

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JULY 24, 2007  
(8:00 A.M.)**

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

Present were: Ben Rich, District 3, Chairman  
Thomas G. Manuel, District 4, Vice Chairman  
Cyndi Stevenson, District 1  
Ron Sanchez, District 2  
James Bryant, District 5  
Waldemar Kropacek, Interim County Administrator  
Patrick McCormack, County Attorney  
Terry Bulla, Deputy Clerk

Also present: Cheryl Strickland, Clerk of Court

(07/24/07 - 1 - 8:04 a.m.)

CALL TO ORDER THE SPECIAL MEETING

Rich called the special meeting to order.

(07/24/07 - 1 - 8:04 a.m.)

CLOSED SESSION - THE BOARD OF COUNTY COMMISSIONERS WILL HOLD A SPECIAL PUBLIC MEETING ON TUESDAY, JULY 24, 2007, BEGINNING AT 8:00 A.M. IN THE COUNTY ADMINISTRATION COMPLEX LOCATED AT 4020 LEWIS SPEEDWAY, ST. AUGUSTINE, FLORIDA. THE MEETING WILL BE IN THE COUNTY AUDITORIUM. THE PURPOSE OF THE SPECIAL PUBLIC MEETING WILL BE TO ANNOUNCE AND TO HOLD A SPECIAL PRIVATE ATTORNEY-CLIENT MEETING. THE SPECIAL PRIVATE ATTORNEY-CLIENT MEETING WILL BE HELD IN ACCORDANCE WITH SECTION 286.011(8), FLORIDA STATUTES, AND WILL BE CONFINED TO SETTLEMENT NEGOTIATIONS AND LITIGATION EXPENSE STRATEGY PERTAINING TO THE LAWSUIT BETWEEN ST. JOHNS COUNTY AND INTERCOASTAL UTILITIES, INC., CASE NO. CA06-669, IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS COUNTY. THE SPECIAL PRIVATE ATTORNEY-CLIENT MEETING WILL BE HELD IN CONFERENCE ROOM A, IN THE COUNTY ADMINISTRATION COMPLEX

Proof of publication of a special private attorney/client meeting was received, having been published in *The St. Augustine Record* on July 18, 2007.

Patrick McCormack, County Attorney, informed the Board that he needed advice concerning the Intercoastal Utilities, Inc. vs. St. Johns County lawsuit, Case No. CA 06-669, in the Circuit Court in and for St. Johns County. Florida Statute 286.011 allows the Board to hold a private meeting in order to provide that advice.

Rich announced that the meeting would be held in Conference Room A, and would last approximately one hour. He also announced the names of the attendees: Commissioner Rich, Commissioner Manuel, Commissioner Stevenson, Commissioner Bryant, Commissioner Sanchez, Interim County Administrator Wally Kropacek, County

Attorney Patrick McCormack, and Assistant County Attorney, Michael Hunt, Joel Settembrini, Esquire and Court Reporter Cathy Upchurch.

The meeting recessed to Conference Room A at 8:05 a.m. and reconvened in the Auditorium at 8:53 a.m. McCormack asked that Hunt and Settembrini be allowed to continue negotiations on the matter.

The special meeting was adjourned at 8:54 a.m.

(07/24/07 - 2 - 9:04 a.m.)

CALL TO ORDER THE REGULAR MEETING

Rich called the regular meeting to order.

(07/24/07 - 2 - 9:04 a.m.)

ROLL CALL

Rich stated that all five commissioners were present.

(07/24/07 - 2 - 9:04 a.m.)

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

(07/24/07 - 2 - 9:05 a.m.)

PROCLAMATION

A presentation was made to Flagler Hospital which was accepted by Wally Kropacek, Interim County Administrator, on behalf of Flagler Hospital. Rich noted that Flagler Hospital had recently been designated as one of the best hospitals in the United States and was the only Magnet Hospital in northeast Florida.

(07/24/07 - 2 - 9:11 a.m.)

ACCEPTANCE OF PROCLAMATION

**Motion by Bryant, seconded by Manuel, carried 5/0, to approve the proclamation to Flagler Hospital.**

(07/24/07 - 2 - 9:11 a.m.)

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PRESENTATION TO ST. JOHNS COUNTY BY ROSE AUSTIN, MITIGATION PROGRAM SPECIALIST, REGION IV

Rose Austin, FEMA, gave the presentation and discussed flood plain management and flood insurance in St. Johns County. She congratulated the County on its outstanding efforts for flood plains management and presented a plaque for their efforts in Class 6 and their commitment to the program.

(07/24/07 - 2 - 9:15 a.m.)

DELETIONS TO CONSENT AGENDA

Kropacek pulled Item No. 4.

(07/24/07 - 2 - 9:17 a.m.)

APPROVAL OF CONSENT AGENDA

**Motion by Stevenson, seconded by Manuel, carried 5/0 to approve the Consent Agenda.**

1. Approval of the Cash Requirement Report
2. Minutes:  
06/26/07 - BCC Regular Meeting
3. Sheriff Office Bonds:  
Cancel: Donald Everitt Daniel Lui Dominic Perseo  
Lindsay Ryan
4. Motion to approve an agreement between St. Johns County and Brown & Brown of Florida, Inc. for insurance-related consulting services (*This item was removed from the Consent Agenda.*)
5. Motion to adopt **Resolution No. 2007-204**, approving the terms, provisions, conditions, and requirements of an amended Economic Development Grant Agreement between St. Johns County and Rulon Company, and authorizing the Interim County Administrator to execute the amended agreement on behalf of St. Johns County

**RESOLUTION NO. 2007-204**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AMENDED ECONOMIC DEVELOPMENT GRANT AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND RULON COMPANY, AND AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE THE AMENDED AGREEMENT ON BEHALF OF ST. JOHNS COUNTY**

6. Motion to adopt **Resolution No. 2007-205**, accepting an Easement for drainage improvements and public sidewalk adjacent to Murray Middle School as part of the King Street Improvement Project

**RESOLUTION NO. 2007-205**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR DRAINAGE IMPROVEMENTS AND PUBLIC SIDEWALK ADJACENT TO MURRAY MIDDLE SCHOOL AS PART OF THE KING STREET IMPROVEMENT PROJECT**

7. Motion to adopt **Resolution No 2007-206**, accepting an Easement for Utilities for water and sewer service to Rolling Hills Estates Subdivision

**RESOLUTION NO. 2007-206**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR**

**WATER AND SEWER SERVICE TO ROLLING HILLS  
ESTATES SUBDIVISION**

8. Motion to adopt **Resolution No. 2007-207**, accepting an Easement for Utilities for water service to Mercado Walk a commercial development within Marshall Creek

**RESOLUTION NO. 2007-207**

**A RESOLUTION BY THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
ACCEPTING AN EASEMENT FOR UTILITIES FOR  
WATER SERVICE TO MERCADO WALK, A  
COMMERCIAL DEVELOPMENT WITHIN MARSHALL  
CREEK**

9. Motion to adopt **Resolution No. 2007-208**, approving the Final Plat for Marshall Creek Village Center Unit Two-A Replat

**RESOLUTION NO. 2007-208**

**A RESOLUTION BY THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
APPROVING A SUBDIVISION PLAT FOR MARSHALL  
CREEK DRI VILLAGE CENTER UNIT TWO-A REPLAT**

10. Motion to authorize the Interim County Administrator, or his designee, to award a contract to Florida Roads Contracting in the amount \$250,461.11 for Bid # 07-99 St. Augustine South - Cornell/Harvard Drainage Improvements

11. Motion to adopt **Resolution No. 2007-209**, approving the terms, conditions, provisions of an Use Agreement between the Old City Farmers Market and St. Johns County, Florida; and authorizing the County Administrator to execute the Use Agreement on behalf of the County. Motion to adopt **Resolution No. 2007-210**, approving the terms, conditions, provisions of an Use Agreement between the St. Augustine Beach Civic Association and St. Johns County, Florida; and authorizing the County Administrator to execute the Use Agreement on behalf of the County. Motion to adopt **Resolution No. 2007-211**, approving the terms, conditions, provisions of an Use Agreement between the American Legion Post # 194 and St. Johns County, Florida; and authorizing the County Administrator to execute the Use Agreement on behalf of the County

**RESOLUTION NO. 2007-209**

**A RESOLUTION BY THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
APPROVING THE TERMS, PROVISIONS,  
CONDITIONS, AND REQUIREMENTS OF AN  
AGREEMENT BETWEEN ST. JOHNS COUNTY,  
FLORIDA, AND THE OLD CITY FARMERS MARKET, A  
FLORIDA SOLE PROPRIETORSHIP, OF ST.  
AUGUSTINE, FLORIDA, FOR USE OF A PORTION OF  
THE ST. AUGUSTINE/ST. JOHNS AMPHITHEATRE  
FOR A WEEKLY FARMERS MARKET, AND  
AUTHORIZING THE COUNTY ADMINISTRATOR TO  
EXECUTE THE AGREEMENT ON BEHALF OF ST.  
JOHNS COUNTY**

**RESOLUTION NO. 2007-210**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE ST. AUGUSTINE BEACH CIVIC ASSOCIATION, OF ST. AUGUSTINE BEACH, FLORIDA, FOR USE OF A PORTION OF THE ST. JOHNS COUNTY PIER PARK FOR A WEEKLY FARMERS MARKET, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY**

**RESOLUTION NO. 2007-211**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND AMERICAN LEGION POST # 194, OF ST. AUGUSTINE, FLORIDA, FOR USE OF A PORTION OF CALVIN PEETE, JR. PARK FOR A WEEKLY FARMERS MARKET, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY**

12. Motion to adopt **Resolution No. 2007-212**, approving the terms, conditions, and obligations of the Florida Recreation Development Assistance Program (FRDAP) Project Grant Agreement between St. Johns County, Florida and FRDAP, and authorizing the County Administrator to approve the FRDAP Grant Agreement on behalf of the County

**RESOLUTION NO. 2007-212**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) GRANT FOR CONSTRUCTION OF WINDSWEEP ACRES PARK, AND AUTHORIZING THE COUNTY ADMINISTRATOR, AND THE COUNTY ATTORNEY TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

13. Motion to authorize the County Administrator, or his designee, to sign the Contract for Provision of Financial Assistance between the County and Flagler Hospital for community-based substance abuse and mental health services provided to adults and children within St. Johns County, in the amount of \$100,000

**RESOLUTION NO. 2007-213**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND FLAGLER HOSPITAL, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

14. Motion to adopt **Resolution No. 2007-214**, approving the terms and authorizing the County Administrator to execute a certain Purchase and Sale Agreement for property needed for the intersection improvements to Dobbs Road and Kings Road

**RESOLUTION NO. 2007-214**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CERTAIN PURCHASE AND SALE AGREEMENT FOR PROPERTY NEEDED FOR THE INTERSECTION IMPROVEMENTS TO DOBBS ROAD AND KINGS ROAD**

15. Proofs:
- a. Proof, Notice of Meeting, St. Johns County Board of County Commissioners, Special Public and Private Meeting, Tuesday, June 12, 2007 at 8:00am
  - b. Proof, Notice of Meetings, St. Johns County Water & Sewer Authority, Canceled and Rescheduled Meetings, Monday, May 7, 2007 rescheduled to Wednesday, May 9, 2007 at 9:00am and Monday, June 4, 2007 rescheduled to Wednesday, June 6, 2007 at 9:00am (St. Johns Recorder & Ponte Vedra Recorder)
  - c. Proof, Notice to Bidders, RFP 07-98
  - d. Proof, Notice of Meeting, St. Johns County Board of County Commissioners, Special Public and Private Meeting, Tuesday, June 5, 2007 at 8:00am
  - e. Proof, Notice of Meeting, Town Meeting County Commission District 1, Thursday, June 7, 2007 at 6:30pm
  - f. Proof, Notice of Canceled Meeting, St. Johns County Board of County Commissioners, Special Public and Private Meeting canceled for Tuesday, June 5, 2007 at 8:00am
  - g. Proof, Notice of Meeting, Intergovernmental Committee, Rescheduled meeting of Wednesday, July 4, 2007 to Monday, July 9, 2007 at 3:00pm
  - h. Proof, Notice to Bidders, Bid No. 07-95
  - i. Proof, Notice of Town Meeting County Commission District 1, Wednesday, December 6, 2006 at 7:00pm (St. Johns Recorder)
  - j. Proof, Notice of Hearing, St. Johns County Board of County Commissioners, Emergency Ordinance amending the Beach Code, Tuesday, June 12, 2007 at 9:00am
  - k. Proof, Notice of Hearing, St. Johns County Board of County Commissioners, Proposed Inventory List of County Property for use as Affordable Housing, Tuesday, June 12, 2007 at 9:00am
  - l. Proof, Notice to Bidders, Bid No. 07-99
  - m. Proof, Notice to Bidders, Bid No. 07-97
  - n. Proof, Notice to Bidders, Bid No. 07-101

- o. Proof, Notice of Meeting, St. Johns Water & Sewer Authority, Canceled and rescheduled Meeting, Monday, July 2, 2007 rescheduled for Wednesday, July 11, 2007 at 9:00am
- p. Proof, Notice to Bidders, Bid No. 07-109
- q. Proof, Notice to Bidders, RFQ No. 07-93
- r. Proof, Notice to Bidders, Bid No. 07-96
- s. Proof, Certificate of Liability Insurance, Arwood, Inc.
- t. Proof, Certificate of Liability Insurance, Enrique Estrada dba EEM Contractors

(07/24/07 - 7 - 9:18 a.m.)

PUBLIC COMMENT

Clara Cowan, 244 Patrick Mill Circle, President of the Ponte Vedra Coalition, spoke regarding a discussion on the cell tower negotiations. She asked for a moratorium on cell towers until they had a County ordinance regulating geographical placement of cell towers. General discussion ensued.

(9:21 a.m.) McCormack said the County was in Federal Court pertaining to the Verticality issue. He said agreement had been reached and there was no final solution to the placement of any tower. He noted that a community meeting was scheduled for the later part of August for discussion regarding the tower issues, and he would look at the issue of a moratorium, but that local regulations would not have the effect of prohibiting. He said if there was case law, he would advise that, and if not, his advice would be conservative. General discussion ensued.

(9:26 a.m.) Doug Burnett, 170 Malaga St., spoke regarding a concurrency discussion that had taken place at a meeting two weeks ago. He said there was an opportunity to help the public as well as the business community, and suggested they might want to be more flexible with their concurrency rules with businesses that would not generate more traffic. He said Flagler Hospital had 38,000 square feet of concurrency left, and that wasn't much for a hospital to be allowed to expand. He said concurrency should be able to flexibly address those types of issues. He suggested they might reduce the four mile radius in determining public projects especially when there would be some benefit to the County. He also suggested changes to the guidelines to be included in the Comp Plan. General discussion ensued.

(9:35 a.m.) Clara Monzon, 5367 Riverview Dr., spoke regarding a dock built next to her house, and said people using it were not meeting current parking requirements. She said they were parking in her yard. She noted they parked wherever they wanted because the dock was built on a small non-conforming lot which could not support a structure, nor could it support parking. She asked them to enforce the current code rather than passing a new ordinance to permit what should not have been allowed to begin with. General discussion ensued.

(07/24/07 - 7 - 9:40 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Kropacek asked that the following items be added:

A3. Health Clinic Immunization Fee Revision.

B3. (Item 14) History of and Future Options for Indigent Primary Care in St. Johns County.

14A. The Housing Finance Authority of St. Johns County/Clay County Housing Finance Authority Single Family Mortgage Revenue Bonds.

(07/24/07 - 8 - 9:45 a.m.)  
APPROVAL OF REGULAR AGENDA

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

(07/24/07 - 8 - 9:45 a.m.)

1. FIXED BASE METER READING TECHNOLOGY PROJECT UPDATE

Bill Young, Utility Director, opened the presentation and said it entailed replacing almost 25,000 meters and the installation of state of the art technology. He said the \$7 million project was financed over 10 years at a low interest rate and as a performance based contract it was funded through revenues realized through more accurate flow measurement and other operational improvements. He explained the many benefits of the new system that ultimately led to cost savings. He introduced Frank Kenton, Utility Administrative Manager, Edie Manning, Utility Customer Service Manager, and Teri Shoemaker, Project Manager, all members who helped in the development and implementation of the new system. He also introduced individuals from Johnson Controls, a major partner on the project and individuals from Sensus Meters who were also involved in the project. He introduced Britton Sanderford, Vice President of Technology for Sensus, who gave the presentation, and reviewed the Sensus Metering Systems technology being implemented in the utility's fixed base meter reading system and meter replacement program. He said eventually 25,000 meters would be connected using three towers, and it was a more efficient and safer system utilizing the latest technology to keep up with the County's rapid growth. General discussion ensued.

(07/24/07 - 8 - 10:06 a.m.)

2. CHAMBER OF COMMERCE ECONOMIC DEVELOPMENT COUNCIL QUARTERLY UPDATE

Nick Sacia, Executive Director of the Economic Development Council, St. Johns County Chamber of Commerce, gave the presentation. He introduced new staff members Corey Craig, Project Manager and Katie Walton, Government Relations Manager. Sacia gave a Power Point presentation on the Third Quarter Economic Development Update.

The meeting was recessed at 10:17 a.m. and reconvened at 10:28 a.m.

(07/24/07 - 8 - 10:28 a.m.)

a3. HEALTH CLINIC IMMUNIZATION

Jerry Cameron, Assistant County Administrator, gave the presentation and announced that the Health Department needed a current fee schedule in order to distribute immunization vaccines.

(10:29 a.m.) **Motion by Rich, seconded by Sanchez, carried 5/0, to adopt Resolution No. 2007-215, approving the amending schedule of fees for one County Department, and providing for an effective date.**

**RESOLUTION NO. 2007-215**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE AMENDING SCHEDULE OF FEES FOR ONE COUNTY DEPARTMENT, AND PROVIDING AN EFFECTIVE DATE**



*This Item became b3.*

(07/24/07 - 9 - 10:30 a.m.)

14. HISTORY OF AND FUTURE OPTIONS FOR INDIGENT PRIMARY CARE IN ST. JOHNS COUNTY

Jerry Cameron, Assistant County Administrator, gave a PowerPoint presentation overview and outline of how the County arrived at where they were currently and what their options were in primary healthcare. He reviewed the history, governing law, statutory language involved and the five options proposed by County staff. The options included: 1. Return the function to the Department of Health (DOH), 2. Continue on the present course, 3. Issue a Request for Proposal (RFP), 4. Implement a fee for service, and 5. Implement a County run comprehensive system. He reviewed the pros and cons for each option. He also discussed a Provider Service Network (PSN).

(10:47 a.m.) Rich said that Option 1, returning the responsibility to the DOH, was the most attractive solution to him because of unfunded mandates being passed down to the County from the State. He said it was an entitlement program for a special interest group, and would free up funds for other mandates. He reviewed the other options and expressed his opinion on them.

(10:53 a.m.) Manuel said he wanted to shrink the size of government, Option 2 was the way to proceed, and he was in favor of an RFP procedure. He said he liked outsourcing.

(10:54 a.m.) Bryant expressed concern about the unfunded mandates. He said if they did nothing the system would collapse as it was. He said Option 2 would be the most effective short term solution, but possibly Option 5 and a PSN might also be an option if written by the County and presented to the State.

(10:59 a.m.) Rich asked Bryant whether a PSN had been drafted by the Health Department. Bryant said they had tried to get the Health Department to join the Board to write one. Cameron said a mandate had been issued from the previous Board to develop a PSN to be submitted to the BCC. He said Dr. Colavito was currently addressing the issue and was in the process of developing it. Bryant said they had requested the Health Department's involvement because they had the facilities that were needed, the center section of Flagler West, and they needed to be an integral part of the health care system in the County. He suggested that they should allow Dr. Colavito and her consultant, Jack Minge, to continue forward with the writing of a PSN and presenting it to the State. He said they would write it in the best interest of St. Johns County, and they could deal with who would implement the PSN later. He said if the County didn't write it, someone else would and they would lose control over the level of care they wanted the residents of the County to receive.

(11:03 a.m.) Stevenson said the issue was that they had developed a health care system on a cost plus basis that they would be unable to afford. She reviewed all the regulatory procedures that had been implemented trying to achieve more accountability and said they still arrived at the same position; efficient and cost effective treatment. She said Option 1 was a delicious idea, but she was concerned because it could disrupt the care of the most vulnerable residents, and the State was signaling that they did not want it back because they had a funding issue as well. She stated they needed to approach the issue very carefully. She said for the near future she would prefer to approach Option 2 with clear definition of what the County was paying for with improved accountability. She said they needed to have a sense of what they wanted and how they were going to pay for it before they began an RFP process.

(11:10 a.m.) Bryant said the only way they were going to contain costs was by integrating services. He said key senators in the State had recognized the St. Johns County program of integrated services as one of the best, because of the commonality of clients among all of the services rendered, with one administrative overhead.

(11:11 a.m.) Sanchez said the entire thing was a failure and there was no way they could continue healthcare the way that it was going. He said he favored looking at Option 3 and backing on Option 1. He said if everything else failed, he would support Option 2 for the sake of having another year to study it. He said he was not sure regarding the PSN option as the county was not even mentioned as a provider. Cameron commented on whether there was statutory regulation for or against the county implementing a PSN.

(11:16 a.m.) Bryant said regarding application for a PSN, the wording was specifically left out by State Senators devising the language, so that it would not include or exclude anyone from applying and the door had been left open for St. Johns County to enter into the process. Cameron said it was his understanding that several people from the State system had asked them to enter into the process. Stevenson said Medicaid personnel had appeared before the Board and asked them to institute the PSN process as a pilot program. She noted that one perspective that was missing was what other municipalities were doing and with what level of success and she would appreciate information in that regard.

(11:18 a.m.) Manuel said they had one decision to make, whether they would do it or whether they would give it back to the State. He said he was of the opinion that they should give it back to the State.

(11:19 a.m.) Bryant said the crux of the problem was that the hours of operation for the State did not include healthcare beyond the 8 to 5 workday and problems were then passed on to Flagler Hospital for care after business hours and on the weekends. He said Flagler would get inundated in their emergency room, they could not decline services based on Federal mandate, and their costs would escalate dramatically and would filter down to the private sector.

(11:21 a.m.) Rich said he supported Manuel's comments and said he would like to investigate the PSN issue and determine what the burden would be on the County. Sanchez said he would look at that if the State would pay for it. Sanchez said the hospital had options to refer patients with upper respiratory issues to a clinic and they could control the traffic. Manuel said he had no interest to pursue a PSN as it was not a viable option.

(11:23 a.m.) Stevenson said the State was looking for smaller opportunities to address those issues. She said they should not completely disregard the issue of looking at creative opportunities to bring their own healthcare costs in line for efficiencies. She asked if they were to return the care to the State, what the consequences would be to the healthcare system and to its recipients. She said they should continue the way they were operating with more accountability. She cautioned she was concerned about the continuity of services by acting in a short time frame.

(11:27 a.m.) Manuel said there was no public comment.

(11:27 a.m.) Rich said he would like to revisit the issue after the January vote by the people regarding the issue, as far as funding or possibly supplemental funding for Flagler Hospital.

(11:28 a.m.) **Motion by Rich, seconded by Manuel, for the County Administrator to prepare the budget with Option 1, being what the Board was adopting at that time.**

General discussion ensued regarding impacts to the Hastings Clinic, Flagler Hospital and their ability to negotiate rates. There was also discussion on the fact that funding was in the current budget at the \$1.1 million level, and exploration of developing a PSN and what would be involved.

(11:31 a.m.) McCormack said that the item was in the agenda as a business item and report only. He said they had the power to take action, in case there was a question, and it could be added as a business item. He further clarified that the motion would remove the responsibility from the budget but would not lower the millage cap. Rich said that was correct. It would allow the funding to roll over into the General Fund.

(11:32 a.m.) Bryant said he would not support the motion, as it was a huge, rash, quick decision. He said they needed to continue what they were doing for a short time to sort out the issues and to write a PSN and to tailor it to the best interest of the County and to determine who would implement such a plan in the future.

(11:34 a.m.) Stevenson asked if there would be any unintended consequences. Cameron said he was not aware of any.

(11:34 a.m.) Sanchez said he would support the motion because everything else would take them deeper and deeper into the healthcare business.

(11:35 a.m.) McCormack said State law had some ambiguity on the issue, and urged them to look closely at the motion to be sure they were not ceasing to do something they were actually required to do. He said based on Cameron's presentation, it appeared not to be mandatory, but he advised them to closely look at that issue. Rich said the motion was made in accordance with current law that presently existed, and nothing would be in violation of State or Federal law. Rich called the vote.

(11:36 a.m.) **Motion carried 3/2, with Stevenson and Bryant dissenting.**

(11:36 a.m.) *Motion by Bryant, to allow Dr. Colavito and Consultant, Jack Minge to write a PSN tailored for St. Johns County's needs, to be submitted to the State, and if awarded, the County would have the option to accept or deny the PSN, or to offer it to another entity to implement the PSN written by the County.*

(11:37 a.m.) Rich asked that he alter the motion to direct the County Administrator to perform the requested action and to choose whichever staff he wished. Bryant said he would agree.

(11:37 a.m.) Stevenson asked that they not make any more major policy decisions until the new County Administrator was in place. She suggested they approach the issue more thoughtfully, and with input from the affected parties, which would be appropriate.

*Motion died for lack of a second.*

(11:39 a.m.) Cameron said he had received another inquiry regarding what funding was required for other areas in the Department of Health. He presented the Board with a sheet of mandated programs which amounted to \$1.2 million, based on 2006 budget figures. He said the mandated programs dealt with Medicaid and they did not have an option on that. He said they had to look at other services for funding or not. He gave a

handout with Health Department services which were not mandated (outlined in pink) and the forecast for the coming year would amount to \$467,000. Cameron said that if they should decide what to de-fund through DOH, for the purpose of relieving the ad valorem tax burden, which would have to happen before Timms' presentation.

(11:41 a.m.) Joe Vonasek, Assistant County Administrator, said the actions that the Board had taken at that point did not affect the millage that would need to be adopted, but if they went further and decided to de-fund the Health Department and eliminate or reduce that millage, then the millage rate of the General Fund could correspondingly be increased by whatever amount was reduced. He said the statutory benefit for doing it, if the Board determined that the Health Department was to be de-funded or reduced in its funding. He said if the Board adopted anything beside the maximum allowable millage rate, it would impact the amount of funding the Board would be able to levy during the next fiscal year. He noted it would reduce or eliminate the Health Fund millage rate.

(11:43 a.m.) Stevenson clarified that the Health Fund millage rate was funding the Health Department Services. Vonasek said that was correct. She stated that she believed that what they had just done was to eliminate funding for Flagler Hospital primary care and for the Hastings Clinic. She said they would be eliminating \$1.4 million of funding. Vonasek said those monies were contained within the General Fund. She clarified what would remain under the millage. Vonasek said they could actually reduce or eliminate those items provided by the Health Department, at the Board's discretion. Stevenson said those were abrupt and significant changes, and asked what the ripple effects would be. She said they needed to look at the possible consequences, cautioned it was a rush to judgment, and questioned the specific services affected.

(11:47 a.m.) Rich said the question was whether to roll it over into General Funds or to reduce the millage. Rich said he did not want to reduce the millage and *it was the consensus of the Board that it should go into the General Fund.*

(11:47 a.m.) Bryant asked if the Public Health Trust Funds were set up by Ordinance or Resolution, because there would have to be some changes made to it if the Board prevailed in what they wanted to do. McCormack said he would check it out.

(07/24/07 - 12 - 11:49 a.m.)

3. CONSIDER MOTION TO AUTHORIZE THE COMPLETION AND EXECUTION OF THE FY 2008 FORM DR-420'S BY THE COUNTY ADMINISTRATOR WITH THE APPROVED TENTATIVE MILLAGE RATES AND THE ESTABLISHMENT OF SEPTEMBER 4, 2007 at 5:30 PM IN THE COUNTY AUDITORIUM AS THE FIRST PUBLIC HEARING FOR THE ADOPTION OF THE FISCAL YEAR 2008 ANNUAL BUDGET

Doug Timms, Director Office of Management and Budget, gave the presentation on the St. Johns County Proposed Millage Rate for FY 2008. There was general discussion on how the millage rate was calculated.

**(11:56 a.m.) Motion by Stevenson, seconded by Sanchez, carried 5/0, to authorize the completion and execution of FY 2008 form DR-420's by the County Administrator with the approved tentative Millage rates and the establishment of September 4, 2007 at 5:30 p.m. in the County Auditorium as the first public hearing for the adoption of the Fiscal Year 2008 Annual Budget.**

The meeting recessed at 11:57 a.m. and reconvened at 1:30 p.m. with four commissioners present and Bryant absent, Kropacek, McCormack and Deputy Clerk Lenora Newsome were also present.

(07/24/07 - 13 - 1:49 p.m.)

4. CONSIDER APPOINTMENTS TO THE ARCHITECTURAL REVIEW COMMITTEE

Melissa Lundquist, Administrator Coordinator, reviewed this item. **Motion by Manuel, seconded by Sanchez, carried 4/0 with Bryant absent, to reappoint Mike Koppenhafer to the Architectural Review Committee as a regular member for a full four-year term, scheduled to expire May 5, 2011. Motion by Manuel, seconded by Sanchez, carried 4/0 with Bryant absent, to appoint Rita Friedman to the Architectural Review Committee as an alternate member for a partial term, scheduled to expire May 18, 2009.**

(07/24/07 - 13 - 1:50 p.m.)

5. CONSIDER APPOINTMENT TO THE LIBRARY ADVISORY BOARD

Melissa Lundquist, Administrator Coordinator, reviewed this item. **Motion by Stevenson, seconded by Manuel, carried 4/0 with Bryant absent, to suspend BCC Rule 2.1 to allow appointment of a member for a full-four year term, rather than the unexpired term. Motion by Stevenson, seconded by Sanchez, carried 4/0 with Bryant absent, to appoint Dr. Patricia Laurencelle to the Library Advisory Board for a full four-year term, scheduled to expire July 24, 2011. Motion by Manuel, seconded by Sanchez, carried 4/0 with Bryant absent, to reinstate BCC Rule 2.1.**

(1:56 p.m.) Patricia Laurencell, Versaggi Drive, mentioned the opening of the new library on August 11th.

(07/24/07 - 13 - 1:57 p.m.)

6. PUBLIC HEARING - LAND DEVELOPMENT CODE AMENDMENTS - THIS IS THE SECOND OF TWO REQUIRED PUBLIC HEARINGS TO CONSIDER AMENDMENTS TO THE LAND DEVELOPMENT CODE. SPECIFICALLY, AMENDMENTS TO ARTICLE II, ARTICLE VI, ARTICLE X AND ARTICLE XII.

Proof of publication of the notice of public hearing on St. Johns County BCC Land Use was received, having been published in *The St. Augustine Record* on June 30 and July 16, 2007.

Betty Sue Stepp, AICP, Growth Management Services Department, reviewed this item, stating that the Board continued the dock issue until September 6 at 1:30 p.m. She mentioned that she had a corrected resolution and package for the clerk, for recording, that removed all of the boat dock language from the proposal. She stated that on page 66, in paragraph D, the word drainage was stricken and needed to remain, and also need to add the word or utility behind it. On page VI-79, paragraph C, she was asking that the language change be stricken because the language was not appropriate at this time. She stated that both of the above housekeeping items had been addressed. She mentioned that the Planning and Zoning Agency also made a favorable recommendation for the balance of the changes to the Code and that they were consistent with the Comprehensive Plan. Stevenson asked about the language change on page VI-82. Darrell Locklear, Assistant County Administrator, responded.

(2:02 p.m.) Rich mentioned that the Planning and Zoning Agency would be hear the dock issue on September 6th at 1:30 p.m. McCormack mentioned changes; on who

would get noticed for a name change and the question of owner, which was taken care of and on page VI-18 Section 2, add the word *written* before notice, add the word *timely* after opposition, strike the word *may* and add the word *shall*. Stepp stated that she would make the changes by the county attorney in the package that would be delivered to the Clerk's Office. Stevenson asked about the limitation of a relative living in a completed ancillary unit. Rosemary Yeoman, Zoning Administrator, replied that a guest house was not the mother-in-law suite. Stevenson mentioned putting reflectors on the end of the docks for visibility. Stepp mentioned that she would check into it. (2:08 p.m.) **Motion by Rich, seconded by Manuel, carried 4/0 with Bryant absent, to enact Ordinance 2007-57, amending Article II, Article VI, and Article X of the Land Development Code, including the comments made by the County Attorney, also the incorporated changes by Stepp and not including Article XII.**

**ORDINANCE NO. 2007-57**

**AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING AND SUPPLEMENTING, ADDING AND REPEALING SECTIONS OF ARTICLE II - ZONING DISTRICTS AND SPECIAL USES, ARTICLE VI - DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS, ARTICLE X - INTERPRETATIONS, EQUITABLE RELIEF, AND ENFORCEMENT AND ARTICLE XII DEFINITIONS OF THE ST. JOHNS COUNTY AND DEVELOPMENT CODE AS ADOPTED BY ORDINANCE 99-51, AS PREVIOUSLY AMENDED; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING AND SUPPLEMENTING PART 2.02, USES ALLOWED WITHIN ZONING DISTRICTS SPECIFICALLY AMENDING SUBSECTION 2.02.04.B.3, BOAT HOUSES OR BOAT SHELTERS; AMENDING PART 2.04, PROHIBITED USES SPECIFICALLY SUBSECTION 2.04.08, ERECTION OF MORE THAN ONE MAIN USE STRUCTURE ON A RESIDENTIAL LOT; AMENDING PART 6.02, PERTAINING TO UNIFORM ROADWAY ADDRESSING SYSTEM ROAD NAMING AND RENAMING PROCEDURES; AMENDING PART 6.04, RELATING TO ROADWAYS, DRAINAGE, AND UTILITY STANDARDS; AMENDING AND SUPPLEMENTING PART 6.06, LANDSCAPING AND BUFFERING REQUIREMENTS SPECIFICALLY SUPPLEMENTING SUBSECTION 6.06.04, BUFFERING AND SCREENING REQUIREMENT; AMENDING PART 6.08, SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIED USES; AMENDING AND SUPPLEMENTING PART 10.05.00, ENFORCEMENT; AND SUPPLEMENTING PART 12.01.00, RELATING TO DEFINITIONS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE**

(07/24/07 - 14 - 2:10 p.m.)

7. PUBLIC HEARING - VACPLA 06-0004 DANCY TRACT PLAT VACATION - APPLICANT, ST. AUGUSTINE CEMETERY ASSOCIATION WISHES TO VACATE A PORTION OF AN OLD PLAT IN ORDER TO PROVIDE A SINGLE, CONTIGUOUS PROPERTY FOR THE CEMETERY. THIS REQUEST WOULD

ELIMINATE LOTS AND ROADS AND ALLOW THE CEMETERY ASSOCIATION MORE FLEXIBILITY FOR FUTURE EXPANSION. AN EASEMENT NECESSARY FOR MAINTENANCE OF A DRAINAGE SYSTEM TO PREVENT FLOODING HAS BEEN EXECUTED WITH ST. JOHNS COUNTY. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL BY A VOTE OF 5/0 AT THEIR JUNE 7, 2007 MEETING

Proof of publication of the notice of public hearing on Plat Vacation/Dancy Tract was received, having been published in *The St. Augustine Record* on May 26 and June 2, 2007.

Kathy Nielsen, Applications Review Manager, reviewed this item. **Motion by Manuel, seconded by Stevenson, carried 4/0 with Bryant absent, to adopt Resolution No. 2007-216, approving the petition to vacate a portion of the Dancy Tract Plat.**

#### RESOLUTION NO. 2007-216

#### RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, VACATING A PORTION OF THE PLAT OF DANCY TRACT

(07/24/07 - 15 - 2:11 p.m.)

8. PUBLIC HEARING - SS CPA - 2007-03, KLUBA RESIDENCE - APPLICATION NO. SS CPA-2007-03, KLUBA RESIDENCE IS A PROPOSED SMALL SCALE (SS) COMPREHENSIVE PLAN AMENDMENT (CPA) TO CHANGE THE 2015 COMPREHENSIVE PLAN FROM RURAL SILVICULTURE (R/S) TO RESIDENTIAL A ON A TOTAL OF 4.4 ACRES FOR PROPERTY LOCATED JUST SOUTH OF THE BARTRAM TRAILS PUD OFF OF WILLIAM BARTRAM SCENIC & HISTORIC HIGHWAY (SR 13). SINCE SS CPA IS A SMALL SCALE AMENDMENT, IT IS EXEMPT FROM THE TWICE A YEAR AMENDMENT CYCLE. AT ITS MEETING ON JUNE 7, 2007 THE PZA RECOMMENDED (VOTED 5-0) TO APPROVE OF THIS PROPOSED SMALL SCALE LAND USE AMENDMENT TO CHANGE THE 2015 FUTURE LAND USE MAP FROM RURAL SILVICULTURE (R/S) TO RESIDENTIAL A

Proof of publication of the notice of public hearing on CPA (SS) 2007-03, Kluba Residence was received, having been published in *The St. Augustine Record* on July 9, 2007.

Teresa Bishop, Director of Growth Management Services, reviewed this item, stating that Ms. Kluba was requesting to place one single-family house on the four acres and staff did not object to this request.

(2:13 p.m.) Karen Taylor, 3070 Harbor Drive, stated that she was present for any questions. (2:13 p.m.) **Motion by Manuel, seconded by Stevenson, carried 4/0 with Bryant absent, to enact Ordinance No. 2007-59, amending the Future Land Use Map from Rural Silviculture (R/S) to Residential A for Application No. SS CPA-2007-03, for property located just south of the Bartram Trails PUD off of William Bartram Scenic & Historic Highway (SR 13).**

#### ORDINANCE NO. 2007-59

#### AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO CHANGE THE 2015 FUTURE LAND USE

**MAP DESIGNATION FROM RURAL SILVICULTURE TO RESIDENTIAL A, LOCATED SOUTH OF BARTRAM TRAILS PUD OFF OF WILLIAM BARTRAM SCENIC & HISTORIC HIGHWAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND EFFECTIVE DATE**

(07/24/07 - 16 - 2:14 p.m.)

9. PUBLIC HEARING - REZ 2007-14, R.V. SALES - THIS IS A REQUEST TO REZONE 4.9 ACRES FROM COMMERCIAL HIGHWAY AND TOURIST (CHT) TO COMMERCIAL INTENSIVE (CI) TO CONSTRUCT A RV SALES/SERVICE FACILITY. THE PROPERTY IS CURRENTLY OWNED BY SR 16-REIP, INC. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF STATE ROAD 16 JUST EAST OF BELZ OUTLET BOULEVARD AND THE STATE ROAD 16/INTERSTATE 95 INTERSECTION. THE PARCEL IS SERVED BY PUBLIC WATER AND SEWER. ADJACENT AND SURROUNDING ZONING DESIGNATIONS INCLUDE OPEN RURAL AND COMMERCIAL HIGHWAY AND TOURIST. THE PROPERTY IS LOCATED IN THE MIXED USE DISTRICT FUTURE LAND USE MAP DESIGNATION. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS REZONING REQUEST AT THEIR JUNE 7, 2007 HEARING BY A VOTE OF 5-0 WITH MRS. GRAYSON THE MAKER OF THE MOTION AND MR. WHEELER THE SECOND

Proof of publication of the notice of public hearing on REZ 2007-14, RV Sales was received, having been published in *The St. Augustine Record* on July 9, 2007.

Jason Cleghorn, Planner III-DRI Coordinator, reviewed this item.

(2:16 p.m.) Jim Wilson, 19 Old Mission Avenue, attorney representing the applicant, stated he was here to answer questions.

(2:16 p.m.) **Motion by Stevenson, seconded by Manuel, carried 4/0 with Bryant absent, to enact Ordinance No. 2007-60, known as REZ 2007-14, R.V. Sales, adopting findings of fact 1 through 3 to support the motion.**

**ORDINANCE NO. 2007-60**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL HIGHWAY AND TOURIST (CHT) TO COMMERCIAL INTENSIVE (CI); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(07/24/07 - 16 - 2:17 p.m.)

10. PUBLIC HEARING - MAJMOD 2007-06, TURTLE SHORES PUD - THE APPLICANT WISHES TO REMOVE THE CURRENT SIGNAGE AND PLACE A NEW SIGN. THIS NEW SIGN WILL BE ORIENTED 90 DEGREES FROM THE OLD SIGNAGE AND WILL BE PERPENDICULAR WITH A1A. WITH THE REORIENTATION OF THE SIGNAGE THE APPLICANT WISHES TO ADD A SECOND FACE TO THE NEW SIGN, WHICH MODIFIES THE SIGN BY INCREASING THE APPLICABLE SIGN AREA AND THEREBY CREATING A MAJOR MODIFICATION TO THE PUD, PURSUANT TO SECTION 7.00. THE SIGN AREA FOR THE NEW SIGNAGE WILL BE NO MORE THAN 32



SQUARE FEET IN SIZE FOR EACH SIGN FACE. THE AREA TO BE CHANGED IS LOCATED WITHIN THE LANDSCAPE MEDIAN IN THE RIGHT-OF-WAY OF TURTLE SHORES DRIVE, AT THE INTERSECTION OF TURTLE SHORE DRIVE AND A1A. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS ITEM AT THEIR JUNE 7, 2007 MEETING BY A VOTE OF 5/0

Proof of publication of the notice of public hearing on Major Modification 2007-06, Turtle Shores was received, having been published in *The St. Augustine Record* on July 9, 2007.

Lindsay Haga, AICP, Chief Planner, reviewed this item.

(2:19 p.m.) Christine Rich, 1109 South March Wind Way, stated that she was here for questions.

(2:20 p.m.) **Motion by Stevenson, seconded by Sanchez, carried 4/0 with Bryant absent, to enact Ordinance No. 2007-58, known as MAJMOD 2007-06, Turtle Shores PUD adopting findings of fact 1 through 6 to support the motion.**

#### ORDINANCE NO. 2007-58

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, APPROVING A MAJOR  
MODIFICATION TO THE TURTLE SHORES PLANNED  
UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER  
85-79, AS AMENDED, MAKING FINDINGS OF FACT;  
REQUIRING RECORDATION; AND PROVIDING FOR  
AN EFFECTIVE DATE**

Rich mentioned that Item 7 should be identified as Resolution No. 2007-216 not 2007-58.

The meeting recessed at 2:21 p.m. and reconvened at 2:35 p.m.

(07/24/07 - 17 - 2:35 p.m.)

11. CONSIDER C&K ASSET MANAGEMENT'S PROPOSED OPEN BOAT AND RV STORAGE FACILITY APPLICATION COMM 2006000062 LOCATED AT 6300 US 1 NORTH

Bill Hartmann, Transportation Planning Manager, reviewed this item, stating that this came before the Board for a decision, whether to allow a development or not.

(2:41 p.m.) Clay Seay, Hardy Group, 1200 Plantation Island Drive, gave the history of the property. Rich asked how William Burchfield fit into this. Seay replied that Burchfield was the attorney for John Sessions who was the owner of the parcel. Discussion followed on selling the property.

(2:47 p.m.) Tony Cubbedge, Real Estate Department, stated that Burchfield said that his client was more interested in pursuing the permits, stating that they did not get to an offer point. Discussion followed. (2:50 p.m.) **Motion by Manuel, seconded by Stevenson, carried 4/0 with Bryant absent, to continue this item for two weeks to give the opportunity for further clarification.**

(07/24/07 - 18 - 1:33 p.m.)

12. PUBLIC HEARING - DEVAGREE 2006-14, TURNBULL DEVELOPMENT AGREEMENT - THIS IS THE FIRST OF TWO REQUIRED PUBLIC HEARINGS. THE SECOND PUBLIC HEARING IS SCHEDULED FOR AUGUST 21, 2007. THE PROPOSED DEVELOPMENT AGREEMENT ADDRESSES ROADWAY CAPACITY, AND WATER AND SEWER TRANSMISSION CAPACITY ISSUES FOR THE TURNBULL PUD, WHICH WILL INCLUDE THE PROPERTY THAT IS THE SUBJECT OF THE WILDCAT VENTURES COMPREHENSIVE PLAN AMENDMENT (COMPAMD 2005-05), IF APPROVED. THE PROPOSED AGREEMENT WAS REVIEWED BY THE CONCURRENCY REVIEW COMMITTEE (CRC) ON JULY 12, 2007. THE CRC VOTED (3-0) TO SUPPORT THE PROPOSED AGREEMENT IN THAT THE PROPOSED IMPROVEMENTS ARE SUFFICIENT TO PROVIDE ADEQUATE CAPACITY ON SR 16 (LINK 92.1), THE SR 16/TOM'S ROAD INTERSECTION, AND THE SR 16/I-95 SOUTHBOUND RAMP INTERSECTION TO ACCOMMODATE IMPACTS FROM THE PROPOSED CONCURRENCY DEVELOPMENT, AS DEFINED IN THE DEVELOPMENT AGREEMENT

Proof of publication of the notice of public hearing on DEVAGREE 2006-14, Turnbull was received, having been published in *The St. Augustine Record* on July 9, 2007.

William L Hartmann, Transportation Planning Manager, stated that this was the first of two scheduled public hearings, mentioning three items which was the subject of the transportation portion of this agreement. Stevenson asked about the per trip basis. Hartmann responded and stated that this included a 20 inch water main.

(1:41 p.m.) Frank Miller, 245 Riverside Avenue, Suite 400, Jacksonville, reviewed the Development Agreement. Rich asked about this development having a CDD. Miller responded.

(1:48 p.m.) Rich announced that the date of the second required public hearing would be held on August 21, 2007.

(07/24/07 - 18 - 2:51 p.m.)

13. CONSIDER MOTION TO ADOPT A RESOLUTION FINDING PARAMOUNT PUBLIC PURPOSE AND APPROVING THE MEMORANDUM OF UNDERSTANDING FOR USE OF THE FACILITIES BETWEEN UTILITY SERVICES AND THE RECREATION DEPARTMENT

Wally Kropacek, Interim County Administrator, reviewed the issue. (2:53 p.m.) **Motion by Stevenson, seconded by Manuel, carried 4/0 with Bryant absent, to adopt Resolution No. 2007-217, finding paramount public purpose and approving the Memorandum of Understanding for use of the facilities between Utility Services and the Recreation Department.**

#### RESOLUTION NO. 2007-217

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING AS SURPLUS PROPERTY AND AUTHORIZING THE TRANSFER OF PROPERTY KNOWN AS THE MIZELL ROAD ADMINISTRATIVE BUILDING AND WAREHOUSE PROPERTY FROM THE ST. JOHNS COUNTY UTILITY DEPARTMENT, TO THE ST. JOHNS COUNTY RECREATION DEPARTMENT;

PROVIDING A FAIR AND REASONABLE  
CONSIDERATION FOR THE SAID PROPERTY,  
DECLARING A PARAMOUNT PUBLIC PURPOSE, AND  
DESIGNATING AN AUTHORIZED ISSUER OFFICER

14. HISTORY OF AND FUTURE OPTIONS FOR INDIGENT PRIMARY CARE IN  
ST. JOHNS COUNTY

*This item moved to b3.*

Michael Hunt entered the meeting.

(07/24/07 - 19 - 2:55 p.m.)

14a. HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY/CLAY COUNTY  
HOUSING FINANCE AUTHORITY SINGLE FAMILY MORTGAGE REVENUE  
BONDS

Benjamin Coney, St. Johns County Housing and Community Services, reviewed this item stating, that the St. Johns County Housing Finance Authority had been invited to participate in single-family mortgage revenue bonds. He stated that the invitation was approved and accepted by the Housing Finance Authority by resolution, which was included in the packet. He stated that there was a resolution approving the issuance by the Housing Finance Authority of Clay County of the single-family mortgage revenue bonds and approving the operation of the Housing Finance Authority and the territorial boundaries of St. Johns County and connection therewith. (2:57 p.m.) **Motion by Stevenson, seconded by Manuel, carried 4/0 with Bryant absent, to adopt Resolution No. 2007-218, approving the issuance by the Housing Finance Authority of Clay County of its single-family mortgage revenue bonds and approving the operation of the Housing Finance Authority of Clay County in the territorial boundaries of St. Johns County in connection therewith.**

RESOLUTION NO. 2007-218

A RESOLUTION APPROVING THE ISSUANCE BY THE  
HOUSING FINANCE AUTHORITY OF CLAY COUNTY,  
FLORIDA, OF ITS SINGLE FAMILY MORTGAGE  
REVENUE BONDS TO PROVIDE FUNDS TO FINANCE  
THE PURCHASE OF SINGLE FAMILY RESIDENCES IN  
ST. JOHNS COUNTY, FLORIDA, AND VARIOUS  
OTHER COUNTIES WITHIN THE STATE OF FLORIDA;  
APPROVING THE OPERATION OF SAID HOUSING  
FINANCE AUTHORITY OF CLAY COUNTY IN THE  
TERRITORIAL BOUNDARIES OF ST. JOHNS COUNTY  
IN CONNECTION THEREWITH; AND PROVIDING AN  
EFFECTIVE DATE

(07/24/07 - 19 - 2:57 p.m.)

COMMISSIONERS' REPORTS

Commissioner Manuel:

Manuel followed up on the concurrency discussion from a few weeks ago stating, that concurrency and the issuance of a concurrency certificate was critically important from his perspective into the management of growth and that they delegate the authority to issue that certificate to the committee. He asked the county attorney to look into making the committee an advisory function that any approvals they would render, would go into the consent agenda so that they wouldn't have to deal with individual

concurrency. Rich voiced concern about pulling a concurrency item off of the consent agenda. McCormack replied that some of the concurrency items would be routine, but others may involve some interpretation, but he was looking into it.

(3:01 p.m.)

Commissioner Stevenson:

Stevenson responded on the concurrency discussion, stating that she thought the concurrency rules needed to be revamped. Discussion followed. Sanchez suggested including the incentive program in on the concurrency workshop. Manuel said he would like to discuss it sooner.

(3:13 p.m.)

Commissioner Sanchez:

Sanchez spoke on the Administration Building being approved and asked about the plans regarding the furniture that would go into the building, stating that he didn't want any new furniture bought.

Sanchez spoke on the dock issue.

(3:21 p.m.)

Commissioner Rich:

Rich spoke on a letter sent to the commission from the Lawrences regarding the Stratton Road D.R. Horton impacts on the people on Stratton Road. Locklear spoke on the erosion control issue. Discussion followed. (3:27 p.m.) Manuel left the meeting.

(07/24/07 - 20 - 3:30 p.m.)

COUNTY ADMINISTRATOR REPORT

Kropacek stated that he appreciated all the support he received from everyone.

Kropacek spoke on the impact of the potential and general budget strategy.

Kropacek stated that their Family Integrity Program for community based care, ranked number one in the State.

(07/24/07 - 20 - 3:33 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack thanked Kropacek for his service.

McCormack asked for authority to advertise for a special meeting next week for litigation relating to the Whetstone case. He stated that he would advertise the special meeting for July 30th at 9:00 a.m.

(07/24/07 - 20 - 3:36 p.m.)

CLERK OF COURT'S REPORT

No report.

**Motion by Stevenson, seconded by Sanchez, carried 4/0 with Bryant absent, to adjourn the meeting.** With there being no further business to come before the Board, the meeting adjourned at 3:36 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 404417 through 404423, totaling \$77,834.31 (07/02/07)
2. St. Johns County Board of County Commissioners Check Register, Check No. 404424 through 404729, totaling \$1,976,301.97 (07/03/07)
3. St. Johns County Board of County Commissioners Check Register, Check No. 404730 through 404752, totaling \$39,548.46 (07/05/07)
4. St. Johns County Board of County Commissioners Check Register, Check No. 404753 through 405078 totaling \$727,039.43 (07/10/07)
5. St. Johns County Board of County Commissioners Check Register, Check No. 405079, totaling \$2,770.55 (07/10/07)
6. St. Johns County Board of County Commissioners Check Register, Check No. 405080, totaling \$67.70 (07/10/07)

CORRESPONDENCE:

1. Letter dated July 16, 2007 to Liz Cloud, Program Administrator, Bureau of Administrative Code and Weekly, filing St. Johns County Ordinances Number 2007-55 and 2007-56.

Approved August 21, 2007

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Ben Rich  
Ben Rich, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Yvonne King  
Deputy Clerk

