

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
FEBRUARY 21, 2012  
(9:00 A.M.)**

Proceedings of a regular meeting of the Board of County Commissioners of St. Johns County, Florida, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Present: Mark Miner, District 3, Chair  
Jay Morris, District 4, Vice Chair  
Cyndi Stevenson, District 1  
Ron Sanchez, District 2  
J. Ken Bryan, District 5  
Michael Wanchick, County Administrator  
Patrick McCormack, County Attorney  
Pam Halterman, Deputy Clerk

(02/21/12 - 1 - 9:00 a.m.)

CALL TO ORDER

Miner called the meeting to order.

(02/21/12 - 1 - 9:00 a.m.)

ROLL CALL

Commissioner Miner called the roll and all members were present.

(02/21/12 - 1 - 9:00 a.m.)

INVOCATION

Pastor Mark Frenier, Homeport Christian Church, gave the invocation.

(02/21/12 - 1 - 9:00 a.m.)

PLEDGE OF ALLEGIANCE

Commissioner Sanchez led the Pledge of Allegiance.

(02/21/12 - 1 - 9:01 a.m.)

SPECIAL PRESENTATION OF A CITIZEN'S APPRECIATION AWARD BY TOMMY HARRISON AND DISTRICT 2 COMMISSIONER RON SANCHEZ TO ST. JOHNS COUNTY DEPUTY ZACH COOKE

Sanchez introduced Deputy Zach Cooke and made the special presentation of the Citizen's Appreciation Award to Cooke from Tommy Harrison and himself.

(02/21/12 - 1 - 9:06 a.m.)

DELETIONS TO CONSENT AGENDA

None.

(02/21/12 - 1 - 9:06 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Approval of the Cash Requirement Report
2. Minutes: BCC Regular 1/17/12
3. Motion to adopt **Resolution No. 2012-36** approving the proposed amendment to Section 504 of the Compliance Policy and Transition Plan procedures for Community Development Block Grant (CDBG) programs to comply with Department of Economic Opportunity requirements to: 1) revise the designation of the person responsible for Section 504 compliance efforts for St. Johns County by identifying the Section 504 Coordinator by title only, and 2) affirm that all buildings/facilities utilized by St. Johns County for CDBG meetings, public hearings and housing of current CDBG files were ADA compliant and handicapped accessible

**RESOLUTION NO. 2012-36**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING ITS SECTION 504 OF THE COMPLIANCE POLICY, EVALUATION PLAN, TRANSITION PLAN, AND GRIEVANCE/COMPLAINT ("SECTION 504") PROCEDURES FOR COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") PROGRAMS PURSUANT THE REQUEST FROM DEPARTMENT OF ECONOMIC OPPORTUNITY

4. Motion to adopt **Resolution No. 2012-37** authorizing the County Administrator, or designee, to execute an easement to allow Florida Power & Light Company to install electrical service for tower site 10 of the County Emergency Communication System in Flagler Estates

**RESOLUTION NO. 2012-37**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO ALLOW FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE FOR TOWER SITE 10 OF THE COUNTY EMERGENCY COMMUNICATION SYSTEM IN FLAGLER ESTATES

5. Motion to adopt **Resolution No. 2012-38** authorizing the County Administrator, or designee, to execute an easement to allow Florida Power & Light Company to install electrical service for tower site 11 of the County Emergency Communication System located on US 1 South

**RESOLUTION NO. 2012-38**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO ALLOW FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE FOR TOWER SITE 11 OF THE COUNTY EMERGENCY COMMUNICATION SYSTEM LOCATED ON US 1 SOUTH

6. Motion to adopt **Resolution No. 2012-39** authorizing the County Administrator, or designee, to execute an easement to allow Florida Power & Light Company to install electrical service for tower site 1 of the County Emergency Communication System located on Agricultural Center Drive

**RESOLUTION NO. 2012-39**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO ALLOW FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE FOR TOWER SITE 1 OF THE COUNTY EMERGENCY COMMUNICATION SYSTEM LOCATED ON AGRICULTURAL CENTER DRIVE

7. Motion to adopt **Resolution No. 2012-40** authorizing the County Administrator, or designee, to execute an easement to allow Florida Power & Light Company to install electrical service for tower site 3 of the County Emergency Communication System located on Borrow Pit Road

**RESOLUTION NO. 2012-40**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO ALLOW FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE FOR TOWER SITE 3 OF THE COUNTY EMERGENCY COMMUNICATION SYSTEM ON BORROW PIT ROAD

8. Motion to adopt **Resolution No. 2012-41** authorizing the County Administrator, or designee, to execute an easement to allow Florida Power & Light Company to install electrical service for tower site 4 of the County Emergency Communication System located on Old Moultrie Road near the intersection of Hastings Road

**RESOLUTION NO. 2012-41**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO ALLOW FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE FOR TOWER SITE 4 OF THE COUNTY EMERGENCY COMMUNICATION SYSTEM LOCATED ON OLD MOULTRIE ROAD NEAR THE INTERSECTION OF HASTINGS ROAD

9. Motion to adopt **Resolution No. 2012-42** authorizing the County Administrator, or designee, to execute an easement to allow Florida Power & Light Company to install electrical service for tower site 6 of the County Emergency Communication System located on County Road 208

**RESOLUTION NO. 2012-42**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO ALLOW FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE FOR TOWER SITE 6 OF THE COUNTY EMERGENCY COMMUNICATION SYSTEM LOCATED ON COUNTY ROAD 208**

10. Motion to adopt **Resolution No. 2012-43** authorizing the County Administrator, or designee, to execute an easement to allow Florida Power & Light Company to install electrical service for tower site 7 of the County Emergency Communication System located on State Road 207 near the County Fairgrounds

**RESOLUTION NO. 2012-43**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO ALLOW FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE FOR TOWER SITE 7 OF THE COUNTY EMERGENCY COMMUNICATION SYSTEM LOCATED ON STATE ROAD 207 NEAR THE COUNTY FAIRGROUNDS**

11. Motion to adopt **Resolution No. 2012-44** authorizing the County Administrator, or designee, to execute an easement to allow Florida Power & Light Company to install electrical service for tower site 8 of the County Emergency Communication System located on Crescent Technical Court off Watson Road

**RESOLUTION NO. 2012-44**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO ALLOW FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE FOR TOWER SITE 8 OF THE COUNTY EMERGENCY COMMUNICATION SYSTEM LOCATED ON CRESCENT TECHNICAL COURT OFF WATSON ROAD**

12. Motion to adopt **Resolution No. 2012-45** authorizing the County Administrator, or designee, to execute an easement to allow Florida Power & Light Company to install electrical service for tower site 9 of the County Emergency Communication System located on Stratton Road off US 1 North

**RESOLUTION NO. 2012-45**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO ALLOW FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE FOR TOWER SITE 9 OF THE**

**COUNTY EMERGENCY COMMUNICATION SYSTEM  
LOCATED ON STRATTON ROAD OFF US 1 NORTH**

13. Motion to adopt **Resolution No. 2012-46** authorizing the County Administrator, or designee, to execute an easement to allow Jacksonville Electric Authority to install electrical service for tower site 5 of the County Emergency Communication System located on Cartwheel Bay Avenue off County Road 210 West

**RESOLUTION NO. 2012-46**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO ALLOW JACKSONVILLE ELECTRIC AUTHORITY TO INSTALL ELECTRICAL SERVICE FOR TOWER SITE 5 OF THE COUNTY EMERGENCY COMMUNICATION SYSTEM ON CARTWHEEL BAY AVENUE OFF COUNTY ROAD 210 WEST**

14. Motion to adopt **Resolution No. 2012-47** accepting nine Easements for Utilities for water and sewer service to the residents in Marshview Estates Subdivision

**RESOLUTION NO. 2012-47**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING NINE EASEMENTS FOR UTILITIES FOR WATER AND SEWER SERVICE FOR MARSHVIEW ESTATES SUBDIVISION**

15. Motion to adopt **Resolution No. 2012-48** accepting two Easements for Utilities for the lift station and utility lines on the Marshview Executive Park property that serves the residents and commercial properties in Marshview Estates Subdivision

**RESOLUTION NO. 2012-48**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES FOR THE LIFT STATION AND UTILITY LINES ON THE MARSHVIEW EXECUTIVE PARK PROPERTY THAT SERVES THE RESIDENTS AND COMMERCIAL PROPERTIES WITHIN MARSHVIEW ESTATES SUBDIVISION**

16. Motion to adopt **Resolution No. 2012-49** authorizing the acquisition of real properties by the Housing Finance Authority of St. Johns County in connection with the Neighborhood Stabilization Grant program with closing contingent upon due diligence and fulfillment of NSP requirements and provisions

**RESOLUTION NO. 2012-49**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE ACQUISITION OF REAL**

PROPERTY BY THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY, LOCATED AT 3364 10<sup>TH</sup> STREET AND 6172 ARMSTRONG ROAD IN ELKTON, 214 WEST STANTON STREET AND 8825 CHURCH STREET IN HASTINGS, AND 2849 NORTH SIXTH STREET IN ST. AUGUSTINE FOR REHABILITATION OR RENOVATION OF THE ACQUIRED PROPERTIES IN ACCORDANCE WITH THE NEIGHBORHOOD STABILIZATION PROGRAM GRANT FUNDING ("NSP") REQUIREMENTS

17. Motion to adopt **Resolution No. 2012-50** approving the terms and conditions of a License to Use/Hold Harmless Agreement for a portion of paved Oak Street on Vilano Beach and authorizing the County Administrator to execute the agreement on behalf of the County

**RESOLUTION NO. 2012-50**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A LICENSE TO USE/HOLD HARMLESS AGREEMENT AND AUTHORIZING THE COUNTY ADMINSTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

18. Motion to adopt **Resolution No. 2012-51** recognizing unanticipated revenue in the amount of \$80,000 from a U.S. Department of Homeland Security Assistance Grant and increasing the Federal Grant revenue and expenditure budget line items of the Fire District Fund by the same amount

**RESOLUTION NO. 2012-51**

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

19. Motion to adopt **Resolution No. 2012-52** recognizing unanticipated revenue for insurance claim proceeds in the amount of \$1,985 and appropriating for expenditure as Contractual Services within the FY 2012 Road & Bridge Budget

**RESOLUTION NO. 2012-52**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2012 ROAD & BRIDGE BUDGET IN ORDER TO RECEIVE UNANTICIPATED REVENUE AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY ROAD & BRIDGE DEPARTMENT

20. Motion to adopt **Resolution No. 2012-53** approving the terms, conditions, and provisions of the Economic Development Grant Agreement with B&B Trailers and Accessories, Inc., and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County

RESOLUTION NO. 2012-53

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH B&B TRAILERS AND ACCESSORIES, INC., ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

21. Motion to adopt **Resolution No. 2012-54** consenting the Florida Department of Transportation to construct an overpass on County Road 210 at State Road 5 (US1) leading to future construction of an interchange

RESOLUTION NO. 2012-54

A RESOLUTION CONSENTING TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION OF A NEW OVERPASS LEADING TO THE CONSTRUCTION OF AN INTERCHANGE AT CR 210 AND US 1 (SR 5); PROVIDING FOR AN EFFECTIVE DATE

22. Motion to approve special pay in the amount of \$5,000 for Fiscal Year 2012 associated with a FDEP-approved dual coverage for wastewater treatment facilities funded through the elimination of a vacant Lead Operator II FTE, resulting in an annual savings of \$49,036 in salary and benefits
23. Motion to approve the transfer of \$4,500 from General Fund Reserves to appropriate maintenance expenditures related to the Hastings School Building for FY 2012
24. Motion to adopt **Resolution No. 2012-55** recognizing unanticipated State Aid Grant revenue in the amount of \$2,728, thereby increasing the appropriation to the library services budget by the same

RESOLUTION NO. 2012-55

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2012 GENERAL FUND TO RECEIVE UNANTICIPATED REVENUE AND AUTHORIZE ITS EXPENDITURE BY THE LIBRARY SYSTEM

25. Motion to adopt **Resolution No. 2012-56** authorizing the County Administrator, or designee, to submit an application seeking funding assistance through the Florida Inland Navigation District Waterways Assistance Program Grant for a Maintenance Dredge Project at the Vilano Beach Boat Ramp. The Florida Inland Navigation District sponsors an annual grant assistance program for member counties. The annual allocation for St. Johns County is approximately \$625,000. The St. Johns County Recreation and Parks Department seeks approval to make application to the Florida Inland Navigation District Waterways Assistance Program Grant for funding of a Maintenance Dredge Project at the Vilano Beach

Boat Ramp. St. Johns County has identified our local match of \$40,000 will be available in the FY 2013 Florida Boating Improvement Program Fund

**RESOLUTION NO. 2012-56**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM GRANT FOR A MAINTENANCE DREDGE PROJECT AT THE VILANO BEACH BOAT RAMP**

26. Motion to adopt **Resolution No. 2012-57** to authorize the County Administrator, or his designee, to enter into a contract for one (1) year with four (4) available one year extensions, with H & H Liquid Sludge Disposal, Inc., for the transportation and disposal of Class B Aerobic Wastewater Sludge for the SJC Utility Department as described in the Bid #12-22 Documents/Specifications and the firms' submitted Bid Proposals

**RESOLUTION NO. 2012-57**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 12-22 AND TO EXECUTE AN AGREEMENT FOR THE TRANSPORTATION & DISPOSAL OF CLASS B AEROBIC WASTEWATER SLUDGE FOR THE SJC UTILITY DEPARTMENT**

27. Motion to adopt **Resolution No. 2012-58** to authorize the County Administrator, or his designee, to negotiate with and, if negotiations are successful, to enter into contract for RFQ #12-06 (Environmental Engineering Services Tillman Ridge Landfill) with the No. 1 ranked firm, Nelson Engineering for four (4) years with four (4) optional one (1) year extensions. If an agreement cannot be reached with the No. 1 ranked firm, authorization is requested to terminate negotiations and begin negotiations with the No. 2 ranked firm and continue until an agreement is reached

**RESOLUTION NO. 2012-58**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 12-06, AND TO EXECUTE AN AGREEMENT FOR ENVIRONMENTAL ENGINEERING SERVICES FOR THE SOLID WASTE DIVISION**

28. Motion to adopt **Resolution No. 2012-59** to authorize the County Administrator, or his designee, to enter into negotiations, and, if negotiations are successful, award a contract for RFQ #12-18 (Traffic Count Program) to F.R. Aleman & Associates, Inc., for the traffic count program for the SJC Traffic & Transportation Department as described in the RFQ # 12-18 Documents/Specifications



**RESOLUTION NO. 2012-59**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 12-18, AND TO EXECUTE AN AGREEMENT FOR THE TRAFFIC COUNT PROGRAM**

29. Motion to adopt **Resolution No. 2012-60** authorizing the County Administrator, or designee, to begin negotiations for RFP #12-24 (Telecommunications Billing Audit Services) with the No. 1 ranked firm, Abilita. If an agreement cannot be reached with the No. 1 ranked firm, authorization is requested to terminate negotiations with the No. 1 ranked firm and begin negotiations with the No. 2 ranked firm and continue until an agreement is reached

**RESOLUTION NO. 2012-60**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 12-24, AND TO EXECUTE AN AGREEMENT FOR TELECOMMUNICATIONS BILLING AUDITING SERVICES**

30. Motion to adopt **Resolution No. 2012-61** authorizing the County Administrator, or his designee, to award Bid #12-28, Fire Pump Upgrade to the St. Johns County Jail to Milton J. Wood Fire Protection, Inc., as the lowest responsive and responsible bidder for a Total Lump Sum Bid of \$103,267

**RESOLUTION NO. 2012-61**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 12-28, AND TO EXECUTE AN AGREEMENT FOR FIRE PUMP UPGRADE-ST. JOHNS COUNTY JAIL**

31. Motion to adopt **Resolution No. 2012-62** authorizing the County Administrator, or his designee, to award a contract to Sawcross, Inc., as the lowest responsive and responsible bidder for Bid #12-31, Innlet Beach WTP High Service Pumps Upgrade for Utilities in the Total Lump Sum Bid amount of \$547,400

**RESOLUTION NO. 2012-62**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 12-31, AND TO EXECUTE AN AGREEMENT FOR INNLET BEACH WTP HIGH SERVICE PUMPS UPGRADE**

32. Motion to declare items as surplus and authorize the County Administrator, or his designee, to dispose of same in accordance with Purchasing Policy 308 and Florida Statute 274

33. Proofs:
- a. Proof: Certificate of Liability Insurance for Kimley Horn & Associates, Inc.
  - b. Proof: Certificate of Liability Insurance for England, Thims, & Miller, Inc.
  - c. Proof: Certificate of Liability Insurance for Controlled Products, LLC.
  - d. Proof: Certificate of Liability Insurance for Environmental Services, Inc.
  - e. Proof: Certificate of Liability Insurance for Ellis & Associates, Inc.
  - f. Proof: Certificate of Liability Insurance for Universal Engineering Sciences, Inc.
  - g. Proof: Certificate of Liability Insurance for Herbert Marlowe
  - h. Proof: Certificate of Liability Insurance for Civil Services, Inc.
  - i. Proof: Certificate of Liability Insurance for Terracon Consultants, Inc.
  - j. Proof, Notice of a Public Hearing for Underage Drinking on Dec 20, 2011, *St. Augustine Record* appearing on Dec 10, 2011
  - k. Proof, Notice of a Public Hearing for Amending Land Development Code on Dec 20, 2011, *St. Augustine Record* appearing on Dec 12, 2011
  - l. Proof, Notice of a Public Hearing for Vacation of Yelvington Ave on Feb 7, 2012, *St. Augustine Record* appearing on Jan 18, 2012
  - m. Proof, Notice to Bidders, Bid # 12-36, Purchase Blank Signs, *St. Augustine Record* appearing on Jan 12, 2012 & Jan 19, 2012

(02/21/12 - 10 - 9:06 a.m.)

PUBLIC COMMENT

Tom Sciandra, 778 Pheasant Court, spoke about the previously presented major modification of the Worthington PUD, which he suggested should be repealed, deemed null and void, and reheard by the Board. He noted that two reasons existed to repeal the Board's decision which included the Planning and Zoning Staff's incorrect and incomplete information and because the public had not been informed about the proposal prior to the hearing. He suggested that he was the reason the PUD units were lowered from 41 lots to 38 lots, and the minimum lot size was increased from six thousand to eight thousand feet. He added that property lots #1 and #4 indicated smaller lots than the actual size compared to the County plat books. He stated a second reason was because no sign had been posted in regards to the BCC Meeting. He reiterated his request to repeal the decision, deem it null and void, and rehear the application.

(9:11 a.m.) Geralyn Sachs, St. Johns County 4-H Extension Agent, 1185 Thompson Bailey Road, offered an invitation to the Commission for the upcoming April 13, 2012, 4-H program annual fundraising event.

(02/21/12 - 10 - 9:12 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Michael Wanchick advised that the Courthouse building had received a bomb threat that morning but assured the Commission that the Administration building was secured and safe.

(9:12 a.m.) McCormack noted that he would be discussing Senate Bill #206 during his report.

(9:13 a.m.) Stevenson voiced that she had questions she would like to discuss in regards to Mr. Sciandra's issue which would be during her Commission report.

(02/21/12 - 10 - 9:13 a.m.)

APPROVAL OF REGULAR AGENDA

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

(02/21/12 - 11 - 9:13 a.m.)

1. UPDATE ON THE ACTIVITIES AND PROJECTS IN UNF SMALL BUSINESS DEVELOPMENT CENTER (SBDC) BY CATHY HAGAN, AREA DIRECTOR FOR THE UNF SBDC

Melissa Glasgow, Director of Economic Development, reviewed the item and introduced Cathy Hagan and Marge Cirullo, who would make a brief presentation regarding the small business development center. She pointed out that the County had entered into an agreement with the University of North Florida, in October 2011, to provide small business development center services and the BCC had recently extended the agreement for FY 2012 in order to continue to provide those services to new and existing businesses in the county.

(9:14 a.m.) Cathy Hagan introduced Marge Cirullo, who provided a PowerPoint presentation to the Board. Cirullo spoke about the accomplishments at the Small Business Development Center. She explained that they had seen twenty-nine business starts involving the creation of ninety-four jobs with owner's investments of \$853,000 for the county. She pointed out that the businesses they had counseled received loans in the amount of \$2,495,000. She added that existing business were able to retain fifty-seven jobs with sales increases of \$1,200,000, as well as obtaining government contracts with a value of nearly \$2,000,000. She explained that they were currently working with the business class of St. Johns River State College. She noted that business classes would be conducted in March at the County's Permit Center.

(9:17 a.m.) Hagan spoke about the relationships involved with the Business Center and the many programs they offered to local new or existing businesses.

(9:20 a.m.) Bryan stated that the County was very happy to have the Business Center in the area fulltime with their presence next door. He voiced that he looked forward to a long-term relationship. Hagan noted that Glasgow and County Staff had offered invaluable assistance. Wanchick stated that much of the County's economic development involved recruitment of new businesses. He pointed out that the representatives offered many services and had worked well since coming into the County. Stevenson commented that having the SBDC so close was a positive for the County and voiced that she appreciated the program and those involved. Bryan suggested that small businesses employed many people and was the backbone of America. Miner thanked Bryan for his leadership and bringing the SBDC into the county.

(02/21/12 - 11 - 9:25 a.m.)

DISTRICT 4

2. PUBLIC HEARING - PUD 2011-08 COASTAL VILLAGE APARTMENTS. THIS IS A REQUEST TO REZONE 11.4 ACRES FROM COMMERCIAL INTENSIVE (CI) AND COMMERCIAL GENERAL (CG) TO PLANNED UNIT DEVELOPMENT (PUD) FOR THE DEVELOPMENT OF 124 WORKFORCE APARTMENT UNITS. SUBJECT PROPERTY IS LOCATED AT 5800 US 1 NORTH, NORTH OF GUN CLUB RD, SOUTH OF EAGLE CREEK SUBDIVISION. BASED ON THE INFORMATION AVAILABLE TO STAFF, THE CURRENT PLANNING & ZONING SECTION FINDS THE REQUEST TO REZONE TO PUD DOES NOT SUBSTANTIALLY MEET THE REQUIREMENTS OF THE COMPREHENSIVE PLAN AND THE LAND DEVELOPMENT CODE

Proof of publication of the notice of public hearing on PUD 2011-08, Coastal Village Apartments was received, having been published in *The St. Augustine Record* on January 18, 2012.

Miner explained the procedure for the public and applicant. The following ex parte communications were disclosed by the Board members; Miner: had spoken with George McClure, Dylan Runrell, had received many emails and telephone calls, and attended the PZA Meeting. Bryan: said he had spoken with the same individuals mentioned by Miner, had spent two hours in the community, had walked the property, and viewed the video from the PZA Meeting. Morris: said he had met with and spoke to George McClure, John Pearson, Bobby Jones, and Allen Petty, had visited the property, had received many telephone calls and emails. Stevenson: said she had spoken to all those individuals mentioned by Miner, had been to the property many times, had received many telephone calls and emails, and had attended the PZA Meeting. Sanchez: said he had spoken to George McClure, Bobby Jones, Allen Petty, and Melissa Kauttu, had received many telephone calls and emails, and had attended the PZA meeting.

(9:28 a.m.) Michael Blackford, Planning and Zoning Manager, reviewed the item for the Board. He pointed out that the project involved 11.84 acres with a proposed 124 workforce apartments and involved a mixed use area. He stated that the proposal would qualify for an administrative review if the proposed 124 apartment units dropped to 121 apartment units. He noted that Staff had open comments on the review of the project which were included in the Board's packet. He pointed out that the Istorica PUD had a maximum density of 2 units per acre and the Frog Hollow Mobile Home property was zoned with a maximum density of just under 5 units to an acre. He noted that Staff recommended denial and found the proposal inconsistent with the Land Use policies and not in character with surrounding properties. He stated that the PZA recommended denial of the project. Stevenson requested a copy of the open items from Staff.

(9:36 a.m.) George McClure, applicant's representative, requested that he be allowed to question Blackford in regards to maps presented to the Board. He continued with a question and answer dialog with Blackford concerning the information presented to the Board.

(9:42 a.m.) McCormack asked for a sidebar with McClure which the Board approved. All parties returned to the dais and McClure continued with questioning Blackford in regards to the surrounding properties and Land Use. McClure directed attention to the highlighted portion of Staff's report which read; "It is intended that the highest land use intensities occur at the center of the mixed use district", and asked whether intensity was not identical to density. Blackford affirmed that in some areas of the Code he would agree; however, he could not agree for other areas because density and intensity were not separate and noted that the middle of the subject area would be two miles in because the project involved a four mile area. He noted that evaluation was specific to each individual plan and could not be generalized. McClure continued with questioning Blackford regarding the property, zoning, land code, buffers, and sites.

(9:51 a.m.) Jeremiah Mulligan, Mulligan and Kauttu, 1510 N. Ponce de Leon Boulevard, attorney for the opposition, voiced that he objected to the cross examination of Staff by McClure. He noted that the applicant's fifteen minute time limit had expired.

Miner called a recess at 9:52 a.m. and reconvened at 10:00 a.m.

Miner advised that McClure had five minutes remaining for his presentation; whereas, McClure continued with questioning Blackford regarding the property. He spoke about the site plan and deadlines to the State, Department of Economics, regarding site management and affordability. He noted that the site plan before the BCC provided three buildings with a total of 76 units but had dropped two buildings and 48 units from the existing application and added four single-family, half-acre, market rate lots along Capo Island Road. He asked that the application be considered by the Board, then submitted to the State, and allowed to address the density issues. Stevenson asked

the Board to allow McClure a few more minutes but mentioned that the cross examination was excessive. McClure noted that the Chamber of Commerce had provided a PowerPoint presentation which he submitted for the record. He spoke about the density and surrounding developments along with access to and from the subject site. He added that the proposed 80 units, 76 of apartments and four single-family dwellings, equaled 6.6 units per acre which was .6 units more than the adjacent Frog Hollow project. He suggested that elimination of the access to Capo Island Road would lessen the traffic concerns for those residents. He stated that the revised presentation, text, and map would address all parties' concerns about the project. McCormack voiced that he was not comfortable with the Chamber of Commerce document being placed into the record and asked whether it was crucial. McClure indicated that the document showed the roads in the county, the number of people in the workforce within a 25-minute drive time of the subject site, the number of foreclosures, and occupancy rates of existing projects, and showed workforce projects at 92% occupancy.

(10:10 a.m.) Mulligan said he represented a coalition of homeowner residents in the area of the project. He noted that the voiced changes by McClure had not been available to him or his clients; therefore, he asked that the Board table the entire application and allow time to discuss and review the proposed amended application.

(10:11 a.m.) Miner asked whether McClure would agree to table the application in order to allow all parties involved to review the changes to the original application. McClure suggested that the changes were not difficult, and explained that they had dropped 48 apartment units and two buildings, and added four single-family residential lots. He pointed out that the open space, recreation, and impervious areas would be greater than the current application. He noted that they were against a deadline to submit the application to the State Housing Finance Authority and requested the Board to delay the hearing until later that day to continue the hearing or the following Tuesday as a special BCC meeting. Miner suggested that the hearing be continued to 1:30 that day.

(10:14 a.m.) In response to an inquiry from Miner, Mulligan affirmed that he had spoken with McClure and made an effort to come to an agreement; however, he stated that several of his witnesses would not be able to attend the hearing in the afternoon. He noted that he was ready to continue with the hearing; however, he asked for clarification from the Board as to which proposal they would be hearing. He added that he was prepared to move forward with the original proposal and not the amended proposal of 76 apartment units and four single-family residential lots. He pointed out that although he had heard about the amended proposal, he had yet to see anything on paper. McClure stated that he would like to discuss the proposed 76 apartment units and four single-family residential lots.

(10:15 a.m.) Sanchez suggested that the new proposal be returned to the PZA for their review and recommendation, and stated that the proposed changes had not been reviewed by the public nor the opposition which he said was disrespectful to the Board as well as the public. He pointed out that the Board was not responsible for McClure's deadline to the State Housing Finance Authority. He stated that remanding the proposal to the PZA would show fairness to all parties involved. McClure voiced that the pre-application had been filed five months earlier and the application was filed after addressing Staff comments which was in early December, three months in advance, and the Code allowed for an expedited process for review.

(10:17 a.m.) Morris stated that he agreed with Sanchez in regards to remanding to the PZA for their review. Miner pointed out that the applicant had made an effort to work with the surrounding residents and their attorney and had attempted to reduce the density. Stevenson said the Board could hear the application and allow residents who

want to voice their concerns; however, she pointed out that a future development could be much more intense compared to the proposal before the board, and asked that the residents in attendance consider that possibility. Bryan agreed that allowable developments on the subject property could not necessarily be a better alternative for the area and suggested that some level of compromise would be necessary. He pointed out that the County had approved over three-hundred multi-family units to be located on Old Moultrie Road as market rate housing. He noted that he had voted in favor of that development because of the location to retail businesses and workers at those businesses. Stevenson asked McCormack whether the Board was bound to consider the alternative proposal. McCormack advised that the Board could hear the changes or return it to the PZA.

(10:23 a.m.) Miner requested that McCormack, McClure, and Mulligan get together for a moment to come to an agreement on how they would like to proceed. He advised that the Board would continue to Item #7 while the parties conducted a sidebar. Sanchez reiterated that he would prefer to consider the original proposal only.

*(10:24 a.m.) At this time the Board moved to Item #7.*

Miner reconvened the meeting at 11:00 a.m. and the Board continued with Item #2.

McCormack stated that, at the Board's direction, he had met with Council for the applicant and organized opposition. He noted that the applicant had the right to make offers of compromise or proposed changes to the application; however, the BCC also had the right to decide on the application before the board. He stated that they had discussed the new plan, and whether to ask for a continuance to next Tuesday to allow time for Staff and those involved to review the new proposal. He advised that the Board could complete the hearing and make a decision that day, or decide on the offer of compromise, or return the application to the PZA for review. Miner asked for feedback from the Board Members in regards to their options. He stated that he was comfortable on hearing the application that day or next Tuesday.

(11:04 a.m.) Morris stated that any major change to an application should not be submitted at the last minute. He pointed out that the current application involved an approximate 200% increase in density; however, the revised proposal would still provide an increase of 125%. He suggested that the State Housing Finance Authority deadline should not be considered by the Board. He voiced that he would not change his opinion on either plan and if he was called to vote on either plan, his vote would be for a denial.

(11:07 a.m.) Sanchez stated that remanding the application to the PZA would not set precedence because the Board had in the past. He noted that the public would not have the opportunity to review the new plans and agreed with Morris in regards to the HFA deadline not being an issue for the Board. He voiced that he would be willing to hear the original application. He stated that his vote on the amended proposal would be a denial because the public and PZA did not have an opportunity to review.

(11:08 a.m.) Stevenson said she would like to hear from the applicant's attorney. She added that the Board members needed to be careful not to have an opinion about an application in advance, because it could generate a disqualification of the Board member.

(11:09 a.m.) Bryan stated that he was prepared to hear the application and would make his decision on the issue based on the total hearing and evidence presented to the Board.

(11:10 a.m.) Sanchez stated that he had not made a predetermination on the application; however, he did make a decision on what should come before the board, which was the original application. He voiced that he had a responsibility to the public, as well as the applicant, which would not be justified by hearing the amended proposal.

(11:10 a.m.) Miner said the *consensus of the Board* was to move forward with the hearing, on the original application, as heard earlier by the PZA, and as seen by the public. McCormack affirmed that all attorneys agreed to move forward with the original application. Sanchez voiced that public speakers should be questioned, if the newer plan was talked about, whether the new plan had been seen and did the new plan change their opinion on the application. Miner affirmed that only the original plan and application, which had been presented to the PZA and publicly noticed, would be heard.

(11:13 a.m.) In response to a question by Stevenson, Mulligan stated that the residents in opposition to the application would make a presentation that was shared by those in attendance and would limit repetitive comments. He explained that he and his partner, attorney Melissa Kauttu, had met with the residents the previous week, which was after the PZA had voted to recommend denial of the application. He noted the following points for the Board:

- ➔ Residents had made an effort to compromise with the developer
- ➔ Developer and his attorney had not made an effort to meet with the adjoining residents when the application was submitted to the PZA
- ➔ A new plan was presented by the developer at the last hour

Mulligan asked Nancy Barnes-Hubert to approach the podium; she was sworn in by McCormack.

(11:17 a.m.) Nancy Barnes- Hubert, local real estate agent for St. Augustine Reality; in response to an inquiry from Mulligan, stated that her company had three listings in the Istorica PUD and she had been contacted by a client for a lot in the area of the proposed project. She noted that residents and her client were concerned with property values due to the proposal, due to the notice of hearing being posted on the property. She touched on the Istorica PUD and Eagle Creek PUD developments and pointed out that neither PUDs were gated communities. Mulligan questioned whether she thought, because of a densely populated apartment complex; issues had been raised about the use of pools and amenities by non-residential individuals, which she affirmed to be correct. She stated that her client had spoken at one meeting in regards to the proposal.

(11:22 a.m.) Mulligan asked if McClure would like to cross-examine the witness; which McClure affirmed. However, Miner pointed out that McClure's cross-examination time would be deducted from Mulligan's allotted time. McCormack suggested that McClure's cross-examination time should not be deducted from Mulligan's for due process purposes.

(11:23 a.m.) McClure questioned Barnes-Hubert about her involvement in real estate in Florida, which she affirmed to be 1-1/2 years. In response to an inquiry from McClure, she noted that she had driven in front of and behind the Frog Hollow development but not onto the property. In response to a question from McClure, she stated she did not know the impacts of the Frog Hollow property to the surrounding developments, but added that the residents were snow-birds who only reside in Florida part of the year. She voiced that high density of a property would create problems. McClure and Barnes-Hubert continued with discussion concerning the types of commercial development that would be allowed on the property without the requirement of being presented to the BCC. McClure questioned whether Barnes-Hubert thought that a vehicular connection from the proposed apartment complex to Capo Island Road

would be a disadvantage to the Istorla or Eagle Creek PUDs. Barnes-Hubert stated that she would prefer not to see a connection between the two developments.

(11:29 a.m.) Miner asked McCormack to comment in regards to flexibility given to McClure's cross-examination time. McCormack advised that all cross-examination should not be a detriment. He questioned whether Mulligan felt unfairness in regards to the time McClure had with cross-examination of Barnes-Hubert. Mulligan affirmed that he did not object to the time McClure took with the witness.

(11:30 a.m.) Mulligan reiterated that the question before the board only involved the 124 apartment units plan. He asked that the Board deny the application as submitted. In response to an inquiry from Stevenson, he noted that concerned residents would not be opposed to hearing a compromise if allowed the time to review such a plan. He stated that he would like the hearing to continue and to receive a vote from the Board on the matter, but recognized that the issue would not necessarily end. He affirmed that the residents he represented understood the current zoning on the property and possible commercial intensity use. He reiterated that the developer had not attempted to contact those he represented. He noted that between 600 to 700 residents lived within a two-mile radius of the property in question. Miner pointed out that the legal process and hearings were available for the public to obtain information and asked whether Mulligan expected the developer to knock on each of the 600 to 700 residents' door to ask their opinion on the proposed plan. Mulligan noted that the residents were attempting compromise by having Kauttu reach out to McClure, and suggested that the developer make a reasonable effort to inform residents. Stevenson pointed out that the County had a Neighborhood Bill of Rights for residents.

Morris opened the public comment portion of the hearing:

(11:39 a.m.) The following citizens spoke in opposition to the application:

- Chloe Tochtenhagen, 108 Istorla Drive
- Kelli Stokes, 120 Istorla Drive
- Rob Hamlett, 240 St. Thomas Street
- Louis A. Colee III, 5900 Capo Island Road
- Steven Sheremeta, 405 Inagua Drive
- John Donnelly, 245 River Island Circle
- Michael John Morrissey, 808 Sugarcane Avenue
- Dean Petty, 4037 White Pine Lane Street, representing his brother Alan Petty, 5870 D Capo Island Road
- Danny Page, 244 Redfish Creek Drive
- Todd McSwain, 4120 Pony Express Lane, Jacksonville
- Cindy Brueckner, 5860 Capo Island Road
- Pamela Page, 244 Redfish Creek Drive
- Megan Risko, 146 Istorla Drive
- Bobby Jones, 5850 Capo Island Drive
- John Pearson, 5870 Capo Island Drive, Lot C
- Keith Perry, 128 River Landing Drive
- Tim Wood, 512 St. Croix Street
- Dan Worley, 5909 Capo Island Road
- Bruce Kendeigh, 240 Redfish Creek Drive
- Kenneth Worley, 5845 Capo Island Road
- Mani Perumal, 140 Historic Brick Lane
- Larry Rice, 309 Papaya Avenue
- Dorothy Rice, 309 Papaya Avenue
- Trey Kinsey, 452 Mango Circle

Those citizens offered the following points for the Board to deny the application:



- Proposal too dense for the existing single-family residential area
- The proposed plan would destroy the existing communities
- The plan did not comply to compatibility requirements of the Code
- Create unsafe pedestrian and motor vehicle conditions
- Affordable housing placed away from a city's center would not work
- Not compatible with the area and adjacent uses
- Had been offered a bait-and-switch project
- Home values would depreciate by the proposal
- High negative impact to the community
- Development would destroy the natural tree canopy and character of existing neighborhoods
- Incompatible with the airport
- Not enough room for additional children on school buses
- Existing area was quiet and beautiful
- Lose value on existing homes
- Nearby communities had not been contacted by developer
- Area schools currently at capacity and the new school, to open in the fall, was already at capacity
- No public shopping areas nearby
- Crime would increase with an apartment complex
- Two petitions submitted in opposition to the proposal
- No access to US 1

The following citizens spoke in favor of the application:

- Bill Lazar, Executive Director, St. Johns Housing Partnership
- John Shea, 8100 Cypress Hollow Court
- Mike Antonopoulos, 115 Solana Road
- Gary Hassenflu, 5635 High Dr., Mission Hills, Kansas; developer of the property

Those citizens offered the following points for the Board to approve the application:

- County desperately needed affordable workforce housing
- County needed rental housing
- Proposed site already had water and sewer accessibility
- School, County, and local employees needed affordable housing
- Sewer and water access necessary
- Quality project
- Manage properties directly and professionally
- Intended to provide a compromise to residents
- Proposal would provide 60% of open space, while required open space was 25%
- The Istorica development did not include 60% open space
- The Code specified that compatibility did not mean "the same as"
- Commercial development would be 75% impervious
- The property had not been marketed as commercial in consideration of the neighborhood
- One-hundred ninety-four feet of hardwood buffer had been included in the plan
- Five-hundred percent increase in the setback requirement to handle compatibility and density

(12:00 p.m.) McCormack advised that the opposing party should be allowed to cross-examine speakers because of the factual information given during public speaking. Miner voiced that he did not want cross-examinations during public comment. Stevenson said she was concerned that the Board adhere to the due process procedure. McCormack asked for a sidebar in regards to cross-examination and whether it was necessary. Bryan said that he did not want public speakers to feel intimidated by an

attorney. Sanchez agreed with Bryan and Stevenson. Morris also agreed. Miner advised that attorneys would not be allowed to cross-examine the public speakers.

(12:31 p.m.) McCormack advised that the current application, which went before the PZA, was being heard and not a compromise plan. Sanchez reiterated that the application in the packet was being heard. He suggested that asking the public about the amended plan was out of order. Stevenson pointed out that the opposition was requesting a full denial. She noted that at the end of the hearing she would be asked to decide whether to continue the item, which would impact the public speakers by having them return to another hearing. She asked the speaker whether he felt the compromised plan had any redeeming qualities; whereas, the speaker voiced that he had no comment. Stevenson stated that she would then have no input to decide on. Miner clarified that the Board was hearing the item that was presented in the Board's packet.

(12:37 p.m.) Stevenson requested a recess. Miner asked that Stevenson wait until all the public speakers addressed the Board. Stevenson voiced that she was frustrated, and stated that the Board was wasting the public's time, the resources of the applicant, and the residents' money as they were paying for counsel, because the Board would not even consider what was being presented, as the public speakers were clear that they would not consider compromise. She pointed out that the Board would be asked whether additional plans would be considered on the application. Miner noted that the Board had discussed and had decided, prior to the start of the hearing, what would be presented, and all members had agreed to the original application. He stated that he would call a recess as soon as the last public speaker spoke. Bryan asked that the hearing continue because the public speakers were present that day.

(1:01 p.m.) The meeting was recessed, and reconvened at 2:14 p.m.

(2:14 p.m.) Mulligan reiterated that the residents reviewed each element of the proposal and had voiced their opposition. He thanked the Board for its time.

(2:16 p.m.) McClure mentioned the perceived lack of contact with the residents in the area by the developer, and reviewed several attempts that had been completed and initiated by him. He noted that copies of the plans had been provided to Eagle Creek as well as the Istorina residents. He pointed out that the Capo Island Road residents did not have a formal homeowners association. He stated that the PZA had asked them to meet with the opposition; however, he noted the first meeting was cancelled and he was told that they had nothing to speak about and they would oppose all plans. He suggested that the Board had several options in regards to the proposed PUD. He reviewed that most of the discussion and comments involved fear, and pointed out that the Eagle Creek development was located over 1,000 feet away from the property, and Worley's residence was protected by a large setback. He stated that no substantial competent evidence existed to deny the application. He requested that the emails between Istorina residents, Eagle Creek residents, and his firm be placed in the record. Mulligan voiced objection to placing the emails and market analysis from the Chamber of Commerce into evidence. McCormack advised that formal rules of evidence did not apply in quasi-judicial matters.

(2:26 p.m.) Tom Crawford, Director of St. Johns County Housing and Community Development, spoke about the need for workforce housing in the county and said the overall demand was extensive. He suggested that the economy was generating the need for apartments and spoke on subsidized housing. He voiced that the categorization of workforce housing created unnecessary fear in people. In response to an inquiry from Bryan, Crawford stated that the income was based on the size of each apartment unit and factored as a percentage. Bryan spoke about workforce income brackets, and monitoring of the complex. Crawford stated that subsidy credits involved

private developers and not the Housing Authority. Bryan asked if the owner could transfer or sell the property to someone else. Crawford affirmed that it was possible, but they would need to maintain the continuity of the overall development and partnership. He pointed out that the land use restrictions in the deed were very long term.

(2:38 p.m.) Bryan stated that school concurrency was a concern. He thanked everyone for attending the meeting and suggested that citizens pay close attention to the orange informational signage placed on subject properties by Staff. Morris said he had attended the February PZA meeting, which only had three public speakers. He read some of the allowable uses currently permitted on the property because of the Commercial Intensive zoning on the site. He stated that the residents he had spoken with concerning the allowable uses were well aware of what elements could be placed on the property and had reiterated that they did not want the zoning changed to allow workforce housing.

(2:45 p.m.) Sanchez questioned the notification rules for surrounding residents and suggested that if letters had been sent to residents it could have helped the situation. He suggested that a meeting between the residents and the developer could have eased tensions as well as answered questions about the proposed development. He stated that the applicant's deadline to transmit to the State was not a factor in his decision making.

(2:48 p.m.) Stevenson pointed out that Capo Island Road was a more rural setting. She voiced concerns about the possible impacts to residents with the current Commercial zoning.

(2:52 p.m.) Miner thanked the residents for their input on the proposal. He noted many examples of local workforce income residents and pointed out that the developer was willing to listen to, and provide compromise to, the residents. He noted that property owners had rights as well as residents. He stated that one member of the PZA, who was a School Board member, was in favor of the proposal during their meeting. Bryan voiced that he recognized that workforce housing was needed in the County; however, he remained concerned with the possible commercial intense development on the site. He stated that he would deny the request, but with the stipulation that the project could return to the board at a later date, if the developer attempted to communicate with the area residents.

(2:57 p.m.) McCormack outlined the Board's options in regards to the application before them. In response to an inquiry, he advised that the applicant had the right to offer a compromise; however, the Board would not be required to accept the compromised proposal. Stevenson said the area was a nice commercial corridor and the current commercial zoning was appropriate. She voiced that the developer had attempted to meet the compatibility concerns. Sanchez said he would agree to waive the one-year waiting period for another application. Morris said he was in favor of the project, but not at the proposed location. He asked the applicant to consider finding a more compatible location.

**(3:08 p.m.) Motion by Morris, seconded by Sanchez, carried 4/1, with Miner dissenting, to deny rezoning application PUD 2011-08, adopting findings of fact 1 through 9 to support the motion.**

(3:09 p.m.) *At this time the Board moved to Item #5.*

(02/21/12 - 19 - 3:14 p.m.)

DISTRICT 3

3. PUBLIC HEARING - MAJMOD 2011-10 MOULTRIE LAKES COMMERCIAL PUD. THIS IS A REQUEST TO ADD COMMERCIAL AND OFFICE USES TO

SELECT PARCELS WITHIN THE MOULTRIE LAKES COMMERCIAL PUD. PARCELS ARE CURRENTLY DESIGNATED FOR LIGHT MANUFACTURING AND WAREHOUSING USES ONLY. SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF SR 312 WITHIN MIXED USE DISTRICT LAND USE. BASED ON THE INFORMATION AVAILABLE TO STAFF, THE CURRENT PLANNING & ZONING SECTION FINDS THE REQUEST FOR A MAJOR MODIFICATION SUBSTANTIALLY MEETS THE REQUIREMENTS OF THE COMPREHENSIVE PLAN AND THE LAND DEVELOPMENT CODE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS ITEM AT THEIR JANUARY 19TH MEETING BY A VOTE OF 7 TO 0

Proof of publication of the notice of public hearing on MAJMOD 2011-10 Moultrie Lakes Commercial PUD was received, having been published in *The St. Augustine Record* on January 4, 2012.

Michael Blackford, Planning and Zoning Manager, reviewed the item for the Board. He explained the location of the property and the zoning of surrounding properties. He pointed out that the PUD had specific language that prohibited light manufacturing on the north side of Lakeside Avenue and required uses to be within a closed building and noise limitations were not to exceed 65 decibels. He advised that the application before the Board would not change the current zoning, but would add commercial and office uses to the north end of the development. He stated that the PZA had recommended approval of the request and Staff found the application consistent with the mixed use land use and recommended approval as well.

(3:18 p.m.) Miner disclosed ex-parte communications with several residents, and said he had attended the PZA meeting. Morris, Sanchez, Bryan, Stevenson affirmed ex-parte communications with several residents in the subject area.

(3:19 p.m.) In response to an inquiry from Sanchez, Blackford explained and discussion ensued regarding the current use of the property. Bryan said he had the same concerns as Sanchez. He suggested that the approval of the proposed application might help the owner with the current violation on the property.

(3:25 p.m.) Darrell Locklear, Assistant County Administrator, explained that the current uses were less intense type uses, and the application, through public hearings, had raised concerns on the use. He suggested that Code Enforcement could handle the violations, if some exist. Miner pointed out that he had been working with residents for some time in regards to the minor violations on the property. Stevenson stated that commercial properties needed to be followed by addressing some of the issues involved and Code Enforcement was crucial to the County. In response to an inquiry from Stevenson, Miner stated that he had received complaints about the property since first being elected to the Board. Sanchez asked whether the current use on the site was allowed.

(3:31 p.m.) Frank Dimare, 3545 US 1 South, stated that the site had occupancy issues due to the economy. He explained the development and the current industrial uses on the site. He pointed out the railroad tracks and athletic fields adjacent to the property. He noted that the application was not asking for any change, and was not adding new uses but utilizing the current uses by allowing the industrial placement in the rear of the property, which involved the industrial area in order to produce tenants that would not be objected by residents in the area. He pointed out that the business park was designed to be more intensive further back on the property. He described that their desired involved taking the current uses allowed in the front, which were less intensive than industrial, and obtain permission to place the intensive use in the rear of the complex. In response to an inquiry by Sanchez, Dimare stated that a dance studio was located on the side of the residents; however, the ordinance would not allow that

business to move to the rear because of current zoning. He noted that they could move the more intense uses to the middle of the complex when the opportunity presented itself. Stevenson agreed that internalizing industrial uses would be good, and noted that hours of operation for the retail businesses should be considered. She voiced that she was highly in favor of industrial uses to retain vibrancy; however, she stated that she had the same concerns regarding noise at the site. Dimare stated that he believed that the change would improve the business complex and make the area more compatible for the businesses, as well as the residents. He reiterated that the sole purpose was to allow the less intensive uses to the rear of the complex, away from residential.

(3:45 p.m.) Morris opened the hearing to public comment:

Dominic Nicklo, 288 Chapel Road, spoke in opposition to the application. He explained that the original ordinance specified that business doors should remain closed at all times; however, he asked for clarification on regulations involving the entire complex and the PUD language. He noted that several violations had and continued to occur on the property; such as open doors, and outside storage. Stevenson asked whether Nicklo had filed Code Enforcement noise complaints. Nicklo voiced that he had complained several times concerning noise and smells, and it had come down to interpretation of the PUD language. In response to an inquiry about hours of operation, Nicklo voiced that he did not have an issue with hours. Wanchick stated that the current application had brought the issue to the attention of Administration and Code Enforcement, who would increase monitoring due to the issues voiced that day.

(3:53 p.m.) Steve Ruddy, 290 Sunrise Boulevard, reviewed the ordinance and elements allowed by the adopted ordinance. He asked the Commission to reaffirm the allowable elements on the property in regards to the new use at the complex.

(3:54 p.m.) Luiz Abella, 1711 Lakeside Avenue, stated that he worked with school-age children at his dance studio located in the subject complex. He explained that his current space was limited; however, he required additional space in order to provide quality teaching to the dance students. In response to an inquiry, Abella noted that he taught after school hours, closed at 8:00 p.m., and only allowed 10 to 12 children to attend each of the classes.

(3:57 p.m.) Hank Whetstone, 400 Old Quarry Road, stated that he owned three buildings in the subject PUD. He explained that the complex was changing and he and Dimare were committed to provide a quiet and peaceful environment for the residents. He suggested that the change would provide a better area for all involved. In response to a voiced concern from Bryan, he noted that he had only received one complaint in eight years, and said he policed the complex and tenants. He said the outside storage had generated the complaint; however, he had made an honest effort to eliminate the issue and would continue to do so. He pointed out that whether a door was opened or closed was irrelevant and should not be an issue; however, noise and odor was the main concern. Bryan agreed that open doors should not be a large issue because the building was not air-conditioned; however, he asked how long the tenant had been renting and in violation of the Code. Whetstone said they would be able to expand the compatibility with tenants if the application to change zoning was approved by the Board. Miner agreed with the proposal, and suggested that a balance was necessary. Discussion ensued between Board members and Whetstone regarding the activities in the complex and hours of operation.

(4:09 p.m.) Sanchez said he would not want doors open while noise was being generated by a tenant. McCormack advised that specific language within a PUD would handle noise issues; however, he noted that rules were different for construction noise and other noise, such as stereos. Whetstone reiterated that the relevant issue involved

noise and odor and not whether doors were up or down. He expressed that he would police his tenants, have better tenants, and create a complex that was compatible with the residential area. Stevenson stated that the external impacts on the neighbors were the issues. She voiced that she would withdraw her recommendation to limit the hours of operation and said she was not currently concerned with hours. Whetstone spoke about the decibel noise levels and stated that he would include in his lease language that if Code Enforcement received more than one complaint the lease would be subject to termination. Stevenson said she was satisfied.

(4:19 p.m.) Sanchez mentioned the noise ordinance and asked whether enforcement was a viable option. Whitehouse affirmed that Code Enforcement Staff had the ability to enforce and handle noise complaints.

Miner called a recess at 4:19 p.m. and reconvened the meeting at 4:29 p.m.

(4:29 p.m.) Morris suggested that the Board was looking for the property owners to patrol their own properties. He asked that the property owners enforce the PUD regulations with their tenants. Bryan agreed with Morris, and pointed out that the Board Members were in favor of businesses remaining in the county. Nicklo reiterated that the PUD was zoned to protect the residents in the area.

(4:32 p.m.) Jim Acosta, Supervisor of St. Johns County Code Enforcement, stated that Staff would enforce the PUD rules. He noted that Staff had spoken with the current tenants in regards to closed doors, odor, and noise issues. Bryan said it would be difficult to keep doors down during summer months due to the summer heat. Acosta noted that the tile company tenant did not plan on renewing his lease at that location thereby eliminating the door issue. Discussion ensued between Stevenson and Acosta regarding enforcement procedures and implementing fines for those in violation. Miner voiced that he was much more comfortable with the application because of the cooperation from the applicant and property owners.

**(4:37 p.m.) Motion by Miner, seconded by Morris, carried 5/0, to enact Ordinance No. 2012-5, known as MAJMOD 2011-10, adopting findings of fact 1 through 6 to support the motion.**

#### ORDINANCE NO. 2012-5

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, APPROVING A MAJOR  
MODIFICATION TO THE MOULTRIE LAKES  
COMMERCIAL PARK PLANNED UNIT  
DEVELOPMENT, ORDINANCE NUMBER 1986-83, AS  
AMENDED, MAKING FINDINGS OF FACT;  
REQUIRING RECORDATION; AND PROVIDING FOR  
AN EFFECTIVE DATE**

At this juncture, Deputy Clerk Pam Halterman left the meeting, and Deputy Clerk Yvonne King entered the meeting.

(02/21/12 - 22 - 4:38 p.m.)

DISTRICT 5

4. PUBLIC HEARING - COMPAMD 2011-01, VILANO BEACH TOWN CENTER. THIS ITEM WAS CONTINUED FROM THE JANUARY 17, 2012, COMMISSION MEETING FOR STAFF TO REVISE THE DRIVE-IN/DRIVE-UP POLICY, BASED UPON COMMISSION DIRECTION, TO ALLOW ONE DRIVE-IN/DRIVE-UP FINANCIAL INSTITUTION WITHIN THE VILANO BEACH TOWN CENTER, AND TO PROVIDE POLICY LANGUAGE FOR INCENTIVES TO PRESERVE HISTORIC STRUCTURES. THIS IS A TRANSMITTAL HEARING; AND, IF TRANSMITTED, STATE AND REGIONAL AGENCIES HAVE 30 DAYS TO

COMMENT AND THE COUNTY WILL SCHEDULE AN ADOPTION HEARING

Proof of publication of the notice of public hearing on the transmittal of proposed text amendments to the St. Johns County 2025 Comprehensive Plan was received, having been published in *The St. Augustine Record* on January 2, 2012.

Teresa Bishop, AICP, Director of Long Range Planning, gave a presentation of the requested Comprehensive Plan Amendment (Exhibit A), and offered a brief history of the project to the Board. (4:47 p.m.) Bob Bentz, Applicant, representing the Atlantic Land Development Company, gave a presentation (Exhibit B), requesting approval to allow a bank with a drive-through in downtown Vilano Beach; he then requested two changes to staff's recommendation: 1) in Policy A.3.2.8, where it references having one drive-through, he suggested eliminating the word "one"; and 2) in Policy A.3.2.8(5)(a), suggested that in the first line, where it states, "locate the building's main entrance fronting a street," replacing "a street" with "on Poplar Avenue." (5:00 p.m.) Discussion ensued regarding the area having a financial institution, the original design of the property, and the number of drive-throughs on the property.

(5:12 p.m.) Irene Kaufman, 2537 S. Ponte Vedra Blvd., commented in opposition to the project. (5:19 p.m.) Sacha Martin, 1333 Coastal Hollow Circle, Vilano Beach, commented in favor of the project. (5:22 p.m.) Al Aldrich, 42 Zamora St., presented a map of the Vilano Beach Town Center Overlay District (Exhibit C), and commented in opposition to having a drive-through. (5:26 p.m.) Vivian Browning commented in favor of the comprehensive plan amendment. (5:30 p.m.) Kirk Wendland, One Riberia Street, President of the St. Johns County Chamber of Commerce, commented in favor of the comprehensive plan amendment. (5:32 p.m.) Bentz made closing remarks. (5:33 p.m.) Doug Burnett, St. Johns Law Group, 509 Anastasia Blvd., representing Mike McCann, who represents the neighboring property ownership interest, said they supported the comprehensive plan amendment. Discussion followed regarding the transferrable development rights issue being removed from the comprehensive plan amendment. (5:38 p.m.) Whitehouse submitted the Staff Proposed Policies (Exhibit D). (5:37 p.m.) **Motion by Bryan, seconded by Miner, carried 5/0, to transmit Comp Plan Amendment, COMPAMD 2011-01, as revised, to include staff's recommendation of the Staff Proposed Policies.**

At this juncture, the Board addressed Agenda Item #6.

(02/21/12 - 23 - 3:10 p.m.)

5. CONSIDER A RESOLUTION AUTHORIZING THE ISSUANCE OF THE COUNTY'S CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2012, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$13,200,000. THE RESOLUTION (A) AUTHORIZES THE ISSUANCE BY THE COUNTY OF NOT TO EXCEED \$13,200,000 PRINCIPAL AMOUNT OF A CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2012 (THE "BOND"), TO FINANCE A PART OF THE COST OF ACQUIRING, CONSTRUCTING, EQUIPPING AND INSTALLING AN INTERGOVERNMENTAL COMMUNICATIONS SYSTEM AND RELATED LAND, FACILITIES AND APPURTENANCES FOR THE COUNTY; (B) AWARDS THE SALE OF THE BOND TO JP MORGAN CHASE BANK, N. A. (THE "PURCHASER") BASED UPON ITS BID IN RESPONSE TO THE RELATED REQUEST FOR PROPOSALS, (C) AUTHORIZES THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT (THE "AGREEMENT") WITH THE PURCHASER IN CONNECTION WITH SUCH FINANCING (SUBSTANTIALLY IN THE FORM ATTACHED TO THE RESOLUTION AS EXHIBIT A) AND (D) AUTHORIZES A COVENANT TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES OF THE COUNTY IN CONNECTION WITH SUCH FINANCING, ALL IN THE MANNER AND TO THE EXTENT PROVIDED IN THE AGREEMENT

Doug Timms, Director, Office of Management and Budget, reviewed the item for the Board. He noted that six banks had responded, which involved the financing of approximately 50% of the cost of the new emergency communications system currently being constructed by Motorola. He pointed out that the interest rate would be 2% over a twelve year period. He noted that the financing involved about \$1.3 million in debt service. Stevenson thanked staff for their work on the matter and pointed out that the rate equaled less than 2%.

(3:13 p.m.) **Motion by Stevenson, seconded by Sanchez, carried 5/0, to adopt Resolution No. 2012-63, authorizing the issuance of the County's Capital Improvement Revenue Bond, Series 2012, in a principal amount not to exceed \$13,200,000, at a rate of less than 2%.**

### RESOLUTION NO. 2012-63

**A RESOLUTION PROVIDING FOR THE ACQUISITION, CONSTRUCTION, EQUIPPING, AND INSTALLATION OF AN INTERGOVERNMENTAL COMMUNICATIONS SYSTEM FOR ST. JOHNS COUNTY, FLORIDA; AUTHORIZING THE ISSUANCE BY THE COUNTY OF NOT EXCEEDING \$13,200,000 PRINCIPAL AMOUNT OF A CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2012, TO FINANCE A PART OF THE COST THEREOF; ACCEPTING THE LOAN PROPOSAL OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT BETWEEN THE COUNTY AND JP MORGAN CHASE BANK, N.A., IN CONNECTION THEREWITH; APPROVING THE FORM OF LOAN AGREEMENT AND BOND EVIDENCING SUCH FINANCING; AUTHORIZING A COVENANT TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES TO PROVIDE FOR THE PAYMENT OF SUCH BOND; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

(3:14 p.m.) *At this time the Board returned to Item #3.*

(02/21/12 - 24 - 5:40 p.m.)

#### 6. FISCAL YEAR 2013 BOARD OF COUNTY COMMISSIONERS BUDGET WORKSHOP

The Board continued the budget workshop to March 6, 2012; it is to be the first item on the agenda (Item #1).

(02/21/12 - 24 - 10:25 a.m.)

#### 7. PRESENTATION BY MR. HANKERSON ON THE NATIONAL UNDERGROUND RAILROAD CONFERENCE TO BE HELD IN ST. JOHNS COUNTY ON JUNE 20-24, 2012

Derek Hankerson, 734 Medina Avenue, Managing Partner, Freedom Road 1, LLC, reviewed the item and offered a brief update of the Underground Railroad Network to Freedom Conference as part of Florida. He added that textbooks did not provide information that the Underground Railroad continued south into Spanish Florida. He said they decided to partner with the National Parks Service because of the lack of information being taught about the subject. He noted that the National Parks Service



and Underground Railroad Network to Freedom Conference would be the sixth annual conference, which would be held on June 20, 2012, in St. Johns County. He said he was proud and excited to be able to promote and speak about African-American and Native American history. He directed attention to Chapter 1 of the provided briefing book, which he said highlighted businesses and historic sites in St. Johns County. He thanked the Board and residents for their time and support of a great story and project.

(10:37 a.m.) James Bullock, 3643 Fort Peyton Circle, spoke about the history of Black Seminoles in Florida and St. Johns County, as well as the change in demographics and potential economic impacts in the County. He said history enriched lives and belonged to everyone. Bryan commended Bullock and Hankerson for their presentation, and said he was looking forward to the conference later in the year. Miner, Sanchez, Stevenson, and Morris thanked both gentlemen for their presentation and for attending the meeting.

(02/21/12 - 25 - 10:46 a.m.)

8. CONSIDER AN APPOINTMENT TO THE MID-ANASTASIA DESIGN REVIEW BOARD

Melissa Lundquist, BCC Manager, reviewed the item for the Board and pointed out that two vacancies existed; however, the second vacancy was currently being advertised for applications.

(10:46 a.m.) **Motion by Bryan, seconded by Sanchez, carried 5/0, to reappoint Edward Underhill to the Mid-Anastasia Design Review Board for a full four-year term scheduled to expire February 21, 2016.**

(02/21/12 - 25 - 10:47 a.m.)

9. CONSIDER AN APPOINTMENT TO THE SOUTH ANASTASIA DESIGN REVIEW BOARD

Melissa Lundquist, BCC Manager, reviewed the item for the Board and noted that only one vacancy existed; however, the Board received two applications for the position.

(10:47 a.m.) **Motion by Bryan, seconded by Sanchez, carried 5/0, to appoint Gordon Lohman to the South Anastasia Design Review Board for a full four-year term scheduled to expire February 21, 2016.**

(02/21/12 - 25 - 10:48 a.m.)

10. CONSIDER APPOINTMENTS TO THE RECREATION ADVISORY BOARD.

Melissa Lundquist, BCC Manager, reviewed the item for the Board and stated that the Recreation Advisory Board had recommended Jeff Searcy for the vacate position. She pointed out that a member had been removed due to absenteeism.

(10:49 a.m.) **Motion by Stevenson, seconded by Miner, carried 5/0, to appoint Jeff Searcy to the Recreation Advisory Board for a full two-year term scheduled to expire February 21, 2014.**

Miner pointed out that Searcy was one of the co-founders of the Wounded Warrior Project, and he lived in District 2 which would provide representation from that District.

(10:49 a.m.) **Motion by Miner, seconded by Morris, carried 5/0, to reappoint George Morat to the Recreation Advisory Board for a full two-year term scheduled to expire February 21, 2014.**

Miner recessed the meeting at 10:50 a.m. and reconvened at 11:00 a.m.

*At this time the board continued with Item #2.*

(02/21/12 - 26 - 5:40 p.m.)

11. DISCUSSION REGARDING ANONYMOUS COMPLAINTS

The Board continued this agenda item to March 6, 2012.

(02/21/12 - 26 - 5:41 p.m.)

COMMISSIONERS' REPORTS

Commissioner Sanchez:

There was no report.

(5:41 p.m.)

Commissioner Bryan:

Bryan requested the Board's consensus that the BCC be informed when the Planning & Zoning Agency made recommendations regarding school concurrency.

(5:41 p.m.)

Bryan then asked for consensus from the Board to request that the City of St. Augustine city manager provide an update on the 450th celebration at a future BCC meeting.

(5:42 p.m.)

Bryan reported on a trip he made, along with Commissioner Sanchez and Greg White, to Miami, Florida, for the inauguration of the new president of Florida Memorial College.

(5:43 p.m.)

Bryan mentioned the funeral he, along with Commissioner Miner, attended on Monday, February 20, 2012, of Officer White of Clay County.

(5:44 p.m.)

Commissioner Stevenson:

Stevenson remarked on a letter she and the other commissioners received from the Governor's Office, regarding the quality of animal control service provided by St. Johns County.

(5:45 p.m.)

Stevenson suggested that some type of contact information be included with property tax notices; mentioned that an incentive ordinance update was being drafted; and she addressed the issue of mandates from the legislators and budget revenues.

(5:45 p.m.)

Stevenson informed the Board that a resolution would be considered at the next meeting regarding water policy issues.

(5:47 p.m.)

Stevenson addressed a transparency link on Putnam County's website regarding frequently asked questions; she mentioned it was something St. Johns County should consider having.

(5:47 p.m.)

Stevenson mentioned the Teacher of the Year event she attended, and offered some suggestions regarding the BCC recognizing them; and remarked on some Library events: the 25<sup>th</sup> Anniversary of the Library Building event; the U.S. Troops Are Coming Home event; and St. Johns Reads event.

(5:52 pm.)

Stevenson suggested that the complaints of Tom Sciandra, made during public comments, be addressed. Lindsay Haga, Growth Management, addressed the three issues raised by Mr. Sciandra, regarding: 1) information provided on the website; 2) the sign posted on the property for Worthington; and 3) information presented in the hearing.

(5:57 p.m.) Sanchez left the meeting.

(5:59 p.m.)

Commissioner Morris:

There was no report.

(5:59 p.m.)

Commissioner Miner:

Miner informed the Board that the Florida Legislature was in the process of addressing imposing some restrictions on local governments regarding public comments. He said he asked the County Attorney to draft a letter, on behalf of the Board, explaining the County's current procedure for handling public comments. (6:00 p.m.) *It was the consensus of the Board for the letter to be drafted.*

(6:00 p.m.)

Miner tasked the County Attorney to revise the rules for quasi-judicial hearings, to be addressed at the next meeting.

(6:01 p.m.)

Miner also mentioned attending Detective White's funeral in Clay County; then recognized and thanked St. Johns County's first responders.

(02/21/12 - 27 - 6:01 p.m.)

COUNTY ADMINISTRATOR'S REPORT

There was no report.

(02/21/12 - 27 - 6:01 p.m.)

COUNTY ATTORNEY'S REPORT

There was no report.

(02/21/12 - 27 - 6:02 p.m.)

CLERK OF COURT'S REPORT

There was no report.

With there being no further business to come before the Board, the meeting adjourned at 6:02 p.m.

