

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JANUARY 22, 2008  
(9:00 A.M.)**

Proceedings of a 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:        Thomas G. Manuel, District 4, Chairman  
                          Cyndi Stevenson, District 1, Vice-Chairman  
                          Ron Sanchez, District 2  
                          Ben Rich, District 3  
                          James Bryant, District 5  
                          Michael D. Wanchick, County Administrator  
                          Patrick McCormack, County Attorney  
                          Pam Halterman, Deputy Clerk

(01/22/08 - 1 - 8:59 a.m.)  
CALL TO ORDER

Manuel called the meeting to order.

(01/22/08 - 1 - 8:59 a.m.)  
ROLL CALL

Manuel stated that all five commissioners were present.

(01/22/08 - 1 - 9:00 a.m.)

Bryant gave the Invocation and Stevenson led the Pledge of Allegiance.

(01/22/08 - 1 - 9:01 a.m.)  
PROCLAMATION DESIGNATING JANUARY 22, 2008 AS SGT. BRYAN JOSEPH TUTTEN DAY

Rich introduced Veterans Affairs Officer Mac McDermott who read the proclamation. McDermott asked Heather Andrews to introduce members of the Tutton family in attendance. Condolences and a moment of silence were made in honor of Tutton.

(01/22/08 - 1 - 9:12 a.m.)  
ACCEPTANCE OF PROCLAMATION

**Motion by Rich, seconded by Sanchez, carried 5/0, to accept the Proclamation.**

(01/22/08 - 1 - 9:12 a.m.)  
DELETIONS TO CONSENT AGENDA

Wanchick asked that Item #13 be pulled from the consent agenda.

(01/22/08 - 1 - 9:12 a.m.)  
APPROVAL OF CONSENT AGENDA

**Motion by Sanchez, seconded by Rich, carried 5/0, to approve the Consent Agenda.**

1. Approval of the Cash Requirement Report
2. Motion to adopt **Resolution No. 2008-15**, setting a public hearing date of February 19, 2008 at 9:00 a.m. to hear a request for the vacation of a portion of Ravenswood Gardens Unit Two

**RESOLUTION NO. 2008-15**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF FEBRUARY 19, 2008 AT 9:00 A.M. TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF RAVENSWOOD GARDENS UNIT TWO**

3. Motion to approve the transfer of \$2,550.13 from the Law Enforcement Trust Fund (1194-59920) to Aid to Private Organizations (1194-58200) for the purpose of donation per F.S. 932.7055
4. Motion to adopt **Resolution No. 2008-16**, recognizing the carry-forward of \$379,396.44 in E-911 funds for uses pursuant to F.S. 365.171

**RESOLUTION NO. 2008-16**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ESTABLISHING THE CARRY-FORWARD OF UNSPENT MONEYS IN THE "E-911 COMMUNICATIONS FUND" FOR PURPOSES OF FUNDING ALLOWABLE "E-911" CAPITAL EXPENDITURES PURSUANT TO FLORIDA STATUTE SECTION 365.171**

5. Motion to approve a transfer in the amount of \$723.00 from Transportation Trust Fund Reserves (1131-59920) to the appropriate salary and benefit line items within the respective departments per Union Contract
6. Motion to approve the transfer of \$104,737.00 from General Fund Reserves [0083-59920] to Fleet Maintenance equipment [0031-56400] for the receipt of three vehicles approved in FY 07 for which funding was not carried forward into FY 08
7. Motion to adopt **Resolution No. 2008-17**, approving the terms and authorizing the Chair to execute a Maintenance Agreement between the County and FDOT to replace bridge #784038 on Pablo Road in Ponte Vedra

**RESOLUTION NO. 2008-17**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN ST. JOHNS COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE REPLACEMENT OF A BRIDGE ON PABLO ROAD AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

8. Motion to adopt **Resolution No. 2008-18**, accepting the terms of the Agreement between the County and the Duval County Health Department and authorizing the County Administrator to execute the Agreement on behalf of the County

**RESOLUTION NO. 2008-18**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON BEHALF OF THE ST. JOHNS COUNTY MENTAL HEALTH DEPARTMENT ACCEPTING THE AGREEMENT BETWEEN ST. JOHNS COUNTY AND DUVAL COUNTY HEALTH DEPARTMENT AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

9. Motion to adopt **Resolution No. 2008-19**, accepting the terms of the Agreement between the County and the Northeast Florida Safety Council, Inc. and authorizing the County Administrator to execute the Agreement on behalf of the County

**RESOLUTION NO. 2008-19**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON BEHALF OF THE ST. JOHNS COUNTY MENTAL HEALTH DEPARTMENT ACCEPTING THE AGREEMENT BETWEEN ST. JOHNS COUNTY AND NORTHEAST FLORIDA SAFETY COUNCIL, INC. AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

10. Motion to adopt **Resolution No. 2008-20**, accepting the terms of the agreement between St. Johns County Board of County Commissioners and First Coast Management Services Inc., and authorizing the County Administrator to execute the Agreement on behalf of the County

**RESOLUTION NO. 2008-20**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE AGREEMENT BETWEEN ST. JOHNS COUNTY AND FIRST COAST MANAGEMENT SERVICES, INC.

11. Motion to adopt **Resolution No. 2008-21**, accepting an Easement for Utilities for water and sewer service to Ashley Oaks Subdivision

**RESOLUTION NO. 2008-21**

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

12. Motion to adopt **Resolution No. 2008-22**, approving the terms and authorizing the County Administrator to execute the Supplemental Lease Agreement from VA Community-Based Outpatient Clinic adding additional square footage to their existing lease in the Health and Human Services Center

**RESOLUTION NO. 2008-22**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE SUPPLEMENTAL LEASE AGREEMENT FROM VA COMMUNITY-BASED OUTPATIENT CLINIC ADDING THE ADDITIONAL RENTAL SPACE IN THE HEALTH AND HUMAN SERVICES CENTER

*Item # 13 was pulled from the agenda.*

13. Motion to adopt a resolution accepting the conveyance of the Community Park and Transportation Sites per the Durbin Crossing DRI Development Order
14. Motion to authorize the Recreation and Parks Department to apply for the 2008 Florida Inland Navigation District Waterways Assistance Program Grant for Phase II Construction of the Alpine Groves Fishing Pier
15. Motion to authorize the Recreation and Parks Department to apply for the 2008 Florida Inland Navigation District Waterways Assistance Program Grant for Phase I Design, Engineering and Permitting of a boardwalk and canoe/kayak launch at Fort Mose Park
16. Motion to authorize the Recreation and Parks Department to apply for the 2008 Florida Inland Navigation District Waterways Assistance Program Grant for the Green Road Boat Ramp Renovations
17. Motion to authorize the Recreation and Parks Department to apply for the 2008 Florida Inland Navigation District Waterways Assistance Program Grant for the Usina Boat Ramp Restrooms and Parking Lot Improvements
18. Motion to authorize the St. Johns County Recreation and Parks Department to make application for the Land and Water Conservation Fund Grant for Phase I Development of Canopy Shores Park
19. Motion to adopt **Resolution No. 2008-23**, recognizing unanticipated revenue in the amount of \$30,000.00, increasing the revenue budget for Davis Park Contributions [1265-36603] and appropriating to the Davis Park Improvements other than Building expenditure line [1267-56301]

**RESOLUTION NO. 2008-23**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2008 DAVIS PARK FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY DAVIS PARK DEPARTMENT

20. Motion to authorize the County Administrator, or his designee, to award a contract to Basic Chemical Solutions, LLC, for the purchase of Sodium Hydroxide
21. Motion to authorize the County Administrator, or his designee, to negotiate with and enter into contract with the top eight ranked firms for Geotechnical Services. If an agreement cannot be reached with one or more of the top eight ranked firms, authorization is requested to begin negotiations with the next ranked respondent and continue until an agreement is reached with eight respondents
22. Motion to authorize the County Administrator, or his designee, to negotiate with and enter into contract with the top eighteen ranked firms for Engineering Services. If an agreement cannot be reached with one or more of the top eighteen (18) ranked firms, authorization is requested to begin negotiations with the next ranked respondent and continue until an agreement is reached with eighteen respondents
23. Motion to authorize the County Administrator, or his designee, to negotiate with and enter into contract with all twenty-nine respondents as shown in the attached ranking summary for RFQ No. 08-05 - Small Scale Construction, Renovation and Repair
24. Motion to authorize the County Administrator, or his designee, to negotiate with and enter into contract with the top eleven ranked firms for Environmental Services. If an agreement cannot be reached with one or more of the top eleven ranked firms, authorization is requested to begin negotiations with the next ranked respondent and continue until an agreement is reached with eleven respondents
25. Motion to authorize the County Administrator, or his designee, to negotiate with and enter into contract with the top two ranked firms for Drafting/Cad Services. If an agreement cannot be reached with one or more of the top two ranked firms, authorization is requested to begin negotiations with the next ranked respondent and continue until an agreement is reached with two respondents
26. Motion to authorize the County Administrator, or his designee, to negotiate with and enter into contract with the top five ranked firms for Traffic Engineering Services. If an agreement cannot be reached with one or more of the top five ranked firms, authorization is requested to begin negotiations with the next ranked respondent and continue until an agreement is reached with five respondents
27. Motion to authorize the County Administrator, or his designee, to negotiate with and enter into contract with the No. 1 ranked firm, PBS & J for RFQ #08-38- Shore Stabilization Feasibility Study. If an agreement cannot be reached with the No. 1 ranked firm, authorization is requested to terminate negotiations and begin negotiations with the next ranked firm and continue until an agreement is reached with one firm
28. Proofs:
  - a. Proof, Notice to Bidders, Bid No. 08-34
  - b. Proof, Notice of Meeting, St. Johns County Board of County Commissioners, Canceled Regular Meeting, Tuesday December 26, 2007 and scheduled Special Meeting, Tuesday, December 18, 2007

- c. Proof, Notice of Canceled Meeting, St. Johns County Board of County Commissioners, Canceled Special Meeting, Tuesday, December 4, 2007.
- d. Proof, Notice of Workshop, Staff Workshop, Tuesday, December 4, 2007 at 9:00am
- e. Proof, Notice to Bidders, Bid No. 08-60
- f. Proof, Notice to Bidders, Bid No. 08-61
- g. Proof, Notice to Bidders, RFP No. 08-45
- h. Proof, Notice to Bidders, Bid No. 08-59
- i. Proof, Notice to Bidders, Bid No. 08-65
- j. Proof, Notice to Bidders, Bid No. 08-63
- k. Proof, Notice to Bidders, Bid No. 08-44
- l. Proof, Notice of Meeting, Intergovernmental Committee, Rescheduled Meeting from Wednesday, January 2, 2008 to Wednesday, January 9, 2008.
- m. Proof, Certificate of Liability Insurance, Employee Leasing Solutions, Inc.
- n. Proof, Certificate of Liability Insurance, BNC, Inc.
- o. Proof, Certificate of Liability Insurance, BNC, Inc.
- p. Proof, Certificate of Liability Insurance, Realco Recycling Co. Inc.
- q. Proof, Certificate of Liability Insurance, Matrix Employee Leasing, Inc.
- r. Proof, Certificate of Liability Insurance, Matrix Employee Leasing, Inc.
- s. Proof, Certificate of Liability Insurance, Selective HR Solutions, Inc.
- t. Proof, Certificate of Liability Insurance, Watson Maintenance Services, Inc.

(01/22/08 - 6 - 9:13 a.m.)

PUBLIC COMMENT

Shane McWilliams, 5478 2nd St., spoke about the importance of 4H programs in St. Johns County and the State of Florida, and related how his experience in 4H had affected his life in a positive manner. He explained the many aspects of the program and noted its many diversities and opportunities for leadership development.

(9:22 a.m.) General discussion ensued by Board members on the positive impacts of the 4H program and its character building influence. Congratulations were offered to McWilliams for his accomplishments and future endeavors.

(9:27 a.m.) Robert Huhta, 204 Greencrest Drive, Ponte Vedra Beach, spoke on the Verizon Verticality cell tower issue and wireless service to Ponte Vedra. He stated that his Verizon wireless service was not acceptable. He reported that cell towers had been disguised as palm or pine trees to minimize the visual impact. He cited Section 704 of the 1996 Telecommunications Act which denied governments the right to prohibit the erection of cell towers that were necessary for the provision of wireless service. He noted the inhibition of emergency services due to the inadequacy of wireless service.

(9:33 a.m.) McCormack noted that a workshop was held in Ponte Vedra to discuss the location of the cell tower; however, no consensus was obtained. He stated that litigation was proceeding and options had been suggested. He pointed out that other companies advised that the area was covered. He said they were pushing for a resolution. Rich said disguising cell towers had been discussed by the Board. Manuel noted that the law was clear; whereas, cell towers were necessary and allowed. He said cell towers could generate non ad valorem revenue. Stevenson agreed with Manuel, and noted that Flagler Estates and surrounding areas had signal issues as well. Sanchez gave an example of a disguised cell tower in north St. Johns County.

(01/22/08 - 7 - 9:39 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick asked that Items 6, 9 and 10 be pulled from the agenda.

(01/22/08 - 7 - 9:40 a.m.)

APPROVAL OF REGULAR AGENDA

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

(01/22/08 - 7 - 9:41 a.m.)

1. COOPERATIVE EXTENSION SERVICE ANNUAL REPORT.

David Dinkins, County Extension Director, thanked the citizens for attending the meeting. He said they had seven advisory committees and a number of the members were present to fill everyone in on the many functions of the Cooperative Extension Service.

(9:44 a.m.) The following citizens voiced their support for the Cooperative Extension Service:

1. Pam Melfi, 57 Andora Street, St. Augustine
2. Andrea Williamson, 120 Old Towne Parkway # 1205, St. Augustine
3. Rick Gleason, 5198 Holly Road, St. Augustine
4. Bill Lazar, 529 W. King Street, St. Augustine
5. Jim Browning, 148 River Marsh Dr., Ponte Vedra Beach
6. David Bearl, 5488 5th Street, St. Augustine
7. Jack Walker, 1205 Salt Creek Pointe Way, Ponte Vedra Beach
8. Lisa Duncan, 2155 Old Moultrie Road, Suite 201, St. Augustine
9. Brian McElhone, 1190 Wildflower Court, St. Augustine
10. Richard Balduzzi, 1093 A1A Beach Blvd. # 143, St. Augustine Beach
11. Danny Johns, P. O. Box 202, Hastings
12. Angie Golubovich, 337 Gentian Road, St. Augustine
13. Patti Greenough, 5 Marilyn Avenue, St. Augustine
14. Janet Koehler, 109 Sea Hammock Way, Ponte Vedra Beach
15. Bill Hamilton, 1690 A1A Hwy, St. Augustine Beach
16. Catherine Eastman, 924 Windward Way, St. Augustine
17. Ann Palmquist, 213 10th Street, St. Augustine Beach

The Chairman called a break at 10:44 a.m. and reconvened at 10:56 a.m.

(10:56 a.m.) David Dinkins thanked the citizens for their support and made his presentation to the Board regarding the Annual Report for the Agricultural Department Cooperative Extension Service including a history of its founding and development. He explained the IFAS, the Institute of Food and Agricultural Science, which was established in 1964, and explained their mission. He gave an update on the activities and accomplishments of the Extension Service, which included Agriculture, Natural Resources, Horticulture, 4-H Youth Development, Family & Consumer Sciences, Marine Sea Grant and Community Development. He emphasized the importance of storm water and the need to take innovative actions to address nitrogen runoffs in the watershed. He said it was an area that they were currently working on. He noted the many facets of their programs and stressed their particular attention to young people and the elderly. He thanked his staff members for their hard work and all the volunteers who helped to make their work so successful.

(11:17 a.m.) Bryant stated that the Extension Center was invaluable to the County. He thanked Dinkins and the volunteers who made an impact to the community. Rich thanked the citizens in attendance and Dinkins. He pointed out that the County was under a Federal mandate concerning water conservation, and asked for help in getting the word out on the mandate and the issue of supplying food in the United States. Sanchez also thanked Dinkins and the citizens in attendance. He asked that they recognize Nettie Ruth Brown as an important part of the Agricultural Center. Stevenson thanked Dinkins for his information and hard work. Manuel expressed thanks to Dinkins.

*Item # 7 was heard prior to Item #2. See page 11.*

(01/22/08 - 8 - 11:32 a.m.)

2. CHAMBER OF COMMERCE ECONOMIC DEVELOPMENT COUNCIL  
QUARTERLY UPDATE

Nick Sacia, Executive Director of the Economic Development Council, Chamber of Commerce, 1 Riberia Street, made his presentation to the Board regarding the quarterly update. He offered upcoming meeting dates for the Chamber of Commerce.

(01/22/08 - 8 - 11:38 a.m.)

3. CONSIDER MOTION TO ADOPT A RESOLUTION APPROVING THE TERMS, CONDITIONS AND REQUIREMENTS OF A CONTRACT EXTENSION BETWEEN ST. JOHNS COUNTY, FLORIDA, AND MARLOWE AND COMPANY, SO THAT THE COUNTY MAY CONTINUE LOBBYING FEDERAL CONGRESS AND SENATE FOR BEACH RENOURISHMENT APPROPRIATIONS AND FUNDING, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT EXTENSION ON BEHALF OF THE COUNTY.

Press Tompkins, County Engineer, spoke about the beach renourishment issue involving Marlowe and Company. Bryant pointed out that the County had used Marlowe and Company for over eleven years. He noted that the Corp of Engineers did not budget for such funds but relied upon obtaining earmark dollars from the Federal Government to pay for renourishment projects. Rich asked for the monthly cost which Tompkins advised was \$3,600.00. Stevenson noted that Mayor Rich O'Brien, 812 A1A Beach Boulevard, St. Augustine Beach, had left a letter stating support in retaining Marlowe and Company which Bryant read into the record.

(11:42 a.m.) **Motion by Rich, seconded by Sanchez, carried 5/0, to adopt Resolution 2008-24, approving the terms, conditions and requirements of a Contract Extension between St. Johns County, Florida, and Marlowe and Company, so that the County may continue lobbying Federal, Congress, and Senate for beach renourishment appropriations and funding, and authorizing the County Administrator, or designee, to execute the Contract Extension on behalf of the County.**

**RESOLUTION NO. 2008-24**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT EXTENSION BETWEEN ST. JOHNS COUNTY, FLORIDA, AND MARLOWE AND COMPANY, IN ORDER FOR MARLOWE AND COMPANY TO CONTINUE LOBBYING EFFORTS ON BEHALF OF THE COUNTY**



**ASSOCIATED WITH BEACH PROTECTION,  
RENOURISHMENT, AND OTHER PUBLIC WORKS  
PROJECTS, AND AUTHORIZING THE COUNTY  
ADMINISTRATOR OR DESIGNEE TO EXECUTE THE  
CONTRACT EXTENSION ON BEHALF OF THE  
COUNTY**

(01/22/08 - 9 - 11:43 a.m.)

4. CONSIDER MOTION TO ADOPT A RESOLUTION APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN INTERLOCAL AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AND MAIN STREET COMMUNITY DEVELOPMENT DISTRICT, REGARDING THE CONSTRUCTION OF CERTAIN ROADWAY IMPROVEMENTS WITHIN THE PROPOSED COUNTY ROAD 244 ALIGNMENT, AND AUTHORIZING THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE INTERLOCAL AGREEMENT ON BEHALF OF THE COUNTY

Press Tompkins, County Engineer, made his presentation to the Board. Manuel asked for the net cost to the county to four-lane the roadway in today's dollars compared to future dollars. Tompkins advised that the County would save approximately \$10,000,000.00 and the four-lane road would provide more access. Rich suggested that the board made an error by not making the road a four-lane roadway during the DRI approval. In response to an inquiry, Tompkins stated that he would need to review whether the County or the CDD would be responsible for maintaining median strips.

(11:46 a.m.) **Motion by Stevenson, seconded by Rich, carried 5/0, to authorize the Chairman to adopt Resolution 2008-25, approving the terms, provisions, conditions, and requirements of an Interlocal Agreement between the Board of County Commissioners of St. Johns County, Florida, and Main Street Community Development District, regarding the construction of certain roadway improvements within the proposed County Road 244 alignment, and authorizing the Chairperson of the Board of County Commissioners to execute the Interlocal Agreement on behalf of the County.**

(11:46 a.m.) Tompkins stated that he needed to confer with the County Attorney's office to cleanup language on the submitted resolution.

(11:47 a.m.) **Stevenson amended her motion, seconded by Rich, carried 5/0, to allow staff and the County Attorney's office to clean up the resolution language with minor revisions.**

**RESOLUTION NO. 2008-25**

**A RESOLUTION BY THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
APPROVING THE TERMS OF AN INTERLOCAL  
AGREEMENT BETWEEN MAIN STREET COMMUNITY  
DEVELOPMENT DISTRICT AND ST. JOHNS COUNTY  
FOR THE CONSTRUCTION OF THE COUNTY ROAD  
244 AS A FOUR LANE SECTION**

(11:47 a.m.) **Motion by Stevenson, seconded by Rich, carried 5/0, to approve transfer of \$1,400,000.00 from Road Impact Fee Zone A Reserves (1186-59927) to Road Impact Fee Zone A Major Collector Roads (1185-56330) and \$1,500,000.00 from Transportation Trust Fund Reserves (1131-59927) to Capital Improvements-Major Collector Roads (1114-56330).**

(01/22/08 - 10 - 11:48 a.m.)

5. CONSIDER AMENDMENT TO BOARD RULES AND POLICIES

Rich noted that the amendment would allow the Board to conduct an annual performance evaluation for the St. Johns County Administrator. Manuel questioned whether the form he had provided to each Commissioner would be utilized. Rich suggested that a public discussion on the form should be held in order to ensue that each Commissioner was on the same page regarding elements of the evaluation.

(11:49 a.m.) **Motion by Rich, seconded by Sanchez, carried 5/0, to adopt the language of proposed Rule 1.401 (d), described above, addressing performance evaluations of the County Administrator of St. Johns County.**

*Item #6 was pulled from the agenda.*

(01/22/08 - 10 - 9:39 a.m.)

6. PUBLIC HEARING - REZ 2007-09 AIRPORT COMMERCE PARK - THIS IS A STRAIGHT REZONING REQUEST FOR PROPERTY LOCATED IN NORTHEAST ST. JOHNS COUNTY, ON THE EAST SIDE OF US 1 NORTH, NORTH OF NORTH BOULEVARD, SOUTH OF INDIAN BEND ROAD, JUST NORTHWEST OF THE ST. JOHNS COUNTY GOVERNMENT COMPLEX

Proof of publication for the notice of public hearing regarding REZ 2007-09, Airport Commerce Park, was received having been published in *The St. Augustine Record* on January 8, 2008.

(01/22/08 - 10 - 11:27 a.m.)

7. PUBLIC HEARING - PUD 2007-22 WEST AUGUSTINE MEDICAL AND DENTAL CLINIC - THIS IS A REQUEST TO REZONE 0.38 ACRES FROM RS-3 TO PLANNED UNIT DEVELOPMENT IN ORDER TO DEVELOP COMMERCIAL MEDICAL AND DENTAL SERVICES. RESIDENTIAL D FUTURE LAND USE REQUIRES COMMERCIAL DEVELOPMENT TO BE CONSIDERED THROUGH REVIEW OF A PUD APPLICATION. THE SITE IS LOCATED SOUTH OF WEST KING STREET, NORTH OF CHRISTOPHER STREET, BETWEEN S. WOODLAWN AND HERBERT STREETS. THE PUD IS PROPOSED AS A FREE MEDICAL AND DENTAL CLINIC BY NEW MT. MORIAH CHRISTIAN MINISTRIES, LOCATED IMMEDIATELY TO THE WEST (SEPARATED BY HERBERT STREET). THE PROPERTY CONTAINS AN EXISTING NON-RESIDENTIAL BUILDING ASSOCIATED WITH CHURCH ACTIVITIES. THE ADJACENT LOT TO THE NORTH IS A SINGLE FAMILY RESIDENCE, LOTS TO THE SOUTH ARE SINGLE FAMILY RESIDENCES, AND THE PROPERTY TO THE EAST IS A MULTI-FAMILY APARTMENT COMPLEX (WOODLAWN TERRACE). THE SITE IS LOCATED WITHIN THE WEST AUGUSTINE COMMUNITY REDEVELOPMENT AREA (WEST AUGUSTINE CRA). THE PROPOSED DEVELOPMENT PROGRAM INCLUDES A 1,508 SQUARE FOOT DENTAL AND MEDICAL CLINIC AND MAINTENANCE OF THE EXISTING 1,689 SQUARE FOOT ACCESSORY BUILDING. PROPOSED ACCESS IS TWO-WAY CONNECTION TO HERBERT STREET. THE SITE WILL BE SERVED BY CENTRAL WATER AND SEWER PROVIDED BY THE CITY OF ST. AUGUSTINE. HEIGHT SHALL NOT EXCEED THIRTY-FIVE (35) FEET. THE SITE INCLUDES A MINIMUM OF 25% OPEN SPACE. ADJACENT ZONING DESIGNATIONS INCLUDE RG-2 (MULTI-FAMILY) TO THE IMMEDIATE EAST, RS-3 TO THE NORTH AND WEST, CG AND CI WITHIN THE GENERAL PROXIMITY ALONG WEST KING STREET. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS REZONING REQUEST AT ITS DECEMBER 6, 2007

HEARING BY A VOTE OF 6/0; MOTION BY WHEELER/ SECOND BY LAIDLAW (WILES ABSENT)

Proof of publication for the notice of public hearing regarding PUD 2007-22, West Augustine Medical and Dental Clinic, was received having been published in *The St. Augustine Record* on January 8, 2008.

Lindsay Haga, AICP, Chief Planner, spoke on the rezoning issue.

(11:28 a.m.) Cheryl Robitzsch, 808 Ifield Road, asked for the Board's assistance in moving the project forward in order to provide medical services to the citizens of St. Johns County.

Rich asked Haga to affirm that staff did not object to the six requested waivers which she advised was correct.

**(11:31 a.m.) Motion by Bryant, seconded by Sanchez, carried 5/0, to enact Ordinance 2008-3, known as PUD 2007-22, West Augustine Medical & Dental PUD, adopting findings of fact one through seven to support the motion.**

#### ORDINANCE NO. 2008-3

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM RESIDENTIAL SINGLE FAMILY - 3 (RS-3) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

*The Board continued with Item #2 on the agenda.*

(01/22/08 - 11 - 11:50 a.m.)

8. PUBLIC HEARING - PRD 2007-03 STILLWATERS PLANNED RURAL DEVELOPMENT - THIS REQUEST SEEKS TO REZONE 74.80 ACRES FROM RS-2 TO PLANNED RURAL DEVELOPMENT IN ORDER TO DEVELOP FOUR (4) SINGLE FAMILY UNITS ON TWO LOTS. THE SITE IS LOCATED WITHIN THE NORTHWEST SECTOR OF ST. JOHNS COUNTY, NORTHWEST OF THE INTERSECTION OF SR 13 AND SR 16, NEAR THE SHANDS BRIDGE. THE PROPERTY CONTAINS ONE SINGLE FAMILY RESIDENTIAL STRUCTURE, LOCATED ON THE NORTHEASTERN PORTION OF THE SITE. THE APPLICANT PROPOSES TO UTILIZE THE 80/20% DENSITY RULE, CREATING 14.60 ACRES OF TOTAL DEVELOPMENT AREA AND RESERVING 59.84 ACRES WITHIN THE RESERVE AREA. THE PROPOSED LOT SIZES WILL RANGE BETWEEN TWENTY (20) TO FIFTY (50) ACRES, CONTAINING TWO UNITS PER LOT. ACCESS IS PROPOSED THROUGH TWO DRIVEWAYS: ONE TO SR 16 TO THE SOUTH AND ONE TO BATTEN ROAD TO THE NORTH. BUILDING HEIGHT IS PROPOSED NOT TO EXCEED THIRTY-FIVE (35) FEET. PROJECT RECREATION IS PLANNED FOR TWO (2) DOCKS, ONE DOCK PER LOT (ONE DOCK EXISTS) AND INDIVIDUAL EQUESTRIAN FACILITIES ON EACH LOT. THE SITE IS PROPOSED TO BE SERVED BY WELL AND SEPTIC. THE PROJECT MEETS THE REQUIREMENTS OF THE NORTHWEST SECTOR PLAN. THE MDP DISPLAYS THE REQUIRED SCENIC AND DEVELOPMENT EDGES ALONG

THE PROPERTY BOUNDARIES. ADJACENT ZONING DISTRICTS INCLUDE RS-2, PRD, AND OR. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS REZONING REQUEST AT ITS DECEMBER 6, 2007 HEARING BY A VOTE OF 6/0; MOTION BY WHEELER/SECOND BY OGLESBY (WILES ABSENT)

Proof of publication for the notice of public hearing regarding PRD 2007-03, Stillwaters Planned Rural Development, was received having been published in *The St. Augustine Record* on January 8, 2008.

Karen Taylor, 77 Saragossa Street, representative for the property owner, explained the rezoning proposal to the board. Manuel noted that there was no public comment on the item.

(11:56 a.m.) **Motion by Stevenson, seconded by Sanchez, carried 5/0, known as PRD 2007-03 Stillwaters PRD adopting findings of fact one through five to support the motion.**

#### ORDINANCE NO. 2008-4

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM RS-2 TO PRD (PLANNED RURAL DEVELOPMENT); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

*Item #9 was pulled from the agenda.*

(01/22/08 - 12 - 9:39 a.m.)

9. PUBLIC HEARING - PUD 2006-32 EVA'S WALK PLANNED UNIT DEVELOPMENT - THIS REQUEST SEEKS TO REZONE 31.7 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD): THE REQUEST PROPOSES FORTY (40) SINGLE FAMILY UNITS. THE SITE IS LOCATED WEST OF US 1 SOUTH, SOUTH OF DATIL PEPPER ROAD

Proof of publication for the notice of public hearing regarding PUD 2006-32, Eva's Walk Planned Unit Development, was received having been published in *The St. Augustine Record* on January 8, 2008.

*Item #10 was pulled from the agenda.*

(01/22/08 - 12 - 9:39 a.m.)

10. PUBLIC HEARING - PUD 2007-04 ANDERSON GREENBRIAR PLANNED UNIT DEVELOPMENT - THIS IS A REQUEST TO REZONE PROPERTY FROM OPEN RURAL TO PLANNED UNIT DEVELOPMENT TO SEEK DEVELOPMENT OF 365 SINGLE FAMILY UNITS OVER 238.1 ACRES.

Proof of publication for the notice of public hearing regarding PUD 2007-04, Anderson Greenbriar Planned Unit Development, was received having been published in *The St. Augustine Record* on January 8, 2008.

(01/22/08 - 12 - 11:57 a.m.)

COMMISSIONERS' REPORTS

Commissioner Rich:

Rich stated that Big Brothers and Big Sisters will be holding their local fundraiser program at participating restaurants on February 5<sup>th</sup> at 6:30 p.m. He expressed a need for assistance regarding elderly citizens with moving their mobile homes and/or lessening the County cost of impact fees due to mobile home parks being sold and developed. Bryant noted that he would agree; however, legal challenges could ensue as unconstitutional or unfair. He suggested that affordable housing budgetary moneys for low income citizens were available and could be handled internally. The board directed Wanchick to review the issue and report back to them.

(12:01 p.m.) Commissioner Sanchez:

Sanchez noted that he would be volunteering as a waiter at Aqua Grill for the Big Brothers/Big Sisters fundraiser.

(12:02 p.m.) Commissioner Stevenson:

Stevenson pointed out that a meeting of Regional Leaders was being held at the Guana Tolomato Matanzas National Estuarine Research Reserves that night to discuss being more competitive perusing additional State funding sources. She suggested that communications with Putnam and Flagler Counties should be consistent and continued regarding agricultural land developments in order to protect land, wildlife and water quality. She said the County needed to improve their communications with County citizens.

(12:07 p.m.) Commissioner Bryant:

Bryant reiterated that staff should review the issue regarding moneys for impact fees for the elderly.

(12:07 p.m.) Commissioner Manuel:

Manuel advised that the Northeast Regional Planning Council will host a seven-county planning session, in regards to the extraction of water from the St. Johns River, at the World Golf Village, and he asked that the meeting notice be placed on the County's television channel. He questioned whether the County had an ordinance in regards to watering yards. Stevenson explained that the SJRWMD had a requirement that yards not be watered more than twice each week. Manuel expressed that the water issue continued to increase in importance. He asked the County Administrator to send a copy of the newly adopted resolution regarding water extraction from the St. Johns River to President Rutledge of the Northeast Regional Planning Council. He advised that he would be traveling to Tallahassee on Wednesday to attend a meeting with leadership regarding the port at Cecil Field and importance of 9A and 9B roadways.

(01/22/08 - 13 - 12:11 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick advised that the Board had important special meetings on February 12<sup>th</sup> and 26<sup>th</sup>, involving Commissioners' priorities, super majority approvals and Comprehensive Plan amendments. Manuel and Stevenson asked that the moratorium issues be split due to expected lengthy discussions. Wanchick noted that budget workshops would begin on February 26<sup>th</sup>.

(01/22/08 - 13 - 12:12 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack suggested that Dinkins quote noted during the meeting was not the vision of the board and St. Johns County was regarded as an innovator in many regards involving planning in the State of Florida.

(12:13 p.m.) Motion by Rich, 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 12:14 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 413089 through 413610 totaling \$6,405,159.98 (12/21/07)
2. St. Johns County Board of County Commissioners Check Register, Check No. 413611 totaling \$513.02 (12/26/07)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 413612 through 413838 totaling \$1,241,271.24 (12/31/07)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 413839 through 413865 totaling \$43,969.41 (01/03/08)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 413866 through 413871 totaling \$188,974.39 (01/03/08)
6. St. Johns County Board of County Commissioners Check Register, Check No. 413872 totaling \$1,780.73 (01/04/08)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 413873 through 414067 totaling \$1,548,906.16 (01/08/08)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 414068 through 414074 totaling \$8,366.73 (01/10/08)

CORRESPONDENCE:

1. Letter to Liz Cloud, Program Administrator, Bureau of Administrative Code, filing Ordinance Numbers 2008-1 and 2008-2 (01/11/08)
2. Letter to the Governing Board, St. Johns River Water Management District, regarding Resolution 2008-9 in regards to the withdrawal of additional water from the St. Johns and Ocklawaha Rivers (01/15/08)

Approved February 19, 2008

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: 

Thomas G. Manuel, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: 

Deputy Clerk

