FUTURE LAND USE MAP. WATER AND SEWER WILL BE PROVIDED BY CITY OF ST. AUGUSTINE UTILITIES. ADJACENT ZONINGS ARE COMMERCIAL GENERAL (CG), COMMERCIAL INTENSIVE (CI), AND RESIDENTIAL SINGLE FAMILY (RS-3). THE PLANNING AND ZONING AGENCY GAVE A FAVORABLE RECOMMENDATION OF THIS REZONING REQUEST AT THEIR JUNE 7, 2007 HEARING BY A VOTE OF 3/2 (WHEELER/LAIDLAW)

Proof of publication of the notice of public hearing on REZ 2007-12, Beverly Commercial Lots, was received having been published in *The St. Augustine Record* on July 23, 2007.

Lindsay Haga, Chief Planner, explained the request to rezone 49 acres of property from RS-3 to CI and CN for car sales/repair with office space.

(10:48 p.m.) Karen Taylor, 77 Saragossa Street, addressed the zoning classification, access, and activity on Dairy Avenue, reviewing maps, Exhibit A. Rich posed questions of Taylor, to which she responded, regarding the type of uses, and type of buffers. Whitehouse pointed out that it was possible after it was rezoned, it could change hands and they could do something that was permissible according to the code. Rich spoke on the buffer remaining undisturbed and asked if someone could come in and bulldoze it flat without ever doing anything else with it because it was not a PUD. Whitehouse replied as long as they do it according to the code. Bryant spoke on doing rezoning with conditions. Taylor stated that the first three lots were already zoned for CI. Haga reviewed the two concerns of PZA: encroachment into the residential area, the RS-3 that surrounds the site to the south and the type of uses that could occur on the property being designated Commercial Intensive and Commercial Neighborhood. (11:00 a.m.) *Motion by Stevenson, to enact Ordinance No. 2007-62, known as REZ 2007-12, Beverly Commercial Lots adopting findings of fact 1 through 3 to support the motion.* Whitehouse mentioned that they needed two separate motions because there were two ordinances. (11:02 a.m.) *Stevenson withdrew her motion.* (11:02 a.m.) **Motion by Rich, seconded by Manuel, carried 5/0, to approve the application in File No. REZ 2007-12, to rezone to Commercial Intensive Lot #4 as described in the ordinance in the packet.** (11:02 a.m.) **Motion by Rich, seconded by Stevenson, carried 5/0,**

to approve the second parcel numbered lots 5 and 6 to commercial neighborhood as contained within the packet REZ 2007-12. (11:04 a.m.) Motion by Rich, seconded by Stevenson, carried 5/0, to add Ordinance No. 2007-62 to the first motion. Motion by Manuel, seconded by Stevenson, carried 5/0, to add Ordinance No. 2007-63 to the second motion.

**ORDINANCE NO. 2007-62**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATIONS OF COMMERCIAL NEIGHBORHOOD (CN) TO COMMERCIAL INTENSIVE (CI) MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

**ORDINANCE NO. 2007-63**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATIONS OF RESIDENTIAL SINGLE-FAMILY 3 (RS-3) TO COMMERCIAL NEIGHBORHOOD (CN) MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(08/07/07 - 8 - 11:05 a.m.)

5. PUBLIC HEARING - MAJMOD 2007-12, ANCHOR FAITH - THE SITE WAS ZONED PLANNED UNIT DEVELOPMENT FROM 1986. THE PROPERTY IS LOCATED NORTH OF SR 312, EAST OF DOBBS ROAD, WEST OF OLD MOULTRIE. THE APPLICANT PROPOSES TO ADD CHURCHES AND TYPICAL ACCESSORY USES AS AN ALLOWABLE USE WITHIN THE PUD, SPECIFICALLY FOR PARCEL NO. 098370-0320. THE REQUEST INCLUDES A PARKING ASSESSMENT TO PROVIDE FOR SHARED PARKING. THE ASSESSMENT DEMONSTRATES THE PROPERTY PROVIDES 125 SPACES BETWEEN THE TENANTS SUBJECT TO THE LEASE AGREEMENT AND THAT THE CHURCH MEETING TIMES OCCUR DURING OFF PEAK HOURS FOR THE OTHER USES. THE SITE IS IMMEDIATELY ADJACENT TO RG-2 AND OPEN RURAL ZONING DESIGNATIONS. THE SITE IS DESIGNATED MIXED USE ON THE 2015 FUTURE LAND USE MAP. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS ITEM AT THEIR JUNE 21, 2007 MEETING BY A VOTE OF 5/0

Proof of publication of the notice of public hearing on MAJMOD 2007-12, Anchor Faith, was received having been published in *The St. Augustine Record* on July 26, 2007.

Lindsay Haga, AICP, Chief Planner, reviewed this item distributing Adjacent Property Response Forms, Exhibit A.

(11:06 a.m.) Earl Glisson, 619 Segovia Road, stated that he was here for questions.

(11:06 a.m.) Steve Ruddy, 290 Sunrise Blvd., spoke in opposition on bringing the PUD in compliance, to have a church located in the area. Stevenson spoke on schools generating a different pattern of traffic. Haga responded. Whitehouse added that he thought it was important to know if they made an application to add the language to the PUD language, "the church use as well as the typical accessory uses." He spoke on the ability to use the property for certain things. Ruddy spoke on the property. Haga spoke on the private school not being allowed by the change, this would just allow the church and any



accessories. Manuel stated that he did not feel that this was a compatible use and would not be supporting the application. Stevenson asked for guidance from the attorney what the threshold evidence for this request was. Whitehouse replied that it was a major modification and explained. (11:16 a.m.) **Motion by Stevenson, seconded by Bryant, carried 4/1 with Manuel dissenting, to enact Ordinance No. 2007-64, known as MAJMOD 2007-12, Anchor Faith PUD adopting findings of fact 1 through 7 to support the motion.** Whitehouse left the meeting and Michael Hunt, Deputy County Attorney, entered the meeting.

#### ORDINANCE NO. 2007-64

##### AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 1986-83, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

6. CONSIDER C&K ASSET MANAGEMENT'S PROPOSED OPEN BOAT AND RV STORAGE FACILITY APPLICATION COMM 2006000062 LOCATED AT 6300 US 1 NORTH

*This item was moved to the afternoon.*

(08/07/07 - 9 - 11:16 a.m.)

- 6a. CONTRACT WITH TICKETMASTER FOR TICKETING SERVICES FOR THE ST. AUGUSTINE AMPHITHEATRE (Formerly Consent Item 6)

Manuel stated that Hunt said they could remove this item and continue Item 6a until Hunt and the new county administrator could review that new policy. (11:27 a.m.) **Motion by Manuel, seconded by Bryant, to table this item until the County Administrator and the County Attorney could bring it back for discussion after lunch.**

(11:28 a.m.) Troy Blevins, Recreation and Parks Director, stated that they needed to handle this item soon because the first show started in October and they needed to start selling tickets by the first of September. Hunt reviewed that the reason for pulling Item 6a was to give the Board clarification on this matter. (11:31 a.m.) **The motion carried 5/0.**

(08/07/07 - 9 - 11:31 a.m.)

- 6b. OPERATING AGREEMENT CONSENT AND ESTOPPEL, BETWEEN ATRIUM TRS IV, LP., ATRIUM FINANCE IV, LP AND ST. JOHNS COUNTY ADMINISTRATOR (JOHN HAMMONS PROPERTY)

Patrick McCormack, County Attorney, reviewed this item, stating that the World Golf Village Hotel at the convention center was doing a refinancing and was assigning the Operating Agreement to an affiliate. Manuel voiced concern about the contract. McCormack stated that Manuel had a valid concern. Paras Desai, Assistant County Attorney, spoke on the resolution and the agreement. Manuel stated that he wished to be kept in the loop as to the due diligence being conducted by the County Attorney and the County Administrator, so that he might be able to provide some insight and guidance. (11:38 a.m.) **Motion by Rich, seconded by Manuel, carried 5/0, to authorize the County Administrator or his designee to enter into the Operating Agreement Consent and Estoppel substantially in the form of Exhibit "A" attached hereto, for the benefit of German American Capital Corporation, a Maryland Corporation, after due inquiry is made.** McCormack left the meeting and Desai and Whitehouse entered the meeting.

RESOLUTION NO. 2007-226

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE, TO ENTER INTO THE OPERATING AGREEMENT CONSENT AND ESTOPPEL SUBSTANTIALLY IN THE FORM OF EXHIBIT "A", ATTACHED HERETO, BETWEEN ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ATRIUM FINANCE IV, LP, A DELAWARE LIMITED PARTNERSHIP, ATRIUM TRS IV, LP, A DELAWARE LIMITED PARTNERSHIP, FOR THE BENEFIT OF GERMAN AMERICAN CAPITAL CORPORATION, A MARYLAND CORPORATION

(08/07/07 - 10 - 10:20 a.m.)

7. PUBLIC HEARING - CPA (SS) 2007-04 WAYNE AND DEBRA ELLISON - THIS IS A REQUEST TO AMEND THE 2015 FUTURE LAND USE MAP FROM MIXED USE TO INDUSTRIAL (I) TO ACCOMMODATE A BIOMEDICAL WASTE FACILITY IN BUILDING E OF THE NORTH PARK INDUSTRIAL PARK, LOCATED AT 7000 US 1 NORTH. A BIOMEDICAL WASTE FACILITY IS CLASSIFIED AS A SOLID WASTE TRANSFER STATION UNDER THE COUNTY ZONING REGULATIONS IN THE LAND DEVELOPMENT CODE, WHICH REQUIRES AN INDUSTRIAL (I) FUTURE LAND USE MAP DESIGNATION AND HEAVY INDUSTRIAL (HI) ZONING. THE APPLICANT DOES NOT HAVE PLANS TO CHANGE BUILDING E OR THE OTHER EXISTING STRUCTURES ON THE SITE AND PROVIDED THE USE IS CONTAINED ENTIRELY WITHIN BUILDING E. A REZONING APPLICATION IS ALSO FILED. THE PLANNING AND ZONING AGENCY RECOMMENDED DENIAL OF THIS REQUEST AT ITS JUNE 21, 2007 MEETING WITH A 5-0 VOTE (MOTION BY WHEELER/2ND BY LAIDLAW). THE PZA EXPRESSED CONCERNS ABOUT COMPATIBILITY WITH AND PROTECTION OF THE SURROUNDING RESIDENTIAL AREA LOCATED TO THE EAST OF THE SUBJECT PROPERTY

Proof of publication of the notice of public hearing on CPA (SS) 2007-04 Wayne and Debra Ellison was received having been published in *The St. Augustine Record* on July 23, 2007.

*This item was pulled from the agenda.*

(08/07/07 - 10 - 10:20 a.m.)

8. PUBLIC HEARING - REZ 2007-08, NORTH PARK (WAYNE AND DEBRA ELLISON) - THIS IS A REQUEST TO REZONE APPROXIMATELY 0.80 ACRE OF LAND (BUILDING E) FROM INDUSTRIAL WAREHOUSE (IW) TO HEAVY INDUSTRIAL (HI) TO ACCOMMODATE A BIOMEDICAL WASTE FACILITY IN BUILDING E OF THE NORTH PARK INDUSTRIAL PARK, LOCATED AT 7000 US 1 NORTH. A BIOMEDICAL WASTE FACILITY IS CLASSIFIED AS A SOLID WASTE TRANSFER STATION UNDER THE COUNTY ZONING REGULATIONS IN THE LAND DEVELOPMENT CODE, WHICH REQUIRES AN INDUSTRIAL (I) FUTURE LAND USE MAP DESIGNATION AND HEAVY INDUSTRIAL (HI) ZONING. THE APPLICANT DOES NOT HAVE PLANS TO CHANGE BUILDING E OR THE OTHER EXISTING STRUCTURES ON THE SITE AND PROVIDED THE USE IS CONTAINED ENTIRELY WITHIN BUILDING E. THE PLANNING AND ZONING AGENCY RECOMMENDED DENIAL OF THIS REQUEST AT ITS JUNE 21, 2007 MEETING WITH A 5-0 VOTE (MOTION BY WHEELER/2ND BY LAIDLAW). THE PZA INDICATED THAT HI ZONING IS INCOMPATIBLE WITH THE SURROUNDING AREA

Proof of publication of the notice of public hearing on REZ 2007-08, North Park (Wayne and Debra Ellison), was received having been published in *The St. Augustine Record* on July 23, 2007.

*This item was pulled from the agenda.*

(08/07/07 - 11 - 11:39 a.m.)

9. PUBLIC HEARING - PNZVAR 2006-12 FRESH MARKET SIGN VARIANCE - THIS REQUEST SEEKS APPROVAL OF A NON-ZONING VARIANCE REGARDING THREE OF THE OVERLAY STANDARDS, SPECIFICALLY THE FOLLOWING SECTIONS: I) SECTION 3.06.09.C.2 AND C.3 - IN ORDER TO ALLOW A 47 SQUARE FOOT WALL SIGN INSTEAD OF THE MAXIMUM SIZE OF 24 SQUARE FEET. II) SECTION 3.06.09.C.6.B - IN ORDER TO ALLOW AN ADDITIONAL SIGN ON A NORTHERN MONUMENT SIGN THAT WILL CAUSE THE SIGN FACE AREA TO EXCEED A MAXIMUM 60 SQUARE FEET ALLOWED FOR A PARCEL GREATER THAN 5 ACRES IN SIZE. THIS ITEM WAS PLACED ON THE JUNE 27, 2007 PONTE VEDRA ARC AGENDA FOR THEIR RECOMMENDATION. AT THAT MEETING, A SUPER MAJORITY DECIDED THEY DID NOT WANT TO SEE WALL SIGNAGE GREATER THAN 24 SQUARE FEET IN SIZE. ALSO, THEY UNANIMOUSLY DECIDED THE ADDITIONAL SIGNAGE ON THE NORTHERN FAÇADE SHOULD NOT BE ALLOWED TO OCCUR. THE ARC BELIEVES THE SIGNAGE ON THE MONUMENT SIGN TO BE AESTHETICALLY UNPLEASING IN ITS CURRENT STATE AND THE ADDITION OF THIS SIGNAGE WOULD ONLY EXACERBATE THE SITUATION

Proof of publication of the notice of public hearing on PNZVAR 2006-12, Fresh Market Sign Variance, was received having been published in *The St. Augustine Record* on July 26, 2007.

Lindsay Haga reviewed this item, stating that there was a request for two variances.

(11:42 a.m.) Paul Harden, 1301 Riverplace Blvd., Jacksonville, stated that there was a request for two variances, but they pulled one of them. He spoke on the sign location and position. He submitted an affidavit from Albert James, pictures of front of store and two different options of very large maps of the sign, Exhibit A.

(11:52 a.m.) Isabelle Lopez, 245 Riverside, representing Heritage Bank, property owner of south side, spoke on there being three signs; one was removed today, the second sign the applicant was pursuing today and the third sign was on the Heritage Bank's property. She stated that they didn't get noticed as a property owner. She mentioned that they were confused about how much signage would be presented. (11:56 a.m.) **Motion by Bryant, seconded by Manuel, to remand this back to the ARC Board.** Hardin spoke on the signs. He stated the issue didn't relate to the facia signs; they withdrew the other two signs. (11:59 a.m.) **The motion carried 5/0.**

The meeting recessed at 11:59 a.m. and reconvened at 1:30 p.m. with Rich, Sanchez, Bryant, Stevenson present and Manuel absent. Locklear, Vonasek, Cameron and Deputy Clerk Halterman were present.

(08/07/07 - 11 - 1:31 p.m.)

6. CONSIDER C & K ASSET MANAGEMENT'S PROPOSED OPEN BOAT AND RV STORAGE FACILITY APPLICATION COMM 2006000062 LOCATED AT 6300 US 1 NORTH

Bill Hartmann, Transportation Planning Manager, spoke on the issue and described the application to the board. He stated that the property was located in the SR312 right-of-way and the applicant had previous communications with the Florida Department Of

Transportation; however, the FDOT, in July 2006, advised the owner that they were not interested in purchasing the land. He advised that the issue had previously been before the board but was remanded to staff in order to see whether the County desired to purchase the property. He said, although the property owner was not willing to sell, he would entertain offers with a proposed price in the two and one-half million dollar range.

(1:35 p.m.) Clay Seay, representative for The Hardy Group, 1200 Plantation Island Drive, stated that his client wanted to move forward with his application to develop the property if the County's offer to purchase the property was not in the range of fair market value. Stevenson said it was important to note that the change did not involve an up-zoning and the density or intensity would not increase. Rich concurred with Stevenson and pointed out that staff had done their best to preserve the property for the FDOT; although the FDOT was not currently interested in the land.

**(1:38 p.m.) Motion by Bryant, seconded by Sanchez, carried 4/0 with Manuel absent, to approve C & K Asset Management's proposed Open Boat and RV Storage Facility application COMM 2006000062 located at 6300 US 1 North as required in Section 6.04.04.H.1 of the Land Development Code, and adopt five findings of fact to support the motion.**

(08/07/07 - 12 - 1:39 p.m.)

*Consent agenda Item #6 changed to Regular agenda Item #6.a.*

6.A. MOTION TO AUTHORIZE THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO NEGOTIATE WITH AND ENTER INTO CONTRACT WITH TICKETMASTER FOR TICKETING SERVICES FOR THE ST. AUGUSTINE AMPHITHEATRE

Michael Hunt explained that the issue involved waiving the County purchasing policy #306.4 which involved competitive sealed bids that would allow direct agreement negotiations with Ticketmaster. Stevenson pointed out that the contract could be significant and stated that other companies existed who could provide the service. Hunt noted that Ticketmaster was one of only two companies in the country that he was aware of to provide such service.

**(1:40 p.m.) Motion by Sanchez, seconded by Rich, carried 4/0 with Manuel absent, to waive the county purchasing policy #306.4 which is associated with Competitive Sealed Proposals, for reasons of time sensitivity, in order to authorize the County Administrator, or his designee to commence negotiations with Ticketmaster that might lead to a proposed contract, which will ultimately be forwarded to the Board for its consideration, approval, rejection, or modification.**

(1:43 p.m.) Manuel arrived at the meeting. In response to an inquiry from Rich, Hunt advised that the Recreation Department had requested that the board move forward with the Ticketmaster contract due to the time sensitivity with the Amphitheatre operations. Rich said he understood that the board was waiving the policy to provide a short-term contract and not a numerous-year contract. Wanchick said future plans would involve competitive bids. Rich said he would only agree to a short-term contract until an RFP was implemented. Stevenson again noted that other sources existed.

(1:48 p.m.) Troy Blevins, Director, Parks and Recreation Department, advised that Ticketmaster was by far the most recognized source in the business. He noted that they would provide capital equipment in their setup. He said they would also provide the necessary point of sale equipment. Stevenson voiced that the issue had been discussed for a long time and she was disappointed that it was back before the board again. Wanchick said he was familiar with Ticketmaster; however, one option the board might want to explore involved staff handling the ticket process for events. He agreed that a short-term contract would be appropriate with an RFP implemented for a long-term contract.

(1:53 p.m.) Sanchez agreed with Wanchick. He suggested that a one-year contract with Ticketmaster would work best for the Amphitheatre and County staff.

(1:56 p.m.) **Sanchez amended his motion, Rich agreed to the amendment, carried 5/0, to provide a one-year contract with Ticketmaster.**

(08/07/07 - 13 - 1:56 p.m.)  
COMMISSIONERS' REPORTS

Commissioner Bryant  
No report

(1:56 p.m.)  
Commissioner Manuel

He said he had recently met with the Jacksonville Transportation Authority's senior management and the president of the Jacksonville Council, Daniel Davis, regarding SR9a and SR9b. He noted that Scott Clem had been hired by the JTA as Director of Strategic Long-Term Planning, and he would be working with county staff in order to take the mentioned roads to the next level of evolution. He pointed out that the County's budget had yet to be approved and finalized; therefore, every budget line-item was open for discussion. He voiced that he would like an update on the status of the Constitutional Officers' budgets. He said he would like the new County Administrator and staff to attempt dialog involving budget issues. He stated that he was one of three commissioners who had voted against funding the Hastings Clinic; however, he would like to rescind his vote and would like the county to continue funding, at the current level, the Hastings clinic along with the West Augustine clinic. He noted that medical services were vital to the community which needed to be provided by the County. He suggested that a split model needed to be provided in order to compare and determine future elements of both clinics. He asked for clarification from McCormack in regards to how to rescind his previous vote on the matter.

(2:02 p.m.) Rich questioned whether the item needed to be placed on the agenda and another vote taken on the matter.

(2:03 p.m.) McCormack explained that a motion by a board member to rehear the issue could be made by any majority member of the previous vote. He said, as the boards' legal council, he had reviewed the procedure and he would advise they make a motion to rehear the issue. He pointed out that Manuel's intent to rescind his vote did not currently have an affect on the issue.

(2:08 p.m.) Rich asked the administrator to place the issue on the next possible agenda; however, he cautioned that the issue was contentious and a workshop should be scheduled for an off-Commission meeting day due to the involved time and public input the issue would require. Manuel said he desired to make a motion to reconsider the previous vote on indigent care funding, and secondly, he would charge the Administrator and staff to present all options available to the board concerning indigent care funding. McCormack advised that if the issue would be reheard and voted on, time was of the essence due to the budget process time limit. Manuel stated that his intent was to place funding for indigent care into the budget. Wanchick advised that he would return the issue to the board as soon as feasibility possible with a well thought out proposal. Stevenson added that she did not want to remain status quo if it included renewing a contract due to enforceability and compliance issues that had existed in the past. Sanchez said he would support the motion; however, he would not want to make a final decision that day. He explained that he had agreed to the original motion in order to stir things up and bring the people involved with the issue to the table which had been accomplished by the boards' previous vote.

(2:11 p.m.) **Motion by Manuel, seconded by Bryant, carried 4/1, with Rich dissenting, to rehear the indigent care funding issue.**

After some discussion between board members and staff the following motion was made:

(2:16 p.m.) **Motion by Manuel, seconded by Sanchez, carried 5/0, to delegate to the County Administrator the responsibility for scheduling the rehearing upon his preparation of any material that he so needs to make such presentation to the board.**

(2:17 p.m.)  
Commissioner Rich

He noted that good information had been received by the Northeast Florida Regional Planning Council, and he thanked Manuel and Stevenson for their involvement and leadership with the NEFRPC involving regional impacts to the county and its citizens. He asked the board to consider placing a straw ballot on the upcoming election due to important issues such as the Mosquito Control District and whether it should be controlled by the County and regarding the Charter Government proposal. He said he had received letters regarding a continuing problem with Toll Bros. Developers. He noted that the issue involved a home in the Nocatee development.

(2:21 p.m.) Stevenson advised that she had made some inquiries regarding that issue and would provide a factual report to the board at a later date. Rich pointed out that the Toll Bros. had developed a pattern involving problems. McCormack urged the board members to only offer their opinion on the issue. Rich continued to point out problem situations involving the Toll Bros. Developer and noted that he had spoken with representatives of the company. He said it was a huge corporation that had basically sued people into submission and took delight in doing so.

(2:25 p.m.)  
Commissioner Sanchez  
No report

Rich asked the developers in the county to treat the public appropriately.

(2:26 p.m.)  
Commissioner Stevenson

She said she would provide information to the commissioners regarding her findings on the issue involving the Toll Bros. Developer. She pointed out that several sidewalks had been completed in her district which was positive and beneficial to the public in the northwest St. Johns County. She noted that she had received numerous inquiries regarding at-large school board representatives. She questioned whether an at-large option could be included in the Charter Government proposal.

(2:31 p.m.) Sanchez suggested that the school board at-large issue should not be included in the Charter and the board members should not currently be involved in the issue. Manuel asked the county attorney to review whether a charter referendum could legally be presented to the people through amendments to the core document. He stated that he did not want to include emotional issue, such as the at-large school board element, in the core document.

(2:35 p.m.) McCormack advised that staff would review the issue and return to the board with information. He noted that, as a courtesy, he always forward any inquiries from the public involving other government bodies to the involved body. He suggested that the school board at-large issue could not be added to the Charter Government proposal. Stevenson asked McCormack to find out whether a referendum could be added to the Charter proposal.

(2:39 p.m.) Stevenson said she would like to talk about goals, objectives and priorities with the new administrator. She stated that she was concerned that people did not understand what the County did for its citizens. She suggested that it was a good time to look at how the County was working toward efficiency. Rich pointed out that each commissioner had been meeting with citizens from their district to explain the current budget and how they planned to handle any future changes. Sanchez agreed that many citizens did not understand County government and the structure of government. He suggested that a program should be created to explain how the county worked.

(08/07/07 - 15 - 2:46 p.m.)

#### COUNTY ADMINISTRATOR REPORT

Wanchick said Kropacek had provided him a list of potential workshop items. He stated that it would be helpful to develop procedure on how an item was placed on a list to be included in a workshop meeting. Consensus was to allow Wanchick to develop a procedure for workshop items.

(08/07/07 - 15 - 2:48 p.m.)

#### COUNTY ATTORNEY'S REPORT

McCormack noted that a formal permit for Summer Haven was necessary to provide reasonable maintenance. Consensus of the board was to allow staff to move forward on obtaining a permit. He advised that he would like to make an offer of judgment with \$2,500.00 to each homeowner involved in the Summer Haven lawsuit. Members of the board agreed to McCormack's proposal. He questioned whether the board desired to implement a brief moratorium on towers in the County. He noted that he did not currently recommend a moratorium on towers because the State had placed specific timeframes in their 2005 amendments. He stated that staff would be working on updating the County's tower requirements. He noted that a public informational meeting would take place on August 16<sup>th</sup>, 2007 regarding the case involving Verticality on Solano Road which would allow community input. He also pointed out that the Department of Community Affairs had provided their opinion regarding the Mariposa development in Palatka. He noted that due to the DCA's decision, staff had decided to postpone the previously scheduled meeting between Putnam County and St. Johns County representatives until the end of August 2007.

(2:55 p.m.) Manuel stated that he did not want the attorney or county administrator to spend much time on the issue but to defer the meeting to the discretion of the Putnam County administrator. McCormack advised that Chapter 164 allowed certain time frames which had allowed the issue to be pushed back to October 1<sup>st</sup>. He suggested that both county administrators continue their communications regarding the issue. Wanchick said he would monitor Putnam County's actions and how it would affect the county. Sanchez said it was important to obtain good public relations with Putnam County. Wanchick agreed with Sanchez. McCormack said he would retain the County's legal position concerning the DCA's decision and register the county by the deadline.

(3:00 p.m.) McCormack noted that Signature Entertainment representatives were in attendance, and he stated that Signature Entertainment had negotiated with staff to manage the amphitheatre but the board had decided not to continue the relationship. He advised that Signature had forwarded a draft complaint concerning a breach of contract and a Sunshine Law issue. He stated that a pre-suit proposal had been offered by Signature which included total damages of \$578,200.00, which involved five years of profit loss, legal, and professional expenses, but they would agree to settle for ½ that amount for a total of \$289,100.00 and offered 30 days for the county to response. He said he had reviewed the case and found that his opinion remained the same; that no contract existed and Signature's

suit did not have merit. He advised that the county was in a very strong position and asked for the boards' opinion on whether to move forward on the issue.

(3:05 p.m.) Rich and Sanchez agreed that the board should not accept Signature's offer. After some questions, Manuel suggested that McCormack hire a litigation attorney to review the case and move forward. McCormack stated that Signature planned to also hand over the issue to a litigation attorney. He said the county would be open to additional offers by Signature.

(3:10 p.m.) Hunt advised that the county had implemented a RFP for the amphitheatre concessions which did not receive a response; therefore, the county was currently in a bind in dealing with concessions for the amphitheatre. He asked for board consensus of creating a short-term contract to handle the matter. Manuel said he did not want staff to be involved in concessions. He pointed out that independent agencies might desire to staff events from time to time. Rich agreed with Manuel.

**Motion by Manuel, seconded by Bryant, carried 5/0, to adjourn the meeting.** With there being no further business to come before the Board, the meeting adjourned at 3:12 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 405081 through 405392, totaling \$3,170,780.44 (07/17/07)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 405425 through 405821, totaling \$4,091,205.24 (07/24/07)

CORRESPONDENCE:

1. Letter to Liz Cloud, Program Administrator, Bureau of Administrative Code, filing Ordinance Numbers 2007-57 through 2007-60 (07/27/07)

Approved \_\_\_\_\_ September 4 \_\_\_\_\_, 2007

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Ben Rich  
Ben Rich, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Cheryl Strickland  
Deputy Clerk

