

NOTE:

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**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
OCTOBER 18, 2005
(9:00 A.M.)**

Proceedings of a regular meeting of the Board of County Commissioners of St. Johns County, Florida, began and held in the Auditorium at the County Administration Building, 4020 Lewis Speedway (County Road 16-A) and U.S. 1 North, St. Augustine, Florida.

Present were: Bruce A. Maguire, District 4, Chairman
 James E. Bryant, District 5, Vice Chairman
 Cyndi Stevenson, District 1
 Karen R. Stern, District 2
 Ben Rich, District 3
 Ben W. Adams, Jr., County Administrator
 Michael Hunt, County Attorney
 Yvonne King, Deputy Clerk

Also present: Patrick McCormack, Assistant County Attorney

(10/18/05 - 1 - 9:00 a.m.)
Maguire called the meeting to order.

(10/18/05 - 1 - 9:01 a.m.)
ROLL CALL

Maguire announced that all five commissioners were present.

(10/18/05 - 1 - 9:01 a.m.)
Stevenson gave the Invocation, and Stern led the Pledge of Allegiance.

(10/18/05 - 1 - 9:02 a.m.)
PUBLIC COMMENTS

Janie Coleman, Waste Management, gave an update on the transfer station operation. Discussion followed on subcontracting of the services.

(9:04 a.m.) Capt. John Chastain, Commanding Officer of the Salvation Army, thanked the residents of St. Johns County for their contributions during the recent hurricanes. Capt. Chastain then informed the Board of the services provided by The Salvation Army.

(9:06 a.m.) Wayne Whitehead, Program Director of the Food Bank, provided an update of the last 10 to 12 months at the food bank; then, announced the annual food fight and license plates.

(10/18/05 - 1 - 9:10 a.m.)
DELETIONS TO CONSENT AGENDA

Adams requested Item 17 be removed from the Consent Agenda to be discussed at the special meeting scheduled for October 26, 2005.

(10/18/05 - 2 - 9:11 a.m.)
APPROVAL OF CONSENT AGENDA

Motion by Bryant, seconded by Rich, carried 5/0, to approve the Consent Agenda, as amended, as follows:

1. Approval of the Cash Requirement Report
2. Minutes:
09/06/05 - BCC Regular Meeting
3. Sheriff's Office Bonds:
Cancel: Brian Danella Linda Pellini

Name Change: Catherine Slemph to Catherine Patrick
4. Motion to authorize the use of the County Auditorium for the St Johns County Bar Association to host an official session of the 5th District Court of Appeal on Wednesday, May 3, 2006 from 9:00 a.m. until noon
5. Motion to adopt **Resolution No. 2005-296** authorizing the County Administrator, or designee, to submit a long-range beach erosion control plan with the Department of Environmental Protection, Bureau of Beaches and Coastal Systems for Beach Restoration at St. Augustine Beach

RESOLUTION NO. 2005-296

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A LONG-RANGE BEACH EROSION CONTROL BUDGET PLAN WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF BEACHES AND COASTAL SYSTEMS

6. Motion to adopt **Resolution No. 2005-297** authorizing the County Administrator, or designee, to submit a long-range beach erosion control budget plan with the Department of Environmental Protection, Bureau of Beaches and Coastal Systems for Beach Restoration at Vilano and Summerhaven Beaches

RESOLUTION NO. 2005-297

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A LONG RANGE BEACH EROSION CONTROL BUDGET PLAN WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF BEACHES AND COASTAL SYSTEMS

7. Motion to adopt **Resolution No. 2005-298** authorizing the County Administrator or the BOCC Chair to execute a contract with the St. Johns County Chamber of Commerce for the purpose of promoting economic development through the CORNERSTONE organization

RESOLUTION NO. 2005-298

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR OR THE BCC CHAIRMAN TO EXECUTE A CONTRACT WITH THE ST. JOHNS COUNTY CHAMBER OF COMMERCE FOR THE PURPOSE OF PROMOTING ECONOMIC DEVELOPMENT THROUGH THE CORNERSTONE ORGANIZATION

8. Motion to adopt **Resolution No. 2005-299** approving the terms, provisions, conditions and requirements of an agreement between St. Johns County, Florida and St. Johns County Visitors and Convention Bureau, Inc. for the provision of coordinating the overall marketing and promotion essential to effective tourism marketing, and authorizing the County Administrator to execute the agreement on behalf of St. Johns County

RESOLUTION NO. 2005-299

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS AND REQUIREMENTS OF A TOURIST DEVELOPMENT AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY VISITORS AND CONVENTION BUREAU, INC., FOR THE PROVISION OF COORDINATING THE OVERALL MARKETING EFFORTS FOR THE COUNTY AND PROVIDE DIRECT SALES, TOURISM PUBLICITY, INQUIRY RESPONSE, VISITOR SERVICES, HOSPITALITY TRAINING AND OTHER PROGRAMS ESSENTIAL TO EFFECTIVE TOURISM MARKETING FOR AN INITIAL TERM FROM OCTOBER 1, 2005 THROUGH SEPTEMBER 30, 2006, WITH AN AUTOMATIC RENEWAL FROM YEAR TO YEAR ON SEPTEMBER 30TH OF EACH YEAR, PROVIDING FUNDS ARE APPROPRIATED BY THE BOARD OF COUNTY COMMISSIONERS FOR ANY FISCAL PERIOD

9. Motion to transfer \$30,000 from General Fund Reserves to Office of the County Attorney for trial preparation/litigation expenses in Surfriders Foundation, et al vs. SJC, et al, Circuit Court Case No. CA 04-89, set for trial 11/22/05
10. Motion to authorize the County Administrator or his designee, to negotiate and enter into a Contract with the No. 1 ranked firm, Bush Construction Company, Inc. for RFQ 06-17, Design/Build Services for a New Animal Control Shelter. If an agreement cannot be reached with the No. 1 ranked firm, authorization is requested to terminate negotiation and begin negotiation with the No. 2 ranked firm and continue until an agreement is reached
11. Motion to authorize the County Administrator, or his designee, to enter into a contract under Bid No. 06-02, for various pipe with the two (2) firms: Contech Southern Culvert, Inc. for the purchase of High Density Polyethylene (HDPE)

Pipe and with Metal Culverts, Inc. for the purchase of Galvanized Corrugated Steel Pipe, Corrugated Aluminum Coated Pipe, Elliptical Aluminum Pipe and Elliptical Metallic Pipe

12. Motion to authorize the County Administrator, or his designee to enter into a contract with the low bidder, A.W.A. Contracting, in the amount of \$211,886.48 for Bid No. 06-09, Vaill Point Sidewalk Improvement (See Attachment "A")
13. Motion to authorize the County Administrator, or his designee to enter into a contract with the low bidder, A.W.A. Contracting, in the amount of \$174,557.56 for Bid No: 06-10, Bishops Estates Road Sidewalk Improvements (See Attachment "B")
14. Motion to authorize the County Administrator, or his designee, to purchase Personal Computer Units from Shea PC in accordance with Bid No. 06-20 in the amount of \$121,966.00 for Bid No. 06-20, Purchase of Personal Computer Units (See Attachment "C")
15. Motion to adopt **Resolution No. 2005-300** approving the terms and authorizing the County Administrator to execute a certain Purchase and Sale Agreement for property needed for the improvements to Russell Sampson Road

RESOLUTION NO. 2005-300

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CERTAIN PURCHASE AND SALE AGREEMENT FOR PROPERTY NEEDED FOR THE IMPROVEMENTS TO RUSSELL SAMPSON ROAD

16. Motion to adopt **Resolution No. 2005-301** accepting an Easement Agreement from the School Board of St. Johns County, Florida, for the construction and maintenance of a drainage swale along Cowpen Branch Road

RESOLUTION NO. 2005-301

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, ACCEPTING AN EASEMENT AGREEMENT FROM THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, FOR THE CONSTRUCTION AND MAINTENANCE OF A DRAINAGE SWALE ALONG COWPEN BRANCH ROAD

17. Motion to adopt a resolution accepting a warranty deed from the School Board of St. Johns County for the former Hastings Elementary School site

This item was removed from the Consent Agenda to be discussed at the October 26, 2005 special meeting.

18. Motion to adopt **Resolution No. 2005-302** approving the terms and conditions of a Purchase and Sale Agreement for acquisition of an Easement required for construction of Phase II of the Interstate 95 Corridor Transmission Water Main Extension Project and authorizing the County Administrator to execute the

ST. JOHNS COUNTY BID TABULATION



[Signature]

BID TITLE VAILL POINT ROAD SIDEWALK IMPROVEMENTS
BID NO. 06-09
OPENING DATE/TIME OCTOBER 5, 2005 2:00 P.M.
POSTING TIME/DATE 10/05/2005 3:00 PM FROM 11/10/2005 3:00 PM UNTIL

ANY BIDDER AFFECTED ADVERSELY BY AN INTENDED DECISION WITH RESPECT TO THE AWARD OF ANY BID, SHALL FILE WITH THE PURCHASING DEPARTMENT FOR ST. JOHNS COUNTY, A WRITTEN NOTICE OF INTENT TO FILE A PROTEST NOT LATER THAN SEVENTY TWO (72) HOURS (EXCLUDING SATURDAY, SUNDAY AND LEGAL HOLIDAYS) AFTER THE POSTING OF THE BID TABULATION. PROTEST PROCEDURES MAY BE OBTAINED IN THE PURCHASING DEPARTMENT.

OPENED BY
 TABULATED BY
 VERIFIED BY

LEIGH DANIELS
 KAREN WISEMAN *[Signature]*

PAGE (S) 1 OF 1 PAGE (S)

BIDDERS	BASE BID PRICE	BID BOND					
GIBBS & REGISTER, INC.	\$239,839.00	YES					
BNC, INC.	\$270,000.00	YES					
AWA CONTRACTING CO. INC.	\$211,886.48	YES					

BID AWARD DATE - _____

Attachment "A"



Handwritten signature

LEIGH DANIELS
KAREN WISEMAN

OPENED BY
TABULATED BY
VERIFIED BY

PAGE (S) 1 OF 1 PAGE (S)

BID TABULATION

ANY BIDDER AFFECTED ADVERSELY BY AN INTENDED DECISION WITH RESPECT TO THE AWARD OF ANY BID, SHALL FILE WITH THE PURCHASING DEPARTMENT FOR ST. JOHNS COUNTY, A WRITTEN NOTICE OF INTENT TO FILE A PROTEST, NOT LATER THAN SEVENTY-TWO (72) HOURS (EXCLUDING SATURDAY, SUNDAY AND LEGAL HOLIDAYS) AFTER THE POSTING OF THE BID TABULATION. PROTEST PROCEDURES MAY BE OBTAINED IN THE PURCHASING DEPARTMENT.

BID TITLE BISHOP ESTATES ROAD SIDEWALK IMPROVEMENTS
BID NUMBER BID NO. 06-10
OPENING DATE/TIME OCTOBER 5, 2005 2:00 P.M.
POSTING TIME/DATE FROM 10/05/2005 3:00 PM UNTIL 11/10/2005 3:00 PM

BIDDERS	BASE BID PRICE	BID BOND
RINKER MATERIALS	NO BID	
BGCO, INC.	\$310,000.00	YES
GIBBS & REGISTER, INC.	\$419,814.00	YES
BNC, INC	\$360,000.00	YES
AWA CONTRACTING CO., INC.	\$174,557.76	YES



A Attachment "B"

BID AWARD DATE - _____



ST. JOHNS COUNTY BID TABULATION

BID TITLE PURCHASE OF PERSONAL COMPUTER UNITS
BID NUMBER BID NO. 06-20
OPENING DATE/TIME October 5, 2004 2:00 P.M.
POSTING TIME/DATE FROM 10/5/2004 3:00 PM UNTIL 10/10/2004 3:00 PM

OPENED BY LEIGH DANIELS
TABULATED BY KAREN WISEMAN
VERIFIED BY YU

ANY BIDDER AFFECTED ADVERSELY BY AN INTENDED DECISION WITH RESPECT TO THE AWARD OF ANY BID, SHALL FILE WITH THE PURCHASING DEPARTMENT FOR ST. JOHNS COUNTY, A WRITTEN NOTICE OF INTENT TO FILE A PROTEST NOT LATER THAN SEVENTY TWO (72) HOURS (EXCLUDING SATURDAY, SUNDAY AND LEGAL HOLIDAYS) AFTER THE POSTING OF THE BID TABULATION. PROTEST PROCEDURES MAY BE OBTAINED IN THE PURCHASING DEPARTMENT.

PAGE (S) 1, 2 OF 2 PAGE (S) 2, 1, 100

BIDDERS	TOTAL PACKAGE BID	DELIVERY DATE	EXTENDED COST LINE ITEM 1 (97 UNITS)	EXTENDED COST LINE ITEM 2 (12 UNITS)	EXTENDED COST LINE ITEM 3 (3 UNITS)	EXTENDED COST LINE ITEM 4 (2 UNITS)	EXTENDED COST LINE ITEM 5 (1 UNIT)	EXTENDED COST LINE ITEM 6 (2 UNITS)
GATEWAY COMPANIES, INC.	\$131,472.00	10-15 DAYS ARO	\$108,640.00	\$13,728.00	\$3,432.00	\$2,288.00	\$1,144.00	\$2,240.00
RAM COMPUTERS WHOLESALE INC.	\$148,729.00	3 WEEKS FROM AWARD	\$126,003.00	\$11,400.00	\$4,275.00	\$3,154.00	\$1,299.00	\$2,589.00
VISION COMPUTERS, INC.	\$122,902.15	2-3 WEEKS	\$101,893.65	\$10,199.40	\$4,231.35	\$3,170.90	\$1,114.95	\$2,291.90
MICRO SUPPLY	\$130,73.00	15 DAYS ARO	\$108,543.00	\$10,740.00	\$4,485.00	\$3,330.00	\$1,245.00	\$2,390.00
ALBERDESTON, INC.	\$163,250	NO DELIVERY DATE	\$130,950	\$18,300	\$5,550	\$4,000	\$1,500.00	\$2,950
VIRTUCOM INC	\$131,026.00	10-4-05	\$108,640.00	\$11,016.00	\$4,404.00	\$3,360.00	\$1,210.00	\$2,396.00
SHEA PC	\$121,966.00	10-14 DAYS ARO	\$100,589.00	\$10,728.00	\$4,074.00	\$3,086.00	\$1,093.00	\$2,396.00

BID AWARD DATE -

Attachment "C-1"

**ST. JOHNS COUNTY
BID TABULATION**

OPENED BY LEIGH DANIELS
 TABULATED BY KAREN WISEMAN
 VERIFIED BY [Signature]

BID TITLE PURCHASE OF PERSONAL

COMPUTER UNITS

BID NUMBER BID NO. 06-20

OPENING DATE/TIME October 5, 2004 2:00 P.M.

POSTING TIME/DATE FROM 10/05/2004 3:00 PM UNTIL 10/10/2004 3:00 PM

ANY BIDDER AFFECTED ADVERSELY BY AN INTENDED DECISION WITH RESPECT TO THE AWARD OF ANY BID, SHALL FILE WITH THE PURCHASING DEPARTMENT FOR ST. JOHNS COUNTY, A WRITTEN NOTICE OF INTENT TO FILE A PROTEST NOT LATER THAN SEVENTY-TWO (72) HOURS (EXCLUDING SATURDAY, SUNDAY AND LEGAL HOLIDAYS) AFTER THE POSTING OF THE BID TABULATION. PROTEST PROCEDURES MAY BE OBTAINED IN THE PURCHASING DEPARTMENT.

PAGE (S) 2 OF 2 PAGE (S)

BIDDERS	TOTAL PACKAGE BID	DELIVERY DATE	EXTENDED COST LINE ITEM 1 (97 UNITS)	EXTENDED COST LINE ITEM 2 (12 UNITS)	EXTENDED COST LINE ITEM 3 (3 UNITS)	EXTENDED COST LINE ITEM 4 (2 UNITS)	EXTENDED COST LINE ITEM 5 (1 UNIT)	EXTENDED COST LINE ITEM 6 (2 UNITS)
HOWARD COMPUTERS	\$158,255.00	10-14 DAYS ARO	\$134,151.00	\$13,128.00	\$4,230.00	\$3,494.00	\$1,094.00	\$2,158.00
EN POINTE TECHNOLOGIES	\$155,359.81	7 DAYS ARO	N/A	N/A	N/A	N/A	N/A	N/A
ZONES INC.	\$107,282.21 173,215.03	14-21 DAY ARO	\$119,088.84	\$11,496.24	\$4,912.71	\$3,708.72	\$1,375.96	\$2,682.56
LENOVO	\$9,204.44 166,128.58	15 BUSINESS DAYS ARO	\$138,063.98 \$1,423.34	\$14,714.89 \$1,226.24	\$5,287.02 \$1,762.34	\$3,524.68 \$1,762.34	\$1,522.34	3,019.68 \$1,507.84
C & C INTERNATIONAL	\$134,641.30	15 DAYS ARO	\$109,848.62	\$13,906.68	\$4,208.70	\$3,188.56	\$1,163.38	\$2,325.36
VAST TECHNOLOGIES, LC	\$145,779.17	30 DAYS ARO	\$121,389.68	\$12,126.72	\$4,748.13	\$3,543.30	\$1,307.08	\$2,664.26
TERA-BYTE, INC.	\$266,114.00	14 DAYS ARO	\$220,772.00	\$22,764.00	\$9,078.00	\$6,052.00	\$2,296.00	\$5,152.00

BID AWARD DATE -

Attachment "C-2"

Purchase and Sale Agreement and take all action necessary in order to close and complete the transaction in accordance with Section 125.355, Florida Statutes

RESOLUTION NO. 2005-302

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF AN EASEMENT REQUIRED FOR CONSTRUCTION OF PHASE II OF THE INTERSTATE 95 CORRIDOR TRANSMISSION WATER MAIN EXTENSION PROJECT AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE PURCHASE AND SALE AGREEMENT AND TAKE ALL ACTION NECESSARY IN ORDER TO CLOSE AND COMPLETE THE TRANSACTION IN ACCORDANCE WITH SECTION 125.355, FLORIDA STATUTES

19. Motion to adopt **Resolution No. 2005-303** approving the terms and authorizing the County Administrator to execute a certain Purchase and Sale Agreement needed for improvements to Old Moultrie Road for a traffic signal

RESOLUTION NO. 2005-303

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CERTAIN PURCHASE AND SALE AGREEMENT NEEDED FOR IMPROVEMENTS TO OLD MOULTRIE ROAD AND KING ESTATES ROAD FOR A TRAFFIC SIGNAL

20. Motion to adopt **Resolution No. 2005-304** accepting the terms of the amendment to the contract between St. Johns County Board of County Commissioners and Florida Department of Children and Families

RESOLUTION NO. 2005-304

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, AUTHORIZING THE FIRST AMENDMENT TO THE CONTRACT BETWEEN ST. JOHNS COUNTY AND FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES

21. Motion to adopt **Resolution No. 2005-305** approving Contract between St. Johns County and EPIC Community Services for the Drug Court Program in the amount of \$109,127.00; and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-305

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND EPIC COMMUNITY SERVICES FOR THE DRUG COURT PROGRAM, AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

22. Motion to adopt **Resolution No. 2005-306** approving Contract between St. Johns County and Gateway Community Services for Residential Treatment Services related to the Drug Court Program in the amount of \$15, 834.00; and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-306

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND GATEWAY COMMUNITY SERVICES AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

23. Motion to adopt **Resolution No. 2005-307** approving Contract between St. Johns County and The Children's Home Society as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process, in the amount of \$10,000.00 and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-307

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE CHILDREN'S HOME SOCIETY, BUCKNER DIVISION AND AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

24. Motion to adopt **Resolution No. 2005-308** approving Contract between St. Johns County and the St. Johns Welfare Federation as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$80,000.00; and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-308

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

25. Motion to adopt **Resolution No. 2005-309** approving Contract between St. Johns County and St. Gerard Campus for Choose Life License Plate Funds in the amount of \$6,870.50, as recommended by the St. Johns County Health and Human Services Advisory Council and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-309

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

26. Motion to adopt **Resolution No. 2005-310** approving Contract between St. Johns County and the St. Johns Housing Partnership as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$155,000.00; and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-310

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

27. Motion to adopt **Resolution No. 2005-311** approving Contract between St. Johns County and the St. Francis House as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$32,000.00 and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-311

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

28. Motion to adopt **Resolution No. 2005-312** approving Contract between St. Johns County and The Safety Shelter, d/b/a Betty Griffin House as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$194,944.00; and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-312

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND SAFETY SHELTER OF ST. JOHNS COUNTY DBA BETTY GRIFFIN HOUSE, AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

29. Motion to adopt **Resolution No. 2005-313** approving Contract between St. Johns County and St. Johns County Council on Aging as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$161,973.00 and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-313

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

30. Motion to adopt **Resolution No. 2005-314** approving Contract between St. Johns County and EPIC Community Services as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$40,000.00 and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-314

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, EPIC COMMUNITY SERVICES AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

31. Motion to adopt **Resolution No. 2005-315** approving Contract between St. Johns County and Emergency Services/Homeless Coalition as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$75,000.00 and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-315

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, EMERGENCY SERVICES/HOMELESS COALITION AND AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

32. Motion to adopt **Resolution No. 2005-316** approving Contract between St. Johns County and Learn to Read as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$33,000.00 and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-316

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

33. Motion to adopt **Resolution No. 2005-317** approving Contract between St. Johns County and Project Special Care as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$57,330.00 and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-317

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND PROJECT SPECIAL CARE, AND AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

34. Motion to adopt **Resolution No. 2005-318** approving Contract between St. Johns County and the Kid's Bridge as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$30,000.00; and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-318

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND KID'S BRIDGE, AND AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

35. Motion to adopt **Resolution No. 2005-319** approving Contract between St. Johns County and Retired Senior and Volunteer Program (RSVP) as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$3,598.00; and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-319

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND RETIRED SENIOR AND VOLUNTEER PROGRAM OF ST. JOHNS COUNTY AND AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

36. Motion to adopt **Resolution No. 2005-320** approving Contract between St. Johns County and the Northeast Florida Community Action Agency (NEFCAA) as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP Process in the amount of \$52,000.00; and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-320

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND NORTHEAST FLORIDA COMMUNITY ACTION AGENCY AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

37. Motion to adopt **Resolution No. 2005-321** approving Contract between St. Johns County and the ARC of St. Johns County as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$30,000.00 and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-321

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, ASSOCIATION FOR RETARDED CITIZENS (THE ARC OF ST. JOHNS COUNTY) AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

38. Motion to adopt **Resolution No. 2005-322** approving Contract between St. Johns County and the Early Learning Coalition of Putnam and St. Johns Counties as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$125,000.00 and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-322

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE EARLY LEARNING COALITION OF PUTNAM AND ST. JOHNS COUNTIES, INC., AND AUTHORIZING THE CHAIR OF THE COUNTY COMMISSIONERS TO EXECUTE THE CONTRACT ON BEHALF OF THE COUNTY

39. Motion to adopt **Resolution No. 2005-323** approving Contract between St. Johns County and Alpha Omega Miracle Home for Choose Life License Plate Funds in the amount of \$6,870.50 as recommended by the St. Johns County Health and Human Services Advisory Council and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-323

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

40. Motion to adopt **Resolution No. 2005-324** approving Contract between St. Johns County and the Florida Community College at Jacksonville - Independent Living for the Blind program in St. Johns County as recommended by the St. Johns County Health and Human Services Advisory Council through the RFP process in the amount of \$9,537.00; and Authorizing the BCC Chair to Execute Contract on Behalf of St. Johns County

RESOLUTION NO. 2005-324

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND FLORIDA COMMUNITY COLLEGE AT JACKSONVILLE - INDEPENDENT LIVING FOR THE ADULT BLIND, AND AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

41. Motion to adopt **Resolution No. 2005-325** authorizing the Chairman to execute the contract between St. Johns County and Council on Aging, Inc. to provide Paratransit service for a period of 12 months for an amount not to exceed \$72,000.00

RESOLUTION NO. 2005-325

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, AUTHORIZING THE CHAIRMAN TO EXECUTE A CONTRACT BETWEEN ST. JOHNS COUNTY AND COUNCIL ON AGING, INC. TO PROVIDE PARATRANSIT SERVICE FOR A PERIOD OF 12 MONTHS

42. Proofs:
- a. Proof, Notice to Bidders, RFP No. 05-138
 - b. Proof, Notice of Special Meeting, Board of County Commissioners, Tuesday, September 13, 2005 at 1:30 p.m.
 - c. Proof, Notice of Hearing, Board of County Commissioners, Deerwood Lane ROW MSBU Assessment, September 20, 2005 at 9:00 a.m.

- d. Proof, Notice of Public Hearing, Board of County Commissioners, Establishment of Ordinance/Regulations affecting the use of land, September 13, 2005 at 5:30 p.m.
- e. Proof, Notice to Bidders, Bid No. 06-01
- f. Proof, Notice of Town Meeting, County Commission District 1, Wednesday, August 31, 2005 from 6:30 p.m. to 8:30 p.m. (St. Johns Recorder)
- g. Proof, Notice of Town Meeting, County Commission District 1, Wednesday, August 31, 2005 from 6:30 p.m. to 8:30 p.m. (St. Augustine Record)
- h. Proof, Notice of Special/Private Meeting, Board of County Commissioners, The Surfrider Foundation, et al. vs. St. Johns County, et al., Tuesday, September 6, 2005 at 8:00 a.m.
- i. Proof, Notice to Bidders, Bid No. 05-114
- j. Proof, Notice to Bidders, Bid No. 05-121
- k. Proof, Notice to Bidders, Bid No. 05-105
- l. Proof, Notice of Hearing, Board of County Commissioners, Consider Ordinance Adoption for Legal Aid, Tuesday, September 6, 2005 at 9:00 a.m.
- m. Proof, Public Notice, Unclaimed Monies
- n. Proof, Notice to Bidders, Bid No. 05-120
- o. Proof, Notice to Bidders, Bid No. 05-132
- p. Proof, Notice to Bidders, RFP No. 06-16
- q. Proof, Notice to Bidders, Bid No. 06-12
- r. Proof, Notice to Bidders, Bid No. 06-11
- s. Proof, Notice to Bidders, RFP, Disposal Services
- t. Proof, Notice of Hearing, St. Johns County Board of County Commissioners/St. Johns County Community Redevelopment Agency, Tuesday, September 20, 2005 at 9:00 a.m.
- u. Proof, Notice of Meeting, St. Johns County Board of County Commissioners and St. Johns County School Board, Thursday, September 29, 2005 at 9:30 a.m.
- v. Proof, Notice to Bidders, Bid No. 06-02
- w. Proof, Notice to Bidders, Bid No. 06-04
- x. Proof, Notice of Hearing, Board of County Commissioners, consider adoption of ordinance dissolving the Julington Creek Municipal Service Taxing District, Tuesday, September 20, 2005 at 9:00 a.m.
- y. Proof, Notice of Hearing Rescheduled, Board of County Commissioners, Consider Ordinance Adoption for Legal Aid, Tuesday, September 20, 2005 at 9:00 a.m.

(10/18/05 - 13 - 9:11 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Bryant requested Item 8 be heard as Item a1. Maguire requested Item 19 be rescheduled to November 9, 2005 at 9:00 a.m. Stern requested to add Item 23 regarding the Hastings' annexations. Adams requested to add Item 24 concerning St. Johns Service Company purchase regarding due diligence funding.

(10/18/05 - 13 - 9:16 a.m.)

APPROVAL OF REGULAR AGENDA

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

(10/18/05 - 14 -9:16 a.m.)

A1. CONSIDER MOTION TO AUTHORIZE THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO NEGOTIATE WITH AND ENTER INTO CONTRACT WITH THE NO. 1 RANKED FIRM, THE ZIMMERMAN AGENCY, INC FOR RFQ NO: 05-128, ST. JOHNS COUNTY TOURIST DEVELOPMENT COUNCIL ADVERTISING SERVICES (*Previously Item #8*)

Joe Burch, Purchasing Manager, explained that the Purchasing Division solicited proposals from advertising agencies that were interested in providing services and promoting St. Johns County as a visitor and convention destination. Burch said five responses were received, and The Zimmerman Agency was ranked No. 1. Discussion followed regarding competition and the background of The Zimmerman Agency. (9:25 a.m.) Jack Peter, Chairman of the TDC, assured the Board that the process to select The Zimmerman Agency was diligent and was taken quite seriously by all nine members. (9:28 a.m.) **Motion by Rich, seconded by Stevenson, carried 5/0, to authorize the County Administrator, or his designee, to negotiate with and enter into contract with the No. 1 ranked firm, The Zimmerman Agency, Inc. for RFQ No. 05-128, St. Johns County Tourist Development Council Advertising Services. If an agreement cannot be reached with the No. 1 ranked firm, etc. authorization is requested to terminate negotiations and begin negotiations with the next ranked firm and continue until an agreement is reached.**

(10/18/05 - 14 - 9:29 a.m.)

1. CONSIDER REQUEST TO EXTEND THE 2005 TAX ROLL

Dennis Hollingsworth, St. Johns County Tax Collector, requested authorization to extend the certified tax roll to complete the Value Adjustment Board hearings. (9:30 a.m.) **Motion by Bryant, seconded by Rich, carried 5/0, to extend the 2005 Tax Roll prior to completion and adjustments of the Property Value Adjustment Board parcels.**

(10/18/05 - 14 - 9:31 a.m.)

2. ANNUAL REPORT OF INCOME AND EXPENDITURES

Dennis Hollingsworth, St. Johns County Tax Collector, aired that the total earned unused revenue for 2004-2005 Fiscal Year is \$2,798,546.69; of that, 2.576 would be directly deposited to the Board of County Commissioners for utilization. Hollingsworth then reported the total unused earned revenue generated by the Tax Collector's Office for the taxing authorities throughout St. Johns County were \$3.2 million. (9:32 a.m.) Hollingsworth shared that the Tax Collector's Office has secured a contract with UPS for all of their fleet, license plates, and tags; this is one of the ways revenues are generated.

(10/18/05 - 14 - 9:33 a.m.)

3. UPDATE ON PROPERTY CONTIGUOUS TO COUNTY COMPLEX

Mary Ann Blount, Land Management Director, informed the Board that the property owner west of the courthouse has offered to sell his property to the County at a cost of \$3.3 million; he would like confirmation or refusal of his offer prior to October 28, 2005; he has asked to receive all revenue that would be generated from the cell tower located on his property for the next 20 years; and that he be able to remain on the property for one year. Blount then relayed that two appraisals were performed on the property over the last several months at amounts of \$2 million and \$2.1 million. Blount said the increase in the asking price over and above the average of the appraised value is attributed to the damages that he feels that he has encountered over the last several

years and not being able to sell his property or borrow money on his property because of the clean up and the monitoring wells due to the petroleum contamination from the county property to his property that was discovered in the early 90's. Discussion followed on the date of the two appraisals, the need for additional property, and the contamination liability. (9:49 a.m.) **Motion by Rich, seconded by Stevenson, carried 5/0, to reject the current offer; and direct Mary Ann Blount to notify Mr. Ortagus of that; and in the event that the Board supports this and the County has the funding available that the County give a counteroffer at \$2.05 million based on the current appraisals of the property.**

(10/18/05 - 15 - 9:50 a.m.)

4. REPORT ON POTENTIAL SITES FOR NEW VETERANS HOME

Mary Ann Blount, Land Management Director, gave a PowerPoint presentation on the potential sites for a new VA nursing home; the World Commerce Center Site, the Silverleaf Site, and the Pacetti Site; and explained the requirements for each site. (9:54 a.m.) Duke Steinemann, 185 Sea Hammock Way, Ponte Vedra Beach, offered the County the World Commerce Center site for consideration. Steinemann shared his background. Discussion followed on the potential sites. (9:59 a.m.) *It was the consensus of the Board to direct Staff to proceed with the application for the World Commerce Center site and send it to the Florida Department of Veterans Affairs by October 28, 2005.*

(10:00 a.m.) Maguire informed the Board that Tom Crawford has been selected by the Northeast Florida Regional Planning Council to receive the Regional Award for Excellence in affordable housing for 2005. This award celebrates best practices and innovation in affordable home ownership; it recognizes an individual entity for a specific accomplishment whose primary focus has been to improve the quality of housing, provide affordable housing, or expand the affordable housing options. Crawford thanked the Board for its accolades.

(10/18/05 - 15 - 10:01 a.m.)

5. CHAMBER OF COMMERCE AND CORNERSTONE ECONOMIC DEVELOPMENT UPDATE

Kari Hall Keating, Vice President for Economic Development, St. Johns County Chamber of Commerce, gave a quarterly update, which included: marketing, partnerships, local business expansion, and target industry recruitment. (10:14 a.m.) Jerry Mallot, Executive Vice President, Jacksonville Regional Chamber of Commerce, gave a PowerPoint presentation on Cornerstone's regional economic development activities.

(10/18/05 - 15 - 10:48 a.m.)

6. STATUS OF THE ST. JOHNS RIVER CROSSING PROJECT DEVELOPMENT & ENVIRONMENTAL STUDY

Imran Ghani, Florida Department of Transportation, gave a PowerPoint presentation regarding the status of the St. Johns River Crossing project, which included: the upcoming public meetings; the project location; the study objective; the need for the project; growth and development; transportation deficiency; public safety enhancements; consistency with plans; the planning study; the corridor study; public comment; evaluation matrix; corridors; and the public involvement. Discussion followed regarding the routes.

(10/18/05 - 16 - 10:31 a.m.)

7. POSTAL DESIGNATION PROPOSAL FOR NORTHWEST ST. JOHNS COUNTY, 32259

Chris Thompson, President of Northwest Business Council for the St. Johns County Chamber of Commerce, requested the Board's endorsement for a new primary postal designation "St. Johns, Florida" to replace "Jacksonville" for the 32259 zip code in the northwest area of St. Johns County. Stevenson expressed the need for the new postal designation. (10:35 a.m.) **Motion by Stevenson, seconded by Rich, carried 5/0, for the Board of County Commissioners to advance the name "St. Johns" to replace "Jacksonville" for the 32259 zip code by letter to the Jacksonville Post Office to continue to pursue the balloting process to establish the name for the 32259 zip code.**

The meeting recessed at 10:36 a.m. and reconvened at 10:45 a.m.

(10/18/05 - 16 - 9:16 a.m.)

8. CONSIDER MOTION TO AUTHORIZE THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO NEGOTIATE WITH AND ENTER INTO CONTRACT WITH THE NO. 1 RANKED FIRM, THE ZIMMERMAN AGENCY, INC FOR RFQ NO: 05-128, ST. JOHNS COUNTY TOURIST DEVELOPMENT COUNCIL ADVERTISING SERVICES

This agenda item was considered earlier in the meeting as Agenda Item #a1. (See page 14.)

9. CONSIDER OFFERING ECONOMIC DEVELOPMENT INCENTIVES TO HEALSTONE INC I

This agenda item was considered later in the meeting. (See page 23.)

10. CONSIDER ADOPTING A RESOLUTION FOR THE QUALIFIED TARGET INDUSTRY TAX REFUND PROGRAM IN SUPPORT OF HEALSTONE INC I

This agenda item was considered later in the meeting. (See page 23.)

(10/18/05 - 16 - 11:10 a.m.)

11. PUBLIC HEARING - HILDEN SUBDIVISION PARTIAL PLAT VACATION - THE APPLICANT HAS SUBMITTED CONSTRUCTION PLANS TO DEVELOP A PORTION OF THE OLD HILDEN SUBDIVISION. THIS IS THE THIRD PHASE OF THE DEVELOPMENT, NOW BEING CALLED FLORENTINE, AND THE DESIGN DEPICTS A LIFT STATION AND PART OF A POND ENCROACHING INTO THE ROW OF SIXTH STREET. SINCE THE ROADWAYS IN HILDEN WERE ACCEPTED BY THE COUNTY, THE ROAD INVOLVED NEEDED TO BE VACATED. AS THE ROAD VACATION WOULD LEAVE PLATTED LOTS WITHOUT ACCESS, THE APPLICANT IS REQUESTING A PARTIAL PLAT VACATION SO AS TO ELIMINATE THIS ISSUE. AS THIS PARTIAL PLAT VACATION EFFECTIVELY REDUCES THE NUMBER OF NON-CONFORMING LOTS IN THIS AREA, AND WILL PROVIDE A CONTIGUOUS PARCEL FOR DEVELOPMENT OF A RETENTION POND AND A LIFT STATION SITE, STAFF IS RECOMMENDING APPROVAL. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL 5-0 AT THE OCTOBER 6, 2005 MEETING

Proof of publication of the notice of public hearing on the Hilden Subdivision plat vacation was received, having been published in *The St. Augustine Record* on September 19, 27, 2005.

Kathy Nielsen, Applications Review Coordinator, explained the partial plat vacation in the old Hilden Subdivision. (11:13 a.m.) **Motion by Rich, seconded by Stevenson, carried 5/0, to adopt Resolution No. 2005-326, approving the petition to vacate a portion of the Plat of Hilden Subdivision.**

RESOLUTION NO. 2005-326

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, VACATING A PORTION OF THE PLAT OF HILDEN SUBDIVISION

(10/18/05 - 17 - 11:14 a.m.)

12. PUBLIC HEARING - RATIFY & REAFFIRM PONTE VEDRA ZONING DISTRICT REGULATIONS, ORDINANCE 2003-05 - THIS IS THE FIRST OF TWO (2) PROPERLY ADVERTISED PUBLIC HEARINGS TO RATIFY AND REAFFIRM THE PONTE VEDRA ZONING DISTRICT REGULATIONS, ORDINANCE 2003-05. THE SECOND PUBLIC HEARING TO RATIFY AND REAFFIRM ORDINANCE 2003-05 IS SCHEDULED FOR NOVEMBER 1, 2005 AT 5:30 P.M.

Proof of publication of notice of public hearing on the Ponte Vedra Zoning District Regulations was received, having been published in *The St. Augustine Record* on September 30, 2005.

Laura Barrow, Assistant County Attorney, informed the Board that one of the issues in the Surfriders case involves the prohibition in the ordinance, which pertains to no parking allowed on the county right of way on Ponte Vedra Boulevard. Barrow relayed that the County Attorney had suggested that there be two additional public hearings on the ordinance for the sole purpose of ratifying and reaffirming the Ponte Vedra Zoning District Regulations Ordinance; not to make any changes or modification. Discussion followed regarding the parking issue along Ponte Vedra Boulevard. (11:25 a.m.) **Motion by Maguire, seconded by Bryant, carried 5/0, to schedule the second public hearing on November 1, 2005 at 5:30 p.m. to ratify and reaffirm previously enacted St. Johns County Ordinance No. 2003-5, the Ponte Vedra Zoning District Regulations, making no amendments, revisions, or modifications thereto, and maintaining the original effective date of January 27, 2003.**

(10/18/05 - 17 - 11:26 a.m.)

13. PUBLIC HEARING - MODIFICATION OF THE TW ACQUISITIONS DEVELOPMENT AND IMPACT FEE AGREEMENT (DEVAGRMOD 2004-01) - THIS IS THE SECOND OF TWO REQUIRED PUBLIC HEARINGS. THE FIRST PUBLIC HEARING WAS HELD ON OCTOBER 4, 2005. THE TW ACQUISITIONS DEVELOPMENT AND IMPACT FEE AGREEMENT (AGREEMENT) WAS APPROVED ON JULY 23, 2002 BY AND BETWEEN TW ACQUISITIONS, INC. AND ST. JOHNS COUNTY RELATED TO THE DEVELOPMENT OF THE ST. JOHNS FOREST PUD AND REMAINS IN EFFECT UNTIL OCTOBER 3, 2012 (10 YEARS FROM THE EFFECTIVE DATE). TW ACQUISITIONS, INC. HAS REQUESTED A MODIFICATION OF THE AGREEMENT TO REFLECT THE ACTUAL COST INCURRED IN COMPLETING THE REQUIRED ROADWAY IMPROVEMENTS ON CR 210.

THE AGREEMENT ESTIMATED THE COST TO PROVIDE 4-LANES ON CR 210 UNDER THE I-95 OVERPASS TO BE \$500,871.26 AND PROVIDED FOR THE PREPAYMENT OF THE BALANCE OF ROAD IMPACT FEES DUE ON THE PROJECT IN THE AMOUNT OF \$163,000.00. THE REQUIRED IMPROVEMENTS TO CR 210 HAVE BEEN COMPLETED AND THE ACTUAL COST DOCUMENTED BY THE APPLICANT WAS \$609,000.00 AND WOULD RESULT IN ONLY \$54,871.26 REMAINING DUE AS PREPAID ROAD IMPACT FEES

Proof of publication of notice of public hearing on SJ Forest PUD was received, having been published in *The St. Augustine Record* on September 20, 2005.

Teresa Bishop, Planning Director, explained that all the improvements have been done that were required by the agreement. (11:27 a.m.) **Motion by Stevenson, seconded by Rich, to approve the modification to the TW Acquisitions Development and Impact Fee Agreement.** Discussion followed on the history of this issue. (11:31 a.m.) **The motion carried 5/0.**

(10/18/05 - 18 - 11:31 a.m.)

14. PUBLIC HEARING - REZ 2005-30 GEORGE RESIDENTIAL LOTS - THIS IS A REQUEST TO REZONE .67 ACRES FROM COMMERCIAL NEIGHBORHOOD TO RESIDENTIAL SINGLE FAMILY (RS-3) IN ORDER TO DEVELOP FOUR SINGLE FAMILY RESIDENCES ON THE FOUR EXISTING PLATTED LOTS. THE PARCELS ARE LOCATED JUST SOUTH OF STATE ROAD 16 BETWEEN DAIRY AVENUE AND ARTHUR STREET AND ARE IN THE MIXED USE LAND USE AREA AS DEPICTED ON THE 2015 FUTURE LAND USE MAP. CENTRAL WATER AND SEWER WILL BE PROVIDED BY THE CITY OF ST. AUGUSTINE. ADJACENT ZONINGS ARE COMMERCIAL GENERAL (CG), COMMERCIAL NEIGHBORHOOD (CN), AND RESIDENTIAL SINGLE FAMILY (RS-3) AND THE AREA IS PREDOMINANTLY SINGLE FAMILY RESIDENTIAL. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS REQUEST BY A VOTE OF 5/0 AT THEIR AUGUST 18, 2005 MEETING

Proof of publication of notice of public hearing on REZ05-30 George Residential Lots was received, having been published in *The St. Augustine Record* on October 3, 2005.

Bruce Ford, Chief Planner, relayed that there were several discrepancies between the zoning map and the text descriptions; then, clarified that this parcel is zoned commercial neighborhood and the request is to go to residential single family. Discussion followed regarding the surrounding property uses. (11:37 a.m.) **Motion by Stern, seconded by Rich, carried 5/0, to enact Ordinance No. 2005-97, known as REZ 2005-30, George Residential Lots Rezoning; and adopting findings of fact 1 - 4 to support the motion.**

ORDINANCE NO. 2005-97

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

(10/18/05 - 19 - 11:37 a.m.)

15. PUBLIC HEARING - MAJMOD 2003-12 SOUTH HAMPTON PUD - THE SOUTH HAMPTON PUD CONSISTS OF 935 ACRES AND IS LOCATED ON THE SOUTH SIDE OF C.R. 210, THREE MILES WEST OF I-95. THE MAJOR MODIFICATION PROPOSES TO ADD 25 ACRES OF LAND FRONTING ON C.R. 210 TO THE PUD FOR AN ADDITIONAL 28 SINGLE FAMILY LOTS WITH ACCESS THROUGH THE EXISTING PUD VIA EXTENSIONS TO ATHERLY ROAD AND SAXON ROAD. AS REQUIRED BY THE NORTHWEST SECTOR POLICIES OF THE COMPREHENSIVE PLAN, A SCENIC EDGE WILL BE PROVIDED ALONG THAT PORTION OF THE PUD TO BE ADDED WHICH FRONTS ON C.R. 210. THE APPLICANTS HAVE REQUESTED A REDUCTION IN THE SCENIC EDGE FROM THE MINIMUM 30 FEET REQUIRED TO 20 FEET SUBJECT TO INCREASED LANDSCAPING CONSISTENT WITH SCREENING STANDARD B OF SECTION 6.06.04 EXCEPT FOR WALLS AND FENCES. THE SCENIC EDGE AVERAGES 74 FEET. OUTSIDE OF THE SCENIC EDGE THERE WILL BE A MINIMUM 3 FOOT WIDE LANDSCAPE AND FENCE OR WALL EASEMENT WITH LANDSCAPING IN FRONT OF THE FENCE OR WALL TO BE A MINIMUM 75% OPACITY WITHIN TWO YEARS OF PLANTING. A 25 FOOT RIGHT OF WAY RESERVATION WILL BE PROVIDED ON THAT PORTION OF THE SCENIC EDGE ACROSS FROM CIMMARONE AND THE REMAINING AREA WEST OF THIS WILL PROVIDE A 50 FOOT RESERVED RIGHT OF WAY AS DEPICTED ON THE MDP MAP. A FIVE (5) FOOT INTERNAL SIDEWALK WILL BE PROVIDED ALONG THE SOUTH SIDE OF NORTH ATHERLY ROAD AND A FIVE FOOT SIDEWALK WILL BE PROVIDED WITHIN THE RIGHT OF WAY OF C.R. 210 WITHIN THE ADDED LANDS PORTION OF THE PUD AS DEPICTED ON THE MDP. THIS MODIFICATION ALSO REQUESTS AN INCREASE IN THE MAXIMUM LOT BUILDING COVERAGE TO 50%. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS ITEM AT THEIR SEPTEMBER 15, 2005 MEETING WITH A VOTE OF 4/1 WITH THE CONDITIONS THAT THE WAIVERS BE DELETED AND THE MDP BE REDESIGNED TO MEET THE PROVISIONS OF THE NORTHWEST SECTOR REQUIREMENT FOR AN AVERAGE 75 FOOT SCENIC EDGE. THE APPLICANT SUBSEQUENTLY REVISED THE MDP TO INCLUDE DEPICTION OF THE SIDEWALK WITHIN THE C.R. 210 RIGHT OF WAY FOR THE ADDED LANDS PORTION OF THE PUD. IN ADDITION, THE MDP WAS REVISED WITH AN INCREASE IN THE SCENIC EDGE BY FIVE (5) FEET AND A RESULTING REDUCTION IN THE EIGHT (8) FOOT LANDSCAPE EASEMENT TO FIVE (5) FEET. THE MDP WAS ALSO REVISED TO ADD DEPTH TO THE EASTERN AND WESTERN PORTIONS OF THE SCENIC EDGE IN ORDER THAT THE OVERALL AVERAGE DEPTH OF THE SCENIC EDGE IS NO 74 FEET

Proof of publication of notice of public hearing on MAJ03-12 South Hampton PUD was received, having been published in *The St. Augustine Record* on October 3, 2005.

Maguire declared ex-parte communication; he met with Don Smith and Margaret Jenness regarding why the expansion was necessary; and the fact that it would not create any additional units within the PUD. (11:38 a.m.) Bryant declared ex-parte communication; he met with Don Smith and Margaret Jenness regarding the density, interconnectivity, and sidewalks along the road. (11:38 a.m.) Stern declared ex-parte communication; she met with Don Smith and Margaret Jenness regarding the density, interconnectivity, scenic edge, and other issues relating to the development. (11:38 a.m.) Stevenson declared ex-parte communication; she met with Don Smith and

Margaret Jenness regarding the dot lots, the scenic edge, and northwest sector overlay. (11:38 a.m.) Rich declared ex-parte communication; he met with Don Smith and Margaret Jenness regarding the density, interconnectivity, scenic edge, and other issues relating to the development. (11:39 a.m.) Bruce Ford, Chief Planner, was present to answer questions. Discussion followed on the two waiver requests; 1) a reduction in the building setback from 25' to 10' on selected lots; and 2) a reduction in building setbacks adjacent to CR 210 from 50' to 23'. (11:40 a.m.) Don Smith, applicant, was present to answer questions. (11:41 a.m.) **Motion by Bryant, seconded by Stevenson, carried 5/0, to enact Ordinance No. 2005-98, known as MAJMOD 2003-12, South Hampton PUD; adopting findings of fact 1 - 6 to support the motion.**

ORDINANCE NO. 2005-98

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A REZONING FROM OPEN RURAL (OR) AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) AND A MAJOR MODIFICATION TO THE SOUTH HAMPTON PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 97-41, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(10/18/05 - 20 - 10:46 a.m.)

16. PUBLIC HEARING - PRD 2005-07 MUELLER'S LANDING

Proof of publication of notice of public hearing on PRD05-07 Muellers Landing was received, having been published in *The St. Augustine Record* on October 3, 2005.

Karen Taylor, 3070 Harbor Drive, requested this public hearing be continued to a later date to have time to conduct another community meeting to address some concerns. (10:47 a.m.) **Motion by Stevenson, seconded by Stern, carried 5/0, to continue this public hearing to January, 2006.**

(10/18/05 - 20 - 10:46 a.m.)

17. PUBLIC HEARING - PRD 2005-08 COLEE COVE LANDING NORTH - COLEE COVE LANDING NORTH PRD

Proof of publication of notice of public hearing on PRD05-08 Colee Cove was received, having been published in *The St. Augustine Record* on October 3, 2005.

Karen Taylor, 3070 Harbor Drive, requested this public hearing be continued to a later date to have time to conduct another community meeting to address some concerns. (10:47 a.m.) **Motion by Stevenson, seconded by Stern, carried 5/0, to continue this public hearing to January, 2006.**

(10/18/05 - 20 - 11:41 a.m.)

18. PUBLIC HEARING - MAJMOD 2005-17 SAWGRASS PLAYERS CLUB (TPC) PUD - THIS IS AN EXISTING PLANNED UNIT DEVELOPMENT WITHIN THE CABALLOS DEL MAR DEVELOPMENT OF REGIONAL IMPACT (DRI). THE MAJOR MODIFICATION WOULD MODIFY THE GOLF TOURNAMENT FACILITIES TO REFURBISH THE EXISTING TPC CLUBHOUSE AND ASSOCIATED SUPPORT FACILITIES. THE APPLICANT PROPOSES TO REPLACE THE EXISTING TPC CLUBHOUSE WITH AN EXPANDED

FACILITY AND PROVIDE ADDITIONAL FACILITY ENHANCEMENTS WITHIN THE GOLF COURSE AREA, INCLUDING IMPROVED PARKING, LOOP ROADS, AND A WELCOME/RECEPTION FACILITY. THIS IS A MAJOR MODIFICATION TO REVISE THE SAWGRASS PLAYERS CLUB PUD FOR THE GOLF COURSE AND TOURNAMENT FACILITIES. SPECIFICALLY, THE MODIFICATION WOULD PROVIDE FOR THE REPLACEMENT OF THE EXISTING CLUBHOUSE AND CONSTRUCTION OF A NEW CLUBHOUSE, RECONFIGURATION OF DRAINAGE PONDS, RECONFIGURATION OF EXTERIOR CLUBHOUSE AREAS (CART STAGING, EVENT LAWNS), IMPROVED PARKING, CONSTRUCTION OF TWO STRUCTURES TOTALING 4,600 FEET TO SUPPORT THE DRIVING RANGE AND PRACTICE FACILITIES, EXPANDING THE MEDIA CENTER AND THE CONSTRUCTION OF A SHUTTLE DROP OFF AT THE WELCOME RECEPTION FACILITY. THE MODIFICATION DOES NOT CHANGE THE ALLOWABLE USES WITHIN THE GOLF COURSE AREA. THE GOLF COURSE AREA TOTALS APPROXIMATELY 314 ACRES, WITH THE CLUBHOUSE AREA CONSISTING OF APPROXIMATELY 40 ACRES. THE TOTAL SQUARE FOOTAGE, POST-EXPANSION IS 95,000 SQUARE FEET. EXPECTED HEIGHT OF THE NEW CLUBHOUSE IS FIFTY (50) FEET BUT WILL NOT EXCEED ONE HUNDRED (100) FEET. THE PLANNING AND ZONING AGENCY WILL CONSIDER THIS ITEM DURING THE OCTOBER 6, 2005 MEETING. THE RECOMMENDATION WILL BE PROVIDED TO THE BCC DURING THE MEETING

Proof of publication of notice of public hearing on MAJ05-17 TPC At Sawgrass was received, having been published in *The St. Augustine Record* on September 21, 2005.

Lindsay Haga, Planner III, explained that this is the renovation and replacement of the Players Championship golf facility in the Sawgrass Players Club PUD. (11:42 a.m.) Maguire declared ex-parte communication; he spoke with George McClure, Brian Goin, and Staff regarding the project. (11:45 a.m.) **Motion by Bryant, seconded by Stevenson, carried 5/0, to enact Ordinance No. 2005-99, known as MAJMOD 2005-17, Sawgrass at Players Club (TPC) PUD; and adopting findings of fact 1 - 6 to support the motion.**

ORDINANCE NO. 2005-99

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SAWGRASS PLAYERS CLUB PLANNED UNIT DEVELOPMENT (PUD) RESOLUTION NUMBER 75-3, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(10/18/05 - 21 - 9:11 a.m.)

19. PUBLIC HEARING - MAJMOD 2005-09 BARTRAM PLANTATION PUD - THE ORIGINAL BARTRAM PLANTATION PLANNED UNIT DEVELOPMENT CONTAINS 202.31 ACRES AND 150 SINGLE FAMILY UNITS

Proof of publication of the notice of public hearing on MAJ05-09 Bartram Plantation was received, having been published in *The St. Augustine Record* on October 3, 2005.

This item was removed from the Regular Agenda to be rescheduled to November 9, 2005 at 9:00 a.m.

(10/18/05 - 22 - 11:46 a.m.)
COMMISSIONER REPORTS

Commissioner Bryant:

Bryant reported on the community meeting regarding the St. Augustine Beach Library; said there was good participation; said they encouraged the residents to form a "Friends of the Library" Group to support the new library.

(11:47 a.m.)

Commissioner Maguire:

Maguire requested a status update on industrial overlay zoning classification.

Maguire questioned the status of the lobbyist RFQ. Adams responded that it would be ready by the next regular meeting.

Maguire said the focus of the first retreat, which would be held in District 5, should be industrial properties and industrial activities; then, requested a date be set for this retreat.

(11:49 a.m.)

Commissioner Stern:

Stern recognized Breast Cancer awareness and Domestic Violence awareness month in October.

Stern announced that she would be in Tallahassee on October 19th and 20th regarding the issues of agricultural interests.

(11:53 a.m.) **Motion by Stern, seconded by Bryant, to establish an agricultural farm land preservation task force to research trends and agricultural land use and to make specific recommendations or strategies for preserving agricultural lands.** Discussion followed on purchasing development rights. (11:54 a.m.) **The motion carried 5/0.**

(11:54 a.m.)

Commissioner Stevenson:

Stevenson commented that the Lake Beluthahatchee Historic Marker unveiling has been rescheduled to Friday, October 28, 2005 at 1523 SR 13, Fruit Cove, Florida.

(11:56 a.m.)

Commissioner Rich:

Rich requested that contracts in amounts over \$1 million not be placed on the Consent Agenda. Discussion followed. (11:59 a.m.) *It was the consensus of the Board to direct the County Administrator to not place items on the Consent Agenda over \$1 million.*

Rich said he was still working on the eagle issue.

Rich said he was also still working on the retooling of the naming of roads.

(12:02 p.m.)

Maguire informed the Board that Commissioner Stevenson has been tasked to represent the Board on the design of the commission space in the new administration building.

Maguire said he would be out of town Thursday and Friday of this week to attend the Leadership Florida Program in Fort Lauderdale.

(10/18/05 - 23 - 12:01 p.m.)

COUNTY ADMINISTRATOR REPORT

Adams reminded the Board of the special meeting on Wednesday, October 26, 2005 at 9:00 a.m.

(10/18/05 - 23 - 12:02 p.m.)

CLERK OF COURT'S REPORT

No report.

(10/18/05 - 23 - 12:02 p.m.)

COUNTY ATTORNEY'S REPORT

No report.

The meeting recessed at 12:02 p.m. and reconvened at 1:34 p.m. with Maguire, Rich, Bryant, Stern, Stevenson, Adams, Hunt, and Deputy Clerk Lenora Newsome present.

Maguire announced that Item #19 had been pulled and rescheduled for November 9th.

(10/18/05 - 23 - 1:34 p.m.)

9. CONSIDER OFFERING ECONOMIC DEVELOPMENT INCENTIVES TO HEALSTONE, INC., I

Karen Johnson, Intergovernmental Relations Specialist, reviewed this item, stating that they received an application for incentives from Healstone, Inc., I. She noted a small change in their application dealing with the breakdown on the number of employees and how they were broken down: She reviewed the pay rate. Discussion followed on the change and the pay rate. (1:47 p.m.) **Motion by Bryant, seconded by Stern, carried 4/1 with Rich opposed, to adopt the attached incentive calculation of \$611,016; and to, if adopted, instruct the attorney's office to prepare an agreement and place the agreement on a future consent agenda.**

(10/18/05 - 23 - 1:48 p.m.)

10. CONSIDER ADOPTING A RESOLUTION FOR THE QUALIFIED TARGET INDUSTRY TAX REFUND PROGRAM IN SUPPORT OF HEALSTONE, INC., I

Karen Johnson, Intergovernmental Relations Specialist, reviewed this item, stating that the QTI Schedule was included in the package. (1:49 p.m.) **Motion by Bryant, seconded by Stern, carried 4/1 with Rich opposed, to adopt Resolution No. 2005-327 to support Healstone, Inc., I's application for the Qualified Target Industry Tax Refund Program and the intent to commit the County to pay up to \$150,000 as local financial support.** Michael Hunt, Deputy County Attorney, left the meeting and Isabelle Lopez, Senior Assistant County Attorney, entered the meeting.

RESOLUTION NO. 2005-327

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, FINDING THAT HEALSTONE, INC., I BE APPROVED

**AS A QUALIFIED APPLICANT PURSUANT TO §288.106,
FLORIDA STATUTES; AND PROVIDING AN
APPROPRIATION OF \$150,000.00 AS LOCAL
PARTICIPATION IN THE QUALIFIED TARGET
INDUSTRY TAX REFUND PROGRAM, AND
PROVIDING FOR AN EFFECTIVE DATE**

The meeting moved to Item 21.

[\(10/18/05 - 24 - 2:31 p.m.\)](#)

20. PUBLIC HEARING - PUD 2005-02, RIVERTOWN PLANNED UNIT DEVELOPMENT - THIS REQUEST SEEKS TO REZONE 4,170 ACRES FROM OPEN RURAL, PLANNED RURAL DEVELOPMENT AND PLANNED UNIT DEVELOPMENT TO PLANNED UNIT DEVELOPMENT IN ORDER TO IMPLEMENT THE APPROVED RIVERTOWN DRI DEVELOPMENT ORDER. THE RIVERTOWN DRI IS LOCATED IN THE NORTHWEST SECTOR; SUBJECT TO SPECIFIC POLICIES OF THE COMPREHENSIVE PLAN RELATING TO DESIGN AND LAND USE. THE PROPERTY IS DESIGNATED RESIDENTIAL B, RESIDENTIAL C, PARKS AND OPEN SPACE, COMMUNITY COMMERCIAL, AND MIXED USE. A PORTION OF THE SITE IS DESIGNATED COMMUNITY CENTER DISTRICT ON THE NORTHWEST OVERLAY MAP. THE SITE IS ACCESSED FROM SR 13, GREENBRIAR ROAD, AND COUNTY ROAD 244 (RIVERTOWN PARKWAY). THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, BY A VOTE OF 5/0, DURING THE SEPTEMBER 1, 2005 MEETING. THE RECOMMENDATION IS SUBJECT TO THE RESOLUTION OF THE OUTSTANDING COMMENTS AND STAFF OBJECTIONS TO SELECT WAIVERS. THE APPLICANT HAS WORKED DILIGENTLY TO ADDRESS THE STAFF OBJECTIONS. HOWEVER, AT THE TIME OF THE WRITING, MINOR ISSUES REMAIN OPEN. STAFF EXPECTS TO REPORT A POSITIVE RESOLUTION DURING THE BOARD MEETING

Proof of publication of notice of public hearing on PUD2005-02, Rivertown was received, having been published in *The St. Augustine Record* on October 3, 2005.

Maguire disclosed ex parte communication with Nick Cassala, Morgan Brown, and Kerry McCarthy regarding three or four of the requested waivers. Stevenson disclosed the same ex parte communication as Maguire. Bryant disclosed ex parte communication with Nick Cassala and Morgan Brown regarding waivers and early access to the 100-acre regional park. Stern disclosed ex parte communication with Nick Cassala, Morgan Brown, Don Smith, Kerry McCarthy, Doug Mayor and many others regarding the various waivers, the river front park and schools.

(2:33 p.m.) Lindsay Haga, Planner III, stated that there were a lot of updates to the Rivertown PUD. She mentioned by postponing the Bartram Plantation Major Modification, corrections would need to be made to the Rivertown PUD to exclude the 15.76 acres that were subject to the Bartram Plantation PUD. She stated that they were planning to hold a community meeting before November 9th to discuss the Bartram Plantation Major Modification. Haga mentioned that Staff only had one objection and that was to Waiver 10 on setbacks. Maguire suggested that each commissioner state the waivers that he or she would like to discuss. Maguire stated that he would like to discuss Waivers 9, 10, 13, 21, 23, 26, 28 and 32. Bryant and Stern stated that they would like to discuss Waiver 10. Haga stated that on page 52 of the proposed text, the modification had been made to allow for some disturbance of the vegetation, to be supplemented with additional planning that was in line with the standards of the Land

Development Code. She stated that the proposed language on page 52 would modify the first paragraph to allow for the disturbance and the supplemental planning, as well as adjusting the nine hundred feet. Stevenson stated that she had questions on Waivers 1 and 5. Maguire spoke on 41 waivers being a lot of waivers and the regulations not addressing certain things. Discussion followed on the uniqueness and creativity of developers. Haga submitted Adjacent Property Response Forms, Exhibit A.

(2:46 p.m.) Morgan Brown, St. Joe Company, gave a presentation on Rivertown, Exhibit B. He reviewed the Rivertown vision, its location, the project status, regional road improvements, education, the riverfront park, the Rivertown greenway and trails, the PUD and land use. He also reviewed the approved DRI program, traditional neighborhood design principals, the Rivertown plan and town center, traffic calming design, implementing the plan, and Phase I.

(3:01 p.m.) Lindsay Haga stated that Staff did not object to Waiver 9 any longer, and explained. She stated that Staff did support Waiver 10 regarding neighborhood design, but had problems with measuring the setbacks; discussion followed.

The meeting recessed at 3:09 pm and reconvened at 3:20 p.m.

(3:21 p.m.) Lindsay Haga finished up her points supporting their objection. She explained why they no longer objected to Waiver 23. She reviewed changes to the buffer, utilizing a site map. Maguire spoke on Rivertown giving more than was required. Haga reviewed the changes that were made: a deletion to the text on undeveloped acreage dealing with the wetlands; a change to the language regarding fencing; the private/public nature of the community dock; and the community text addressing development within the riverfront park. She also spoke on fire services, interconnectivity on the trails and landscaping.

(3:35 p.m.) Mike Fletcher, 2829 SR 13, spoke on having a 90-foot conservation easement buffer between his property and their property.

(3:40 p.m.) Michael Gifson, 2831 SR13, spoke on protecting his investment and he asked for a buffer between his property and their property. Brown stated that they couldn't commit to a 90-foot buffer at this point, but they would be willing to commit to adding dense vegetation within the 35 feet. Bryant stated that he hoped that they would consider the 90-foot buffer. Brown stated that the St. Joe Company had owned the property since 1930 and that vegetation was the real way to solve the concern as opposed to distance. Stern asked Brown to reconsider and maybe meet them half way, about 50 feet along with the vegetation. Brown responded that they would be willing to do the 50 feet with the landscaping. Bryant suggested that Brown and the two adjacent property owners get together and see if they could come to an agreement.

(3:49 p.m.) Nicole Cubbedge, St. Johns County School District, 40 Orange Street, gave information on one of the waiver request regarding the separation between alcohol vendors and schools. She stated that she did not have a formal position from the School Board, but did give an indication of where their opinions were on the issue. Rich voiced concern about the waiver mentioned by Cubbedge and asked for a legal opinion on it. McCormack replied that it should be looked at on a case-by-case basis and commented on waivers. He asked if it applied to all schools, not just public schools. Haga replied that the language had been revised and was site specific within Rivertown only and applied within the main street district and to public schools. Discussion followed on the distance between alcohol vendors and schools.

(3:50 p.m.) Ellen Avery Smith, Senior Counsel with the St. Joe Company, 245 Riverside Avenue, clarified that they had not worked with the School Board yet to specifically define a school site. They had committed to three school sites within Rivertown. She stated that they discussed with the School Board, on October 4th, that if they were not comfortable with the waiver, or any distance within that 200 to 1,000 feet, they would find an alternate site within the town center or outside the town center.

(4:00 p.m.) Sid Ansbacher, Upchurch, Bailey and Upchurch, 780 N. Ponce de Leon Blvd., spoke on the legality of the waiver. McCormack agreed that it would be opening an avenue of attack and the Board would have to weigh that risk. He mentioned that if the Board was considering granting the waiver, he could come up with language that had more specific standards. Ansbacher spoke on having standards to make a zoning decision. Maguire asked if what Ansbacher was suggesting was that this particular waiver be held back to allow the BCC and the School Board time to discuss it further; Ansbacher replied yes. McCormack commented on how this issue could be addressed if the waiver were not approved today; i.e. with an minor modification to the PUD. Smith stated that if Ansbacher, on behalf of the School Board, was concerned about that issue, they could just take the reference to the *public school* out of the waiver and if the School Board decided they wanted to locate a school in the town center, they could address it as McCormack stated. Cubbedge gave her directive and stated that the School Board did not have a position on the language, as they had not yet seen it. Brown mentioned that they could adjust the waiver to say, *church and private school*, and continue the discussion with the School Board and if they were agreeable, at that time, they could come back for a modification to add *public school* to the waiver. Stern stated that she was asking for the reference to public schools to be taken out of the text. Discussion followed on opening an avenue of attack and if it would stand up in court.

(4:17 p.m.) Karen McCarthy, 604 Bay Road, consultant for St. Joe Company, spoke on the distance of alcohol vendors from churches and school.

(4:19 p.m.) Deputy Clerk Yvonne King entered the meeting; Deputy Clerk Lenora Newsome left the meeting.

Discussion followed on the agreed upon conditions. (4:24 p.m.) **Motion by Stern, seconded by Bryant, to enact Ordinance No. 2005-100, known as PUD 2005-02, RiverTown PUD; adopting findings of fact 1 - 7 to support the motion; to exclude the 15.76 acres involved in the Bartram Plantation and revise the text accordingly; add the 90' natural buffer for the Giftos and Fletcher adjoining property; take out the reference to public schools in the text on page 60; modify page 13, in the table to remove the acreage, the parenthetical citations; pages 36, 45, 46, 48, & 49, to modify the fencing language; modify page 52, with regard to landscaping and the special scenic buffer area; non-motorized boat access shall be provided in the Riverfront park ("may" be changed to "shall"); each of the waivers requested that pertain to TND arrangement of this PUD act as consideration and rationale for those specific waivers in considering the extent of other design elements benefiting the public as the rationale for accepting those waivers; and including all waivers except #10, which totals 34 waivers.** (4:30 p.m.) Discussion followed on measuring setbacks. (4:30 p.m.) **The motion carried 4/1 with Rich opposed.**

ORDINANCE NO. 2005-100

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM OR (OPEN RURAL),
PLANNED RURAL DEVELOPMENT (PRD), AND
PLANNED UNIT DEVELOPMENT (PUD) TO PUD

(PLANNED UNIT DEVELOPMENT); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(10/18/05 - 27 - 1:50 p.m.)

21. PUBLIC HEARING - COMPAMD 2005-01, COMPREHENSIVE PLAN AMENDMENTS AS RELATED TO THE ASHFORD MILLS DEVELOPMENT OF REGIONAL IMPACT (DRI) - THIS IS A DRI RELATED AMENDMENT AS ALLOWED BY FLORIDA STATUTE, SECTION 380.06(16). THE AMENDMENT CONSTITUTES TWO MAP AMENDMENTS AND TWO TEXT AMENDMENTS, AS FOLLOWS: AMEND THE FUTURE LAND USE MAP FROM RURAL SILVACULTURE TO RESIDENTIAL C. AMEND THE NW SECTOR OVERLAY MAP TO DISPLAY ASHFORD MILLS ROAD (F.K.A DAM ROAD) AS PROPOSED UNDER THE ASSOCIATED MASTER DEVELOPMENT PLAN MAP H. AMEND OBJECTIVE H.1.6 TO ADD A POLICY AUTHORIZING THE ASHFORD MILLS DRI TO UTILIZE THE STANDARDS AND GUIDELINES AS ESTABLISHED IN CHAPTER 163.3180(12), FLORIDA STATUTES, ALLOWING THE PAYMENT OF A PROPORTIONATE SHARE CONTRIBUTION TO ADDRESS TRANSPORTATION CONCURRENCY (PIPELINING.) AMEND THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE TO ADD THE PUBLIC FACILITY IMPROVEMENTS PROPOSED IN THE ASHFORD MILLS DRI. THE PLANNING AND ZONING AGENCY WILL HEAR THIS ITEM AT THE OCTOBER 6, 2005 MEETING. THE RECOMMENDATION WILL BE PROVIDED TO YOU DURING THE PUBLIC HEARING

Proof of publication of notice of public hearing on Land Use CR 210 West was received, having been published in *The St. Augustine Record* on September 21, 2005.

Lindsay Haga, Planner III, reviewed this item.

(1:52 p.m.) George McClure, 170 Malaga Street, gave a brief history on this item.

(1:55 p.m.) Mike Saylor, 1650 Prudential Drive, Jacksonville, gave a PowerPoint presentation on Ashford Mills, Exhibit A. He covered the vision of Ashford Mills, including: neighborhood and home; accessibility and movement; business and commerce; and ecological balance. McClure reviewed the outstanding issues and the proposed mitigation package, as well as other issues. Stevenson asked about proposed schools in the area and transportation. McClure responded. Stern expressed concern regarding transportation. McClure spoke on an orientation of a route. Rich mentioned that he shared the concerns of both Stern and Stevenson in reference to transportation issues on this project. McClure responded. (2:28 p.m.) **Motion by Stevenson, seconded by Rich, carried 4/1 with Bryant opposed, to approve transmittal of COMPAMD 2005-01, Ashford Mills, to the Florida Department of Community Affairs to request additional review of this application to amend the 2015 Comprehensive Plan.** Isabelle Lopez, Senior Assistant County Attorney, left the meeting and Patrick McCormack, Assistant County Attorney, entered the meeting.

The meeting returned to Item 20.

(10/18/05 - 27 - 5:20 p.m.)

22. TOWN OF HASTINGS ANNEXATIONS

Stevenson explained why she brought this issue back to the Board. (5:25 p.m.) **Motion by Stevenson, seconded by Rich, failed 1/4 with Bryant, Maguire, Rich, and Stern**

opposed, that the County Commission exercise its option to contest the Hastings' annexation within the 30 day window and to direct the County Attorney to simultaneously file the paperwork to hold the suit in abeyance to give St. Johns County and the Town of Hastings the opportunity to work out the agreements necessary with the assistance of a neutral third party.

(10/18/05 - 28 - 4:35 p.m.)

23. FOLLOW-UP TO CONSENSUS DIRECTION GIVEN AT OCTOBER 4, 2005 BCC MEETING REGARDING THE COUNTY'S RESPONSE TO RECENT TOWN OF HASTINGS' ANNEXATIONS

Stern addressed the working relationship between the County and the Town of Hastings. (4:42 p.m.) **Motion by Stern, seconded by Bryant, to adopt Resolution No. 2005-328.** Discussion followed regarding concurrency; notices of future annexation, rezoning, or Comp Plan amendments; the 25% water surcharge; water and sewer services; and the utility service area.

(5:02 p.m.) Ron Brown, General Counsel for the Town of Hastings, addressed the water service area.

(5:06 p.m.) Tommy Lee, 9165 Old Hastings Road, addressed the Hastings' annexations.

(5:13 p.m.) Frank Sladish, Jr., 215 Stanton Street, Mayor of the Town of Hastings, commented further on the annexations.

(5:20 p.m.) **The motion carried 5/0.**

RESOLUTION NO. 2005-328

A RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ADDRESSING ISSUES REGARDING COOPERATION BETWEEN THE TOWN OF HASTINGS AND ST. JOHNS COUNTY

(10/18/05 - 28 - 5:26 p.m.)

24. ST. JOHNS SERVICE COMPANY PURCHASE - FUNDS NEEDED

Frank Kenton, St. Johns County Utility Department, explained that the Board previously authorized \$250,000 from the General Fund reserves to fund the estimated costs of due diligence process related to the County's acquisition of St. Johns Service Company. This included costs for engineering, financial due diligence, environmental audits, surveys, and appraisals. Kenton informed that preliminary cost estimates had increased due to the number of parcels and the time frame for delivery that require surveys and appraising. Consequently, staff requested a transfer from General Fund Reserves to Contractual Services, and the costs would be reimbursed through the required bond issue if the acquisition moved forward. (5:28 p.m.) Mary Ann Blount, Real Estate Director, further explained the due diligence funding request. Discussion followed regarding the funding request. (5:54 p.m.) **Motion by Maguire, seconded by Stevenson, to authorize transfer of not to exceed \$105,000 from General Fund Reserves 0083-59920 to BCC Contractual Services 0002-53120.** Discussion followed on the reported number of parcels. (6:04 p.m.) **The motion carried 5/0.**

(6:06 p.m.) Kenton gave an update on Ms. Rivera's situation and the Moss Creek Lane issue.

(6:07 p.m.) Stevenson reported that the Green Homes and Yard Program was scheduled to air on T.V. Station WJCT and Radio Station 89.9FM on Thursday, October 20, 2005 at 8:00 p.m.; said the show is regarding building new homes and yards in a fuel efficient manner.

(6:09 p.m.) McCormack requested that the County Attorney's Office be authorized to enforce contracts adopted by the Board of County Commissioners. (6:10 p.m.) *It was the consensus of the Board to authorize the County Attorney's Office to enforce contracts adopted by the Board of County Commissioners.*

(6:10 p.m.) **Motion by Bryant, seconded by Maguire, carried 5/0, to adjourn the meeting.** With there being no further business to come before the Board, the meeting adjourned at 6:10 p.m.

REPORTS:

1. St. Johns County Check Register; approving checks no. 373433 through 373461; totaling \$49,856.64 (09/29/05)
2. St. Johns County Check Register; approving check no. 373462; totaling \$300.00 (09/29/05)
3. St. Johns County Check Register; approving checks no. 373463 through 374011; totaling \$3,733,693.66 (10/04/05)
4. St. Johns County Check Register; approving checks no. 374012 through 374017; totaling \$143,331.72 (10/04/05)

CORRESPONDENCE:

1. Letter from Attorney Akerman Senterfitt regarding a public records request (08/09/05)
2. Letter to the City of St. Augustine regarding the interlocal agreement for animal control (09/29/05)
3. Letter to the City Manager of St. Augustine Beach regarding the interlocal agreement for animal control (09/29/05)
4. Letter to the City Attorney of St. Augustine regarding the interlocal agreement for animal control (09/29/05)
5. Letter to the City of St. Augustine regarding the interlocal agreement for Phase III B of Central Sewer Line Ext. (09/29/05)
6. Letter to the Division of Community Planning of the Florida Department of Community Affairs regarding the stipulated settlement agreement, DOAH Case No. 03-4764GM (09/29/05)
7. Letter to the Jacksonville Area Legal Aid, Inc. regarding the contract regarding legal aid services (09/29/05)
8. Letter to the Secretary of State regarding Ordinances No. 2005-89 through 2005-96 (10/10/05)
9. Letter to the City of St. Augustine regarding the interlocal agreement for animal control (10/10/05)

Approved _____ November 15 _____, 2005

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Wenne King
Deputy Clerk

