

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
APRIL 3, 2012
(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: Mark Miner, District 3, Chair
Jay Morris, District 4, Vice Chair
Cyndi Stevenson, District 1
Ron Sanchez, District 2
J. Ken Bryan, District 5
Michael Wanchick, County Administrator
Patrick McCormack, County Attorney
Lenora Newsome, Deputy Clerk

(04/03/12 - 1 - 9:00 a.m.)

CALL TO ORDER

Miner called the meeting to order.

(04/03/12 - 1 - 9:00 a.m.)

ROLL CALL

The clerk called the roll, and all members were present.

(04/03/12 - 1 - 9:01 a.m.)

INVOCATION

Rev. Ken Herzog, Trinity Episcopal Parish, gave the Invocation.

(04/03/12 - 1 - 9:03 a.m.)

PLEDGE OF ALLEGIANCE

Miner led the Pledge of Allegiance.

(04/03/12 - 1 - 9:03 a.m.)

PROCLAMATION DESIGNATING APRIL 2012, AS SEXUAL ASSAULT AWARENESS MONTH

Joyce Mahr, Executive Director of the Betty Griffin House, received the proclamation, with everyone present introducing themselves. She thanked the Board for recognizing April as Sexual Assault Awareness month and gave some statistics.

(04/03/12 - 1 - 9:10 a.m.)

PROCLAMATION DESIGNATING APRIL 2012, AS CHILD ABUSE PREVENTION MONTH

Alison McMorrow, Program Manager of Family Integrity Program, accepted the proclamation with the following people introducing themselves; Jeanne Heaton, Prevention Coordinator; Christina McKendrick, Therapist with the Family Division Program; Joseph Lawrenson, Case Manager with the Intensive Family Intervention

Diversion Program; Brenda Ware, Prevention Specialist; and Loretta Smith, Prevention Specialist; Katrina Herx, Case Manager with the Family Preservation Diversion Program; and Mary Lea Zamora, with the Prevention Team, was not present. She thanked the Board for proclaiming April Child Abuse Prevention month, and announced the Child Abuse Prevention Walkathon on Saturday, April 14, 2012, beginning at the Shell Reagan Community Resource Center in Hastings, at 8:00 a.m.

(04/03/12 - 2 - 9:15 a.m.)

PROCLAMATION RECOGNIZING THE APRIL 2012 SPECIAL OLYMPICS VOLUNTEERS FROM ST. JOHNS COUNTY

Mary Jo Stansel, County Coordinator of Special Olympics Florida, accepted the proclamation with the following people present; Rafael Fuentes, Agency Coordinator LETR Olympics Florida; Manny Gonzalez, Area 5 Director LETR Special Olympics Florida; Amiee Monie, committee member in attendance at local games; Jared Monie, committee member in attendance at local games; Celeste Bowker and Debbra Bonvallet, Pedro Menendez High School; Robert Baker and Frank Holleman, St. Augustine High School; Nancee Callahan, Sebastian Middle School; Deborah Giordano and Dillon Hansen, Webster Middle School; Chief Ranger Kimberly Mayo, National Park Service; and Officer Chris Miller, St. Augustine Police Department. Miner presented a proclamation to Fuentes for the Sheriff's Office. Stansel thanked the commissioners and all the volunteers. She introduced the athletes who were present. Fuentes announced that the Torch Run was scheduled for Friday, April 6, 2012, at 4:00 p.m., starting at the St. Johns County Sheriff's Office.

(04/03/12 - 2 - 9:23 a.m.)

PROCLAMATION RECOGNIZING THE 100TH ANNIVERSARY OF SERTOMA CLUB AND DESIGNATING APRIL 11, 2012, AS "SERTOMA DAY"

Ellen Walden, Chairman of the Board, accepted the proclamation with the following people present; Susan Biesiada, President; Holly Miller, President Elect; and Board members Bill Senecal, Jan Stevens and Leslie Craig. She thanked the commission, and announced holding a celebration in downtown St. Augustine, scheduled for April 28, 2012.

(04/03/12 - 2 - 9:28 a.m.)

APPROVAL OF PROCLAMATIONS

Motion by Sanchez, seconded by Bryan, carried 5/0, to approve the proclamations.

(04/03/12 - 2 - 9:28 a.m.)

DELETIONS TO CONSENT AGENDA

There were none.

(04/03/12 - 2 - 9:28 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Approval of the Cash Requirement Report
2. Minutes:
 - BCC Regular 03/06/12
 - BCC Regular 03/20/12

3. Motion to adopt **Resolution No. 2012-95**, accepting a Grant of Easement for a bus shelter and authorizing the county administrator, or designee, to execute the Easement

RESOLUTION NO. 2012-95

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR A BUS SHELTER IN FRONT OF THE FLAGLER COLLEGE AUDITORIUM, ON GRANADA STREET, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE EASEMENT

4. Motion to adopt **Resolution No. 2012-96**, approving the terms of, and authorizing the Chair, or designee, to execute, an extension to the Lease for Children and Families, for space located at the Health and Human Services Center

RESOLUTION NO. 2012-96

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIR, OR DESIGNEE, TO EXECUTE AN EXTENSION TO THE LEASE FOR CHILDREN AND FAMILIES, FOR SPACE LOCATED AT THE HEALTH AND HUMAN SERVICES CENTER

5. Motion to adopt **Resolution No. 2012-97**, approving the terms of, and authorizing the county administrator, or designee, to execute, certain Purchase Agreements for Phase II of the CR 210/I-95 Roadway Improvement Project

RESOLUTION NO. 2012-97

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 CERTAIN PURCHASE AGREEMENTS FOR THE CR 210/I-95 ROADWAY IMPROVEMENT PROJECT

6. Motion to adopt **Resolution No. 2012-98**, accepting a Grant of Drainage Easement for installation and maintenance of drainage facilities, located at the southwest corner of Cervantes Avenue and North Whitney Street

RESOLUTION NO. 2012-98

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF DRAINAGE EASEMENT, FOR INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, LOCATED AT THE SOUTHWEST CORNER OF CERVATES AVENUE AND NORTH WHITNEY STREET

7. Motion to adopt **Resolution No. 2012-99**, authorizing the transfer of real property to St. Johns Housing Partnership, Inc., by the Housing Finance Authority of St. Johns County, in connection with the Neighborhood Stabilization Program (NSP) with NSP grant funds

RESOLUTION NO. 2012-99

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE TRANSFER OF THE REAL PROPERTY LOCATED AT 3364 NORTH 10TH STREET, ELKTON, FLORIDA, 214 WEST STANTON STREET, HASTINGS, FLORIDA, AND ALL SUBSEQUENT RENTAL PROPERTY ACQUISITIONS TO ST. JOHNS HOUSING PARTNERSHIP, INC., A 501(C)(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

8. Motion to adopt **Resolution No. 2012-100**, approving the terms and conditions of Joint Participation Agreement, Financial Project 418441-1-84-12, for receiving a State of Florida Public Transit Block Grant for \$323,000, to recognize the revenues and to adjust the St. Johns County Transit Revenue and Expenditure budget to account for the revenues and to authorize the County Administrator, or his designated representative, to execute other related documents, and take any actions necessary in connection with the Joint Participation Agreement

RESOLUTION NO. 2012-100

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A JOINT PARTICIPATION AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGNATING ST. JOHNS COUNTY AS THE RECIPIENT OF A PUBLIC TRANSIT BLOCK GRANT, FINANCIAL PROJECT 418441-1-84-12, IN THE AMOUNT OF \$323,000, AND TO RECOGNIZE THESE UNANTICIPATED REVENUES AND TO ADJUST THE TRANSIT REVENUE AND EXPENDITURE BUDGET IN RECOGNITION OF THESE FUNDS AND TO AUTHORIZE THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO EXECUTE THE JOINT PARTICIPATION AGREEMENT ON BEHALF OF THE COUNTY AND AUTHORIZE THEIR EXPENDITURES BY ST. JOHNS COUNTY

9. Motion to adopt **Resolution No. 2012-101**, approving the final plat for Coastal Oaks at Nocatee Phase 2I, Unit 2

RESOLUTION NO. 2012-101

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR COASTAL OAKS AT NOCATEE, PHASE 2I, UNIT 2

10. Motion to adopt **Resolution No. 2012-102**, approving the final plat for Coastal Oaks at Nocatee Phase 2G, Unit 1

RESOLUTION NO. 2012-102

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR COASTAL OAKS AT NOCATEE PHASE 2G, UNIT 1

11. Motion to adopt **Resolution No. 2012-103**, approving the final plat for Riverwood by Del Webb, Phase 1E

RESOLUTION NO. 2012-103

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVERWOOD BY DEL WEBB, PHASE 1E

12. Motion to adopt **Resolution No. 2012-104**, approving the final plat for Durbin Crossing North, Phase 2F-1

RESOLUTION NO. 2012-104

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR DURBIN CROSSING NORTH, PHASE 2F-1

13. Motion to adopt **Resolution No. 2012-105**, approving the final plat for Kelly Pointe at Nocatee, Phase 3

RESOLUTION NO. 2012-105

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR KELLY POINTE AT NOCATEE, PHASE 3

14. Motion to approve **Resolution No. 2012-106**, recognizing unanticipated revenue for funds totaling \$200,000 for Countywide Stormwater Model 2011 FEMA Cooperating Technical Partnership

RESOLUTION NO. 2012-106

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2012 BUDGET TO RECOGNIZE UNANTICIPATED REVENUE TO THE

**TRANSPORTATION TRUST FUND, AND AUTHORIZE
ITS EXPENDITURE IN THE CAPITAL IMPROVEMENTS
DEPARTMENT (1114)**

15. Motion to adopt **Resolution No. 2012-107**, authorizing the county administrator to execute a contract between St. Johns County and Triple Crown Sports, Inc., for the Fall National Tournament scheduled in 2012-2014

RESOLUTION NO. 2012-107

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A CONTRACT BETWEEN ST. JOHNS COUNTY, FLORIDA, TRIPLE CROWN SPORTS, INC., FOR SOFTBALL/BASEBALL TOURNAMENTS SCHEDULED IN 2012-2014

16. Motion to authorize \$1,500 to be transferred from Northwest Tower Fund Reserves to Northwest Tower Fund Aid to Private Organizations for the Environmental Education Resource Council to assist with the funding necessary for the Bartram Bash event
17. Motion to adopt **Resolution No. 2012-108**, approving the terms, conditions, and requirements of Amendment #10 to the Community Based Care contract #NJ204 between St. Johns County, Florida and the State of Florida, Department of Children and Families, and authorizing the County Administrator, or designee, to execute Contract Amendment #10 on behalf of the County

RESOLUTION NO. 2012-108

A RESOLUTION OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN THE TENTH AMENDMENT TO CONTRACT #NJ204 BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE DEPARTMENT OF CHILDREN AND FAMILIES

18. Motion to adopt **Resolution No. 2012-109**, and to authorize the County Administrator, or his designee, to negotiate with, and if negotiations are successful, to enter into contract with the top ten ranked General Contractors and the sixteen minor trade Contractors for the performance of, as needed, small scale construction, renovation, or repair projects (RFQ 12-03)

RESOLUTION NO. 2012-109

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 12-03, AND TO EXECUTE CONTINUING CONTRACT AGREEMENTS FOR SMALL SCALE CONSTRUCTION, RENOVATION, AND REPAIR

19. Motion to adopt **Resolution No. 2012-110**, approving the terms, conditions and provisions of the Economic Development Grant Agreement with 2G- CENERGY,

and authorize the county administrator, or designee, to execute the Agreement on behalf of the County

RESOLUTION NO. 2012-110

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH 2G - CENERGY, ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

20. Motion to approve the Fiscal Year 2012, Utility Services Fund, Ponte Vedra Utility Fund, and Transportation Trust Fund Capital Improvement Program re-appropriation and associated budget transfers, per the attached schedule
21. Motion to adopt **Resolution No. 2012-111**, recognizing unanticipated revenue in the amount of \$1,700 to General Fund Contributions 0001-36603, and appropriating it to the Recreation Special Events account 0079-54801

RESOLUTION NO. 2012-111

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2012 BUDGET TO RECEIVE UNANTICIPATED REVENUE AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY RECREATION AND PARKS DEPARTMENT

22. Motion to approve the transfer of \$18,018 from the Agriculture Department Salaries and Benefits, to the Sheriff Operations budget, to support the function of the Inmate Supervisors
23. Motion to authorize the Chairman of the Board of County Commissioners to sign a letter of commitment to the Florida Division of Historic Resources for the Certified Local Government program application, and to authorize the County Administrator to take any other actions necessary in connection with the Certified Local Government Program
24. Motion to adopt **Resolution No. 2012-112**, authorizing the County Administrator, or his designee, to enter into an Agreement with County Court Mediation Services, Citizens Dispute Settlement Project

RESOLUTION NO. 2012-112

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AGREEMENT FOR PRE-LITIGATION DISPUTE RESOLUTION SERVICES

25. Motion to adopt **Resolution No. 2012-113**, authorizing the County Administrator or his designee to execute a maintenance agreement with the Rivers Edge Community Development District (CDD), in which the District agrees to operate,

maintain and/or repair Improvements of the CDD's or St. Joe's creation, including a roundabout within the Department of Transportation's SR 13 right of way, for which the County has been asked to sign a pass through maintenance agreement with the Department

RESOLUTION NO. 2012-113

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT (CDD) AND ST. JOHNS COUNTY; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT AND ANY SUPPLEMENTAL DOCUMENTATIONS; PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

26. Motion to adopt **Resolution No. 2012-114**, authorizing the county administrator, or his designee, to execute a maintenance agreement with the State of Florida Department of Transportation, in which the County agrees to operate, maintain and/or repair Improvements, including a roundabout within the Department of Transportation's SR 13 right of way, with the knowledge that the County has also approved a pass-through maintenance agreement with the Rivers Edge CDD, requiring the CDD to be fully responsible for the operation, maintenance and repair of these improvements

RESOLUTION NO. 2012-114

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND ST. JOHNS COUNTY; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT AND ANY SUPPLEMENTAL DOCUMENTATION; PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

27. Proofs:
- a. Proof: Notice to Bidders, Bid #12-44, published February 21, 2012, and February 28, 2012, in *The St. Augustine Record*
 - b. Proof: Notice to Bidders, Bid #12-46, published February 21, 2012, and February 28, 2012, in *The St. Augustine Record*
 - c. Proof: Notice to Bidders, Bid #12-48, published February 21, 2012, and February 28, 2012, in *The St. Augustine Record*
 - d. Proof: Notice to Bidders, Bid #12-40, published February 25, 2012, and March 3, 2012, in *The St. Augustine Record*
 - e. Proof: Notice to Bidders, Bid #12-49, published February 27, 2012, and March 5, 2012, in *The St. Augustine Record*
 - f. Proof: Request for Proposals, RFP #12-07, for Maintenance of St. Johns Golf Club, published March 1, 2012, and March 8, 2012, in *The St. Augustine Record*

- g. Proof: Notice of Value Adjustment Board Meeting on March 19, 2012, published March 9, 2012, in *The St. Augustine Record*

(04/03/12 - 9 - 9:29 a.m.)
PUBLIC COMMENT

BJ Kalaidi, 8 Newcomb Street, addressed wells and septic tanks located in West Augustine, letter, *Exhibit A*.

(04/03/12 - 9 - 9:33 a.m.)
ADDITIONS/DELETIONS TO REGULAR AGENDA

There were none.

(04/03/12 - 9 - 9:33 a.m.)
APPROVAL OF REGULAR AGENDA

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

James Whitehouse, Deputy County Attorney, entered the meeting.

(04/03/12 - 9 - 9:33 a.m.)
1. UPDATE FROM CITY OF ST. AUGUSTINE REPRESENTATIVE ON THE 450TH COMMEMORATION

Glenn Hastings, Executive Director, Tourist Development Council, addressed providing updates, and keeping the commission informed on upcoming events.

(9:34 a.m.) Dana Ste. Claire, City of St. Augustine, gave an update on the St. Augustine 450th Commemoration, *Exhibit A*. He reviewed the scheduled upcoming signature events. Bryan thanked everyone for working together and providing the updates. Ste. Claire said they recognized St. Johns County as a principal partner, and the 450th Commemoration would not be, as big of a success, without everyone working together. Stevenson thanked Ste. Claire for sharing the information with the community. Ste. Claire said it was one of their principal goals, to rewrite the history books. Hastings stated that in future presentations, they would be incorporating other information besides the City of St. Augustine.

(04/03/12 - 9 - 9:52 a.m.)
2. PRESENTATION BY 2G - CENERGY. MICHAEL J. TURWITT, PRESIDENT AND CEO FOR 2G - CENERGY POWER SYSTEMS TECHNOLOGIES, INC., WILL PROVIDE A PROJECT OVERVIEW TO THE BOARD OF COUNTY COMMISSIONERS ON THEIR NEW MANUFACTURING FACILITY TO BE LOCATED AT 205 COMMERCIAL DRIVE IN ST. JOHNS COUNTY. THIS WILL BE THE FIRST U.S. MANUFACTURING PLANT FOR THE COMPANY, WHOSE HEADQUARTERS IS BASED IN GERMANY. 2G - CENERGY PRODUCES CLEAN ENERGY POWER GENERATION SYSTEMS AND PLANS TO CREATE 100-125 NEW JOBS IN THE COUNTY OVER A FIVE-YEAR PERIOD AT AN AVERAGE ANNUAL WAGE OF \$50,000. THE BOARD AND THE STATE OF FLORIDA APPROVED LOCAL ECONOMIC DEVELOPMENT INCENTIVES TO ATTRACT THIS PROJECT TO ST. JOHNS COUNTY

Melissa Glasgow, Director of Economic Development, stated that she was pleased to introduce Michael Turwitt, President and CEO of 2G - Cenergy, and that he announced that they were planning on locating their first U.S. manufacturing plant in St. Johns

County. She recognized the partners who helped the County attract the project to St. Johns County.

(9:55 a.m.) Michael Turwitt, President and CEO of 2G-Cenergy Power Systems Technologies, Inc., gave a PowerPoint presentation, *Exhibit A*. He said their headquarters and main factory was in Heek, Germany, and that this was their first production in America. He reviewed their product focus, and mentioned that their products were practical, functional, and standardized. He said that the company would be up and running in the month of June, and would be announcing job opportunities. Miner said that the County was thrilled to have 2G-Cenergy come to St. Johns County, and they viewed that as an everlasting partnership. Bryan spoke on bringing economic development to St. Johns County. Sanchez welcomed 2G-Cenergy to St. Johns County. Morris spoke on the cooperation between everyone. Stevenson spoke on enabling energy supply.

(04/03/12 - 10 - 10:06 a.m.)

3. JACKSONVILLE MEDICAL CENTER DEVELOPMENT, LLC - ECONOMIC DEVELOPMENT GRANT APPLICATION. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED AN APPLICATION FROM JACKSONVILLE MEDICAL CENTER DEVELOPMENT, LLC (APPLICANT), FOR ECONOMIC DEVELOPMENT INCENTIVES. THE PROJECT, FORMERLY KNOWN AS DOCTORS VILLAGE, WAS PREVIOUSLY DIRECTED BY THE BOARD TO RECEIVE INCENTIVES FOR AN 11,000 SQUARE FOOT SPECULATIVE BUILDING TO ATTRACT A FREE-STANDING, FULL SERVICE EMERGENCY DEPARTMENT TO BE SPONSORED BY MEMORIAL HOSPITAL, WHOSE PARENT COMPANY IS HCA. THROUGH TRANSITION OF THE PROJECT TO NEW OWNERSHIP, HCA HAS EXPANDED THEIR PROPOSED PROJECT SCOPE TO INCLUDE LOCATING AN ADDITIONAL 30+ DOCTORS, NURSES AND MEDICAL STAFF AND LEASING 30,000 SQUARE FEET OF MEDICAL OFFICE SPACE FROM THE APPLICANT. THIS REQUEST IS TO ASSIGN THE ORIGINALLY INTENDED INCENTIVES OFFER FOR THE 11,000 SQUARE FOOT EMERGENCY DEPARTMENT FACILITY, AND REQUEST ADDITIONAL INCENTIVE CONSIDERATION FOR A 30,000 SQUARE FOOT MEDICAL OFFICE BUILDING TO ATTRACT ADDITIONAL HCA DOCTORS TO THE DEVELOPMENT

Melissa Glasgow, Director of Economic Development, gave a presentation, *Exhibit A*. She reviewed the location and proposed site plan; then gave an overview and summary. Bryan spoke on the partnerships, and everyone working together. Morris said that this was another prime example of a good company and good paying jobs, moving into St. Johns County. Stevenson spoke on incentives, tax revenues and response times in emergencies.

(10:15 a.m.) **Motion by Stevenson, seconded by Bryan, carried 5/0, to instruct the County Attorney to prepare an Economic Development Grant Agreement for Jacksonville Medical Center Development, LLC, to develop 41,000 +/- square feet of speculative space for Medical Office/Full Service Emergency Department to be sponsored by Memorial Hospital, whose parent company is HCA, and place the proposed Grant Agreement on a future consent agenda.**

The meeting recessed at 10:16 a.m. and reconvened at 10:26 a.m.

(04/03/12 - 10 - 10:26 a.m.)

DISTRICT 2

4. PUBLIC HEARING - MAJMOD 2011-13, SOUTHLAKE PUD. THIS IS A REQUEST TO ADD A DRIVE THROUGH FACILITY IN CONJUNCTION WITH A RESTAURANT, AS A PERMISSIBLE USE, AND TO MODIFY THE SIGNAGE

PROGRAM BY INCREASING SIGNAGE HEIGHT, BUT NOT INCREASING THE ADVERTISING DISPLAY AREA, AND STYLE OF SIGNS. SUBJECT PROPERTY IS LOCATED ON CR 210, APPROXIMATELY ONE MILE WEST OF I-95, WITHIN THE RESIDENTIAL-C LAND USE. BASED ON THE INFORMATION AVAILABLE TO STAFF, THE CURRENT PLANNING & ZONING SECTION FINDS THE REQUEST FOR A MAJOR MODIFICATION, SUBSTANTIALLY MEETS THE REQUIREMENTS OF THE COMPREHENSIVE PLAN AND THE LAND DEVELOPMENT CODE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS ITEM AT THEIR MARCH 1ST MEETING BY A VOTE OF 5 TO 0

Proof of publication of the notice of public hearing on MAJMOD 2011-13, Southlake PUD, was received, having been published in *The St. Augustine Record* on February 15, 2012.

Michael Blackford, Planning and Zoning Manager, gave a presentation, *Exhibit A*. He reviewed the details for the PUD proposal. He offered the proposed changes to the existing signage, removal of the waiver request, and reduction of hours of operation for the restaurant. He noted that Staff recommended approval, and found that the proposal was compatible and consistent with the existing zoning. He stated that PZA recommended approval.

(10:32 a.m.) Miner disclosed ex-parte communication with the applicant and land owner. Stevenson, Morris, Bryan, and Sanchez disclosed ex-parte communications with the applicant, Karen Taylor, and attended the community meetings.

(10:32 a.m.) Karen Taylor, 77 Saragossa Street, clarified that the restaurant would be Dunkin Donuts, with one drive-thru window. She spoke about signage. Stevenson pointed out that the drive-thru would be buffered.

(10:36 a.m.) **Motion by Sanchez, seconded by Stevenson, carried 5/0, to enact Ordinance No. 2012-7, known as MAJMOD 2011-13, adopting findings of fact 1-6 to support the motion.**

ORDINANCE NO. 2012-7

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SOUTHLAKE PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1997-20, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(04/03/12 - 11 - 10:37 a.m.)

5. PUBLIC HEARING - LAND DEVELOPMENT CODE AMENDMENTS FOR ARTICLE XII. WHEN THIS BOARD APPROVED AMENDMENTS TO ARTICLE XII (DEFINITIONS) OF THE LAND DEVELOPMENT CODE ON JANUARY 17, 2012, ORDINANCE 2012-2, DUE TO CLERICAL ERRORS, SOME OF THE PREVIOUSLY APPROVED DEFINITIONS WERE INADVERTENTLY OMITTED. ALTHOUGH THE REDLINE DOCUMENTS PRESENTED TO THE PLANNING & ZONING AGENCY AND TO THE BOARD AT THE FIRST READING OF THESE AMENDMENTS DID NOT CONTEMPLATE REMOVAL OF ANY OF SUCH TEXT, DEFINITIONS THAT HAD BEEN PREVIOUSLY APPROVED UNDER ORDINANCES 2011-36 AND 2011-38 WERE INADVERTENTLY OMITTED FROM THE DRAFT APPROVED AND

SUBSEQUENTLY RECORDED. THIS REQUEST IS TO REINSTATE THE INADVERTENTLY DELETED DEFINITIONS

Proof of publication of the notice of public hearing on Land Development Code amendments for Article XII was received, having been published in *The St. Augustine Record* on March 23, 2012.

Suzanne Konchan, Growth Management Director, gave a presentation, *Exhibit A*. She offered details of the changes and current history of the Land Development Code for the Board.

(10:39 a.m.) **Motion by Bryan, seconded by Morris, carried 5/0, to enact Ordinance No. 2012-8, amending Article XII of the Land Development Code.**

ORDINANCE NO. 2012-8

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, REPEALING AND REENACTING ARTICLE XII, DEFINITIONS, OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, AS PREVIOUSLY AMENDED; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO ARTICLE XII SPECIFICALLY PART 12.01.00 DEFINITIONS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

(04/03/12 - 12 - 10:40 a.m.)

6. COASTAL VILLAGE APARTMENTS REQUEST FOR WAIVER OF "ONE YEAR" REAPPLICATION RULE. THE BOARD OF COUNTY COMMISSIONERS CONDUCTED A PUBLIC HEARING ON FEBRUARY 21, 2012, WHEREIN IT CONSIDERED THE COASTAL VILLAGE APARTMENTS PUD APPLICATION FOR 128 UNITS. DURING THE HEARING, THE APPLICANT OFFERED A REVISION TO 76 UNITS; HOWEVER, THE REVISED PLAN WAS NEVER REVIEWED BY THE PZA AND THE BOARD OF COUNTY COMMISSIONERS THEREFORE BASED ITS DECISION ON THE 128 UNIT APPLICATION, WHICH WAS DENIED. BY LETTER DATED MARCH 22, 2012, THE LEGAL REPRESENTATIVE FOR COASTAL VILLAGE APARTMENTS HAS REQUESTED A WAIVER OF TIME LIMITS AS PROVIDED BY THE LAND DEVELOPMENT CODE AND A WAIVER OF THE APPLICATION FEE OF \$4,098

Patrick McCormack, County Attorney, reviewed this item. He offered details in regards to the requested waiver of the one-year reapplication rule and reapplication fee.

(10:41 a.m.) George McClure, 81 King Street, Suite A, mentioned the concerns regarding the project.

(10:46 a.m.) Bill Lazar, Executive Director of St. Johns County Housing Partnership, said that this was a simple request and stated that they needed more work force housing.

(10:48 a.m.) John Pearson, 5870 Capo Island Road, Lot C, spoke in opposition to the requested waiver of the one-year reapplication rule and fee.

(10:51 a.m.) Bruce Kendeigh, 240 Redfish Creek Drive, spoke in opposition to the requested waiver of the one-year reapplication rule and fee.

(10:53 a.m.) John Donnelly, 245 River Island Circle, spoke in opposition to the requested waiver of the one-year reapplication rule and fee.

(10:56 a.m.) Bobby Jones, 5850 Capo Island Road, spoke in opposition to the requested waiver of the one-year reapplication rule and fee.

(10:57 a.m.) BJ Kalaidi, 8 Newcomb Street, asked how many waivers like this had been given in the past, and that she was proud of the neighbors coming in and standing their point.

(10:59 a.m.) Dan Worley, 5909 Capo Island Road, spoke in opposition of the requested waiver of the one-year reapplication rule and fee.

(11:01 a.m.) McClure said he wasn't there to argue the merits of the application, and spoke on work force housing. Miner commented on being comfortable with the item being back on the agenda, and addressed work force housing. Morris spoke on the public sector and private sector. He said this item was voted on, at a prior meeting, and the decision should stand, and that he did not support it. Sanchez mentioned the revised plan presented last time, and said that he did not support it. Bryan stated that he was not in favor of the item, but there was a need for work force housing. Sanchez mentioned that he voted against it last time, because of compatibility. Stevenson said she didn't see this as an ideal site and did not support it.

(11:18 a.m.) **Motion by Sanchez, seconded by Morris, to deny the waiver on the one-year time period which was up to December and deny the waiver for non-payment of the application fee.** McCormack stated that the actual one-year rule sets out the language in the Code and it was one year from the date of the action, so the application would not be able to be filed until February 21, 2013. **The motion carried 4/1, with Miner dissenting.**

(04/03/12 - 13 - 11:20 a.m.)
COMMISSIONERS' REPORTS

Commissioner Sanchez:

No report.

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

Bryan mentioned that the second annual Career Fair was scheduled for the West Augustine area on April 11, 2012, from 10:00 a.m. to 2:00 p.m. at the Solomon Calhoun Center.

Bryan mentioned about six months ago there was a BCC consensus for the County Attorney to get with the organization called Lomus and to get an update on where they were. McCormack said that they had a Lomus event scheduled and was going to do a teleconference at Flagler College, but had technical problems with it. He said they rescheduled it, paid a \$700 fee and was making progress. Bryan asked for an update in the future, after the phone call occurred, to let them know where they were, and how they moved forward with it.

Bryan asked the status on the letter that was prepared for the Chairman's signature last Friday. McCormack said Bryan was referring to a letter pertaining to the West Augustine sewer situation. He said they had a letter drafted, but still needed some tweaking in terms of a joint Attorney/General Opinion request with the City of St. Augustine. He said it would be up to the Board to discuss at this juncture, what, if any letter, message, or signal should be sent to the City of St. Augustine. He said the City of

St. Augustine's first meeting passed authorizing the second meeting, of an ordinance that would have the county be responsible for enforcing mandatory connections of the City utility area in the unincorporated portion of the County. Bryan said it was a good idea, to have the Attorney General render a decision. Miner said that he would like to sit down with everyone to see if they could come to a resolution on this before going to the Attorney General. Sanchez mentioned that he would like to know about how much the City of St. Augustine would pay the County for rendering the service, and since the County would have the power to enforce hookup fees, would they have the power to excuse hookup fees. Stevenson said she thought meeting with the parties was beneficial. Bryan said the County had a good Board and the City of St. Augustine had a good Board and the two Boards actually communicate with each other. Miner mentioned that they get the Attorney General opinion on a regular basis. Wanchick said he thought it was very healthy and very progressive that they were even having this discussion. McCormack spoke on the Attorney General opinion and having a meeting with the City of St. Augustine before they had their second meeting. Wanchick said that they could call the City of St. Augustine to make sure it's not on their next meeting agenda, and ask them not to place it on the agenda until they have an opportunity to meet. Stevenson spoke on there being complications with each project. Miner addressed a letter written to the editor that was published today, with some misinformation in it. He said that they had not identified how anything would be paid for at all, and there were several different ways that could happen.

Bryan spoke on being kept informed on their respective districts.

(11:39 a.m.) Commissioner Stevenson:

Stevenson spoke about the Sertoma Club.

Stevenson mentioned the Blessing of the Fleet was last weekend and spoke on the markers having historical stories.

Stevenson spoke about the Commercial Real Estate Forum at the Prime Osborne Center in Jacksonville.

Stevenson mentioned the St. Johns River Alliance meeting.

Stevenson said that the highlight for this month, for her, was speaking in Judge Wolfe's juvenile drug court.

Bryan said he was the guest speaker for the Hastings Youth Academy graduation.

(11:47 a.m.) Commissioner Morris:

No report.

(11:47 a.m.) Commissioner Miner:

Miner mentioned that he was on the Regional Transportation Study Commission and would be providing an update soon.

Miner said he went to the Three Gun Nation Tournament at the Ancient City shooting range.

Miner said he would like to do a TPC resolution on May 1, 2012, in support, appreciation, and partnership with them.

Miner announced that he would be out of the country, the second meeting in May.

Miner said the commercial real estate event mentioned by Stevenson had a huge representation by St. Johns County, and the Chair of the IDA Board made a very interesting observation, as the Secretary of Commerce finished speaking, in which they mentioned Duval County maybe twice and St. Johns County about 10 times. He said it goes to show that St. Johns County was making an impression on the State.

(04/03/12 - 15 - 11:51 a.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick said that they were trying, continuously, to become a more cost effective organization and had already reduced County staff by about 250 employees. He said they were outsourcing the maintenance on the County golf courses and had been able to place about six of the maintenance workers in other positions in the County. He said another five or six either did not want to continue employment or it was going to, unfortunately, be a forced resignation because they did not have positions for them. He said when someone was separated from County service they received all their vacation time and a quarter of their sick leave. He asked for authorization from the commission to grant those individuals all of their sick time. He mentioned that they do not usually do that, but that it would buffer their separation and that he felt like it was the right thing to do. (11:52 a.m.) **Motion by Miner, seconded by Sanchez, carried 5/0, to authorize County Administration to grant them all of their sick time on the condition of a Separation Release Agreement.**

Wanchick said the University of Wisconsin School of Public Health and the Robert Woods Johnson Foundation did an assessment of the environmental health of all counties throughout the United States and stated there would be a press release from the St. Johns County Health Department, identifying St. Johns County as the number one healthiest county in the State of Florida.

(04/03/12 - 15 - 11:54 a.m.)

COUNTY ATTORNEY'S REPORT

McCormack mentioned Consent Agenda Item 24, the agreement with the Court Mediation Services Citizen Dispute Settlement Project. He said it would be held in the two rooms, in back of auditorium at the Administration Building.

Stevenson spoke about items on the Consent Agenda, Item 23, the certified local government application letter, and Item 25, the roundabout within the Department of Transportation's SR 13 right-of-way.

(04/03/12 - 15 - 11:56 a.m.)

CLERK OF COURT'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 11:57 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 480735-480933, totaling \$897,591.85 (03/13/12)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 8751-8809, totaling \$799,003.73 (03/13/12)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 480934-481162, totaling \$2,131,502.62 (03/20/12)

4. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 8810-8867, totaling \$501,132.40 (03/20/12)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 481163-481177, totaling \$15,552.85 (03/21/12)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 8868-8878, totaling \$13,437.35 (03/21/12)
7. St. Johns County Board of County Commissioners Check Register, Check No. 481178, totaling \$91,860.70 (03/21/12)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 481179-481208, totaling \$69,914.52 (03/22/12)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 481209-481415, totaling \$1,338,287.44 (03/27/12)
10. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 8879-8922, totaling \$125,806.82 (03/27/12)
11. St. Johns County Board of County Commissioners Check Register, Check No. 481416, totaling \$329.11 (03/27/12)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 481417-481477, totaling \$29,940.59 (03/28/12)
13. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 8923-8980, totaling \$36,909 (03/28/12)
14. St. Johns County Board of County Commissioners Check Register, Check Nos. 481478-481488, totaling \$209,473.87 (03/16/12)

Approved April 17, 2012

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____

Mark P. Miner
Mark P. Miner, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: _____

Wonne King
Deputy Clerk

