

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
NOVEMBER 4, 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
Paolo Soria, Assistant County Attorney
Natasha McGee, Deputy Clerk

(11/04/14 - 1 - 9:04 a.m.)
CALL TO ORDER

Morris called the meeting to order.

(11/04/14 - 1 - 9:04 a.m.)
ROLL CALL

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

(11/04/14 - 1 - 9:04 a.m.)
INVOCATION

Chaplain Kelly Kemp, St. Johns County Sheriff's Office, gave the invocation.

(11/04/14 - 1 - 9:05 a.m.)
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(11/04/14 - 1 - 9:07 a.m.)
PROCLAMATION RECOGNIZING OCTOBER 17TH-19TH, 2014, AS ST. JOHNS COUNTY FIRE AND RESCUE "FILL THE BOOT" DAYS

Stevenson presented the proclamation to Carl Shank, Fire Rescue Chief. Shank spoke on the partnership between St. Johns County Fire and Rescue and the Muscular Dystrophy Association (MDA). Matt Hooker, Fire Rescue, briefed the Board on the results from the October 17-19, 2014, MDA Boot Drive. Hooker expressed his appreciation and noted that the 2014 \$20,000 goal was not reached and that the 2015 goal would be increased to \$30,000. Dusty Davis, with the Muscular Dystrophy Association, expressed her appreciation and presented the St. Johns County Fire and Rescue department with a plaque.

(11/04/14 - 2 - 9:12 a.m.)

PROCLAMATION DECLARING NOVEMBER 11, 2014, AS VETERAN'S DAY

Morris presented the proclamation to Bill Dudley, Chairman of the Veterans Council for St. Johns County. Dudley expressed his appreciation and presented the commissioners with plaques. He also invited the community to attend the November 11, 2014, Veterans Day events.

(11/04/14 - 2 - 9:20 a.m.)

PROCLAMATION DECLARING NOVEMBER 2014 AS ADOPTION MONTH

McClure presented the proclamation to Kim Williams, Family Integrity Program, Adoptions Unit. Williams expressed her appreciation on behalf of the St. Johns County Family Integrity staff.

(11/04/14 - 2 - 9:27 a.m.)

ACCEPTANCE OF PROCLAMATIONS

Motion by Sanchez, seconded by Bennett, carried 5/0, to accept the proclamations.

(11/04/14 - 2 - 9:27 a.m.)

PUBLIC COMMENT

Tom Reynolds, 880 A1A Beach Boulevard, thanked Commissioner Sanchez for his service to the Board. He also requested that the Board consider a motion to reconsider the reimbursement of reasonable attorney's fees pertaining to the Florida Elections Commission (FEC) Complaint, Regular Agenda Item 13 from the October 21, 2014, Board of County Commissioners meeting.

(9:31 a.m.) Laura Mohoney, Toco Engineering, 1734 Kingsley Avenue, Orange Park, requested that the Board issue an emergency proclamation for the 2839-2935 South Ponte Vedra Boulevard residents. She noted the emergency proclamation would heighten the visibility of the excessive erosion and provide impetus to the Department of Environmental Protection (DEP), regarding the processing of permit applications.

(9:37 a.m.) Glenn Landers, 2901 South Ponte Vedra Boulevard, spoke in support of the emergency proclamation recommended by Mohoney.

(9:37 a.m.) Linda Donovan, 2911 South Ponte Vedra Boulevard, spoke in support of the emergency proclamation recommended by Mohoney. (9:38 a.m.) Discussion ensued on temporary measures allowed from the local level.

(9:42 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke about the salaries of the governor and local government employees and maintaining roadways.

(11/04/14 - 2 - 9:44 a.m.)

DELETIONS TO CONSENT AGENDA

There were none.

(11/04/14 - 2 - 9:45 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Approval of the Cash Requirement Report
2. Minutes:
None
3. Motion to adopt **Resolution No. 2014-305**, accepting an Easement for Utilities for water service along Adams Acres Road off County Road 214

RESOLUTION NO. 2014-305

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER SERVICE TO SERVE THE CITIZENS ALONG ADAMS ACRES ROAD OFF COUNTY ROAD 214.

4. Motion to adopt **Resolution No. 2014-306**, accepting a Non-Exclusive Grant of Easement; and authorizing the county administrator, or designee, to execute a Termination and Vacation of an Easement in connection with the Southaven PUD lying south of International Golf Parkway

RESOLUTION NO. 2014-306

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A TERMINATION AND VACATION OF AN EASEMENT IN CONNECTION WITH THE SOUTHAVEN PUD LYING SOUTH OF INTERNATIONAL GOLF PARKWAY

5. Motion to adopt **Resolution No. 2014-307**, approving the terms and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement for acquisition of property required for the Holmes Boulevard/West King Street Drainage Improvement Project

RESOLUTION NO. 2014-307

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF PROPERTY REQUIRED FOR THE HOLMES BOULEVARD/WEST KING STREET DRAINAGE IMPROVEMENT PROJECT

6. Motion to adopt **Resolution No. 2014-308**, approving the terms and authorizing the county administrator or designee, to execute a State of Florida Standard Lease Agreement with Children and Families for space located at the new St. Johns County Health Department

RESOLUTION NO. 2014-308

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A STATE OF FLORIDA STANDARD LEASE AGREEMENT WITH CHILDREN AND FAMILIES FOR SPACE LOCATED AT THE NEW ST. JOHNS COUNTY HEALTH DEPARTMENT

7. Motion to adopt **Resolution No. 2014-309**, approving the final plat for Samara Lakes, Parcel C, Phase 3

RESOLUTION NO. 2014-309

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SAMARA LAKES, PARCEL C, PHASE 3

8. Motion to adopt **Resolution No. 2014-310**, approving the final plat for Preserve at Wildwood

RESOLUTION NO. 2014-310

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PRESERVE AT WILDWOOD

9. Motion to adopt **Resolution No. 2014-311**, approving the final plat for Mill Creek Plantation

RESOLUTION NO. 2014-311

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR MILL CREEK PLANTATION

10. Motion to adopt **Resolution No. 2014- 312**, approving the terms and conditions of a contract between the Board of County Commissioners of St. Johns County, Florida, and the St. Johns County Council on Aging, Inc., to provide fiscal year 2015 funds for Sunshine Bus services, paratransit services, and enhanced veteran services for a period of 12 months; and authorizing the county administrator, or designee, to execute the contract on behalf of the County

RESOLUTION NO. 2014-312

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A CONTRACT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AND THE ST. JOHNS COUNTY COUNCIL ON AGING, INC.,

IN ORDER TO PROVIDE SUNSHINE BUS SERVICE, PARATRANSIT SERVICE, AND ENHANCED VETERAN SERVICES FOR A PERIOD OF 12 MONTHS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT ON BEHALF OF THE COUNTY

11. Motion to adopt **Resolution No. 2014-313**, approving the terms, conditions, provisions, and requirements of an Interlocal Agreement between St. Johns County, Florida, and the City of St. Augustine, Florida, for Solid Waste Disposal; and authorizing the county administrator, or designee, to execute the Interlocal Agreement on behalf of St. Johns County, Florida. This establishes the fee charged by St. Johns County for receiving Solid Waste delivered by the City to the Transfer Stations

RESOLUTION NO. 2014-313

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN INTERLOCAL AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE CITY OF ST. AUGUSTINE, FLORIDA; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

12. Motion to adopt **Resolution No. 2014-314**, approving the terms, conditions, provisions, and requirements of an Interlocal Agreement between St. Johns County, Florida, and the City of St. Augustine Beach, Florida, for Solid Waste Disposal; and authorizing the county administrator, or designee, to execute the Interlocal Agreement on behalf of St. Johns County, Florida. This establishes the fee charged by St. Johns County for receiving Solid Waste delivered by the City to the Transfer Stations

RESOLUTION NO. 2014-314

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN INTERLOCAL AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE CITY OF ST. AUGUSTINE BEACH, FLORIDA; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

13. Motion to adopt **Resolution No. 2014-315**, approving the terms, conditions, and requirements of the Memorandum of Understanding (MOU) between St. Johns County, Florida, and the National Park Service to provide mutual assistance in preventing, detecting, and suppressing structural fires and wildfires on lands within the Park's boundaries and immediate surrounding area; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2014-315

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT AND ALL SUBSEQUENT REQUIRED DOCUMENTS ON BEHALF OF THE COUNTY

14. Motion to approve the extension of the 2014 tax roll prior to completion and adjustments of the Property Value Adjustment Board parcels
15. Motion to adopt **Resolution No. 2014-316**, approving the terms, conditions, provisions, and requirements of a Grant Contract between the Florida Inland Navigation District and St. Johns County, Florida; and authorizing the county administrator, or designee, to execute the Contract, on behalf of St. Johns County, and motion to transfer up to \$213,000 from General Fund Reserves to the Recreation Facilities Maintenance Department for completion of the Vilano Beach Fishing Pier Remediation Project

RESOLUTION NO. 2014-316

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A GRANT CONTRACT AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA INLAND NAVIGATION DISTRICT FOR THE VILANO BEACH FISHING PIER REMEDIATION PROJECT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

16. Motion to declare surplus county computer 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

(11/04/14 - 6 - 9:45 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Bennett requested a tentative addition for the consideration of a State of Emergency Proclamation.

(11/04/14 - 6 - 9:45 a.m.)

APPROVAL OF REGULAR AGENDA

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

(Items 1 and 2 were presented together.)

(11/04/14 - 7 - 9:46 a.m.)

DISTRICT 4

1. PUBLIC HEARING - NOPC 2014-04, CABALLOS DEL MAR DRI. THE APPLICANT IS SEEKING A NOTICE OF PROPOSED CHANGE (NOPC) TO THE CABALLOS DEL MAR DEVELOPMENT OF REGIONAL IMPACT (DRI) IN ORDER TO COMBINE AND RECONFIGURE SEVERAL VACANT, TOUR-OWNED PARCELS. THE CABALLOS DEL MAR DRI WAS APPROVED IN JULY 1975 AND CONTAINS APPROXIMATELY 3,670 ACRES OF LAND. THE PORTION OF THE DRI THAT IS SUBJECT TO THE PROPOSED MODIFICATIONS CONSISTS OF APPROXIMATELY 185.5 ACRES OF VACANT LAND. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REQUEST AT ITS AUGUST 7, 2014, MEETING

Proof of publication of the notice of public hearing on NOPC 2014-04, Caballos Del Mar DRI, was received, having been published in *The St. Augustine Record* on October 6, 2014.

Morris and Sanchez disclosed ex parte communication. Bennett disclosed ex parte communication with the applicant and noted email exchange with residents. Stevenson disclosed ex parte communication with Vernon Kelly and Bill Maze. McClure disclosed ex parte communication, noting email exchange with residents.

(9:47 a.m.) Danielle Handy, Planner, gave a PowerPoint presentation. She presented details of the NOPC 2014-04, Caballos Del Mar DRI and MAJMOD 2014-10, Players Club Planned Unit Development (PUD), including Land Development Code (LCD) waivers. She noted the Architectural Review Committee (ARC) issued a 4/0 vote to recommend approval with the following condition: pylon signs shall not be allowed, the Planning and Zoning Agency (PZA) voted unanimously to recommend approval of both applications and six letters of opposition were received.

(10:01 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, applicant's representative, gave a PowerPoint presentation on the details of the NOPC 2014-04, Caballos Del Mar DRI and MAJMOD 2014-10, Players Club PUD. She noted 90 acres of PGA Tour owned land would be added to the requirements of the overlay district. *She also requested to modify section f of the Master Development Plan (MDP) text to set commercial entitlement to 260,488 square feet/5.98 acres.*

(10:16 a.m.) Bill Schilling, Kimbley-Horn and Associates, Inc., gave a PowerPoint presentation on the waivers.

(10:36 a.m.) Avery-Smith continued her PowerPoint presentation on the details of the NOPC and MAJMOD applications.

The meeting recessed at 10:44 a.m. and reconvened at 11:00 a.m.

(11:00 a.m.) Discussion ensued on event parking accommodations; deed restrictions; commercial use depicted as future development on the MDP map; signage; on-site and offsite parking uses; and the use of golf carts on non-vehicular pedestrian pathways.

(11:14 a.m.) McCormack suggested the following clarification footnote to the PUD text, under interconnectivity: *Interconnectivity (pedestrian, bicycle, golf cart, and other personal mobility devices.)*

(11:15 a.m.) Bennett suggested the following clarification footnotes to the MDP text, under parking and signage and as needed throughout the document: 1) *For purposes of parking, the Tour parcel may be considered as a single parcel*, 2) *Both on-site and offsite parking lots and areas shall be permitted uses on the Tour parcel*, and 3) *For purposes of signage, the Tour parcel may be considered as a single parcel*. Discussion ensued on deferral waivers. Bennett suggested that the applicant consider removing the following waivers, as depicted in staff's PowerPoint presentation: 1) No. 1, wetland acres and impacts, 2) No. 3, type and extent of upland forest and wetlands on-site and 3) No. 4, type and extent of any significant natural communities habitat. She also suggested that an aerial interpretation study for deferral waivers No. 1 and No. 3 and a type and extent of any significant natural communities habitat listed species study for deferral waiver No. 4 be provided to staff within a period of 90 days. (11:19 a.m.) Smith requested that the waivers stay in place, until the studies were provided to staff within a period of 120 days.

Discussion ensued on deferral waiver No. 1, height requirements, entry features, the benefit of the preliminary studies to the applicant, and *The St. Augustine Record* editorial titled "Why have codes in St. Johns County if you ignore them?"

(11:35 a.m.) Stevenson noted that any decision the Board made today would not affect other restrictions, existing restrictions would remain. McCormack noted that local governments do not enforce private use restrictions. (11:36 a.m.) Morris noted that any vertical construction would have to go back through the Palm Valley ARC for approval.

(11:37 a.m.) Terry McIntyre, 130 Vera Cruz Drive, Unit 714, spoke on concerns regarding the North Village parcel on the MDP map and transportation concerns on ATP Tour Boulevard. Wanchick gave a transportation overview of ATP Tour Boulevard.

(11:41 a.m.) Mary Kohnke, 29 South Roscoe Boulevard, spoke in opposition of the proposed items.

(11:44 a.m.) Dick Williams, Chairman of the St. Johns County Planning and Zoning Agency and resident of Ponte Vedra Beach, 193 Plantation Circle South, spoke in support of the proposed items.

(11:48 a.m.) Brad Nelson, Planning and Zoning Agency member, 214 Edgewater Branch Drive, spoke in support of the proposed items.

(11:49 a.m.) Paul Rushton, 132 Stadium Court, representing the four homeowners on Stadium Court, presented maps detailing the location of the homes, *Exhibit A*. He also spoke in opposition of the proposed items, due to a drainage easement.

(11:53 a.m.) Gerard Klingman, 6519 Burnham Circle, spoke in support of the proposed items.

(11:56 a.m.) Carl Crist, 148 Waters Edge Drive, spoke in favor of the proposed items.

(11:58 a.m.) Jason Parry, Vice President of Strategy and Development for MountainStar Capital Partners, Inc., 6965 Salamanca Avenue, Jacksonville, FL, spoke in support of the proposed items.

(11:59 a.m.) Brad Wester, Chair of the Ponte Vedra Palm Valley Overlay District Architectural Review Committee and Ponte Vedra Beach resident, 520 Morning Side Drive, spoke in support of the proposed items.

(12:01 p.m.) William O'Malley, 521 East Moss Wood Trace, spoke about transportation concerns on Palm Valley Road.

(12:03 p.m.) Tina McGough, 120 South Bend Drive, spoke about her concerns with granting waivers.

(12:05 p.m.) Sheldon Friedman, 252 Shell Bluff Court, spoke about transportation concerns on Palm Valley Road.

(12:08 p.m.) Dan MacDonald, 1000 Vicars Landing, spoke about his concerns on timeshares and entry structures. He also expressed his appreciation to Commissioner Sanchez for his service.

(12:11 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke about concerns with waivers and consistency of the LCD.

(12:14 p.m.) Jim Sabo, 178 River Marsh Drive, President of the River Marsh at Ponte Vedra Beach Homeowners Association, Inc., and the President of the Ponte Vedra Beaches Coalition, spoke about the public's perspective on the proposed items.

(12:17 p.m.) Bill McCormick, 9224 July Lane, stated he was not opposed to any action that would be taken by the Board on the proposed items.

(12:21 p.m.) Avery-Smith addressed public comments on waivers, transportation, height restrictions, and buffer concerns.

(12:27 p.m.) Avery-Smith requested that the PUD be approved. She proposed that the applicant provide the studies for the entire property, as requested by Bennett, before the County approved the first incremental Master Development Plan for the proposed project.

(12:28 p.m.) Stevenson responded to the citizen's testimony on transportation, and buffer concerns.

(12:35 p.m.) McClure questioned Avery-Smith on transportation impact fees. He noted there would be approximately \$10 million available to use for transportation infrastructure, as building occurred. He also questioned Avery-Smith on buffers and waivers.

(12:46 p.m.) McCormack requested a recess to allow counsel to refine the language of the motion.

(12:46 p.m.) Sanchez and Morris spoke in support of the proposed items.

The meeting recessed at 12:50 p.m. and reconvened at 1:07 p.m.

(1:08 p.m.) Motion by Morris, seconded by Sanchez, carried 5/0, to adopt Resolution No. 2014-317, NOPC 2014-04, Caballos del Mar DRI, adopting findings of fact 1-5 to support the motion.

RESOLUTION NO. 2014-317

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING THE CABALLOS DEL MAR DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER, AS PREVIOUSLY APPROVED

BY ST. JOHNS COUNTY ON JULY 8, 1975, AND AS PREVIOUSLY MODIFIED BY RESOLUTION 1983-36; RESOLUTION 1983-75; RESOLUTION 1984-54; RESOLUTION 1984-146; RESOLUTION 1985-59; RESOLUTION 1985-128; RESOLUTION 1986-176; RESOLUTION 1988-250; RESOLUTION 1994-210; RESOLUTION 2002-41; RESOLUTION 2002-88; AND RESOLUTION 2007-341; FINDING THAT THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

(11/04/14 - 10 - 9:46 a.m.)

DISTRICT 4

2. PUBLIC HEARING - MAJMOD 2014-10, PLAYERS CLUB PUD. THE APPLICANT IS SEEKING A MAJOR MODIFICATION (MAJMOD) TO THE PLAYERS CLUB PUD IN ORDER TO COMBINE AND RECONFIGURE SEVERAL VACANT, TOUR-OWNED PARCELS. IN ADDITION TO MODIFYING THE MASTER DEVELOPMENT PLAN MAP, THE APPLICANT IS SEEKING WAIVERS TO VARIOUS PROVISIONS OF THE LAND DEVELOPMENT CODE. THE PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE RECOMMENDED APPROVAL OF THE REQUEST WITH ONE SUGGESTED CONDITION AT ITS JULY 23, 2014, MEETING. FURTHER, THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL AT ITS AUGUST 7, 2014, MEETING

Proof of publication of the notice of public hearing on MAJMOD 2014-10, PGA Tour, was received, having been published in *The St. Augustine Record* on October 6, 2014.

Discussion occurred with Item 1.

(1:08 p.m.) Soria briefed the Board on the following ordinance and MDP text changes:

1. *The addition to SECTION 4 of the ordinance: Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restrictions or covenants shall be deemed waived or varied by any provision herein and applicant proceeds at its own risk on any title issue*
2. *MDP text changes:*
 - a. *Section f, explicitly state: 5.98 acres and 260,488 square feet of commercial entitlement;*
 - b. *Section t, append to waiver No. 1: Prior to the County's approval of the first Incremental Master Development Plan for the project, the applicant will provide an estimate of the wetland acres within the entire Tour parcel, based on an aerial interpretation or better;*
 - c. *Section t, append to waiver No. 4: Prior to the County's approval of the first Incremental Master Development Plan for the project, the applicant will provide a FLUCCS map depicting the upland forest and wetland vegetation located within the entire Tour parcel;*
 - d. *Section t, append to waiver No. 5: Prior to the County's approval of the first Incremental Master Development Plan for the project, the applicant will provide an evaluation of the significant natural communities habitat and a listed species survey to the County for the entire Tour parcel;*

3. *MDP text footnotes, as needed throughout the document:*
 - a. *For purposes of parking, the Tour parcel may be considered as a single parcel;*
 - b. *Both on-site and offsite parking lots and areas shall be permitted uses on the Tour parcel;*
 - c. *For purposes of signage, the Tour parcel may be considered as a single parcel;*
 - d. *Section h, No. 4, add under Interconnectivity: (pedestrian, bicycle, golf cart, and other personal mobility devices.);*
4. *To include 20' buffering on the western side of the property.*

(1:13 p.m.) Motion by Morris, seconded by Bennett, carried 5/0, to enact Ordinance No. 2014-50, known as MAJMOD 2014-10, adopting findings of fact 1-7 to support the motion; and to incorporate the revisions, as described by counsel, and the unified site for additional parking; and authorizing staff to edit the Planned Unit Development (PUD) documents consistent with such revisions.

ORDINANCE NO. 2014-50

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, APPROVING A MAJOR
MODIFICATION TO THE PLAYER'S CLUB PLANNED
UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1975-
15, AS AMENDED, MAKING FINDINGS OF FACT;
REQUIRING RECORDATION; AND PROVIDING FOR
AN EFFECTIVE DATE**

The meeting recessed at 1:15 p.m. and reconvened at 1:44 p.m., with all five commissioners, Wanchick, Locklear, McCormack, Soria, and Deputy Clerk Lenora Newsome present.

The meeting moved to Item 17.

(11/04/14 - 11 - 2:06 p.m.)

3. CONSIDER A COMPRESSED NATURAL GAS (CNG) VEHICLE FUEL PURCHASE AGREEMENT WITH NOPETRO-ST. JOHNS COUNTY, LLC, AND CONSIDER A LEASE AND DEVELOPMENT AGREEMENT WITH NOPETRO-ST. JOHNS COUNTY, LLC, FOR THE CONSTRUCTION OF A CNG FUELING STATION

Neal Shinkre, Public Works Director, mentioned that he was covering Items 3, 4, and 5 together and gave a PowerPoint presentation. He mentioned that he would be reviewing three items: the fueling facility, the Public Works facility, and the conversion of making their vehicles compatible to CNG. He reviewed the CNG project timeline, and recapped the CNG benefits. He introduced the team involved in the conversion. He said there were two agreements and both the County and No-Petro agreed on them.

(2:17 p.m.) Shinkre reviewed the background on the CNG, Public Works Facility. He reviewed the funding options, the facility location, the great benefit for the County, County owned the property, and funding for the facility would be \$12,000,000. He spoke on the public building impact fees, refinancing, and leveraging solid waste savings. He showed the complex layout.

(2:24 p.m.) Shinkre reviewed where the funds came from for the CNG Vehicle Conversion, and spoke on the approvals.

(2:26 p.m.) Ross explained the changes in the motion. McClure questioned the actual contract in Item 3; Shinkre responded. Stevenson asked about the buyout option; Shinkre responded.

(2:30 p.m.) Motion by Bennett, seconded by Morris, carried 5/0, to adopt Resolution No. 2014-321, authorizing the county administrator, or his designee, to execute a Compressed Natural Gas (CNG) Vehicle Fuel Purchase Agreement in substantially the same form and format as attached hereto, providing for the purchase of compressed natural gas.

RESOLUTION NO. 2014-321

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE A CNG VEHICLE FUEL PURCHASE AGREEMENT WITH NOPETRO-ST. JOHNS COUNTY, LLC

(2:31 p.m.) Motion by Bennett, seconded by Morris, carried 5/0, to adopt Resolution No. 2014-322, authorizing the county administrator, or his designee, to execute a Lease and Development Agreement in substantially the same form and format as attached hereto, providing for the construction and operation of compressed natural gas fueling station.

RESOLUTION NO. 2014-322

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE A LEASE AND DEVELOPMENT AGREEMENT WITH NOPETRO-ST. JOHNS COUNTY, LLC, FOR THE CONSTRUCTION OF A COMPRESSED NATURAL GAS FUELING STATION; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE TO EXECUTE THE LEASE COMMENCEMENT DATE AGREEMENT AND COMMERCIAL OPERATIONS DATE AGREEMENT PROVIDED FOR IN THE LEASE AND DEVELOPMENT AGREEMENT

(11/04/14 - 12 - 2:32 p.m.)

4. CONSIDER THE CONSTRUCTION OF A NEW PUBLIC WORKS COMPLEX AND CONSIDER A REIMBURSEMENT RESOLUTION RELATING TO THE EXPENDITURE OF COUNTY FUNDS FOR THE NEW PUBLIC WORKS FACILITY

(2:32 p.m.) McClure asked about operational savings, Shinkre responded. Stevenson said they needed to make the replacement for this building anyway. Bennett expressed that she was pleased at the innovative way this was handled.

(2:41 p.m.) Motion by Bennett, seconded by Sanchez, carried 4/1 with McClure dissenting, to authorize the preparation of financing documents necessary to finance the construction of the new County Public Works Facility not to exceed \$12,050,000; and authorizing the county administrator to make any necessary budget adjustments to appropriately reflect such project construction.

(2:42 p.m.) Motion by Bennett, seconded by Sanchez, carried 5/0, to adopt Resolution No. 2014-323, expressing the County's intention to be reimbursed from the proceeds of tax-exempt obligations for certain capital expenditures, to be paid by the County, prior to the issuance of such obligations.

RESOLUTION NO. 2014-323

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, EXPRESSING THE COUNTY'S INTENTION TO BE REIMBURSED FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS FOR CERTAIN CAPITAL EXPENDITURES, TO BE PAID BY THE COUNTY, PRIOR TO THE ISSUANCE OF SUCH TAX-EXEMPT OBLIGATIONS; AND PROVIDING AN EFFECTIVE DATE

(11/04/14 - 13 - 2:42 p.m.)

5. CONSIDER A MOTION TO ADOPT A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 14-102, TO COASTAL ALTERNATIVE FUEL SYSTEMS; AND TO ENTER INTO A CONTRACT NOT TO EXCEED \$1,186,125 FOR THE PURCHASE OF CNG VEHICLE CONVERSION SYSTEMS AND INSTALLATION/RETRO-FIT OF ST. JOHNS COUNTY FLEET

Ross mentioned that the name of the Vendor on this motion should be; Coastal Alternative Fuel Systems, because it was transposed in the title. Stevenson thanked everyone for working so hard on this item and mentioned it was a way for saving money. McClure asked if the conversion facility would be available for the public to use; Shinkre replied no, but the station would be open to the public.

(2:44 p.m.) **Motion by Bennett, seconded by McClure, carried 5/0, to adopt Resolution No. 2014-324, authorizing the county administrator, or designee, to award Bid No. 14-102, to Coastal Alternative Fuel Systems; and to enter into a contract not to exceed \$1,186,125 for the purchase of CNG Vehicle Conversion Systems and Installation/Retro-fit of the St. Johns County Fleet.**

RESOLUTION NO. 2014-324

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 14-102; AND TO EXECUTE A CONTRACT FOR CNG VEHICLE CONVERSION SYSTEMS AND INSTALL/RETRO-FIT OF ST. JOHNS COUNTY FLEET

(2:45 p.m.) Wanchick spoke on being challenged to be more innovative, flexible and more creative in these financially difficult times. Paolo Soria, Assistant County Attorney entered the meeting and Ross left the meeting.

(11/04/14 - 13 - 2:46 p.m.)

DISTRICT 4

6. PUBLIC HEARING - MAJMOD 2014-06, FAIRFIELD AT PONTE VEDRA PUD. THE APPLICANT IS SEEKING A MAJOR MODIFICATION TO THE FAIRFIELD AT PONTE VEDRA (A1A WEST) PLANNED UNIT DEVELOPMENT (PUD) IN ORDER TO CONSTRUCT TWO ATMS AND TWO DRIVE-THRU LANES, AND TO OBTAIN RELIEF FROM CERTAIN LDC, PROVISIONS, INCLUDING, BUT NOT LIMITED TO, THE PALM VALLEY OVERLAY DISTRICT REGULATIONS.

THE PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE RECOMMENDED APPROVAL OF THE REQUEST, WITH ONE SUGGESTED CONDITION, AT ITS AUGUST 27, 2014, MEETING. FURTHER, THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 6-1 VOTE, AT ITS OCTOBER 16, 2014, MEETING

Proof of publication of the notice of public hearing on MAJMOD 2014-06, Fairfield at Ponte Vedra was received, having been published in *The St. Augustine Record* on October 1, 2014.

Danielle Handy, Planner, gave a PowerPoint presentation. She said she would cover Items 6 and 7 together. She reviewed the major modifications, nine waivers requested, and the MPV map from the applicant, *Exhibit A*. She said there would be two ATM's, with two drive-thru lanes. She gave the history of the application and said that the ARC recommended four conditions for approval.

(2:57 p.m.) Bennett disclosed ex parte communication on the ARC's recommendation regarding the handicap sign. Stevenson asked about the bank using white lighting and having sufficient lighting; Handy responded.

(2:59 p.m.) Laura Detrick, Detrick Planning, 11332 Avondale Avenue, Jacksonville, spoke on three fundamental cores. She spoke on encroaching, clustering more landscaping where there was not encroaching, asked to come back before the ARC to show that the requested changes were completed, the lighting for the ATMs, meeting landscaping requirements, roofline, parking island, and buffers and setbacks.

(3:11 p.m.) Discussion ensued on encroachments, and the parking lot.

(3:14 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke on the Chase Bank lighting, and mentioned the heavy number of waivers.

(3:16 p.m.) Tom Reynolds, 880 A1A Beach Blvd., mentioned what a good job the Commission was doing.

(3:17 p.m.) Motion by Morris, seconded by Sanchez, carried 5/0, to enact Ordinance No. 2014-52, known as MAJMOD 2014-06, adopting finding of facts 1-6 to support the motion, including the ARC's recommended condition that prior to construction plan approval the applicant shall obtain ARC approval for landscape plans, to ensure adequate landscaping is installed.

ORDINANCE NO. 2014-52

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE FAIRFIELD AT PONTE VEDRA PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1984-29, AS AMENDED; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(11/04/14 - 14 - 3:18 p.m.)

DISTRICT 4

7. PUBLIC HEARING - ARCCC 2014-08, FAIRFIELD AT PONTE VEDRA POINTE - CHASE ATM. THE APPLICANT IS SEEKING DESIGN APPROVAL FOR THE CONSTRUCTION OF TWO ATM STRUCTURES AND OTHER SITE IMPROVEMENTS. THIS APPLICATION IS COMPANION TO MAJMOD 2014-06, A MAJOR MODIFICATION TO THE FAIRFIELD AT PONTE VEDRA PUD.

THE PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE RECOMMENDED APPROVAL OF THE REQUEST, WITH FOUR SUGGESTED CONDITIONS, AT ITS AUGUST 27, 2014, MEETING. ALTHOUGH ARCHITECTURAL REVIEWS ARE TYPICALLY UNDER THE JURISDICTION OF THE ARCHITECTURAL REVIEW COMMITTEE, WHEN THE REQUEST IS COMPANION TO AN ACTION UNDER THE JURISDICTION OF THE BOARD OF COUNTY COMMISSIONERS, BOTH CASES ARE CONSIDERED FOR FINAL APPROVAL BY THE BOARD

Proof of publication of the notice of public hearing on ARCCC 2014-08, was received, having been published in *The St. Augustine record* on October 20, 2014.

(3:18 p.m.) Motion by Morris, seconded by Sanchez, carried 5/0, to approve ARCCC 2014-08, based upon one finding of fact and subject to four conditions, including specified lighting in condition number four be white.

(11/04/14 - 15 - 3:18 p.m.)

DISTRICT 3

8. PUBLIC HEARING - DEVAGRMOD 2014-02, SR 207 CORRIDOR IMPROVEMENT GROUP DEVELOPMENT AGREEMENT MODIFICATION (DEERCHASE DRIVE PARCEL PUD). THE SR 207 CORRIDOR IMPROVEMENT GROUP (CIG) DEVELOPMENT AGREEMENT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IN 2006 FOR FOURTEEN PROJECTS COLLECTIVELY KNOWN AS THE SR 207 CORRIDOR IMPROVEMENT GROUP, LLC. THE AGREEMENT MITIGATES FOR CUMULATIVE PROJECT IMPACTS TO THE SR 207, WILDWOOD DRIVE, SR 312, HOLMES BLVD., AND US 1 AREA BY CONSTRUCTING IMPROVEMENTS AT THE SR 312/US 1 INTERSECTION, TOP PRIORITY, AND FUNDING NINE OTHER TRANSPORTATION IMPROVEMENTS TO BE CONSTRUCTED BY THE COUNTY IN PRIORITY ORDER. THE REQUEST FOR MODIFICATION OF THE SR 207 CORRIDOR IMPROVEMENT GROUP DEVELOPMENT AGREEMENT SEEKS TO REMOVE THE REMAINING TRANSPORTATION MITIGATION AMOUNT FOR THE DEERCHASE DRIVE PARCEL PUD, BASED ON CHANGED CONDITIONS AND EXISTING TRANSPORTATION CAPACITY IN THE PROJECT IMPACT AREA; AND TO ACKNOWLEDGE THE AMOUNT ALREADY PAID TO BE FULL SATISFACTION OF THE MITIGATION REQUIRED UNDER THE SR 207 CIG DEVELOPMENT AGREEMENT, THUS MAINTAINING THE EXISTING ROAD IMPACT FEE CREDIT OF \$148,742. THIS IS THE SECOND OF TWO REQUIRED PUBLIC HEARINGS TO MODIFY A DEVELOPMENT AGREEMENT. THE FIRST PUBLIC HEARING WAS HEARD BEFORE THE BCC ON OCTOBER 21, 2014

Proof of publication of the notice of public hearing on DEVAGRMOD 2014-02, was received, having been published in *The St. Augustine Record* on October 6, 2014.

Phong T. Nguyen, Manager Transportation Development Division, gave a PowerPoint presentation. He mentioned that he would be covering Items 8 and 9 together. He reviewed the requested summary, changed conditions, new concurrency application review, and recapped the request summary.

(3:24 p.m.) Motion by McClure, seconded by Bennett, carried 5/0, to approve the SR 207 Corridor Improvement Group Development Agreement Modification for the Deer Chase Drive Parcel PUD, DEVAGRMOD 2014-02, finding that the request is consistent with Article XI of the Land Development Code.

(11/04/14 - 16 - 3:24 p.m.)

DISTRICT 3

9. PUBLIC HEARING - DEVAGRMOD 2014-01, SR 207 CORRIDOR IMPROVEMENT GROUP DEVELOPMENT AGREEMENT MODIFICATION (KEY PARCEL PUD). THE SR 207 CORRIDOR IMPROVEMENT GROUP (CIG) DEVELOPMENT AGREEMENT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IN 2006 FOR FOURTEEN PROJECTS COLLECTIVELY KNOWN AS THE SR 207 CORRIDOR IMPROVEMENT GROUP, LLC. THE AGREEMENT MITIGATES FOR CUMULATIVE PROJECT IMPACTS TO THE SR 207, WILDWOOD DRIVE, SR 312, HOLMES BLVD., AND US 1 AREA BY CONSTRUCTING IMPROVEMENTS AT THE SR 312/US 1 INTERSECTION, TOP PRIORITY, AND FUNDING NINE OTHER TRANSPORTATION IMPROVEMENTS TO BE CONSTRUCTED BY THE COUNTY IN PRIORITY ORDER. THE REQUEST FOR MODIFICATION OF THE SR 207 CORRIDOR IMPROVEMENT GROUP DEVELOPMENT AGREEMENT SEEKS TO REMOVE THE REMAINING TRANSPORTATION MITIGATION AMOUNT FOR THE KEY PARCEL PUD BASED ON CHANGED CONDITIONS AND EXISTING TRANSPORTATION CAPACITY IN THE PROJECT IMPACT AREA; AND TO ACKNOWLEDGE THE AMOUNT ALREADY PAID TO BE FULL SATISFACTION OF THE MITIGATION REQUIRED UNDER THE SR 207 CIG DEVELOPMENT AGREEMENT, THUS MAINTAINING THE EXISTING ROAD IMPACT FEE CREDIT OF \$148,742. THIS IS THE SECOND OF TWO REQUIRED PUBLIC HEARINGS TO MODIFY A DEVELOPMENT AGREEMENT. THE FIRST PUBLIC HEARING WAS HEARD BEFORE THE BCC ON OCTOBER 21, 2014

Proof of publication of the notice of public hearing on DEVAGRMOD 2014-01, was received, having been published in *The St. Augustine Record* on October 6, 2014.

(3:25 p.m.) Motion by McClure, seconded by Bennett, carried 5/0, to approve the SR 207 Corridor Improvement Group Development Agreement Modification for the Key Parcel PUD, DEVAGRMOD 2014-01, finding that the request is consistent with Article XI, of the Land Development Code.

The meeting recessed at 3:26 p.m. and reconvened at 3:37 p.m.

(11/04/14 - 16 - 3:37 p.m.)

DISTRICT 5

10. PUBLIC HEARING - NOPC 2013-05, WORLD COMMERCE CENTER DRI. A NOTICE OF PROPOSED CHANGE (NOPC) TO THE WORLD COMMERCE CENTER DEVELOPMENT OF REGIONAL IMPACT (DRI) TO ADD EIGHT ACRES OF LAND, INCREASE THE RESIDENTIAL DWELLING UNITS ALLOWED BY LAND USE EXCHANGE FROM 1,156 TO 1,863, EXTEND PHASING, AND MODIFY THE TRANSPORTATION MITIGATION PLAN. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL AT ITS OCTOBER 2, 2014, MEETING WITH A CONDITION THAT THE LAND USE EXCHANGE TABLE BE CAPPED AT AN ADDITIONAL 10 PERCENT OR 1,271 TOTAL DWELLING UNITS

Proof of publication of the notice of public hearing on NOPC 2013-05, World Commerce Center was received, having been published in *The St. Augustine Record* on September 17, 2014.

Morris disclosed ex parte communication with Duke Spangler on the phone. Bennett and Sanchez disclosed ex parte communication with several of the representatives from World Commerce Center. Stevenson disclosed ex parte communication with several representatives from the World Commerce Center to discuss the proposal.

(3:38 p.m.) Teresa Bishop, AICP, Planning Division Manager, gave a PowerPoint presentation. She said there was a new development order with a change to Exhibit 4. She said the request was to modify the World Commerce Center DRI, to add eight acres of land, increase the number of dwelling units by the land use exchange table from 1,156 to 1,271, extend the phasing, and for modifying the transportation mitigation plan.

(3:46 p.m.) Nguyen explained why they were comfortable with waiving the requirement on building a two-lane facility and designing a four-lane facility to the County. Discussion ensued on the County's obligation and being in line for funding.

(3:47 p.m.) Tony Robbins, Prosser, Inc., 13901 Sutton Park Drive South, Jacksonville, gave a PowerPoint presentation. He reviewed the proposed changes; adding land, revising the exchange table and modifying of the transportation, as mitigation plans.

(3:57 p.m.) Beth Breeding, Sunshine Land Holdings, 10175 Fortune Parkway, Jacksonville, said they were the developers adjacent to the project and spoke on how cooperative the applicant was.

(3:58 p.m.) Joseph Decosta, 541 Casa Sevilla Avenue, spoke on the third change. He read a section from the 2025 Comp Plan, and asked for the changes to be denied.

(4:00 p.m.) Discussion ensued on no drastic changes made on this item, the VA nursing home, height variations and the names of regional shopping centers that reached three million square feet.

(4:10 p.m.) **Motion by Bennett, seconded by McClure, carried 5/0, to adopt Resolution No. 2014-325, known as NOPC 2013-05, adopting findings of fact 1-5 to support the motion.**

RESOLUTION NO. 2014-325

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 2014-325, AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR WORLD COMMERCE CENTER, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 974 ACRES IN NORTHWEST ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS, INCLUDING MITIGATION FOR TRANSPORTATION AND ENVIRONMENTAL IMPACTS; AMENDING DEVELOPMENT PHASING AND BUILD-OUT DATES; ESTABLISHING AN EFFECTIVE DATE

(11/04/14 - 17 - 4:11 p.m.)

DISTRICT 1

11. PUBLIC HEARING - MAJMOD 2014-07, FLORA PARK PUD. THIS IS A MAJOR MODIFICATION TO THE PREVIOUSLY APPROVED FLORA BRANCH PUD (ORD 2007-92). THE APPLICANT HAS CHANGED THE NAME TO FLORA PARK AND IS PROPOSING TO ADD ADDITIONAL ALLOWED USES, PER THE LDC; CREATE FOUR INDIVIDUAL LAND PARCEL SITES FOR FOUR SEPARATE BUILDINGS THAT MAY BE OWNED SEPARATELY; PROVIDE TWO ACCESS WAYS INTO THE SITE FROM RACE TRACK ROAD; ROUGH GRADE THE SITE FOR INDIVIDUAL BUILDING AND PARKING LOT CONSTRUCTION; CONSTRUCT THE RIGHT TURN LANE INTO THE SITE; MAKE AVAILABLE THE INITIAL INFRASTRUCTURE AND EXCAVATE AND PREPARE THE 1.42 ACRE RETENTION POND BEHIND THE BUILDING

ENVELOPES. THE DEVELOPER PROPOSES TO STOCKPILE THE DIRT ON SITE FOR UP TO THREE YEARS OR UNTIL THE FILL IS UTILIZED BY THE FUTURE OWNERS FOR THEIR INDIVIDUAL BUILDING PADS, WHICHEVER IS FIRST. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF FLORA PARK PUD MAJOR MODIFICATION AT ITS OCTOBER 2, 2014, MEETING WITH A 5-0 VOTE

Proof of publication of the notice of public hearing on MAJMOD 2014-07, Flora Park, was received, having been published in *The St. Augustine Record* on September 17, 2014.

Morris, Sanchez, and Bennett disclosed ex parte communication with Beth Breeding and the applicant. Stevenson disclosed ex parte communication with Beth Breeding and the applicant regarding access, changes to the project, and signs.

(4:12 p.m.) Teresa Bishop, AICP, Planning Division Manager, gave a PowerPoint presentation. She said the request was to change the name to Flora Park, increase the uses that were allowed in size of PUD, create four individual parcels, and address other land development requirements. She reviewed the proposed plan, waivers with request for racetrack road signage, the applicant requesting four signs, and making changes to the phasing schedule. She said staff was concerned about the signage proposal.

(4:19 p.m.) Beth Breeding, 10175 Fortune Parkway, Jacksonville, reviewed the additions. She displayed photos, *Exhibit A*, explained why the signage was important, and said they had done a unified sign plan.

(4:27 p.m.) Discussion ensued on the signage, revisiting the sign regulations in the Land Development Code, and on the amount and size of signs.

(4:35 p.m.) McClure asked about cutting trees down to create space for the signs, and paying into a Tree fund. Breeding said that anything that you cut down, you first had to try to replant on site, and if it was commercial, you don't pay into a Tree Fund as long as you had a minimum of 80 tree credits per acre. Discussion ensued on having a sign sponsorship, the property being so far off the road and not being able to see the signs, the sign code analyzing what the appropriate number of signs and size was, and reviewing the sign code.

(4:48 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, said she was very adamant about the number of signs and keeping the trees.

(4:56 p.m.) McClure spoke on compromising. Stevenson suggested having four signs at 60 feet. Breeding mentioned having two signs up to 48 feet and two signs up to 60 feet, for a total of 4 signs. Stevenson suggested signs being back lit from the ground up and with white lighting, not blue.

(5:00 p.m.) Motion by Stevenson, seconded by Sanchez, carried 5/0, to enact Ordinance No. 2014-53, known as MAJMOD 2014-07, Flora Park, adopting findings of Fact 1- 6 to support the motion, including modifications presented by staff and the requested waivers number one, modified up to four signs, with two of the signs being at 48 square feet ADA and the other two signs being at 60 square feet ADA with the additional provisions of the colors being white panels/beige sign with backlit natural stone base.

ORDINANCE NO. 2014-53

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE FLORA BRANCH PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2007-92, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(5:02 p.m.) Deputy Clerk Newsome left the meeting and Deputy Clerk Halterman entered the meeting.

(11/04/14 - 19 - 5:03 p.m.)

DISTRICT 5

12. PUBLIC HEARING - REZ 2014-06, ROWELL. THIS IS A REQUEST TO REZONE 23 ACRES FROM INDUSTRIAL WAREHOUSE (IW) TO OPEN RURAL (OR), SO THE OWNER CAN UTILIZE THE PROPERTY FOR A SINGLE FAMILY RESIDENCE CONTAINING A GARAGE AND A POLE BARN THAT WILL BE USED TO RAISE AND KEEP ANIMALS. THE SUBJECT PROPERTY IS LOCATED AT THE TERMINUS OF SALTILLO ROAD, WHERE IT TURNS INTO PORTER ROAD EXTENSION. THE EASTERN EDGE OF THE PROPERTY LIES IN THE AIRPORT OVERLAY DISTRICT AND THE DIAGONAL WESTERN PORTION IS LOCATED IN RESIDENTIAL-B ACCORDING TO THE 2025 FUTURE LAND USE MAP. STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON CONSISTENCY WITH THE FUTURE LAND USE MAP, GOALS, OBJECTIVES, AND POLICIES IN ADDITION TO THE LAND DEVELOPMENT CODE REQUIREMENTS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON SEPTEMBER 18, 2014, AND RECOMMENDED APPROVAL BY A VOTE OF 5 TO 0

Proof of publication of the notice of public hearing on REZ 2014-06, Rowell, was received, having been published in *The St. Augustine Record* on October 20, 2014.

Teresa Bishop, AICP, Planning Division Manager, gave a PowerPoint presentation. She reviewed the surrounding land uses. She noted that staff recommended approval.

Karen Taylor, 77 Saragossa Street, stated that the item involved industrial parcels, which were not accessible. She indicated that the use would be for the family to build a single family residence.

(5:06 p.m.) **Motion by Bennett, seconded by Sanchez, carried 5/0, to enact Ordinance No. 2014-54, known as REZ 2014-06, adopting findings of fact 1-4 to support the motion.**

ORDINANCE NO. 2014-54

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

(11/04/14 - 20 - 5:06 p.m.)

DISTRICT 3

13. PUBLIC HEARING - PUD 2014-02, ASHBY LANDING. REQUEST TO REZONE 51 ACRES FROM PLANNED UNIT DEVELOPMENT (PUD) AND OPEN RURAL (OR) TO PUD TO ALLOW A MAXIMUM OF 120 SINGLE-FAMILY UNITS. STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON THE PROPOSAL'S CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF MIXED USE, CONSISTENCY WITH DEVELOPMENT TRENDS IN THE AREA, AND COMPATIBILITY WITH SURROUNDING PROPERTIES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REQUEST AT ITS SEPTEMBER 4, 2014, MEETING BY A VOTE OF 7 TO 0

Proof of publication of the notice of public hearing on PUD 2014-02, Ashby Landing, was received, having been published in *The St. Augustine Record* on October 20, 2014.

Morris, Bennett, Sanchez, and Stevenson disclosed ex-parte communications with Karen Taylor and the applicant.

Michael Roberson, Senior Planner, gave a PowerPoint presentation. He pointed out that the parcel included 51 acres and was zoned a PUD for up to 120 single family units. Discussions ensued regarding a larger buffer measuring 40' and a 6" masonry wall. He noted that staff found 9 findings of fact to support the motion, and the PZA recommended approval.

(5:12 p.m.) Bennett requested the aerial map be displayed and pointed out that "c" screening was required when residential abuts to commercial. She asked why the applicant wanted the masonry wall because the screening would not be necessary due to the less intense use as a residence.

(5:15 p.m.) Taylor explained that the PZA had a concern involving commercial and other uses/zoning in the area. She stated that staff had advised that the masonry wall would be necessary. She noted that the applicant agreed to the additional screening on the property with a combination of fencing and masonry wall.

(5:21 p.m.) Mike and Johnnie Smith, 1851 Dobbs Road, said the applicant met all their concerns and they supported the project.

(5:22 p.m.) **Motion by McClure, seconded by Bennett, carried 5/0, to enact Ordinance No. 2014-55, known as PUD 2014-02, adopting findings of fact 1-9 to support the motion.**

ORDINANCE NO. 2014-55

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PLANNED UNIT DEVELOPMENT (PUD) AND OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(11/04/14 - 20 - 5:22 p.m.)

DISTRICT 1

14. PUBLIC HEARING - PUD 2014-03, MILL CREEK PLANTATION NORTH. REQUEST TO REZONE 31.5 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A 34-UNIT SINGLE-FAMILY DEVELOPMENT.

STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON THE PROPOSAL'S CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF RESIDENTIAL-B, CONSISTENCY WITH DEVELOPMENT TRENDS IN THE AREA, AND COMPATIBILITY WITH SURROUNDING PROPERTIES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REQUEST AT ITS SEPTEMBER 4, 2014, MEETING BY A VOTE OF 7 TO 0. THE MOTION INCLUDED APPROVAL OF THE REQUESTED WAIVER TO THE UNIFIED SIGN PLAN REQUIREMENT

Proof of publication of the notice of public hearing on PUD 2014-03, Mill Creek Plantation North, was received, having been published in *The St. Augustine Record* on October 20, 2014.

Michael Roberson, Senior Planner, gave the PowerPoint presentation. He noted that the property was located in Residential B zoning with the edge being zoned Open Rural. He said the project involved 34 single family units with 1.63 units per acre. He added that the project included a one five-year phase build-out. He stated that staff found 9 findings of fact to recommend approval and Staff recommended approval as the project would meet the Land Development Code.

(5:26 p.m.) In response to an inquiry from Bennett, Doug Burnett, 509 Anastasia Boulevard, noted that the graph for recreation area was located to the right of lot thirty-four. Burnett pointed out that the lot size had increased by reducing the number of units.

(5:28 p.m.) McClure asked for an explanation on access to the property. Burnett offered details on property access, which involved Rubicon Drive, which was a platted right-of-way.

(5:29 p.m.) **Motion by Stevenson, seconded by McClure, carried 5/0, to enact Ordinance No. 2014-56, known as PUD 2014-03, adopting findings of fact 1-9 to support the motion.**

ORDINANCE NO. 2014-56

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM OPEN RURAL (OR)
TO PLANNED UNIT DEVELOPMENT (PUD);
PROVIDING FINDINGS OF FACT; PROVIDING A
SAVINGS CLAUSE; REQUIRING RECORDATION; AND
PROVIDING AN EFFECTIVE DATE**

(11/04/14 - 21 - 5:30 p.m.) DISTRICT 1
15. PUBLIC HEARING - NOPC 2014-05, RIVERTOWN. THIS IS A NOTICE OF PROPOSED CHANGE (NOPC) TO THE RIVERTOWN DEVELOPMENT OF REGIONAL IMPACT. THE RIVERTOWN DRI CONTAINS APPROXIMATELY 4,170 ACRES OF LAND AND WAS APPROVED IN 2004. THE REQUEST IS TO AMEND THE APPROVED DEVELOPMENT ORDER TO SHIFT COMMENCEMENT OF CONSTRUCTION OF COUNTY ROAD 223 TO PHASE 2 (SPECIAL CONDITION No. 22 (A) (III)), UPDATE THE NAME OF THE MASTER DEVELOPER TO THE CURRENT OWNER, AND EXTEND PROJECT PHASING, BUILDOUT, DOWNZONING PROTECTION, AND RECREATION REQUIREMENTS, TO REFLECT LEGISLATIVE EXTENSIONS (GENERAL CONDITION NO. 3, NO. 7, AND NO. 25). THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REQUEST AT THEIR OCTOBER 2, 2014, MEETING BY A VOTE OF 5 TO 0

Proof of publication of the notice of public hearing on NOPC 2014-05, RiverTown DRI, was received, having been published in *The St. Augustine Record* on September 17, 2014.

Stevenson disclosed ex-parte communications by visiting the site.

Caitlin Cerame, Planner, gave the PowerPoint presentation. She explained that zoning included Residential B, Residential C, Parks and Recreation, and mixed use. She noted that the property had been zoned PUD in 2004 and had been partially developed with 160 platted lots. She said the DRI was approved for 4,500 dwelling units, 100,000 sf of office, 100,000 sf of light industrial, 300 sf of retail commercial, 369 sf of recreation, 2 elementary schools, and 1 middle school. She pointed out that the applicant had requested an extension on special condition twenty-five to extend completion of the remaining recreation area until 2017. She advised that the applicant desired to change the name of the developer from St. Joe Company to Mattamy Homes. She stated that staff recommended approval and had provided 5 findings of fact to support the motion. She added that the PZA unanimously recommended approval of the project.

(5:37 p.m.) Stevenson complimented the developer on how well he conducted and documented the community meeting.

(5:38 p.m.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to adopt Resolution No. 2014-326, known as NOPC 2014-05, RiverTown DRI, adopting findings of fact 1-5 to support the motion.**

RESOLUTION NO. 2014-326

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING RESOLUTIONS NO. 2004-45 AND NO. 2010-286, DEVELOPMENT ORDER FOR RIVERTOWN, A DEVELOPMENT OF REGIONAL IMPACT, UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 4,170 ACRES IN NORTHWEST ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS, INCLUDING MITIGATION FOR TRANSPORTATION AND RECREATION IMPACTS; AMENDING DEVELOPMENT PHASING AND BUILD-OUT DATES; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND ESTABLISHING AN EFFECTIVE DATE

(11/04/14 - 22 - 5:39 p.m.)

16. CONSIDER ANNUAL PERFORMANCE EVALUATIONS FOR COUNTY ADMINISTRATOR MICHAEL WANCHICK AND COUNTY ATTORNEY PATRICK MCCORMACK

Commissioner Jay Morris, Chair, noted that both county administrator and county attorney positions were evaluated on an annual basis. He stated that Wanchick and McCormack did a phenomenal job in their areas of expertise.

He voiced that he would recommend the same wage increase received by other county employees, which was a 4.1% increase in wage for both individuals.

(5:41 p.m.) Tom Reynolds, 880 A1A Beach Blvd., spoke on McCormack's position and assistance he had provided to him. He questioned why the transportation contract for the Sunshine Bus Company had not increased, and suggested that tourists should pay more while visiting the county.

(5:44 p.m.) **Motion by Morris, seconded by McClure, carried 5/0, to increase County Attorney, Patrick McCormack's base salary by 4.1% and as permitted by Section III(a) and (b) of the employment agreement between the Board and McCormack.**

(5:45 p.m.) Bennett voiced that McCormack had worked hard to help her understand land use and County Code. She stated that she agreed with McCormack's conservative way of handling issues for the County. In response to an inquiry, Morris noted that McCormack's new annual salary would be \$162,977.05 and Wanchick's would be \$200,913 annually. McClure commented that he had received better communication during the past year from both individuals. Stevenson expressed that she had seen a more sophisticated management of the County and leaders being groomed for internal promotion. She added that Wanchick had talked with the community and the Board about the need for long-term revenue, which would be a community decision. She stated that the County had been through one of the worse recessions and thanked both for providing better communication with the Commission. Bennett thanked Wanchick for his service and surviving the recession. She pointed out the higher bond rating, standard of excellence, and long range view provided by Wanchick. Sanchez expressed that Wanchick and McCormack carried out direction from the Board and handled direction in a proficient and professional way. He stated that Wanchick was always on top of issues and was a forward thinker.

(5:55 p.m.) **Motion by Morris, seconded by Bennett, carried 5/0, to increase County Administrator, Mike Wanchick's base salary by 4.1% and as permitted by Section III(a) and (b) of the employment agreement between the Board and Wanchick.**

(5:56 p.m.) Darrell Locklear, Assistant County Administrator, and Press Thompkins, County Engineer, spoke on the beach erosion issue. Thompkins stated that staff had been in contact with FDEP and had worked out the permit issue for permanent walls for residents located on A1A in Ponte Vedra in a timely manner.

The meeting moved to Commissioners' Reports.

(Afternoon session, items time certain 1:30 p.m.)

(11/04/14 - 23 -1:44 p.m.)

17. GOLF COURSE DEBT REFUNDING AND CHANGE TO SPECIAL REVENUE FUND CLASSIFICATION. WITH RECENT COUNTY BOND REFUNDING OPPORTUNITIES APPROVED BY THE BCC ON SEPTEMBER 2, 2014, THE BOARD ALSO HAS AN OPPORTUNITY TO DEFEASE (PAY OFF) FROM GENERAL FUND RESERVES THE EXISTING SERIES 2005 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS FOR THE COUNTY GOLF COURSE, WHICH OTHERWISE CANNOT BE FURTHER REFUNDED AT THIS TIME. DESPITE REQUIRING \$1.25 MILLION FROM RESERVES, WOULD PRODUCE POSITIVE NET PRESENT VALUE OF \$313,617 AND A RETURN OF 25.1% AND WOULD BE VIEWED POSITIVELY BY THE RATING AGENCIES RELATIVE TO THE REMAINING BOND REFUNDING. IN ADDITION, BY DEFEASING THE REMAINING GOLF COURSE DEBT, THE BOARD HAS THE OPPORTUNITY TO APPROVE CHANGING THE COUNTY GOLF COURSE FUND FROM AN ENTERPRISE FUND TO A SPECIAL REVENUE FUND CLASSIFICATION, EFFECTIVE FOR THE COUNTY 2015 FISCAL YEAR. THE CLASSIFICATION OF THE GOLF COURSE FUND AS AN ENTERPRISE FUND, ORIGINALLY SIGNIFIED THE BOARD'S INTENT TO HAVE THE GOLF COURSE FULLY RECOVER ALL OF ITS COSTS INCLUDING DEPRECIATION AND DEBT SERVICE, THROUGH USER FEES. SUBSTANTIAL FINANCIAL HISTORY INDICATES THAT THAT INTENT IS NOT REALISTIC.

THE GOLF COURSE FUND WOULD QUALIFY AS A SPECIAL REVENUE FUND IF ITS USER FEES ARE RESTRICTED OR COMMITTED TO FUND GOLF COURSE EXPENSES, OTHER THAN DEBT SERVICE OR CAPITAL PROJECTS. THIS WILL FINANCIALLY BENEFIT GOLF COURSE OPERATIONS BY NOT INCURRING DEPRECIATION EXPENSE THAT IS EXCEEDING \$100,000 ANNUALLY, AS WELL AS ADDING TO THE SAVING OF DEBT SERVICE EXPENSE OF OVER \$90,000 ANNUALLY FROM THE DEFEASANCE

Proof of publication of the notice of public hearing on NOPC 2014-05, RiverTown DRI, was received, having been published in *The St. Augustine Record* on September 17, 2014.

Doug Timms, Director, Office of Management & Budget, said he had a series of items that related to bond refunding. He said the Board had an opportunity to pay off the golf course debt of \$1.25 million, currently at 4.3 percent interest, and was the only part of the Capital Improvement Revenue Bonds that could not be refunded at this time. He mentioned that the funds were available through a strong savings share in 2014. He said there was savings of over \$3,000,000 just on the expense side from the budget and by paying off the debt they will produce 25 percent net present value return on investment and save approximately over \$90,000 a year. He said at the same time with the debt payoff, the Board was asked to forgive the General Fund Interfund Loan of \$540,000, which had been outstanding since physical year 2004. He said with clearing the golf course debt, the Board can change the golf course fund from an Enterprise Fund to a special revenue fund and allow the golf course a better chance to break even.

(1:47 p.m.) Discussion ensued on writing off assets.

(1:48 p.m.) Regina Ross, Senior Assistant County Attorney entered the meeting.

(1:51 p.m.) Motion by Stevenson, seconded by Morris, carried 4/1 with McClure dissenting, to enact Ordinance No. 2014-51, and adopt Resolution No. 2014-318, approving defeasing the remaining St. Johns County Series 2005 Golf Course debt of \$1.25 million from General Fund reserves; forgiving the \$540,000 General Fund Advance and changing the Golf Course Fund from an Enterprise Fund to a Special Revenue Fund classification; and restricting Golf Course revenue effective upon defeasance for the St. Johns County Board of County Commissioners 2015 fiscal year.

ORDINANCE NO. 2014-51

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ESTABLISHING THE ST. JOHNS COUNTY GOLF COURSE FUND AS A SPECIAL REVENUE FUND AND RESTRICTING THE PROCEEDS OF THE ST. JOHNS COUNTY GOLF COURSE FUND GENERATED REVENUE TO EXPENDITURES OF, OR RELATING TO, THE ST. JOHNS COUNTY GOLF COURSE, KNOWN AS THE ST. JOHNS GOLF CLUB, EFFECTIVE FOR THE 2015 COUNTY FISCAL YEAR

RESOLUTION NO. 2014-318

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE DEFEASANCE FROM GENERAL FUND RESERVES OF THE PORTION OF THE COUNTY'S CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2005, ALLOCATED TO

THE COUNTY GOLF COURSE DEBT IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,250,000 PLUS INTEREST; FORGIVING THE \$540,000 ADVANCE FROM THE GENERAL FUND; AND CHANGING THE GOLF COURSE FUND FROM AN ENTERPRISE FUND TO A SPECIAL REVENUE FUND CLASSIFICATION EFFECTIVE FOR THE 2015 COUNTY FISCAL YEAR

(11/04/14 - 25 - 1:52 p.m.)

18. WATER AND SEWER REVENUE REFUNDING BONDS/MAIN WATER AND SEWER SYSTEM. THE RESOLUTION (A) AUTHORIZES THE ISSUANCE OF NOT EXCEEDING \$35,000,000 WATER AND SEWER REVENUE REFUNDING BONDS, SERIES 2014 (THE "BONDS"), TO REFUND A PART OF THE COUNTY'S OUTSTANDING WATER AND SEWER REVENUE AND REFUNDING BONDS, SERIES 2006, IN ORDER TO ACHIEVE DEBT SERVICE SAVINGS, AND THE PLEDGE OF, AMONG OTHER THINGS, THE NET REVENUES OF THE COUNTY'S MAIN WATER AND SEWER SYSTEM TO SECURE PAYMENT OF THE BONDS UNDER THE PROVISIONS OF COUNTY RESOLUTION NO. 89-84, AS AMENDED AND SUPPLEMENTED, (B) DELEGATES CERTAIN AUTHORITY TO THE CHAIRMAN AND/OR COUNTY ADMINISTRATOR, AND (C) APPROVES EXHIBITS A-E THAT ARE ATTACHED TO THE RESOLUTION (A=FORM OF PRELIMINARY OFFICIAL STATEMENT, B=FORM OF BOND PURCHASE AGREEMENT WITH RBC CAPITAL MARKETS, LLC, C=FORM OF CONTINUING DISCLOSURE CERTIFICATE, D=FORM OF REGISTRAR AND PAYING AGENT AGREEMENT, AND E=FORM OF ESCROW AGREEMENT). SECTION 5.1 OF THE RESOLUTION SETS FORTH CERTAIN PARAMETERS FOR THE SALE OF THE BONDS SUCH AS MAXIMUM PRINCIPAL AMOUNT, MAXIMUM INTEREST RATE, MINIMUM PURCHASE PRICE, MINIMUM NET PRESENT VALUE SAVINGS, REDEMPTION PROVISION PARAMETERS, AND FINAL MATURITY DATE. THIS RESOLUTION IS EXPECTED TO BE THE LAST RESOLUTION THAT THE BCC WILL CONSIDER REGARDING THE BONDS

Patrick McCormack, County Attorney, said this item was an opportunity to refund outstanding bonds from the year 2006. He said refunding these bonds would create a cost savings to the County each year estimated about \$165K.

(1:53 p.m.) Jay Glover, Public Financial Management, County's Financial Advisor, said this resolution would approve the refunding of a portion of the County's outstanding 2006 water and sewer bonds upon meeting certain parameters, which include; not to exceed, par amount of \$35,000,000, a minimum purchase price of 99.4 percent of the par amount, a true interest cost of no more than five percent, a net present value savings of no less than three percent of the refunded par amount and a final maturity of no later than June 1, 2036, which matched the final maturity of the bonds being refunded. He spoke on the ratings of the utilities systems. He read comments that were in the absentee report, which would reflect why they made the rating action.

(1:56 p.m.) McClure asked about the bond being a 22 year utility bond; Glover responded.

(1:57 p.m.) **Motion by Stevenson, seconded by Sanchez, carried 5/0, to adopt Resolution No. 2014-319, authorizing the issuance by the County of not exceeding 35,000,000 Water and Sewer Revenue Refunding Bonds, Series 2014.**

RESOLUTION NO. 2014-319

A RESOLUTION SUPPLEMENTING RESOLUTION NO. 89-84, ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON APRIL 25, 1989, AS PREVIOUSLY AMENDED AND SUPPLEMENTED FOR THE PURPOSE OF AUTHORIZING THE ISSUANCE BY THE COUNTY OF NOT EXCEEDING \$35,000,000 AGGREGATE PRINCIPAL AMOUNT OF WATER AND SEWER REVENUE REFUNDING BONDS, SERIES 2014, FOR THE PRINCIPAL PURPOSE OF REFUNDING A PORTION OF THE COUNTY'S OUTSTANDING WATER AND SEWER REVENUE AND REFUNDING BONDS, SERIES 2006; PLEDGING THE PLEDGED FUNDS DESCRIBED IN RESOLUTION NO. 89-84, TO SECURE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE SERIES 2014 BONDS; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2014 BONDS; AUTHORIZING A NEGOTIATED SALE AND AWARD OF THE SALE OF THE SERIES 2014 BONDS AND APPROVING THE CONDITIONS AND CRITERIA FOR SUCH SALE; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT WITH RESPECT TO THE SERIES 2014 BONDS; APPROVING THE FORM OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING A FINAL OFFICIAL STATEMENT WITH RESPECT TO THE SERIES 2014 BONDS; APPOINTING THE REGISTRAR AND PAYING AGENT FOR THE SERIES 2014 BONDS AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A REGISTRAR AND PAYING AGENT AGREEMENT; APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE CERTIFICATE; ESTABLISHING A BOOK-ENTRY SYSTEM OF REGISTRATION FOR THE SERIES 2014 BONDS; PROVIDING FOR THE CONSENT OF THE INITIAL PURCHASERS OF THE SERIES 2014 BONDS TO, AND THE EFFECTIVE DATE FOR, CERTAIN AMENDMENTS TO RESOLUTION NO. 89-84, RELATING TO THE RESERVE ACCOUNT ESTABLISHED THEREIN; APPOINTING AN ESCROW AGENT AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT; DELEGATING CERTAIN AUTHORITY TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE SERIES 2014 BONDS; AND PROVIDING AN EFFECTIVE DATE

(11/04/14 - 26 - 1:57 p.m.)

19. CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2014. THE RESOLUTION (A) AUTHORIZES THE ISSUANCE OF NOT EXCEEDING \$18,000,000 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2014 (THE "BONDS"), TO REFUND A PORTION OF THE COUNTY'S OUTSTANDING CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2005 (THE "2005 BONDS"), IN ORDER TO ACHIEVE DEBT

SERVICE SAVINGS, AND THE PLEDGE OF, AMONG OTHER THINGS, CERTAIN COUNTY REVENUE SHARING FUNDS TO SECURE PAYMENT OF THE BONDS, (B) AUTHORIZES THE DEFEASANCE OF A PORTION OF THE 2005 BONDS WITH LEGALLY AVAILABLE COUNTY FUNDS, (C) DELEGATES CERTAIN AUTHORITY TO THE CHAIRMAN AND/OR COUNTY ADMINISTRATOR, INCLUDING DETERMINING, UPON THE ADVICE OF THE COUNTY'S FINANCIAL ADVISOR, WHETHER TO UTILIZE BOND INSURANCE OR RESERVE ACCOUNT INSURANCE TO FURTHER SECURE THE BONDS, AND (D) APPROVES EXHIBITS A-G THAT ARE ATTACHED TO THE RESOLUTION (A=FORM OF BOND PURCHASE AGREEMENT WITH RBC CAPITAL MARKETS, LLC, B=FORM OF PRELIMINARY OFFICIAL STATEMENT, C=FORM OF ESCROW DEPOSIT AGREEMENT, D=FORM OF REGISTRAR AND PAYING AGENT AGREEMENT, E=BOND INSURANCE POLICY PROVISIONS, F=FORM OF CONTINUING DISCLOSURE CERTIFICATE, AND G=FORM ON INTERLOCAL REIMBURSEMENT AGREEMENT WITH THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY).

SECTION 6 OF THE RESOLUTION SETS FORTH CERTAIN PARAMETERS FOR THE SALE OF THE BONDS SUCH AS MAXIMUM PRINCIPAL AMOUNT, MAXIMUM INTEREST RATE, MINIMUM PURCHASE PRICE, MINIMUM NET PRESENT VALUE SAVINGS, REDEMPTION PROVISION PARAMETERS, AND FINAL MATURITY DATE. THIS RESOLUTION IS EXPECTED TO BE THE LAST RESOLUTION THAT THE BCC WILL CONSIDER REGARDING THE BONDS

Patrick McCormack, County Attorney, spoke on saving the County money each year by refunding a portion of the County's outstanding Capital Improvement Revenue and Refunding Bonds.

(1:58 p.m.) Jay Glover, Public Financial Management, County's Financial Advisor, mentioned that these bonds would be issued to refund the non- golf course component of the 2005 deal and mentioned the parameters in the resolution that must be met to move forward. He said that they expected to save about \$50,000 annually through 2035. He spoke on the County's high credit rating. McClure asked about the original issued amount; Glover responded.

(2:02 p.m.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to adopt Resolution No. 2014-320, authorizing the issuance by the County, of not exceeding \$18,000,000 Capital Improvement Revenue Refunding Bonds, Series 2014, and the refunding and defeasance of the County's outstanding Capital Improvement Revenue and Refunding Bonds, Series 2005.**

RESOLUTION NO. 2014-320

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 2005-204, ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON JULY 26, 2005, WHICH RESOLUTION NO. 2005-204, AUTHORIZES, AMONG OTHER THINGS, THE ISSUANCE, FROM TIME TO TIME, OF CAPITAL IMPROVEMENT REVENUE BONDS SECURED BY AND PAYABLE FROM CERTAIN MONEYS DISTRIBUTED TO THE COUNTY FROM THE STATE OF FLORIDA REVENUE SHARING TRUST FUND FOR COUNTIES PURSUANT TO CHAPTER 218, FLORIDA STATUTES, AS AMENDED, AND CERTAIN OTHER FUNDS ON DEPOSIT IN CERTAIN FUNDS

AND ACCOUNTS CREATED UNDER SUCH RESOLUTION; AUTHORIZING THE ISSUANCE BY THE COUNTY OF NOT EXCEEDING \$18,000,000 AGGREGATE PRINCIPAL AMOUNT OF CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2014; TO REFUND A PORTION OF THE COUNTY'S OUTSTANDING CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2005; AUTHORIZING THE DEFEASANCE OF A PORTION OF THE COUNTY'S OUTSTANDING CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2005; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2014 BONDS; AUTHORIZING A NEGOTIATED SALE OF THE SERIES 2014 BONDS; DELEGATING CERTAIN AUTHORITY TO THE CHAIR OR THE COUNTY ADMINISTRATOR FOR THE AUTHORIZATION, EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT WITH RESPECT THERETO, AND THE APPROVAL OF THE TERMS AND DETAILS OF THE SERIES 2014 BONDS; APPOINTING THE REGISTRAR AND PAYING AGENT FOR THE SERIES 2014 BONDS AND THE EXECUTION AND DELIVERY OF A REGISTRAR AND PAYING AGENT AGREEMENT; AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND THE EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT WITH RESPECT THERETO; ESTABLISHING A BOOK-ENTRY SYSTEM OF REGISTRATION FOR THE SERIES 2014 BONDS; APPOINTING AN ESCROW AGENT AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE CERTIFICATE; PROVIDING FOR CERTAIN AMENDMENTS TO BE MADE TO RESOLUTION NO. 2005-204, RELATING TO THE RESERVE ACCOUNT ESTABLISHED THEREIN; DELEGATING AUTHORITY TO THE CHAIR OR THE COUNTY ADMINISTRATOR TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE SERIES 2014 BONDS, INCLUDING, IF NECESSARY, THE RESERVE ACCOUNT REQUIREMENT FOR THE SERIES 2014 BONDS, WHETHER TO UTILIZE MUNICIPAL BOND INSURANCE FOR ANY OF THE SERIES 2014 BONDS AND WHETHER TO PURCHASE A RESERVE ACCOUNT INSURANCE POLICY; AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND INTERLOCAL REIMBURSEMENT AGREEMENT BETWEEN THE COUNTY AND THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE

(2:03 p.m.) The BCC meeting recessed and convened as the St. Johns County Redevelopment Agency (CRA).

(11/04/14 - 29 - 2:03 p.m.)

20. ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY RESOLUTION/WEST AUGUSTINE 2005 REDEVELOPMENT PROJECT REFINANCING. THE RESOLUTION OF THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY AUTHORIZES THE EXECUTION AND DELIVERY OF A SECOND INTERLOCAL REIMBURSEMENT AGREEMENT (THE "INTERLOCAL AGREEMENT") WITH ST. JOHNS COUNTY IN CONNECTION WITH THE ISSUANCE BY THE COUNTY OF ITS CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2014 (THE "SERIES 2014 BONDS"), TO REFINANCE THE COST OF THE 2005 WEST AUGUSTINE REDEVELOPMENT PROJECT (THE "2005 PROJECT") FINANCED WITH THE PROCEEDS OF THE ST. JOHNS COUNTY CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2005. TO INDUCE THE COUNTY TO ISSUE THE SERIES 2014 BONDS, IT IS NECESSARY FOR THE AGENCY TO AGREE TO REIMBURSE THE COUNTY FOR THE DEBT SERVICE ON THE SERIES 2014 BONDS ALLOCATED TO THE 2005 PROJECT AND PAY THE COUNTY OTHER RELATED AMOUNTS FROM TAX INCREMENT REVENUES IN THE WEST AUGUSTINE CRA ACCOUNT IN THE ST. JOHNS COMMUNITY REDEVELOPMENT TRUST FUND, ALL IN THE MANNER AND TO THE EXTENT DESCRIBED IN THE INTERLOCAL AGREEMENT

Proof of publication of the notice of public BCC/CRA meeting, was received having been published in *The St. Augustine Record* on October 24, 2014.

Patrick McCormack, County Attorney, said this item pertained to an Interlocal Agreement between the CRA and the County, to induce the County to issue those bonds and have the CRA reimburse the County for some of the project cost from the 2005 West Augustine Redevelopment project.

(2:04 p.m.) McClure asked about repaying any cost associated with the bond being paid back by the CRA; McCormack responded.

(2:05 p.m.) **Motion by Stevenson, seconded by Morris, carried 5/0, to adopt CRA Resolution No. 2014-1, of the St. Johns County Redevelopment Agency, authorizing a West Augustine second Interlocal Reimbursement Agreement with St. Johns County in connection with the issuance of the County's Capital Improvement Revenue Refunding Bonds, Series 2014.**

CRA RESOLUTION NO. 2014-1

A RESOLUTION OF ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND INTERLOCAL REIMBURSEMENT AGREEMENT WITH ST. JOHNS COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE

(2:06 p.m.) The CRA adjourned and reconvened as BCC.

(2:06 p.m.) Sanchez mentioned that the bonds were refinancing bonds, not new bonds.

The meeting moved to Item 3.

(11/04/14 - 30 - 5:58 a.m.)
COMMISSIONERS' REPORTS

Commissioner Stevenson:

Stevenson noted that the settlement on the wildlife and wetland solution worked well. She thanked Morris for his hard work concerning the PGA tour project. She requested that the budget changes on the CNG item be placed on a future consent agenda. She voiced that she would miss Sanchez very much and thanked him for 8 years of service.

Commissioner Morris:

(6:00 p.m.) Morris thanked Sanchez for his 8 years of service.

(11/04/14 - 30 - 6:00 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Wanchick thanked the Board for their consideration of his employment agreement.

(11/04/14 - 30 - 6:00 p.m.)
COUNTY ATTORNEY'S REPORT

McCormack thanked the Board for their positive comments. He thanked his office staff for their help.

(11/04/14 - 30 - 6:00 p.m.)
CLERK OF COURT'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 6:01 p.m.

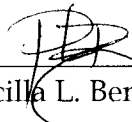
REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 488258-488447, totaling \$2,017,951.44 and Voucher Register, Voucher Nos. 10942-10987, totaling \$673,299.87 (10/16/12)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 513012-513264, totaling \$1,367,350.26 and Voucher Register, Voucher Nos. 18503-18556, totaling \$2,508,831.40 (10/14/14)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 513265-513268, totaling \$5,868 and Voucher Register, Voucher Nos. 18557-18568, totaling \$11,482.13 (10/15/14)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 513269-513291, totaling \$81,263.93 and Voucher Register, Voucher Nos. 18569-18570, totaling \$450 (10/16/14)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 18571-18572, totaling \$11,703.31 (10/16/14)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 513292-513491, totaling \$1,836,227.50 and Voucher Register, Voucher Nos. 18573-18624, totaling \$1,823,455.04 (10/21/14)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 513492-513548, totaling \$32,585 and Voucher Register, Voucher Nos. 18625-18707, totaling \$52,077.20 (10/22/14)

8. St. Johns County Board of County Commissioners Check Register, Check No. 513549, totaling \$4,479.23 (10/23/14)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 513550-513562, totaling \$234,878.93 (10/24/14)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 513563-513772, totaling \$1,252,718.53 and Voucher Register, Voucher Nos. 18708-18769, totaling \$4,461,855.97 (10/28/14)
11. St. Johns County Board of County Commissioners Check Register, Check No. 513773, totaling \$26,423.54 (10/29/14)

Approved January 20, 2015

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Priscilla L. Bennett, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk

