

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
AUGUST 19, 2014  
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:     John H. Morris, District 4, Chair  
              Rachael Bennett, District 5, Vice Chair  
              Cyndi Stevenson, District 1  
              Ron Sanchez, District 2  
              William A. McClure, District 3  
              Michael Wanchick, County Administrator  
              Darrell Locklear, Assistant County Administrator  
              Jerry Cameron, Assistant County Administrator  
              Patrick McCormack, County Attorney  
              Natasha McGee, Deputy Clerk

(08/19/14 - 1 - 9:02 a.m.)  
CALL TO ORDER

Morris called the meeting to order.

(08/19/14 - 1 - 9:02 a.m.)  
ROLL CALL

The clerk called the roll: all board members were present.

(08/19/14 - 1 - 9:03 a.m.)  
INVOCATION

Reverend Ken Herzog, Trinity Episcopal Parish, gave the invocation.

(08/19/14 - 1 - 9:04 a.m.)  
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(08/19/14 - 1 - 9:05 a.m.)  
PROCLAMATION DESIGNATING AUGUST 19, 2014, AS JAGUARS APPRECIATION DAY

Morris noted that October 19, 2014, was St. Johns County Day. He also introduced Jim Browning and Chad Johnson, Jaguars Sr. Vice President, Sales. Browning presented the proclamation to Johnson. Johnson expressed his appreciation and spoke on the partnership between the Jaguars and St. Johns County to increase fan development.

(08/19/14 - 1 - 9:13 a.m.)  
ACCEPTANCE OF PROCLAMATION

**Motion by Bennett, seconded by McClure, carried 5/0, to accept the proclamation.**

(08/19/14 - 2 - 9:13 a.m.)

SPECIAL RECOGNITION FOR WILLIAM "BILL" AGEE, FIRE/RESCUE, RETIRING AFTER 20 YEARS OF SERVICE

Carl Shank, Fire Rescue Chief, recognized Agee for his years of service with St. Johns County. (9:17 a.m.) Agee expressed his appreciation.

(08/19/14 - 2 - 9:18 a.m.)

SPECIAL RECOGNITION FOR NATIONAL GUARD, REGARDING WEST AUGUSTINE CEMETERIES

*The special recognition was not presented.*

(08/19/14 - 2 - 9:18 a.m.)

PUBLIC COMMENT

Tom Reynolds, 880 A1A Beach Boulevard, spoke in favor of increasing the St. Johns County sales tax for staffing armed law enforcement officers at local elementary schools.

(9:22 a.m.) James Stewart, 1864 Inlet Cove Court, Fleming Island, spoke on the portion of the Land Development Code that prohibited sign walkers, noting that there were no documented studies or surveys that linked sign walkers to traffic hazards.

(08/19/14 - 2 - 9:26 a.m.)

DELETIONS TO CONSENT AGENDA

Wanchick requested to pull Item 13, noting the item would be placed on the September 2, 2014, agenda. He also requested to pull Item 27.

(08/19/14 - 2 - 9:26 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Approval of the Cash Requirement Report
2. Minutes:
  - BCC Special Meeting July 29, 2014
  - BCC Regular Meeting August 5, 2014
3. Motion to adopt **Resolution No. 2014-207**, accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines to serve the residents in Samara Lakes, Parcel D, Phase 1

**RESOLUTION NO. 2014-207**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE RESIDENTS IN SAMARA LAKES, PARCEL D, PHASE 1**

4. Motion to adopt **Resolution No. 2014-208**, accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines to serve Salt Life Restaurant on A1A Beach Boulevard

**RESOLUTION NO. 2014-208**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE SALT LIFE RESTAURANT ON A1A BEACH BOULEVARD**

5. Motion to adopt **Resolution No. 2014-209**, approving the terms and authorizing the county administrator, or designee, to execute an Easement to Florida Power & Light Company to install electrical service to the Nocatee Fire Station

**RESOLUTION NO. 2014-209**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE TO THE NOCATEE FIRE STATION**

6. Motion to adopt **Resolution No. 2014-210**, authorizing the chair, or designee, to execute a County deed that describes property adjacent to the Administration building, which will allow the Property Appraiser's Office to assign a separate parcel account number

**RESOLUTION NO. 2014-210**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, OR DESIGNEE, TO EXECUTE A COUNTY DEED TO ALLOW THE PROPERTY APPRAISER'S OFFICE TO ASSIGN A SEPARATE PARCEL ACCOUNT NUMBER ON PROPERTY ADJACENT TO THE ADMINISTRATION BUILDING**

7. Motion to adopt **Resolution No. 2014-211**, approving the final plat for Riverwood by Del Webb, Phase 2B, Unit 2

**RESOLUTION NO. 2014-211**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVERWOOD BY DEL WEBB, PHASE 2B, UNIT 2**

8. Motion to adopt **Resolution No. 2014-212**, approving the terms, provisions, conditions, and requirements of the grant request from the Board of County Commissioners of St. Johns County, Florida, to the State of Florida Department of Environmental Protection (St. Augustine Beach); and authorizing the county administrator to budget for the joint participation funds required for beach management funding assistance

**RESOLUTION NO. 2014-212**

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

9. Motion to adopt **Resolution No. 2014-213**, approving the terms, provisions, conditions, and requirements of the grant request from the Board of County Commissioners of St. Johns County, Florida, to the State of Florida Department of Environmental Protection (Vilano Beach, the Summer Haven area, and South Ponte Vedra Beach); and authorizing the county administrator to budget for the joint participation funds required for beach management funding assistance

**RESOLUTION NO. 2014-213**

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

10. Motion to approve the transfer of \$91,829 from the Communication Surcharge Fund Reserve (1503-59920) to provide diagnostic and service equipment for the countywide 800 MHz program
11. Motion to approve the transfer of \$225,000 from County Transformation Trust Fund Reserves (112355219 - \$130,000) to Fleet Maintenance Division Cost of Parts (112354603 - \$95,000). Due to reduced revenues available to the County over the past five years, the pace at which vehicles and equipment have been replaced has slowed significantly. This has resulted in a steadily aging fleet that requires more repairs and thus more parts and sublets
12. Motion to adopt **Resolution No. 2014-214**, approving the recognition of unanticipated revenue in the amount of \$947,719; and appropriating such funds to the SHIP Department

**RESOLUTION NO. 2014-214**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2014 COUNTY STATE HOUSING INITIATIVE FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY SHIP DIVISION**

*(Item 13 was pulled and rescheduled to September 2, 2014.)*

13. Motion to recognize unanticipated revenue in the amount of \$905,000; and appropriating such funds to the Cultural Events Department's Fiscal Year 2014 expenditure budget
14. Motion to authorize the St. Johns County Supervisor of Elections to submit an application for the FY2014-2015 Federal Election Activities Grant
15. Motion to adopt **Resolution No. 2014-215**, recognizing unanticipated St. Augustine Port, Waterway and Beach District revenue in the amount of \$50,000; and appropriating for expenditure toward the Jim Blaylock Artificial Reef

**RESOLUTION NO. 2014-215**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2014 TOURIST DEVELOPMENT TAX FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY RECREATION AND PARKS DEPARTMENT FOR THE JIM BLAYLOCK REEF**

16. Motion to adopt **Resolution No. 2014- 216**, recognizing unanticipated revenue in the amount of \$15,000; and appropriating such funds to the County Pier Department's Fiscal Year 2014 expenditure budget

**RESOLUTION NO. 2014-216**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2014 COUNTY PIER FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY PIER DEPARTMENT**

17. Motion to adopt **Resolution No. 2014-217**, approving the Library System's revised policies and procedures

**RESOLUTION NO. 2014-217**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE LIBRARY SYSTEM'S REVISED LIBRARY POLICIES AND PROCEDURES; AND PROVIDING AN EFFECTIVE DATE**

18. Motion to adopt **Resolution No. 2014-218**, recognizing unanticipated revenue for General Fund Library Donations (0001-36608) in the amount of \$24,341; and appropriating to Library Services Donation Expenditure (0078-55208) for FY 2014

**RESOLUTION NO. 2014-218**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2014 GENERAL FUND REVENUE AND LIBRARY EXPENDITURES BUDGETS TO INCLUDE CERTAIN UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE LIBRARY SYSTEM**

19. Motion to adopt **Resolution No. 2014-219**, recognizing unanticipated revenue in the amount of \$20,902.88 from the Ponte Vedra Women's Civic Alliance, Inc.; and appropriating to the Community Based Care Department

**RESOLUTION NO. 2014-219**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY COMMUNITY BASED CARE PROGRAM (CBC)**

20. Motion to declare miscellaneous rolling stock and vehicle equipment as surplus; and authorize the county administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274
21. Motion to declare the excess Fire Rescue ambulance, a 1996 Freightliner, SJC 5993, CV0577, VIN 1FV3GFBC3VL624985, as surplus; and authorize the county administrator, or his designee, to donate same to St. Augustine Beach Police Department
22. Motion to adopt **Resolution No. 2014-220**, authorizing the county administrator, or his designee, to award Bid No-14-91, Dobbs Road/Kings Estate/Kings Road Intersection Re-Alignment to Petticoat-Schmitt Civil Contractors, Inc., as the lowest responsive, responsible bidder, to execute an agreement in substantially the same form and format as attached hereto; and to transfer \$300,000 from Impact Fee Zone C Capital Reserves (1191-59927) to Project 5164-Dobbs Road/Kings Road Intersection Realignment (1191-56320;5164-56301)

**RESOLUTION NO. 2014-220**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 14-91 TO EXECUTE AN AGREEMENT FOR DOBBS ROAD/KINGS ESTATE/KINGS ROAD INTERSECTION RE-ALIGNMENT; AND TO TRANSFER FUNDS FOR COMPLETION OF THE WORK**

23. Motion to adopt **Resolution No. 2014-221**, authorizing the county administrator, or his designee, to award Bid No. 14-98, Sunset Park Water Main Replacement to General Underground, LLC, as the lowest responsive, responsible bidder, in the amount of \$389,755.94; and to execute an agreement in substantially the same form and format as attached hereto

**RESOLUTION NO. 2014-221**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 14-98; AND TO EXECUTE AN AGREEMENT FOR SUNSET PARK WATER MAIN REPLACEMENT**

24. Motion to adopt **Resolution No. 2014-222**, authorizing the county administrator, or his designee, to enter into a grant agreement with the State of Florida Department of Environmental Protection for the St. Johns County Masters Tract Regional Stormwater Treatment Facility

**RESOLUTION NO. 2014-222**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ACCEPT THE ENVIRONMENTAL PROTECTION AGENCY GRANT AWARD RELATED TO THE MASTERS TRACT REGIONAL STORMWATER TREATMENT FACILITY**

25. Motion to adopt **Resolution No. 2014-223**, authorizing the county administrator, or his designee, to award RFP No. 14-95, Continuing Contract for Geographic Information Systems (GIS) and Technology Service; and enter to into negotiations with the top ranked firms, in successive order, until an agreement is reached with five respondents; and further authorizing the county administrator to execute agreements with the five respondents

**RESOLUTION NO. 2014-223**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 14-95; AND TO EXECUTE AGREEMENTS FOR GEOGRAPHIC INFORMATION SYSTEMS (GIS) AND TECHNOLOGY SERVICES**

26. Motion to adopt **Resolution No. 2014-224**, authorizing the county administrator, or his designee, to award RFQ No. 14-96, Utility Engineering Services; and to enter into negotiations with the top ranked firms, in successive order, until an agreement is reached with seven respondents; and further authorizing the county administrator to execute agreements in substantially the same form and format as attached hereto with the seven respondents

RESOLUTION NO. 2014-224

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 14-96; AND TO EXECUTE AGREEMENTS FOR UTILITY ENGINEERING SERVICES

*(Item 27 was pulled to a date uncertain.)*

27. Motion to approve the Library System's Notary Services policy and procedures

(08/19/14 - 8 - 9:27 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

There were none.

(08/19/14 - 8 - 9:27 a.m.)

APPROVAL OF REGULAR AGENDA

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

(08/19/14 - 8 - 9:27 a.m.)

1. UPDATE ON THE STATUS OF THE ST. JOHNS COUNTY HORSE COUNCIL AND THE ST. JOHNS COUNTY EQUESTRIAN CENTER

Morris introduced Terri Perreault, St. Johns County Horse Council.

(9:28 a.m.) Perreault gave an update on the status of the St. Johns County Horse Council and the St. Johns County Equestrian Center that included a slideshow presentation. She spoke on the history; activities; future events; sponsorships; accomplishments; improvements that included a trail head; and uses of the St. Johns County Equestrian Center, noting organized trail rides across St. Johns County for the St. Augustine 450<sup>th</sup> Commemoration.

(9:42 a.m.) Discussion ensued on the dressage arena, trail head, St. Augustine 450<sup>th</sup> Commemoration trail rides, and equine therapy.

(9:52 a.m.) Rebecca Lavie, Assistant County Attorney, entered the meeting.

(08/19/14 - 8 - 9:52 a.m.)

2. PRESENTATION ON EMERGENCY MANAGEMENT'S HURRICANE EVACUATION ZONES IN ST. JOHNS COUNTY

Jeffrey A. Alexander, Deputy Director of Emergency Management, gave a PowerPoint presentation on the science of evacuation zone planning. He reviewed the reason we evacuate; wind speed vs. storm surge; and the hazards of pre-storm, evacuation, and post-storm. He also reviewed the Sea and Lake Overland Surge from Hurricanes (SLOSH) model; final storm surge inundation plate, storm surge, and evacuation zone maps; evacuation zones A-F; evacuation zones previous and current; and how to locate your personal evacuation zone.

(10:02 a.m.) Discussion ensued on hazard preparedness, the reenactment of Hurricane Dora, and Alexander's evacuation planning background.

(10:09 a.m.) Bennett highlighted the Hurricane Preparedness Guide, *Exhibit A*.



(10:11 a.m.) Lavie left the meeting and David Migut, Senior Assistant County Attorney, entered the meeting.

(08/19/14 - 9 - 10:12 a.m.)

3. FOX CREEK REGIONAL STORMWATER POND, AMERICAN PUBLIC WORKS ASSOCIATION AWARD PRESENTATION. THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) RECENTLY AWARDED ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT THE ENVIRONMENTAL PROJECT OF THE YEAR FOR NORTHEAST FLORIDA, FOR PROJECTS FROM \$5 MILLION TO \$25 MILLION DOLLAR CATEGORY AT THEIR ANNUAL MEETING. ENGINEERING WILL GIVE A BRIEF OVERVIEW OF THE PROJECT, INCLUDING ITS BENEFITS TO WEST ST. AUGUSTINE. ALSO HIGHLIGHTED WILL BE THE PROJECT TEAM AND OTHER PARTNERS, WHICH WERE ESSENTIAL TO THE SUCCESS OF THE PROJECT. THIS IS THE FIRST TIME ST. JOHNS COUNTY HAS RECEIVED AN AWARD FROM APWA

Press Tompkins, P.E. County Engineer, gave a PowerPoint presentation. He reviewed the following on the project: objectives, location, highlights, facts, and the project team; discussion ensued on the West Augustine area.

(10:21 a.m.) Stevenson recapped the project's objectives.

The meeting recessed at 10:22 a.m. and reconvened at 10:36 a.m., with Regina Ross, Senior Assistant County Attorney, in attendance.

(08/19/14 - 9 - 10:36 a.m.)

4. CONSIDER AN AGREEMENT BETWEEN ST. JOHNS COUNTY AND THE ST. JOHNS NORTHWEST RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., FOR SHARED FIELD SPACE WITHIN THE WORLD GOLF VILLAGE AREA

Morris stated that the agreement had not been finalized.

(10:38 a.m.) Wil Smith, Recreation and Parks Director, gave a brief history of the agreement. He referenced an overhead aerial map, *Exhibit A*, noting the following County improvements: 1) move two existing baseball fields to maximize field space, and 2) add a dog park. He also noted that the County would take over the maintenance and scheduling of the site, and that Recreation and Parks would not request additional staffing or funding. He recommended tabling the item for further discussion.

(10:43 a.m.) Discussion ensued on how children play on different homeowner association (HOA) fields, community communication meetings, resident concerns, and developing the County's Turnbull property for the World Golf Regional Park.

(11:04 a.m.) Smith explained how the HOA/residents would schedule use of the facility. He also explained that The Park at World Golf Village would be a practice facility, noting that the facility would not be a game facility.

(11:06 a.m.) McCormack spoke in favor of tabling the item.

(11:07 a.m.) Cindy Hall, 260 Island Green Drive, on behalf of the St. Andrews Place community, highlighted concerns of the residents and spoke in favor of tabling the item.

(11:11 a.m.) Denver Cook, 266 Topsail Drive, spoke in favor of additional communication to the community members. He also expressed his concern on taking private property. (11:14 a.m.) Stevenson noted that the agreement was a Joint Use Agreement and not a taking of private property.

(11:15 a.m.) Major Mike Talbert, President of the residential association, 321 Edge of Woods Road, spoke in favor of the Joint Use Agreement, noting an \$85,000 HOA savings in maintenance.

(11:19 a.m.) Jim Carpentar, 309 Loudoun Drive, spoke in favor of the Joint Use Agreement.

(11:23 a.m.) Belinda May, 640 Donald Ross Way, spoke in favor of additional communication to the community members. She also distributed a handout titled Royal Pines E-mail Blast, *Exhibit B*; discussion ensued on communication to community members.

(11:30 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in favor of allowing all residents utilization of all County owned and private parks. She also noted that Smith had a demanding position.

(11:33 a.m.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to defer the item to a time indefinite; and to direct staff and the county attorney's office to provide appropriate communication and revision of the applicable documents for future consideration of the Board.**

(11:34 a.m.) Sanchez and Stevenson recommended that the discussion on Item 4 be communicated to the athlete leagues in the 32092 zip code and to the HOAs involved.

(11:34 a.m.) Ross left the meeting.

(08/19/14 - 10 - 11:34 a.m.)

5. CONSIDER A REQUEST TO SUPPORT THE SUMMER HAVEN RIVER RESTORATION AND INCLUDE THE ITEM IN ST. JOHNS COUNTY'S LEGISLATIVE AGENDA

Daryl Locklear, Assistant County Administrator, gave an overview of the request.

(11:36 a.m.) Bennett requested that Locklear present the history of the Summer Haven River closure; and the efforts of St. Johns County. (11:38 a.m.) Stevenson spoke in support of the proposal.

(11:39 a.m.) Bill McCormick, 9224 July Lane, questioned the Board on adding the item to the Legislative Priorities Agenda, financial responsibility of the homeowners, and project details

(11:41 a.m.) McClure gave a recap of the project.

(11:43 a.m.) **Motion by McClure, seconded by Stevenson, carried 5/0, to approve the addition of the restoration of the Summer Haven River to St. Johns County's Legislative Priorities Agenda.**

(11:43 a.m.) Lavie entered the meeting.

(08/19/14 - 11 - 11:43 a.m.)

6. CMOR CONSULTING ECONOMIC DEVELOPMENT GRANT APPLICATION. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED AN APPLICATION FROM CMOR CONSULTING (APPLICANT), FOR ECONOMIC DEVELOPMENT INCENTIVES TO CONSTRUCT AN 8,200 SQUARE FOOT OFFICE/WAREHOUSE BUILDING TO SERVE AS ITS NEW CORPORATE HEADQUARTERS/CONSULTING OPERATION. THE APPLICANT BEGAN OPERATIONS IN LOUISIANA AND CURRENTLY HAS 14 EMPLOYEES IN FLORIDA AND LOUISIANA. THE APPLICANT MOVED TO ST. JOHNS COUNTY IN 2012, AND HAS SINCE RELOCATED THE CORPORATE FUNCTION TO HIS HOME-BASED OFFICE. THE PROPOSED NEW FACILITY IS TO BE LOCATED AT 1100 SR 206 E WITHIN ST. JOHNS COUNTY. THIS PROJECT REPRESENTS A PROPOSED EXPANSION AND RELOCATION OF AN EXISTING OPERATION, CURRENTLY HOME-BASED. IF APPROVED, THE COMPANY INTENDS TO MAINTAIN THEIR TWO LOCAL EMPLOYEES AND HIRE 6-10 NEW LOCAL EMPLOYEES AT AN AVERAGE WAGE OF \$80,000 WITHIN THE NEXT FOUR YEARS, WHICH WILL GROW THE COMPANY TO 24 EMPLOYEES IN BOTH STATES. AFTER THE AGENCY RECEIVED THE APPLICATION, THE APPLICANT SUBSEQUENTLY WITHDREW HIS REQUEST FOR CONFIDENTIALITY

Melissa Glasgow, Director of Economic Development, gave an overview of the company and the proposal. She noted that the total estimate of the incentive was \$44,429, funds would not be expended until performance measures were met, and incentive projects were monitored.

(11:47 a.m.) Stevenson, Bennett, and Sanchez highlighted new business incentives in St. Johns County.

(11:51 a.m.) BJ Kalaidi, 8 Newcomb Street, questioned how Cmor Consulting could have a home-based office in St. Johns County without an occupational license/tax receipt. She also questioned the location of B&B Welding and Metal Sales, due to incentives that were received.

(11:52 a.m.) Bill McCormick, 9224 July Lane, spoke on performance standards and environmental impact.

(11:54 a.m.) **Motion by Sanchez, seconded by McClure, carried 5/0, to instruct the county attorney to prepare an Economic Development Grant Agreement for Cmor Consulting to develop an 8,200 +/- square foot corporate headquarters, and place the proposed grant agreement on a future agenda.**

(11:55 a.m.) Lavie left the meeting and Paolo Soria, Assistant County Attorney, entered the meeting.

(08/19/14 - 11 - 11:55 a.m.)

DISTRICT 1

7. PUBLIC HEARING - COMPAMD 2014-01, STONE CREEK LANDING. THIS IS A TRANSMITTAL HEARING FOR COMPREHENSIVE PLAN AMENDMENT, KNOWN AS STONE CREEK LANDING. THE AMENDMENT PROPOSES TO CHANGE THE FUTURE LAND USE FROM RURAL SILVICULTURE TO RESIDENTIAL B FOR APPROXIMATELY 33.3 ACRES TO ALLOW UP TO 48 SINGLE-FAMILY HOMES.

THE PROPERTY IS LOCATED ON CR 210 W, EAST OF THE UNBUILT PORTION OF VETERANS PARKWAY AND WEST OF ST. JOHNS PARKWAY. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REQUEST AT THE JULY 17, 2014, MEETING BY A UNANIMOUS VOTE OF 6-0

Proof of publications for the notice of public hearing on COMPAMD 2014-01, Stone Creek Landing, was received, having been published in *The St. Augustine Record* on July 2, 2014, and August 4, 2014.

McCormack noted that the Item 7 was not an ex parte item.

Georgia Katz, Senior Planner, gave a PowerPoint presentation. She reviewed the location, future land use, zoning, proposed future land use, and the transition area and density analysis maps; application details; and project concerns. She noted that after the community meeting the applicant revised their original request from Residential C and 60 SF units to the present request of Residential B with the pending Planned Unit Development (PUD) application for 44 SF units. She also reviewed the application summary and the staff recommendation, noting that one letter of support was received.

(12:01 p.m.) McClure questioned staff about installing a traffic signal at the entrance of Stone Creek Landing. Phong Nguyen, Transportation Development Division Manager, responded that the entrance to Stone Creek Landing was not at the curve and a traffic signal would not be installed.

(12:03 p.m.) Stevenson spoke about the Ashford Mills right-of-way, improvements to the shoulder, and transportation infrastructure, noting that she was not in support of the proposal.

(12:09 p.m.) Susan Bloodworth, applicant's representative, 81 King Street, gave a PowerPoint presentation. She reviewed the conceptual planned unit development (PUD) master development plan (MDP) and MDP maps, surrounding development, and commercial and office to residential ratios.

(12:13 p.m.) Discussion ensued on intensive commercial development, compatibility, and infrastructure concerns.

**(12:26 p.m.) Motion by Sanchez, seconded by Morris, carried 4/1 with Stevenson dissenting, to approve the transmittal of COMPAMD 2014-01, adopting findings of fact 1-3 to support the motion.**

(08/19/14 - 12 - 12:27 p.m.)

DISTRICT 2

8. PUBLIC HEARING - REZ 2014-01, ELKTON PLACE. THIS IS A REQUEST TO REZONE 2.3 ACRES FROM RESIDENTIAL SINGLE-FAMILY (RS-3) AND COMMERCIAL GENERAL (CG) TO COMMERCIAL RURAL (CR). STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF RURAL COMMERCIAL, CONSISTENCY WITH DEVELOPMENT TRENDS IN THE AREA, AND COMPATIBILITY WITH SURROUNDING PROPERTIES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REQUEST AT THE JUNE 19, 2014, MEETING BY A VOTE OF 7 TO 0

Proof of publication for the notice of public hearing on REZ 2014-01, Elkton Place, was received, having been published in *The St. Augustine Record* on August 4, 2014.

Bennett, Sanchez, and Stevenson disclosed ex parte communication with Karen Taylor, applicant's representative. (12:34 p.m.) Subsequently, Stevenson noted that her ex parte was for Item 9, Elkton Holding.

(12:28 p.m.) Michael Roberson, Senior Planner, gave a PowerPoint presentation. He reviewed the location, future land use, zoning, and aerial maps. He also reviewed application details, use category table, definition of Rural Commercial, and staff recommendations.

(12:31 p.m.) Discussion between McClure, Roberson, Bennett, and Karen Tylor, applicant's representative, 77 Saragossa Street, spoke on the use categories of Rural Commercial

(12:38 p.m.) **Motion by Sanchez, seconded by Bennett, carried 5/0, to enact Ordinance No. 2014-38, known as REZ 2014-01, adopting findings of fact 1-4 to support the motion.**

### ORDINANCE NO. 2014-38

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

(08/19/14 - 13 - 12:39 p.m.)

DISTRICT 2

9. PUBLIC HEARING - REZ 2014-02, ELKTON HOLDING. THIS IS A REQUEST TO REZONE 1.7 ACRES FROM PLANNED UNIT DEVELOPMENT (PUD) TO INDUSTRIAL WAREHOUSE WITH CONDITIONS PROHIBITING THE USE OF VEHICLE RECYCLING FACILITIES AND GARBAGE HAULERS. STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF MIXED USE, CONSISTENCY WITH DEVELOPMENT TRENDS IN THE AREA, AND COMPATIBILITY WITH SURROUNDING PROPERTIES. THIS APPLICATION WILL BE HEARD AT THE AUGUST 7, 2014, PLANNING AND ZONING AGENCY MEETING. THE AGENCY'S RECOMMENDATION AND ANY OTHER RELEVANT INFORMATION FROM THE MEETING WILL BE PROVIDED DURING STAFF'S PRESENTATION TO THE BOARD

Proof of publication for the notice of public hearing on REZ 2014-02, Elkton Holding, was received, having been published in *The St. Augustine Record* on July 2, 2014.

Morris and Stevenson disclosed ex parte communication. Morris noted he attended the Planning and Zoning meeting on the item; and Stevenson stated she emailed Karen Taylor, applicant's representative, 77 Saragossa Street. Stevenson's ex-parte for Item 9 was disclosed under Item 8.

Michael Roberson, Senior Planner, gave a PowerPoint presentation. He reviewed the revised ordinance, *Exhibit A*; and the location, future land use, zoning, and aerial maps. He also reviewed application details, the use category table, definition of Light Industrial, and recommendations. He noted that one citizen expressed concern with uses not listed, but potentially allowed within the Light Industrial use category; discussion ensued on the Light Industrial use category.

(12:50 p.m.) Motion by Sanchez, seconded by Bennett, carried 5/0, to enact Ordinance No. 2014-39, known as REZ 2014-02, adopting findings of fact 1-4 to support the motion.

ORDINANCE NO. 2014-39

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) TO INDUSTRIAL WAREHOUSE (IW) WITH CONDITIONS; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(12:50 p.m.) Soria left the meeting.

(08/19/14 - 14 - 12:50 p.m.)  
COMMISSIONERS' REPORTS

Commissioner McClure:

McClure reported on attending the Florida Association of Counties and the National Association of Counties (NACo) meetings. He also played a video on local government, *Exhibit A*.

Commissioner Sanchez:

(12:54 p.m.) Sanchez noted that August 26, 2014, was Election Day; and he encouraged citizens to vote.

(12:55 p.m.) Locklear and Cameron left the meeting.

Commissioner Bennett:

(12:55 p.m.) Bennett reported on St. Johns County maps provided by the St. Johns County Chamber of Commerce. She also reported that she was a guest speaker at the St. Johns County Juvenile Drug Court graduation ceremony; and that the Florida Department of Transportation would hold an open house on September 15, 2014, for the SR 9B extension project.

Commissioner Stevenson:

(12:58 p.m.) Stevenson reported on the County communication that was mailed with the 2014 TRIM notices. She also reported on Government Television (GTV), streaming videos and archives; and how to connect with the County through E-Newsletters, Facebook and Twitter.

Commissioner Morris:

(1:02 p.m.) Morris reported that August 26, 2014, was Election Day.

(08/19/14 - 15 - 1:02 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

Wanchick reported that September 3, 2014, and September 17, 2014, were public budget hearings on setting the millage rates and approving the budget for Fiscal Year 2015.

(08/19/14 - 15 - 1:03 p.m.)  
COUNTY ATTORNEY'S REPORT

McCormack spoke on the St. Johns County sign code ordinance.

(1:04 p.m.) Sanchez spoke in opposition of sign walkers.

(08/19/14 - 15 - 1:06 p.m.)  
CLERK OF COURT'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 1:06 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 510668-510680, totaling \$229,780.87 (07/30/14)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 510681-510689, totaling \$40,562.15 (07/30/14)
3. St. Johns County Board of County Commissioners Check Register, Check No. 510690, totaling \$4,479.23 (07/30/14)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 510691-510912, totaling \$666,848.14 and Voucher Register, Voucher Nos. 17739-17796, totaling \$1,158,193.13 (08/05/14)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 510913-510929, totaling \$32,955 and Voucher Register, Voucher Nos. 17797-17808, totaling \$22,015 (08/06/14)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 510930-510933, totaling \$162,671.56 (08/06/14)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 510934-510948, totaling \$42,316.89 (08/07/14)
8. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 17809-17810, totaling \$11,444.08 (08/07/14)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 510949-511188, totaling \$654,356.61 and Voucher Register, Voucher Nos. 17811-17875, totaling \$773,499.80 (08/12/14)
10. St. Johns County Board of County Commissioners Check Register, Check No. 511189, totaling \$10,000 (08/12/14)


CORRESPONDENCE:

There was no correspondence.

Approved September 16, 2014



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By:   
Deputy Clerk