

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
OCTOBER 19, 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  
                          James Whitehouse, Senior County Attorney  
                          Regina Ross, Assistant County Attorney  
                          Lenora Newsome, Deputy Clerk

(10/19/10 - 1 - 8:59 a.m.)  
CALL TO ORDER

Sanchez called the meeting to order.

(10/19/10 - 1 - 8:59 a.m.)  
ROLL CALL

Sanchez announced that all five commissioners were present.

(10/19/10 - 1 - 8:59 a.m.)  
Sanchez gave the Invocation and Mays led the Pledge of Allegiance.

(10/19/10 - 1 - 9:01 a.m.)  
PROCLAMATION PROCLAIMING THE WEEK OF OCTOBER 18-24 AS FRIENDS OF THE LIBRARY

Sanchez asked Debra Rhodes Gibson, Library Director, to come forward. Karen Pan, Public Affairs Specialist, read the proclamation. Gibson thanked all of the Friends of the Library members. She encouraged everyone to come to the library and check it out.

(10/19/10 - 1 - 9:05 a.m.)  
PROCLAMATION DECLARING OCTOBER 2010 AS NATIONAL ARTS AND HUMANITIES MONTH

Bryan asked Sarah Parks to come forward. He spoke on how art was more than just a matter of being creative. It also enabled many students to be able to express themselves and to be creative in building confidence, that was necessary to excel in many of their other academic studies. Pan read the proclamation. Ms. Parks asked all the individuals who were involved in any of the arts and cultural organizations to come forward and join them as they accept the award. She spoke on the arts. Each person gave their name and the name of their organization. She thanked the BCC for the proclamation.

(10/19/10 - 1 - 9:13 a.m.)  
ACCEPTANCE OF PROCLAMATIONS

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

Stevenson thanked Bryan for the proclamation, and the Cultural Council and the artists for the display in the rotunda area of the Administration Building.

(10/19/10 - 2 - 9:14 a.m.)

SPECIAL RECOGNITION OF ALVIN ENGEL FOR HIS 36 YEARS OF SERVICE TO ST. JOHNS COUNTY

Joe Stephenson, Public Works Director, stated that they had two retirees from the Public Works Department. He stated that the first one was Leon Engel, who had been with the County for 36 years, since 1974. His wife came up and joined him. Ivan Burrell, Manager of the Road and Bridge Department, said that they would miss Leon and asked him to stop by and see them; not to be a stranger.

(10/19/10 - 2 - 9:18 a.m.)

SPECIAL RECOGNITION OF KEITH TAYLOR FOR HIS 35 YEARS OF SERVICE TO ST. JOHNS COUNTY

Stephenson stated that Keith Taylor had been with the County for 34 years, since 1975. His wife came up and joined him along with Wendy Manucy, Solid Waste Director. Manucy told Keith that he had been a very big part of Solid Waste and would be missed very much.

(10/19/10 - 2 - 9:21 a.m.)

DELETIONS TO CONSENT AGENDA

There were none.

(10/19/10 - 2 - 9:21 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Approval of the Cash Requirement Report
2. Sheriff Bonds: None
3. Minutes: Sept. 29 BCC  
Oct. 5 Regular BCC  
Oct. 5 Special BCC
4. Motion to adopt **Resolution No. 2010-225**, authorizing the County Administrator, or designee, to execute an Easement to allow Florida Power & Light Company to install electrical service for the fire station located on Pine Island Road

**RESOLUTION NO. 2010-225**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO ALLOW**

**FLORIDA POWER & LIGHT COMPANY TO INSTALL  
ELECTRICAL SERVICE FOR THE FIRE STATION  
LOCATED ON PINE ISLAND ROAD**

5. Motion to adopt **Resolution No. 2010-226**, approving the terms of a Contract for Sale for purchase of a parcel of land in Summer Haven and authorizing the Chair of the Board to execute the Contract for Sale on behalf of the County; and Motion to approve a transfer in the amount of \$2,500 from General Fund Reserves to Board of County Commissioners - Land for the purchase of a parcel of land in Summer Haven

**RESOLUTION NO. 2010-226**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A CONTRACT FOR SALE FOR PURCHASE OF A PARCEL OF LAND IN SUMMER HAVEN AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE THE CONTRACT FOR SALE ON BEHALF OF THE COUNTY**

6. Motion to adopt **Resolution No. 2010-227**, accepting a donation of property in Summer Haven and authorizing the Chair to execute an Agreement for Donation on behalf of the County

**RESOLUTION NO. 2010-227**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DONATION OF PROPERTY IN SUMMER HAVEN AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE AN AGREEMENT FOR DONATION ON BEHALF OF THE COUNTY**

7. Motion to adopt **Resolution No. 2010-228**, approving the terms and conditions of a Right-of-Way Use Agreement, by and between Las Calinas Amenity Club Association, Inc. and St. Johns County and authorizing the Chair to execute the agreement on behalf of the County

**RESOLUTION NO. 2010-228**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A USE AGREEMENT, BY AND BETWEEN LAS CALINAS AMENITY CLUB ASSOCIATION, INC., AND ST. JOHNS COUNTY AND AUTHORIZING THE CHAIR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

8. Motion to adopt **Resolution No. 2010-229**, approving the final plat for Las Calinas, Parcel 3A, Unit 2, Phase 1

**RESOLUTION NO. 2010-229**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR LAS CALINAS, PARCEL 3A, UNIT 2, PHASE I**

9. Motion to adopt **Resolution No. 2010-230**, approving the terms, and conditions of a Contract between the Board of County Commissioners of St Johns County, Florida and the St Johns County Council on Aging, Inc., to provide Sunshine Bus service, paratransit service, DOT/VANS and enhanced veteran services for a period of 12 months, and authorizing the County Administrator, or designee, to execute the Contract on behalf of the County

**RESOLUTION NO. 2010-230**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A CONTRACT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AND THE ST. JOHNS COUNTY COUNCIL ON AGING, INC., IN ORDER TO PROVIDE SUNSHINE BUS SERVICE, PARATRANSIT SERVICE, DOT/VANS AND ENHANCED VETERAN SERVICES FOR A PERIOD OF 12 MONTHS, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTACT ON BEHALF OF THE COUNTY**

10. Motion to adopt **Resolution No. 2010-231**, approving the terms and authorizing the Chairman to execute a Conservation Easement over approximately 9.5 acres at Terra Pines to mitigate for wetland impacts associated with the Duval/St. Johns Street improvements

**RESOLUTION NO. 2010-231**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIRMAN TO EXECUTE A CONSERVATION EASEMENT OVER APPROXIMATELY 9.5 ACRES AT TERRA PINES ON CR 208 TO MITIGATE FOR WETLAND IMPACTS ASSOCIATED WITH THE DUVAL/ST. JOHNS STREET IMPROVEMENTS**

11. Motion to adopt **Resolution No. 2010-232**, authorizing the execution of a railroad reimbursement agreement for the installation of grade crossing traffic control devices, and future maintenance and adjustment of said devices; providing for the expenditure of funds; and providing when this resolution shall take effect

**RESOLUTION NO. 2010-232**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING EXECUTION OF A RAILROAD REIMBURSEMENT AGREEMENT FOR THE INSTALLATION OF GRADE CROSSING TRAFFIC CONTROL DEVICES; PROVIDING FOR THE**

EXPENDITURE OF FUNDS; AND AUTHORIZING THE CHAIR OF THE ST. JOHNS COUNTY COMMISSION TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

12. Motion to adopt **Resolution No. 2010-233**, approving the terms, conditions, provisions, and requirements of an Agreement for Use of Facilities between St. Johns County, Florida, and First Coast Technical College, and authorizing the County Administrator to execute the Agreement for Use of Facilities allowing the use of the FCTC driving track to give County employees tests required for CDL licenses

**RESOLUTION NO. 2010-233**

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 FIRST COAST TECHNICAL COLLEGE, AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

13. Motion to adopt **Resolution No. 2010-234**, authorizing the transfer of all Neighborhood Stabilization Program (NSP) program rental units from the Housing Finance Authority of St. Johns County to The St. Johns Housing Partnership, Inc.

**RESOLUTION NO. 2010-234**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE TRANSFER OF THE REAL PROPERTY LOCATED AT 755, 759 & 762 OAKLAND AVENUE, 1599 NORTH WHITNEY STREET, 2919 NORTH 9<sup>TH</sup> STREET, 2867 NORTH 10<sup>TH</sup> STREET, 863 WEST 4<sup>TH</sup> STREET, 206 SOUTH HOLMES BLVD. AND 9 PEARL STREET, ST. AUGUSTINE, TO ST. JOHNS HOUSING PARTNERSHIP, INC., A 501©(3) CORPORATION, BY THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY ON BEHALF OF ST. JOHNS COUNTY, FOR THE PURPOSE OF PROVIDING AFFORDABLE RENTAL HOUSING UNDER THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) WITH NSP GRANT FUNDS IN ACCORDANCE WITH NSP REQUIREMENTS

14. Motion to approve the extension of the 2010 Tax Roll prior to completion and adjustments of the Property Value Adjustment Board Hearings
15. Motion to adopt **Resolution No. 2010-235**, approving the conditions of a License Agreement between St. Johns County and the A.D.A.M Corporation (Benergy) for web-based services for online County employee benefits communication in the amount of \$40,000

RESOLUTION NO. 2010-235

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS, AND REQUIREMENTS OF A CONTRACT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND BENERGY, AN ONLINE BENEFITS ENROLLMENT PACKAGE FOR THE EMPLOYEES OF ST. JOHNS COUNTY AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

16. Motion to adopt **Resolution No. 2010-236**, approving the terms and conditions of the contract renewal with Chartis Insurance for Statutory death benefits (Accident Insurance Policy) for Firefighters and authorizing the County Administrator, or designee, to execute a Policy Binder providing for a renewal of the existing Blanket Accident Insurance Policy for County Firefighters

RESOLUTION NO. 2010-236

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF THE CONTRACT RENEWAL WITH CHARTIS FOR STATUTORY DEATH BENEFITS FOR FIREFIGHTERS, AND ST. JOHNS COUNTY, FLORIDA, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

17. Motion to adopt **Resolution No. 2010-237**, authorizing the execution of a Release of Phosphate, Minerals, Metals and Petroleum reservations and release of related rights of entry and exploration in connection with the properties conveyed to the Housing Finance Authority of St. Johns County

RESOLUTION NO. 2010-237

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE EXECUTION OF A RELEASE OF PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RELEASE OF RELATED RIGHTS OF ENTRY AND EXPLORATION IN CONNECTION WITH PROPERTIES CONVEYED TO THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY

18. Motion to authorize the County Administrator, or his designee, to award RFP# 11-03, Professional Development Training to the University of North Florida and negotiate with and, if negotiations are successful, to enter into a contract with the RFP respondent, University of North Florida, for Professional Development Training Services
19. Motion to authorize the County Administrator, or his designee, to award RFP 09-121, Communications Tower at Flagler Estates to Anthem Telecom and negotiate

with, and, if negotiations are successful, to enter into a long term agreement with Anthem Telecom to allow construction of the tower and to provide free space on the tower for use by the County

20. Motion to adopt **Resolution No. 2010-238**, approving the terms, provisions, conditions, and requirements of a Contract between St. Johns County, Florida, and University of Florida, Board of Trustees for the purpose of “extending” research-based educational information from the University to the people of St. Johns County, and authorizing the County Administrator, or designee, to execute the Contract on behalf of St. Johns County

**RESOLUTION NO. 2010-238**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE UNIVERSITY OF FLORIDA BOARD OF TRUSTEES, FOR THE PURPOSE OF PROVIDING FOR THE ST. JOHNS COUNTY EXTENSION DIRECTOR WITHIN ST. JOHNS COUNTY, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY**

21. Motion to approve a transfer of \$200,000 from Tourist Development Recreation Reserves to Tourist Development Recreation Improvements other than Buildings to partially fund Phase 2 of the Palencia Park Field Lighting Project
22. Motion to approve a transfer from Law Enforcement Trust Fund in the amount of \$10,000 to Law Enforcement aid to Private Organizations to support the Project SOS (non-profit organization)
23. Motion to adopt **Resolution No. 2010-239**, authorizing a program for the installation of Highway Safety Memorial Markers by the County Engineering Division/Traffic Operations Section and approval of Highway Safety Memorial Markers establishing the program policy terms and conditions and marker design and installation standards

**RESOLUTION NO. 2010-239**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING A PROGRAM FOR THE INSTALLATION OF HIGHWAY SAFETY MEMORIAL MARKERS UNDER THE DIRECTION OF THE ST. JOHNS COUNTY ENGINEERING DIVISION/TRAFFIC OPERATIONS SECTION; AND PROVIDING AN EFFECTIVE DATE**

24. Proofs:
  - a. Proof: Notice of Public Meeting St. Johns County & SJC Community Redevelopment Agency on October 19, 2010, published September 23, 2010, in the St. Augustine Record

- b. Proof: Notice of Special BCC Meeting on September 29, 2010, published September 23, 2010, in the St. Augustine Record
- c. Proof: Request for Bids, Bid No. 11-07, Utilities Annual Lawn Maint., published September 17, 2010, & September 24, 2010, in the St. Augustine Record
- d. Proof: Request for Proposals, Bid No. 11-14, Special Magistrate, published September 15, 2010, & September 22, 2010, in the St. Augustine Record
- e. Proof: Notice of Special Meeting, St. Johns County Special Meeting/Closed Session on October 5, 2010, published September 27, 2010, in the St. Augustine Record
- f. Proof: Notice to Bidders, Bid No. 11-16, Purchase Recycle Bins, published September 24, 2010, & October 1, 2010, in the St. Augustine Record

(10/19/10 - 8 - 9:21 a.m.)  
PUBLIC COMMENT

There was none.

Sanchez mentioned that Patrick McCormack, County Attorney, was out that day, attending a hearing, and that James Whitehouse, Senior County Attorney, and Regina Ross, Assistant County Attorney, were sitting in for him.

(10/19/10 - 8 - 9:23 a.m.)  
ADDITIONS/DELETIONS TO REGULAR AGENDA

There were none.

(10/19/10 - 8 - 9:23 a.m.)  
APPROVAL OF REGULAR AGENDA

**Motion by Quinn, seconded by Bryan, carried 5/0, to approve the Regular Agenda as submitted.**

(10/19/10 - 8 - 9:23 a.m.)  
1. REPORT OF EXCESS FEES FOR FISCAL YEAR 2009-2010

Dennis Hollingsworth, St. Johns County Tax Collector, gave a report on excess fees for Fiscal Year 2009-2010, totaling \$5,028,426.34, not including monies already distributed throughout the year. He stated that they had started the Driver Licenses Program from which they were able to gain additional revenues for the Clerk of the Court and the Sheriff's Office, averaging \$47,000 to \$50,000 plus a year for each respective office. Bryan asked what Hollingsworth would contribute the excess fees to; an increase cost of registration of vehicles or a combination of things. Hollingsworth replied that he contributed it to the staff. He said that they were out constantly looking for additional revenue. He stated that they had used St. Johns County as a model County for a number of years. Stevenson thanked Hollingsworth and his staff for doing a good job. Quinn told Hollingsworth it was a job well done. Sanchez congratulated Hollingsworth again. Hollingsworth stated that they were currently working on the tax roll for 2010, and if anyone got a tax bill that they could not pay, to contact the Tax Collector's Office and they would work with them on it. Bryan stated that he referred a couple of people to Hollingsworth's Office last year, and he really assisted them.

(9:30 a.m.) **Motion by Stevenson, seconded by Sanchez, carried 5/0, to approve the acceptance of the excess fees collected for the 2009-2010 tax year.**



(10/19/10 - 9 - 9:31 a.m.)

2. INFORMATIONAL PRESENTATION ON THE TRAFFIC GENERATION STUDY FOR THE NORTHEAST FLORIDA REGIONAL AIRPORT AT ST. AUGUSTINE. THE NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION (NORTH FLORIDA TPO) HAS REQUESTED TO APPEAR BEFORE THE BOARD OF COUNTY COMMISSIONERS TO PROVIDE THE COMMISSION A PRESENTATION ON THE AIRPORT TRAFFIC GENERATION STUDY. THE STUDY IS TO DETERMINE THE NUMBER OF VEHICLE TRIPS PROJECTED TO BE GENERATED BY THE AIRPORT AS A RESULT OF A MAXIMUM BUILD-OUT CONDITION IN THE AIRPORT DISTRICT OVERLAY AND TO REFINE THE TRAFFIC PROJECTIONS IN THE REGION'S TRAVEL DEMAND MODEL AS THEY RELATE TO THE NORTHEAST FLORIDA REGIONAL AIRPORT AT ST. AUGUSTINE. THE STUDY IS FULLY FUNDED BY THE NORTH FLORIDA TPO. THE CONSULTANT FIRM IS RS&H WHO CONDUCTED THE STUDY

Beth Leister, Transportation Planner from RS&H introduced herself.

(9:31 a.m.) Karen Pan stated that they were having a small problem pulling up the Power Point for the presentation and mentioned that the Board may consider going to the next item while they work on it.

(10:07 a.m.) Beth Leister, Transportation Planner from RS&H, and Ashley Sprague, Traffic Engineer introduced themselves. Leister gave a Power Point on the Traffic Generation Study for the Northeast Florida Regional Airport at St. Augustine. She reviewed the purpose of the Traffic Generation Study, Master Plan, and related studies and events.

(10:11 a.m.) Sprague reviewed the traffic generation process, future land use assumptions, unique traffic generation characteristics, aviation vs. non-aviation, future non-aviation ITE traffic generation process, future aviation traffic generation, future traffic generation modeling, and future AADT forecasts.

(10:16 a.m.) Leister reviewed future traffic generation results and recommendations, and future trip generation results. Bryan voiced concern about not seeing anything that included a connection to the south part of St. Johns County, in the poor part of the County, where individuals would need a transportation system, in order to get to a commuter rail, to work in Jacksonville and asked if that was considered in the study. Leister responded that they based their decision on the results of the commuter rail study, which did identify a station at the airport. Wanchick said that that was a subsequent study that would link their transit system to the station wherever it was ultimately located. Stevenson said that she was very encouraged to hear discussion not of just the AMTRAK, but also of the commuter rail. Discussion followed on the land use included in the study.

(10:22 a.m.) Denise Bunnewith, North Florida TPO, stated that the JTA Commuter Rail Study looked at several locations in St. Johns County, although it was a very preliminary study. She stated that one stop location was at the airport, but there was another stop in the downtown area in St. Augustine and one further south. Stevenson asked if there was one in the Race Track Road area. Denise responded, most likely. Stevenson said that people were looking for that opportunity. Denise responded.

(10/19/10 - 9 - 9:32 a.m.)

3. PRESENTATION BY TRANE US, INC., ON ENERGY PERFORMANCE CONTRACTING DESIGNED TO IMPROVE THE ENERGY EFFICIENCY OF ST. JOHNS COUNTY FACILITIES AND CONSIDER AUTHORIZATION FOR THE

COUNTY ADMINISTRATOR TO ENTER INTO A LETTER OF COMMITMENT WITH TRANE US, INC., FOR AN INVESTMENT GRADE AUDIT OF COUNTY FACILITIES NECESSARY TO PURSUE AN ENERGY PERFORMANCE CONTRACT

Gene Burns, Facilities Maintenance Manager, gave an overview of energy performance contracting and investment grade audit.

(9:35 a.m.) Larry Underwood, Trane US, Inc., and Allen Bond, Trane US, Inc., introduced themselves. Underwood gave a Power Point presentation. He stated that it was a self-funding capital improvement project. He reviewed energy and water savings performance contracting. He reviewed the range of services, a brief history, buildings included in the project, what Trane would do for St. Johns County, and why St. Johns County would want to do the performance contract. Bryan asked what the return on investment would be prior to installing it. Underwood replied that they were going to give them a proposal and it would include all the information. Stevenson thanked Underwood for the presentation and spoke on local based vendors. Underwood spoke on the vendors. Stevenson made the observation that this would not provide immediate budget relief, but it would provide a long-term budget relief without impacting the current cash flow. Discussion followed, with Burns reviewing the County electric bills.

**(10:06 a.m.) Motion by Stevenson, seconded by Sanchez, carried 5/0, to authorize the County Administrator, or his designee, to enter into a Letter of Commitment with Trane US, Inc., for an Investment Grade Audit of County facilities necessary to pursue an energy performance contract.**

The meeting recessed at 10:25 a.m. and reconvened at 10:42 a.m.

(10:42 a.m.) The Board recessed the Regular Meeting and convened as the St. Johns County Community Redevelopment Agency (CRA).

(10/19/10 - 10 - 10:43 a.m.)

4. CONSIDER A CRA RESOLUTION AUTHORIZING THE EXECUTION OF A RELEASE OF PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RELEASE OF RELATED RIGHTS OF ENTRY AND EXPLORATION IN CONNECTION WITH THE PROPERTIES CONVEYED TO THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY

Proof of publication of the Notice of Public Hearing for a meeting of the Community Redevelopment Agency was received, having been published in *The St. Augustine Record* on September 23, 2010.

Tom Crawford, Housing & Community Services Director, gave the presentation and explained the request.

(10:43 a.m.) Whitehouse said in Exhibit B to the resolution, halfway down the first whereas clause, there was a typo in Official Records Book 3066, page 18, which should be 1862.

**(10:44 a.m.) Motion by Quinn, seconded by Bryan, carried 5/0, to adopt CRA Resolution No. 2010-4, authorizing the execution of A Release of Phosphate, Minerals, Metals and Petroleum Reservations and Release of Related Rights of Entry and Exploration in connection with the properties conveyed to the Housing Finance Authority of St. Johns County.**

**CRA RESOLUTION 2010-4**

**A RESOLUTION BY THE ST. JOHNS COUNTY  
COMMUNITY REDEVELOPMENT AGENCY  
AUTHORIZING THE EXECUTION OF A RELEASE OF  
PHOSPHATE, MINERALS, METALS AND PETROLEUM  
RESERVATIONS AND RELEASE OF RELATED RIGHTS  
OF ENTRY AND EXPLORATION IN CONNECTION  
WITH PROPERTIES CONVEYED TO THE HOUSING  
FINANCE AUTHORITY OF ST. JOHNS COUNTY**

(10:45 a.m.) The Board adjourned as the St. Johns County Community Redevelopment Agency (CRA), and reconvened as the St. Johns County Board of County Commissioners.

(10/19/10 - 11 - 10:45 a.m.)

5. PUBLIC HEARING - ORDINANCE DESIGNATING THE COMMUNITY REDEVELOPMENT AREAS (WEST AUGUSTINE, VILANO BEACH AND FLAGLER ESTATES COMMUNITY REDEVELOPMENT AREAS) AS RECOVERY ZONES FOR THE PURPOSE OF ISSUING RECOVERY ZONE BONDS. THE AMERICAN RECOVERY & REINVESTMENT ACT AUTHORIZES LOCAL GOVERNMENTS TO ISSUE RECOVERY ZONE ECONOMIC DEVELOPMENT BONDS AND RECOVERY ZONE FACILITY BONDS. RECOVERY ZONE BONDS PROVIDE TAX INCENTIVES FOR LOCAL GOVERNMENTS BORROWING AT LOWER COSTS TO PROMOTE JOB CREATION AND ECONOMIC RECOVERY. PURSUANT TO SECTION 1400U-1(B) OF THE INTERNAL REVENUE CODE ("CODE"), RECOVERY ZONE BONDS MAY BE ISSUED TO FINANCE PROJECTS LOCATED IN AREAS DESIGNATED BY THE BOCC AS "RECOVERY ZONES". THE COUNTY HAS BEEN ALLOCATED \$3,676,000 IN ECONOMIC DEVELOPMENT BONDS AND \$5,515,000 IN PRIVATE FACILITY BONDS, AND TO QUALIFY AS RECOVERY ZONE BONDS SUCH BONDS MUST BE ISSUED BEFORE JANUARY 1, 2011. UNDER THE COMMUNITY REDEVELOPMENT ACT, THE BOCC HAS ESTABLISHED THREE COMMUNITY REDEVELOPMENT AREAS WITHIN THE COUNTY: WEST AUGUSTINE COMMUNITY REDEVELOPMENT AREA, THE VILANO BEACH COMMUNITY REDEVELOPMENT AREA AND THE FLAGLER ESTATES COMMUNITY REDEVELOPMENT AREA

Proof of publication of the notice of public hearing for the Community Redevelopment Areas as Recovery Areas for the purpose of issuing recovery bonds was received, having been published in *The St. Augustine Record* on October 8, 2010.

Tom Crawford, Housing & Community Services Director, said items 5 and 6 would be presented together and he explained Item 5 first. He explained why the additional CRAs had been added at the advice of Mr. Chauncey and said that all three areas would be designated as Recovery Zones.

(10:47 a.m.) Bryan asked if there was a limit on the amount of the bond for that particular coverage. Crawford said those funds were for commercial businesses and economic development was included.

(10:48 a.m.) Quinn asked if there was any concern for having those bonds issued by January 1<sup>st</sup>. Crawford replied yes, that the bond allocations had to be utilized and the bonds closed by December 31, 2010. Wanchick clarified, that the question was, whether

the bonds could be issued in a timely manner. Crawford said yes, it could be done. He added that Geoff Dobson would be working on the request.

(10:50 a.m.) Stevenson said she sat in on the Industrial Development Authority meeting when it was discussed and said they were fortunate that they had a project that would qualify, and that it could be closed by the required deadline. She said it did not affect St. Johns County borrowing capacity.

(10:51 a.m.) **Motion by Quinn, seconded by Bryan, carried 5/0, to enact Ordinance No. 2010-44, designating the Community Redevelopment Areas as Recovery Zones for the purpose of issuing Recovery Zone Bonds.**

**ORDINANCE NO. 2010-44**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY DESIGNATING CERTAIN COMMUNITY REDEVELOPMENT AREAS AS RECOVERY ZONES FOR PURPOSES OF SECTIONS 1400U-1, 1400U-2, AND 1400U-3 OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, IN CONNECTION WITH THE ISSUANCE OF RECOVERY ZONE ECONOMIC DEVELOPMENT BONDS AND RECOVERY ZONE FACILITY BONDS PURSUANT TO SUCH SECTIONS; DELEGATING AUTHORITY TO ISSUE RECOVERY ZONE FACILITY BONDS TO THE ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY SUBJECT TO APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE**

(10/19/10 - 12 - 10:51 a.m.)

6. RESOLUTION APPROVING ISSUANCE BY THE AUTHORITY OF RECOVERY ZONE FACILITY BONDS TO VILANO TOWN CENTER PARTNERS. THE ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY WAS CREATED TO ACT AS THE SOLE INDUSTRIAL DEVELOPMENT AUTHORITY FOR ST. JOHNS COUNTY, FLORIDA, AND IS AUTHORIZED TO ACT AS ISSUER OF CERTAIN RECOVERY ZONE REVENUE BONDS. VILANO TOWN CENTER PARTNERS, LLC ("VTCP"), SEEKS TO ACQUIRE APPROX 3.67 ACRES OF LAND WITHIN THE EXISTING VILANO BEACH COMMUNITY REDEVELOPMENT AREA. VTCP SEEKS TO ACQUIRE, CONSTRUCT AND INSTALL A 32,862 SQ. FT., ONE-STORY BUILDING TO BE USED AS A GROCERY STORE; A 8,800 SQ. FT., ONE-STORY BUILDING TO PROVIDE RETAIL SPACE FOR A SURF SHOP, BICYCLE STORE, RESTAURANTS AND/OR OTHER RETAIL; AND SURFACE PARKING TO PROVIDE APPROXIMATELY 168 PARKING SPACES AND EQUIPMENT THAT WILL PROVIDE SERVICES AND SUPPORT FOR THE VILANO BEACH ACCESS RAMP. SUBJECT TO THE BCC'S APPROVAL, VTCP HAS REQUESTED THE AUTHORITY TO ISSUE RECOVERY ZONE FACILITY REVENUE BONDS IN ONE OR MORE TAX-EXEMPT OR TAXABLE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,515,000 TO FINANCE ALL OR A PART OF THE COSTS OF THE PROJECT AND PAY ALL OR A PART OF THE COSTS OF ISSUING THE BONDS. THE BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE COUNTY

Crawford gave a generic description of what was taking place. He explained that the facility bond interest was tax exempt. He said the unique thing about the application was that it could be used for commercial projects. He said the borrower would get a reduced interest rate.

(10:54 a.m.) Bob Bentz, Vilano Town Center Partner, gave a quick overview. He stated that it would generate about 100 jobs. He spoke on the financing. Stevenson asked the anticipated start date. Benson replied January/February 2011 and they planned to celebrate the grand opening in about a year.

(11:00 a.m.) Vivian Browning, 30 Beachcomber Way, stated that they were very excited about the project.

**(11:01 a.m.) Motion by Bryan, seconded by Sanchez, carried 5/0, to adopt Resolution No. 2010-240, approving the issuance by the Authority of Recovery Zone Facility Bonds to Vilano Town Center Partners.**

(11:02) Quinn mentioned extending gratitude to the members of the Industrial Development Authority (IDA) for stepping up to handle the bonds for them.

#### RESOLUTION NO. 2010-240

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING THE ISSUANCE BY THE ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY OF ITS RECOVERY ZONE FACILITY REVENUE BONDS (VILANO TOWN CENTER PARTNERS, LLC PROJECT), SERIES 2010, IN AN AGGREGATE AMOUNT NOT TO EXCEED \$5,515,000, IN ONE OR MORE TAX-EXEMPT OR TAXABLE SERIES, TO PROVIDE FUNDS TO FINANCE ALL OR PART OF THE COSTS OF A CAPITAL PROJECT TO BE LOCATED WITHIN THE EXISTING VILANO BEACH COMMUNITY REDEVELOPMENT AREA TO BE OWNED AND OPERATED BY VILANO TOWN CENTER PARTNERS, LLC; AUTHORIZING AN ALLOCATION OF NOT EXCEEDING \$5,515,000 TO VILANO TOWN CENTER PARTNERS, LLC FOR THE PROJECT FROM THE COUNTY'S SUBALLOCATION OF THE NATIONAL VOLUME CAP FOR "RECOVERY ZONE FACILITY BONDS" PURSUANT TO THE AMERICAN RECOVERY AND REINVESTMENT ACT; AND PROVIDING AN EFFECTIVE DATE**

(10/19/10 - 13 - 11:02 a.m.)

District 3

7. PUBLIC HEARING - VACROA 2010-01, ESCAMBIA STREET. NOTE: THE APPLICANTS HAVE REQUESTED THAT THIS ITEM BE CONTINUED TO THE DECEMBER 7, 2010 BCC MEETING AND NOT HEARD TODAY. THE APPLICANTS, KIM SIMPSON & CHERYL SIMPSON, REQUEST VACATION OF TWO PARCELS OF UNOPENED RIGHT OF-WAY ALONG ESCAMBIA STREET IN CRESCENT BEACH IN ORDER TO EXPAND THE BUILDABLE FOOTPRINT FOR A FUTURE RESIDENTIAL HOME. APPROX 0.33 ACRES TOTAL IS PROPOSED TO BE VACATED. ACCORDING TO THE OFFICE OF THE COUNTY ATTORNEY, A REPLACEMENT EASEMENT (AS PROPOSED BY APPLICANT) IS TECHNICALLY NOT AN EQUIVALENT OWNERSHIP AS A FEE SIMPLE PLATTED RIGHT-OF-WAY. ADDITIONALLY, THE PORTION

OF ESCAMBIA STREET THAT IS PLATTED BETWEEN SR A1A AND BROWARD STREET COULD BE USEFUL IN THE FUTURE AS BEACH PARKING, AS WELL AS THROUGH ACCESS FROM SR A1A TO BROWARD STREET. THEREFORE, STAFF CANNOT RECOMMEND THAT ESCAMBIA STREET BE VACATED

Sanchez stated that the request was to continue that item to December 7<sup>th</sup>.

**(11:03 a.m.) Motion by Sanchez, seconded by Bryan, carried 5/0, to continue Item #7 to December 7<sup>th</sup>.**

(10/19/10 - 14 - 11:04 a.m.)

District 2

8. PUBLIC HEARING - PNZVAR 2010-02, OUTDOOR ADVERTISING SIGN. THIS REQUEST IS FOR A PLANNING NON-ZONING VARIANCE TO ALLOW FOR THE REPLACEMENT OF A BILLBOARD THAT WAS VANDALIZED AND DESTROYED. THE BILLBOARD WILL BE REPLACED AT THE LOCATION AND TO THE SAME SPECIFICATIONS AS THE DESTROYED BILLBOARD. THE PLANNING DIVISION FINDS THE REQUEST FOR A PLANNING NON-ZONING VARIANCE TO THE STANDARDS WITHIN LAND DEVELOPMENT CODE SECTION 7.00.00 SUBSTANTIALLY MEETS THE REQUIREMENTS OF THE COMPREHENSIVE PLAN AND THE LAND DEVELOPMENT CODE, SPECIFICALLY SECTION 10.04.03.B

Proof of publication of the notice of public hearing for PNZVAR 2010-01, Outdoor Advertising Sign, was received, having been published in *The St. Augustine Record* on October 4, 2010.

Michael Blackford, Planning and Zoning Manager, stated that the request was to replace the billboard sign that was vandalized and destroyed on or before April, 2010. He stated that it was an existing sign and that staff supported the request. Sanchez said that they had an obligation to put the sign back up.

**(11:08 a.m.) Motion by Mays, seconded by Sanchez, carried 5/0, to approve Planning Non Zoning Variance PNZVAR 2010-02, Outdoor Advertising Sign, adopting findings of fact one through six to support the motion.**

(10/19/10 - 14 - 11:09 a.m.)

District 5

9. PUBLIC HEARING - PNZVAR 2010-04, ANASTASIA SQUARE SHOPPING CENTER. THIS IS A REQUEST FOR A NON-ZONING VARIANCE (PNZVAR) TO WAIVE SECTION 3.08.07.B.1 (MID ANASTASIA OVERLAY DISTRICT) OF THE LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT TWO ADDITIONAL GROUND SIGNS. ONE OF THESE SIGNS WILL BE ALONG POPE ROAD, AND THE OTHER SIGN WILL BE ALONG SR 312. THIS PROJECT IS LOCATED AT 1937 A1A S. THE MID-ANASTASIA DESIGN REVIEW BOARD WILL MAKE A RECOMMENDATION ON THIS ITEM AT THEIR OCTOBER 12, 2010 MEETING. THE PLANNING DIVISION FINDS THE REQUEST SUBSTANTIALLY MEETS THE REQUIREMENTS OF THE COMPREHENSIVE PLAN AND THE LAND DEVELOPMENT CODE

Proof of publication of the notice of public hearing for PNZVAR 2010-04, Anastasia Square Shopping Center, was received, having been published in *The St. Augustine Record* on October 4, 2010.

Michael Blackford, Planning and Zoning Manager, reviewed the item. He stated that they were requesting two additional ground signs, *Exhibit A*. He said that staff believed

that there was some practical difficulty. He stated that staff recommended approval. Bryan mentioned that he met with some of the business owners of that property. He asked if they were going to list the businesses individually. Blackford replied yes.

**(11:13 a.m.) Motion by Bryan, seconded by Mays, carried 5/0, to approve non-zoning variance application known as PNZVAR 2010-04, adopting findings of fact one through five to support the motion.**

(10/19/10 - 15 - 11:14 a.m.)  
COMMISSIONERS' REPORTS

Commissioner Stevenson:

Stevenson asked the Board to consider entertaining returning the St. Johns County Planning and Zoning Agency to a seven member appointed board and one School Board member liaison. Sanchez said that would be making the School Board member a non voting member. Bryan and Mays both said that they supported it. (11:15 a.m.) **Motion by Stevenson, seconded by Mays, to return the Planning and Zoning Agency to a seven Board of County Commissioners appointed members and a non-voting School Board liaison.** Whitehouse stated that it was set under an ordinance and they might have to bring it back to the Board for consideration under an ordinance. *Whitehouse said, if the maker of the motion and the second would consider amending the motion to: have that brought back to the Board in the form of the appropriate ordinance or legislation.* (11:17 a.m.) **Maker of the motion and the second both agreed, carried 4/1 with Sanchez dissenting, to Whitehouse's amendment to the motion.**

Stevenson mentioned that the headlines of the Jacksonville Times Union stated that day there was action on an ordinance on the internet gambling facilities, and she hoped the Board would continue to support the staff's consideration of that amendment. Quinn mentioned that he had attained a copy of the ordinance that Duval County was considering, or had voted on, and the County staff was looking at it currently.

Stevenson stated that Public Works was looking at any lighting considerations in the north of the San Marco area, in light of the recent pedestrian fatality. Wanchick said that it was under review.

(11:20 a.m.) Sanchez mentioned that he appreciated Rev. Rauls from the West Augustine area, for his dedication to the community and to the kids.

(11:20 a.m.) Commissioner Mays:

Mays thanked Sanchez and Quinn for appearing at the opening of the Bird Island Park in the back of the Ponte Vedra Library.

(11:21 a.m.) Commissioner Bryan:

Bryan commented on comments that were made regarding the Gallimore pool and center in Lincolnville, in St. Augustine, and spoke on the interlocal agreement made with the City of St. Augustine. He spoke on health related issues in that area. He spoke on the services that the County provided to the City, and mentioned that the County was very conservative. He stated that he would be personally getting with Wanchick and asking him to revisit all interlocal agreements to determine how they could become even more fiscally responsible and conservative, and possibly opt out of some of the interlocal agreements that they might have.

(11:31 a.m.) Commissioner Quinn:

Quinn recognized the Personal Issue Chapter of the Association of US Army, who on the 9<sup>th</sup> of October, at the Armory on San Marco Avenue, hosted a full day for military families.

Quinn personally congratulated the two County employees that retired.

(11:33 a.m.) Commissioner Sanchez:

Sanchez stated that they were losing Mike Mitchell from the center in Hastings, because he was moving to Tennessee. He said that he would be drastically missed.

Sanchez spoke on agricultural tourism. He stated that they had a group over there that use to produce potatoes, but decided to grow sod. He said that they had set up an educational program where children could come in, and they would teach them different things about the farm. He stated that they had an attraction, a maze, over at Sikes Cooper Farm, in between SR 306 and the fairgrounds on the right, and were having 250 to 300 children a day go through it.

Stevenson announced that the County Fair opened that day at the fairgrounds area on 207.

(10/19/10 - 16 - 11:36 a.m.)

COUNTY ADMINISTRATOR'S REPORT

No report.

(10/19/10 - 16 - 11:36 a.m.)

COUNTY ATTORNEY'S REPORT

Whitehouse mentioned that Patrick McCormack was at a very important hearing at the District Court of Appeal, and he appreciated the Board allowing him and Regina Ross to serve in McCormack's absence while he was away doing County work.

(10/19/10 - 16 - 11:37 a.m.)

CLERK OF COURT'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 11:37 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 461269 through 461557, totaling \$1,281,198.85 (09/28/10)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 3586 through 3693, totaling \$434,130.89 (09/28/10)
3. St. Johns County Board of County Commissioners Check Register, Check No. 461558, totaling \$343.00 (09/29/10)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 461559 through 461570, totaling \$209,174.11 (09/29/10)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 461571 through 461575, totaling \$176,619.80 (10/04/10)



6. St. Johns County Board of County Commissioners Check Register, Check Nos. 461576 through 461825, totaling \$1,386,666.88 (10/05/10)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 3694 through 3767, totaling \$1,038,437.76 (10/05/10)
8. St. Johns County Board of County Commissioners Check Register, Check No. 461826 totaling \$5.00 (10/06/10)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 461827 through 461848 totaling \$38,797.99 (10/07/10)
10. St. Johns County Board of County Commissioners Check Register, Check No. 461849 totaling \$15.00 (10/07/10)

CORRESPONDENCE:

1. Letter to Liz Cloud, Program Administrator, Bureau of Administrative Code and Weekly, filing Ordinance Numbers 2010-41 through 2010-43 (10/11/10)

Approved November 2, 2010

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Ron Sanchez  
Ron Sanchez, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: Glenne King  
Deputy Clerk

