

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
OCTOBER 5, 2010
(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, 500 San Sebastian View, St. Augustine, Florida.

Present were: Ron Sanchez, District 2, Chair
 Ken Bryan, District 5, Vice Chair
 Cyndi Stevenson, District 1
 Ray Quinn, District 3
 Phillip Mays, District 4
 Michael D. Wanchick, County Administrator
 Patrick McCormack, County Attorney
 Terry Bulla, Deputy Clerk

(10/05/10 - 1 - 8:58 a.m.)
CALL TO ORDER

Sanchez called the meeting to order.

(10/05/10 - 1 - 8:58 a.m.)
ROLL CALL

Sanchez announced that all five commissioners were present.

(10/05/10 - 1 - 8:58 a.m.)
Bryan gave the Invocation and Sanchez led the Pledge of Allegiance.

(10/05/10 - 1 - 9:00 a.m.)
SPECIAL PRESENTATION BY SKANSKA CONSTRUCTION, TO THE ST. JOHNS COUNTY BUILDING DIVISION IN APPRECIATION OF THE OUTSTANDING SERVICE PROVIDED IN THE CONSTRUCTION OF THE NEW VETERAN'S ADMINISTRATION NURSING HOME

Raymond Mansolillo, Project Manager, Skanska USA Building Inc., gave a special presentation to the Building Division for their outstanding service provided during the construction of the new Veteran's Administration Nursing Home. He said they had been a pleasure to work with. He offered special thanks to Howard White and his staff for all the assistance they had given. He said St. Johns County was one of the best counties he had ever worked with in the State of Florida. He presented them with a coin from the Veteran's Administration Home. White thanked Mansolillo for the presentation and noted that he was blessed with a professional and dedicated staff.

(10/05/10 - 1 - 9:06 a.m.)
PROCLAMATION DECLARING OCTOBER 2010 AS DOMESTIC VIOLENCE AWARENESS MONTH

Stevenson announced the proclamation and Karen Pan, Public Affairs Specialist, read it into the record. Stevenson said it was important to remember the victims of domestic violence, and noted they were fortunate to have the strong presence of the Betty Griffin House in St. Johns County. She introduced Joyce Meyer who asked the Commissioners

and the community at large, to make a commitment to help change or possibly save a life. Stevenson presented the Proclamation to Meyer on behalf of the Board of County Commissioners and thanked them for their work to end domestic violence.

(10/05/10 - 2 - 9:11 a.m.)

ACCEPTANCE OF PROCLAMATION

Motion by Mays, seconded by Bryan, carried 5/0, to approve the Proclamation.

Stevenson acknowledged the beautiful calendar that the Betty Griffin House had presented to the Board.

(10/05/10 - 2 - 9:12 a.m.)

DELETIONS TO CONSENT AGENDA

There were none.

(10/05/10 - 2 - 9:12 a.m.)

APPROVAL OF CONSENT AGENDA

Motion by Mays, seconded by Bryan, carried 5/0, to approve the Consent Agenda as presented.

1. Approval of the Cash Requirement Report
2. Sheriff Bonds: None
3. Minutes: Regular, September 21, 2010
4. Motion to adopt **Resolution No. 2010-214**, approving the terms and authorizing the County Administrator, or designee, to execute a certain Purchase and Sale Agreement of Easement required to perform work as part of Segment III of the Volusia Street-Four Mile Road Improvement Project

RESOLUTION NO. 2010-214

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A CERTAIN PURCHASE AND SALE AGREEMENT OF EASEMENT TO PERFORM WORK AS PART OF SEGMENT III OF THE VOLUSIA STREET/FOUR MILE ROAD IMPROVEMENT PROJECT.

5. Motion to adopt **Resolution No. 2010-215**, exercising the right and power of eminent domain for acquisition of right-of-way for the Nocatee Parkway road project per Development Agreement

RESOLUTION NO. 2010-215

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING THE PUBLIC PURPOSE OF AND NECESSITY FOR EXERCISING THE RIGHT AND POWER OF EMINENT DOMAIN TO ACQUIRE

**CERTAIN REAL PROPERTY AS DESCRIBED BELOW
FOR THE CONSTRUCTION OF A COUNTY ROADWAY
AND AUTHORIZING THE COUNTY ATTORNEY TO
INSTITUTE CONDEMNATION PROCEEDINGS**

6. Motion to adopt **Resolution No. 2010-216**, accepting a Quit Claim Deed from North Beach Investment, Inc., for the sole purpose of releasing the restrictions and reverter clause contained in the original Deed associated with the Usina Boat Ramp Park in order to qualify for a Florida Communities Trust reimbursement of \$1,087,980.00

RESOLUTION NO. 2010-216

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE QUIT CLAIM DEED FOR NORTH BEACH INVESTMENT, INC., FOR THE SOLE PURPOSE OF RELEASING THE RESTRICTIONS AND REVERTER CLAUSE CONTAINED IN THE ORIGINAL DEED ASSOCIATED WITH THE USINA BOAT RAMP PARK IN ORDER TO QUALIFY FOR A FLORIDA COMMUNITIES TRUST REIMBURSEMENT OF \$1,087,980.00

7. Motion to adopt **Resolution No. 2010-217**, approving the terms, and conditions of a Memorandum of Understanding to use \$31,870 from the North Florida TPO and \$60,000 from Federal Transit Administration grants, received by St Johns County, to pay for a major update of the St. Johns County Transit Development Plan

RESOLUTION NO. 2010-217

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION AND THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO FUND AND COMPLETE A MAJOR UPDATE OF THE ST. JOHNS COUNTY TRANSIT DEVELOPMENT PLAN

8. Motion to adopt **Resolution No. 2010-218**, approving the final plat for Hunter's Creek Subdivision, Replat

RESOLUTION NO. 2010-218

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR HUNTER'S CREEK SUBDIVISION, REPLAT

9. Motion to adopt **Resolution No. 2010-219**, approving the final plat for Rivertown-Main Street District-Section 2A

RESOLUTION NO. 2010-219

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVERTOWN-MAIN STREET DISTRICT-SECTION 2A

10. Motion to adopt **Resolution No. 2010-220**, approving a contract between St. Johns County and St. Gerard Campus for Choose Life License Plate Funds (as recommended by the St. Johns County Health and Human Services Advisory Council) and authorizing the Board of County Commission Chair to execute the contract on behalf of St. Johns County

RESOLUTION NO. 2010-220

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE ST. GERARD CAMPUS, AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

11. Motion to adopt **Resolution No. 2010-221**, approving a contract between St. Johns County and Alpha Omega Miracle Home for Choose Life License Plate Funds (as recommended by the St. Johns County Health and Human Services Advisory Council) and authorizing the Board of County Commission Chair to execute the contract on behalf of St. Johns County

RESOLUTION NO. 2010-221

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE ALPHA OMEGA MIRACLE HOME, AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

12. Motion to adopt **Resolution No. 2010-222**, approving the Letter of Agreement between the State of Florida Agency for Health Care Administration and St. Johns County for Federal and State funds to be used for Indigent Inpatient Hospitalizations at Flagler Hospital, and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County; and Motion to adopt **Resolution No. 2010-223**, approving the Agreement between St. Johns County and Flagler Hospital concerning the use of the Low Income Pool funds, and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County

RESOLUTION NO. 2010-222

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN THE STATE OF FLORIDA, AGENCY FOR HEALTHCARE ADMINISTRATION, AND ST. JOHNS COUNTY, FLORIDA, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

RESOLUTION NO. 2010-223

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, AND FLAGLER HOSPITAL, INC., AS TO L.I.P. STATE PROGRAMS, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

13. Motion to approve the transfer of \$24,401 from Beach Services Reserves (1139-59920) and \$8,741 from Beach Service HCP Maintenance (1137-54616) to St. Augustine Beach - Beach Patrol Personal Services (1135-51000); \$770 from the General Fund Reserves (0083-59920) to the Juvenile Alternative Programs Fund; and \$2,820 from the General Fund Reserves (0083-59920) to the Alcohol & Drug Trust Fund to ensure sufficient funds for contracted services

14. Proofs:

- a. Proof: Notice to Bidders, Bid No. 10-31, published August 25, 2010 and September 1, 2010 in the St. Augustine Record.
- b. Proof: Notice to Bidders, Bid No. 11-02, published August 27, 2010 and September 3, 2010 in the St. Augustine Record.
- c. Proof: Notice to Bidders, Bid No. 10-31, published August 27, 2010 in the Ponte Vedra Recorder.
- d. Proof: Notice to Bidders, Bid No. 11-02, published August 18, 2010 in the Ponte Vedra Recorder.
- e. Proof: Request for Proposals, RFQ No. 11-14, published September 17, 2010 in the Ponte Vedra Recorder.
- f. Proof: Public Notice of unclaimed monies to be declared forfeited to the County, published September 18, 2010 in the St. Augustine Record.

(10/05/10 - 5 - 9:13 a.m.)
PUBLIC COMMENT

There was no public comment.

(10/05/10 - 6 - 9:14 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick asked to add a request to consider an optional public hearing petition to merge the Main Street Community Development District in the River's Edge Community Development District located within the Rivertown DRI as Item 5A.

Michael Hunt, Assistant County Attorney, asked to add consideration of a Resolution authorizing the Chair to execute a contract between St. Johns County and Jacksonville Area Legal Aid (JALA) as item 5B.

(10/05/10 - 6 - 9:15 a.m.)

APPROVAL OF REGULAR AGENDA

Motion by Quinn, seconded by Stevenson, carried 5/0, to approve the Regular Agenda as amended.

(10/05/10 - 6 - 9:15 a.m.)

District 1

1. PUBLIC HEARING (CONTINUED FROM 9/21/10) - CPA(SS) 2010-01, BRIDLE RIDGE COMPREHENSIVE PLAN AMENDMENT (SMALL SCALE). THIS REQUEST IS FOR THE ADOPTION OF A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AMENDING THE 2015 FUTURE LAND USE MAP FROM AGRICULTURAL-INTENSIVE (A-I) TO RURAL COMMERCIAL (RC) FOR 9.82 ACRES OF PROPERTY LOCATED AT THE INTERSECTION OF COUNTY ROAD 16A AND STATE ROAD 16. A COMPANION PUD ACCOMPANIES THIS APPLICATION. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL WITH A UNANIMOUS VOTE AT THEIR REGULAR MEETING OF AUGUST 19, 2010

Proof of publication of the notice of public hearing on CPA (ss) 2010-01, Bridle Ridge, was received, having been published in *The St. Augustine Record* on September 20, 2010.

Mike Roberson, Planner, Growth Management Services, gave the presentation and stated that they would like to present Items 1 and 2 together. The Board agreed to do so.

Stevenson disclosed ex parte with Allen Roberts about buffering and the neighboring parcel.

Roberson stated that they had received minor changes to the text. He reviewed both maps for the CPA and PUD. He reviewed the Comp Plan first and noted that staff had found it compatible with existing land use. He said PZA recommended approval with a 4/0 vote. He then explained some of the use designations. He reviewed the buffering allowances and that there was a three phase build out. He noted the change to the PUD text and that the right-of-way would be available for purchase at a later date. He stated that two waivers had been requested: 1.) relief from providing a Unified Sign Plan since architectural styles are unknown at the current time and 2.) Relief from access spacing standards on the southerly entrance to CR 16A. He said staff supported the waivers and found that it met the Comprehensive Plan and the Land Development Code. The PZA recommended approval with a 4/0 vote.

(9:23 a.m.) Karen Taylor, 77 Saragossa St., stated she was there for Bridle Ridge and Allan Roberts, the applicant, was also present. She commented on the Comp Plan Amendment and noted there was another shopping center in the vicinity. She stated that Bridle Ridge was more of a neighborhood type development. She said it was

consistent with the goals and policies of the Comp Plan. She reviewed the PUD and its location. She said they worked with the DOT on the right-of-way reservation. She added that the applicant had done a study with the DOT and the County to determine a future intersection layout and how Bridle Ridge would fit into that plan. She said the PUD had been developed with the right-of-way as shown in that study. (*Exhibit A*) She said since that time they had been informed that more right-of-way was going to be needed and the applicant had added the requested right-of-way. She reviewed the phasing of 15 years and how the development would take place. She reviewed the uses and that it would be a smaller scale than what had been done at Pacetti Road. She also reviewed the requested waivers.

(9:29 a.m.) Stevenson asked whether an outdoor shooting range would be one of the uses. Taylor said they would not have an outdoor shooting range and had no problem removing that language from the permissible uses. She noted that the use categories had been included as permitted by the County.

(9:33 a.m.) Quinn said he had attended the PZA meeting and had traveled CR 16 and 16 A and reviewed the intersection. He stated that there had been a tremendous increase in the amount of traffic. He asked about the plan for transportation and the study that had been done. Taylor said that plan had been developed when Silverleaf Plantation was being developed. Quinn said he had not observed anyone slowing down at that intersection. Taylor said it was an unusual intersection, they had met with DOT to discuss it, and they considered 16A as a secondary road. Quinn also asked about the Wolf property and whether someone lived there. Taylor said someone did live there, and they had not commented about the development. She said that property was surrounded with a 35 foot development ridge and the retention area was located close to them as well, to provide further buffering.

(9:37 a.m.) Bryan also commented on the shooting range and the traffic at the intersection. Taylor said there was a commitment by World Golf Village to four lane CR 16. She said the applicant understood that and had agreed to go along with the four lane project.

(9:38 a.m.) Stevenson clarified that an indoor shooting range would be alright, but not an outdoor range. Taylor said they would totally remove that language.

(9:39 a.m.) Quinn said he had received e-mails from residents in the area regarding the traffic flow.

(9:39 a.m.) Sanchez noted that Allan Roberts was a former County Commissioner.

(9:40 a.m.) Whitehouse asked for clarification on the language in the waiver and whether it would be a right turn in and a right turn out. Taylor said yes, in order to avoid being too close to the intersection.

(9:41 a.m.) Motion by Bryan, seconded by Sanchez, carried 5/0, to enact Ordinance No. 2010-41, approving amendment CPA (ss) 2010-01, Bridle Ridge amending the Future Land Use Map from Agricultural-Intensive (A-I) to Rural Commercial (RC), adopting findings of fact 1 through 3 to support the motion.

ORDINANCE NO. 2010-41

AN ORDINANCE FOR THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, AMENDING THE 2015
COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS

AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM AGRICULTURAL INTENSIVE TO RURAL COMMERCIAL, FOR PROPERTY KNOWN AS BRIDLE RIDGE LOCATED AT THE INTERSECTION OF STATE ROAD 16 AND COUNTY ROAD 16A, CONTAINING APPROXIMATELY 9.82 ACRES; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(10/05/10 - 8 - 9:42 a.m.)

DISTRICT 1

2. PUBLIC HEARING (CONTINUED FROM 9/21/10) - PUD 2010-01, BRIDLE RIDGE PLANNED UNIT DEVELOPMENT. THIS IS A REQUEST TO REZONE FROM OPEN RURAL (OR) AND COMMERCIAL INTENSIVE (CI) TO PLANNED UNIT DEVELOPMENT (PUD). THE SUBJECT PROPERTY IS LOCATED AT THE INTERSECTION OF SR16 AND CR16A, AND THE REQUEST IS FOR 70,000 SQUARE FEET OF RURAL COMMERCIAL USES. THE PLANNING & ZONING DEPARTMENT FINDS THE REQUEST TO REZONE SUBSTANTIALLY MEETS THE REQUIREMENTS OF THE COMPREHENSIVE PLAN AND THE LAND DEVELOPMENT CODE. THE PLANNING & ZONING AGENCY RECOMMENDED APPROVAL BY A 4-0 VOTE ON AUGUST 19, 2010

Proof of publication of the notice of public hearing on Planned Unit Development 2010-01, Bridle Ridge, was received, having been published in *The St. Augustine Record* on August 4, 2010.

(9:42 a.m.) Motion by Sanchez, seconded by Bryan, carried 5/0, to enact Ordinance No. 2010-42, known as PUD 2010-01, adopting findings of fact 1 through 7 to support the motion, that the applicant had agreed to leave out the shooting range, and to include the two requested waivers.

ORDINANCE NO. 2010-42

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

(10/05/10 - 8 - 9:43 a.m.)

DISTRICT 4

3. PUBLIC HEARING - MAJOR MODIFICATION 2010-02, PONTE VEDRA STATION PUD. THIS IS A REQUEST TO MODIFY EXISTING PUD ORDINANCE 2009-15, PONTE VEDRA STATION PUD. SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF SOLANO ROAD, BETWEEN SOLANO CAY DRIVE. AND BELVEDERE PLACE. PROPOSED CHANGES INCLUDE: MODIFYING LANDSCAPE BUFFER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE AND ADDING MEDICAL AS A PERMITTED USE. THE PLANNING & ZONING DEPARTMENT FINDS THE REQUEST TO MODIFY PUD ORDINANCE 2009-15 SUBSTANTIALLY MEETS THE REQUIREMENTS OF THE COMPREHENSIVE PLAN AND THE LAND DEVELOPMENT CODE. THE PLANNING & ZONING AGENCY

RECOMMENDED THIS ITEM FOR APPROVAL BY A 7-0 VOTE ON
SEPTEMBER 2, 2010

Proof of publication of the notice of public hearing on Major Modification 2010-02, Ponte Vedra Station PUD, was received, having been published in *The St. Augustine Record* on September 20, 2010.

Michael Blackford, Planning & Zoning Manager, reviewed the change to the Ordinance which reflected the change in the year from 2008 to 2009 on the PUD Ordinance number that was to be modified. He reviewed the request and said it consisted of two changes, with medical use as a permitted use, and they had been limited to a maximum of 6 doctors. He said there was a revised buffer plan submitted and reviewed it. He stated that 75 parking spaces had been added. He said PZA recommended approval by a 7/0 vote. He said staff recommended approval.

(9:47 a.m.) Stevenson said she did not have any ex parte and had discussed the medical uses a long time ago. She added that she thought the restriction on the number of doctors was very restrictive, and asked whether they needed to be that specific. Blackford said the requirements were currently less specific as they related to parking, and the restriction on the number of doctors had been made due to the parking restrictions. He said those restrictions had since been eased. Mays suggested they delete it.

(9:50 a.m.) Karen Taylor, 77 Saragossa St., stated that the residents had expressed concern about the medical use and all the agreements were made with Belvedere Place. She said they were very specific about the number of doctors to be permitted. Mays said they should leave it in. Stevenson asked if the number of doctors permitted was to change, whether it would be a major or minor modification. Blackford said it would probably be a major modification.

There was no public comment

(9:52 a.m.) **Motion by Mays, seconded by Stevenson, carried 5/0, to enact Ordinance No. 2010-43, known as MAJMOD 2010-02, adopting findings of fact 1 through 6 to support the motion.**

ORDINANCE NO. 2010-43

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, APPROVING A MAJOR
MODIFICATION TO THE PONTE VEDRA STATION
PLANNED UNIT DEVELOPMENT, ORDINANCE
NUMBER 2009-15, AS AMENDED, MAKING FINDINGS
OF FACT; REQUIRING RECORDATION; AND
PROVIDING FOR AN EFFECTIVE DATE

(10/05/10 - 9 - 9:53 a.m.)

4. CONSIDER APPOINTMENTS TO THE HEALTH & HUMAN SERVICES
ADVISORY COUNCIL

Melissa Lundquist gave the presentation.

(9:54 a.m.) Stevenson said she knew of someone who would work well on the board, and asked if the Board would indulge her to allow time to ask that person to submit an application.

(9:55 a.m.) **Motion by Sanchez, seconded by Mays, carried 5/0, to reappoint Ron Dixon to the Health & Human Services Advisory Council for a full four-year term scheduled to expire July 11, 2014 (expired term of R. Dixon, requires discipline of Health, Mental Health, Substance Abuse, or Social Services).**

(9:55 a.m.) **Motion by Sanchez, seconded by Stevenson, carried 5/0, to reappoint T. Myrick to the Health & Human Services Advisory Council for a full four-year term scheduled to expire July 11, 2014 (expired term of T. Myrick, At-large position).**

(9:56 a.m.) Bryan commented that individuals who had submitted applications should not be discouraged. He said a lot was going on currently and he respected Stevenson's comments and there was always a need for new blood.

(9:57 a.m.) **Motion by Sanchez, seconded by Quinn, carried 5/0, to appoint William Cover to the Health & Human Services Advisory Council for a full four-year term scheduled to expire October 5, 2014 (At-large position).**

Discussion ensued about holding the position open. Stevenson noted that some strong applicants had applied but had not been interviewed. Lundquist said they could hold the position open and re-advertise if they chose to do so. Sanchez said he had no problem with that. Stevenson asked if they would have to re-advertise if they opened it back up. Hunt said they should re-advertise the position.

(10:01 a.m.) **Motion by Sanchez, seconded by Bryan, carried 5/0, to continue the last appointment until the first meeting in November and to re-rank the positions.** McCormack noted that those already appointed would not be re-ranked.

(10/05/10 - 10 - 10:02 a.m.)

5. CONSIDER AN APPOINTMENT TO THE CONTRACTOR'S REVIEW BOARD

Motion by Bryan, seconded by Sanchez, carried 5/0, to appoint Daniel Graston to the Contractors Review Board for a full four-year term scheduled to expire October 5, 2014.

(10/05/10 - 10 - 10:03 a.m.)

5A. REQUEST TO HEAR AN OPTIONAL PUBLIC HEARING FOR THE PETITION TO MERGE THE RIVERS EDGE AND MAIN STREET CDDS LOCATED WITHIN THE RIVERTOWN DRI

Teresa Bishop, Long Range Planning Growth Management, gave the presentation. She explained the request for the Main Street Community Develop District and the Rivers Edge Community Development District request to merge. In order to do so, they were required to have public hearings. She said the Board could be asked whether they wanted a public hearing. Bishop gave the dates of the meetings scheduled. She said they also had the option not to hold a public meeting. Wanchick said they had not held them in the past.

(10:05 a.m.) **Motion by Mays, seconded by Bryan, carried 5/0, to not schedule an optional public hearing for the Petition to Merge the Main Street CDD into the Rivers Edge CDD within the Rivertown DRI.**

(10/05/10 - 10 - 10:06 a.m.)

5B. RESOLUTION AUTHORIZING THE CHAIRMAN TO EXECUTE THE CONTRACT BETWEEN ST. JOHNS COUNTY AND JACKSONVILLE AREA LEGAL AID, INC. ("JALA") TO PROVIDE LEGAL SERVICES TO INDIGENT PERSONS RESIDING WITHIN ST. JOHNS COUNTY

Hunt gave the presentation and explained the request. He said everything on it was the same as last year's contract, other than the date.

(10:08 a.m.) **Motion by Stevenson, seconded by Sanchez, carried 5/0, to adopt Resolution No. 2010-224, authorizing the chairman to execute a contract between St. Johns County and JALA to provide legal aid services to indigent persons residing within St. Johns County.**

RESOLUTION NO. 2010-224

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIRMAN TO EXECUTE A CONTRACT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND JACKSONVILLE AREA LEGAL AID, INC., TO PROVIDE LEGAL SERVICES TO INDIGENT PERSONS RESIDING WITHIN ST. JOHNS COUNTY, FLORIDA

(10/05/10 - 11 - 10:09 a.m.)
COMMISSIONERS' REPORTS

Commissioner Stevenson:

No report.

(10:09 a.m.)
Commissioner Mays:

No report.

(10:09 a.m.)
Commissioner Bryan:

Bryan noted that it was Breast Cancer Awareness month and that there would be on-going events throughout October.

(10:10 a.m.)
Commissioner Quinn:

Quinn recognized County staff that had worked on the new COA Transit Center and told of the ribbon cutting on Sunday. He also commended the County School Board stating that he had attended their meeting and they were doing a good job for the citizens of St. Johns County.

(10:11 a.m.)
Commissioner Sanchez:

Sanchez said the meeting at the new Transit Center was lovely.

(10/05/10 - 11- 10:11 a.m.)
COUNTY ADMINISTRATOR'S REPORT

Wanchick said they had put \$1.3 million dollars into independent agencies to supplement holes in the social services delivery system. He said in order to review contracts, they would not allow them to go beyond 5 years. He reported that they

funded 13 agencies. He stated that the Social Service Advisory Committee had suggested they conduct a needs assessment within the community to ensure efficiency of delivery of services. He said they would like to do that assessment and money was available for the assessment with the University of North Florida in the amount of \$25,000 to \$30,000.

(10:13 a.m.) Bryan commended the committee for their work in maximizing the funding to the agencies.

Stevenson commented on the criteria UNF would use. She asked how they would evaluate the needs. Wanchick said they would get with the committee to make those decisions. Stevenson said the Regional Health Council was working along those same lines, and agreed they needed to be strategic with how the money was used.

(10:15 a.m.) Bryan said there had been a lot of discussion on that specific issue and that they should not write the RFP until a needs assessment had been done.

(10:16 a.m.) *There was Board consensus to perform the needs assessment.*

(10:16 a.m.) Wanchick said the Rip Tide property was on the market for between \$2 and \$4 million, and had been foreclosed on. He said the City of St. Augustine Beach had been in negotiations and had been able to have a preliminary purchase agreement executed with the seller for \$825,000, including closing costs. He said they were proposing to split the cost three ways between the City of St. Augustine Beach, the Tourist Development Council and the County. He said the County share would be three payments over three years of approximately \$100,000 each. He explained that the first payment would be due in 2015, with payments due in 2016 and 2017. He said it was needed for parking across from the pier. Sanchez said it was important and noted it had come up when he was first elected. He said it had been on the market for \$4 million. Wanchick said it was included in the Destination Master Plan as a focal point, on the water, for the County as a whole. He said they would clear the site and use it for a marginal parking lot. He added it would be a good investment valued far in excess of \$800,000 in the future market.

(10:19 a.m.) Quinn asked if it would be used for anything other than parking. Wanchick said no. Quinn asked if it would preclude any use of the property between the partners. Wanchick said they would enter into the appropriate documents to ensure that everyone's interests were protected. Mays asked the acreage of the property, and Wanchick responded approximately one acre. Mays questioned whether the value of the property was \$800,000. Wanchick said all appropriate appraisals would have to be done. Bryan added that with parking across the street, it would allow them to use the current property at the pier for more recreational functions. Wanchick said they were simply asking the Commission, at that time, to work in conjunction with the City of St. Augustine Beach.

(10:21 a.m.) McCormack clarified that there was a request to have the Board to authorize the County Administrator, or his designee, to coordinate with the City of St. Augustine Beach pertaining to the proposed purchase of the property. He asked if that would come back to the Board for final approval. Wanchick said that it would have to.

Mays stated he would like to include the language "to explore".

(10:21 a.m.) Motion by Sanchez, seconded by Bryan, to authorize the County Administrator or his designee to explore with the City of St. Augustine Beach the proposed purchase of the subject property as described.

(10:22 a.m.) Stevenson asked if the \$800,000 preliminary price had been determined. Wanchick said an agreement was in place for \$800,000.

(10:24 a.m.) Wanchick said they would put their real estate division on it to make sure appropriate appraisals were conducted, and they would bring the Board the appropriate documentation. He clarified that the purchase price was \$800,000 and the \$825,000 figure was mentioned because it included the closing costs associated with the transaction.

(10:24 a.m.) Mays said he wanted to be sure it was purchased at market price.

(10:25 a.m.) **Motion carried 5/0.**

(10/05/10 - 13 - 10:25 a.m.)
COUNTY ATTORNEY'S REPORT

McCormack clarified that the County Administrator was simply giving a heads up type of notification.

He said one or more of the Commissioners may have seen in the news, concerns about Pain Clinics, some of which were referred to as Pill Mills. He said Quinn had expressed concern about that type of facility in St. Johns County. He said he was advised by the Chair that he could explore an Ordinance pertaining to that matter, to see whether it would be appropriate for St. Johns County. He said if it was appropriate, they would bring it to the Board within the next 90 days for the Board's consideration.

(10:28 a.m.) Stevenson said she had heard discussion on that topic from law enforcement as well as from other County Commissioners at the Florida Association of Counties. She said she thought there was legislation pending, and she thought that she had read the previous day that it had passed. She asked if that would address the concerns. McCormack said that it might and they would look at it carefully. He noted abuse had occurred because of a hole within the legislation, and whether the newest legislation had fixed the hole or not, would be under careful review.

(10:29 a.m.) Bryan said he appreciated the effort and said he had seen advertising for a pain clinic within St. Johns County. He noted that Broward County had more clinics within the state than in the entire state of California. He said a hole had been closed regarding felons, but there was still room for the clinics to be set up. McCormack said there were lawful pain clinics, but there were others that were not properly regulated or lawful.

(10:30 a.m.) Sanchez mentioned that children were raiding home medicine cabinets and parents should be alert.

(10/05/10 - 13 - 10:30 a.m.)
CLERK OF COURT'S REPORT

There was none.

With there being no further business to come before the Board, the meeting adjourned at 10:31 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 460988 through 461236, totaling \$1,548,819.77 (09/21/10)

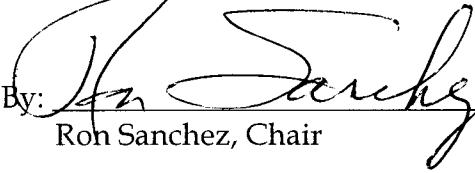
2. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 3506 through 3584, totaling \$1,519,639.51 (09/21/10)
3. St. Johns County Board of County Commissioners Check Register, Check No. 461237 through 461268, totaling \$65,705.23 (09/23/10)

CORRESPONDENCE:

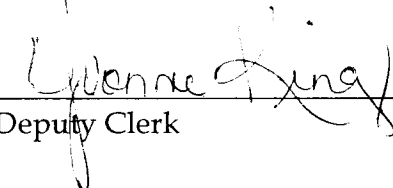
1. Letter dated September 10, 2010 from Melissa Dobbins, District Manager, World Commerce Community Development District, attaching a copy of Resolution No. 2010-11 identifying the FY 2010/2011 meeting scheduled for the World Commerce Community Development District
2. Letter dated September 10, 2010 from Melissa Dobbins, District Manager, World Commerce Community Development District, attaching a copy of Resolution No. 2010-10 identifying the FY 2010/2011 meeting scheduled for the Heritage Landing Community Development District
3. Letter dated September 10, 2010 from Melissa Dobbins, District Manager, World Commerce Community Development District, attaching a copy of Resolution No. 2010-08 identifying the FY 2010/2011 meeting scheduled for the Madeira Community Development District

Approved _____ October 19 _____, 2010

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By:  _____
Ron Sanchez, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By:  _____
Deputy Clerk

