

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
DECEMBER 16, 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: Rachael Bennett, District 5, Chair
Jeb S. Smith, District 2, Vice Chair
Cyndi Stevenson, District 1
William A. McClure, District 3
John H. Morris, District 4
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

(12/16/14 - 1 - 9:00 a.m.)
CALL TO ORDER

Bennett called the meeting to order.

(12/16/14 - 1 - 9:01 a.m.)
ROLL CALL

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

(12/16/14 - 1 - 9:01 a.m.)
INVOCATION

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

(12/16/14 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Bennett led the Pledge of Allegiance.

(9:03 a.m.) McCormack briefed the Board and members of the public on the Board rules of decorum and civility.

(12/16/14 - 1 - 9:04 a.m.)
PUBLIC COMMENT

Homeowners Association, Inc., presented photos and spoke on concerns with the proposed St. Augustine Beach wireless cell tower, *Exhibit C*. Discussion ensued on co-locating on a County tower. (9:23 a.m.) McCormack briefed the Board on Federal and State law pertaining to cell towers.

(9:27 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke about the State of Florida Commission on Ethics and referenced a State of Florida Commission on Ethics complaint. He also spoke about St. Johns County transportation concerns and the average annual pay for St. Johns County residents.

(9:30 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke about the location of the County's future children's museum, noting medical marijuana cultivation locations, *Exhibit D*.

(12/16/14 - 2 - 9:34 a.m.)
DELETIONS TO CONSENT AGENDA

There were none.

(12/16/14 - 2 - 9:34 a.m.)
APPROVAL OF CONSENT AGENDA

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

1. Approval of the Cash Requirement Report
2. Minutes:
 - BCC Regular Meeting October 21, 2014
 - BCC Regular Meeting November 18, 2014
 - BCC Special Meeting November 18, 2014
3. Motion to adopt **Resolution No. 2014-356**, by the Board of County Commissioners of St. Johns County, Florida, approving the terms and conditions of the Basic Ordering Agreement with the Federal Bureau of Investigation to collocate communication equipment on a county-owned tower; and authorizing the county administrator, or designee, to execute the Basic Ordering Agreement on behalf of the County

RESOLUTION NO. 2014-356

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A BASIC ORDERING AGREEMENT WITH THE FEDERAL BUREAU OF INVESTIGATION TO COLLOCATE

COMMUNICATION EQUIPMENT ON A COUNTY-OWNED TOWER; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE BASIC ORDERING AGREEMENT ON BEHALF OF THE COUNTY

4. Motion to adopt **Resolution No. 2014-357**, approving the final plat for Coastal Oaks at Nocatee, Phase 2I, Unit 4

RESOLUTION NO. 2014-357

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR COASTAL OAKS AT NOCATEE, PHASE 2I, UNIT 4

5. Motion to adopt **Resolution No. 2014-358**, approving the final plat for Heritage Oaks at St. Johns

RESOLUTION NO. 2014-358

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

6. Motion to adopt **Resolution No. 2014-359**, approving the final plat for Las Calinas, Parcel 3A, Unit 1, Phases 3 and 4

RESOLUTION NO. 2014-359

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR LAS CALINAS, PARCEL 3A, UNIT 1, PHASES 3 AND 4

7. Motion to approve the transfer of \$367,708 from General Fund Reserves to the Supervisor of Elections department budget in order to conduct the 2015 special election ordered by the Governor
8. Motion to approve a transfer of \$28,000 from LETF Reserves (1194-59920) to be used to provide support to both the St. Francis House Homeless Shelter (\$18,000) and the Boys & Girls Clubs of Northeast Florida (\$10,000)
9. Motion to transfer \$85,743 from General Fund Reserves (0083-59920) to Department 0080, Account 56400, to cover unanticipated additional cost of vehicles. Funding for 18 trucks was approved for FY 2015 but quotes came in \$45,145 over budget. Additionally, \$40,598 is required to purchase two vans budgeted in FY 2014

11. Motion to adopt **Resolution No. 2014-361**, authorizing the county administrator, or his designee, to enter into negotiations, and if successful enter into an initial three year continuing contract with three one year renewal options, in substantially the same form and format as the attached draft, with Raftelis Financial Consultants, Inc., under RFQ No. 15-08, for Financial and Management Consulting Services for the Utility Department

RESOLUTION NO. 2014-361

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 15-08; AND TO EXECUTE AGREEMENTS FOR FINANCIAL MANAGEMENT AND CONSULTING SERVICES

12. Motion to adopt **Resolution No. 2014-362**, authorizing the county administrator, or designee, to award Bid No. 15-21 to JPK Micro Supply, Inc., and to issue a purchase order in the amount of \$129,108 for the purchase of personal computers, as anticipated in budget

RESOLUTION NO. 2014-362

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONER OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 15-21; AND TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE OF PERSONAL COMPUTERS

13. Motion to adopt **Resolution No. 2014-363**, authorizing the county administrator, or his designee, to purchase one new Vac-Con Sewer Combination Cleaning System at a price of \$247,933.73 from Southern Sewer Equipment Sales and a chassis from Lou Bachrodt Freightliner at a price of \$101,919, subject to the terms and conditions of the Florida Sheriff's Association and Florida Association of Counties Contract No. 14-12-0904, as anticipated in the budget

RESOLUTION NO. 2014-363

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE ONE NEW VAC-CON SEWER COMBINATION CLEANING TRUCK AND TO EXECUTE A PURCHASE ORDER FOR THE SAME

14. Motion to adopt **Resolution No. 2014-364**, approving the terms, conditions, and requirements of the agreement between St. Johns County, Florida, and Family Support Services of North Florida, Inc.; and authorizing the county administrator, or designee, to execute an agreement in substantially the same form as the attached agreement, on behalf of the County; and repealing Resolution No. 2014-301

RESOLUTION NO. 2014-364

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND FAMILY SUPPORT SERVICES OF NORTH FLORIDA, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY; AND REPEALING AND REPLACING RESOLUTION NO. 2014-301, WHICH ADOPTED AN AGREEMENT BETWEEN THE PARTIES

15. Motion to approve PFS AGREE 2014-02; and authorize the county administrator to execute the Sebastian Cove, Phase II, Proportionate Fair Share Agreement, finding that the proposed agreement is consistent with Section 11.09 of the Land Development Code
16. Motion to approve a transfer of \$32,200 from General Fund Reserves (0083-59920) to address security at the main branch library during operating hours to promote a safe environment for employees and patrons alike
17. Proofs:
- a. Proof: Request for Proposals, RFP No. 15-23, Temporary Staffing Services, published November 22, 2014, and November 29, 2014, in *The St. Augustine Record*
 - b. Proof: Request for Bids, Bid No. 15-20, Remove/Dispose Auto Tires, published November 20, 2014, and November 27, 2014, in *The St. Augustine Record*
 - c. Proof: Notice of Hearing, Special BCC Bond Meeting on December 8, 2014, published December 2, 2014, in *The St. Augustine Record*
 - d. Proof: Request for Proposals, RFP No. 15-04, Credit Counseling Services, published November 26, 2014, and December 3, 2014, in *The St. Augustine Record*

(12/16/14 - 5 - 9:34 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Bennett requested to add Regular Item A1: December 2014 erosion update and Regular Agenda Item A2: consider an appointment to the Tourist Development Council (TDC)

the County. Discussion ensued on conforming homes, why Summerhaven was not eligible for the building of a seawall, critically eroded beach areas of the County, and the federal priority of sea turtles.

(10:06 a.m.) Bennett asked Howard White, Director of Building Services, to explain the Coastal Construction Control Line (CCCL) and the County's response to the erosion of the home located at 3580 Costal Highway, St. Augustine, FL. White noted that for the public's safety the abatement process had been enacted at 3580 Coastal Highway. Discussion ensued on septic tanks.

(10:15 a.m.) McCormack suggested extending the local state of emergency declared on December 8, 2014, and referenced the proposed Emergency Proclamation No. 2014-4, *Exhibit B*.

(10:19 a.m.) Chris Ricketson, 2897 South Ponte Vedra Boulevard, on behalf of homeowners, spoke on the impacts of beach erosion and temporary armoring concerns/knee wall.

(10:23 a.m.) Laura Mohoney, Toco Engineering, 1734 Kingsley Avenue, Orange Park, spoke in support of the proposed emergency proclamation. She also spoke about the Department of Environmental Protection's (DEP) review process for armoring permits, the permitting process for a conforming home, limiting terms within the Guidelines to Local Governments for Emergency Temporary Coastal Armoring Seaward of the Coastal Construction Control Line, sea turtles, and conforming home code requirements.

(10:27 a.m.) Vivian Browning, 115 Vilano Road, referenced a Vilano Beach aerial map, *Exhibit C*, and spoke on the Coastal Construction Control Line.

(10:31 a.m.) Tom Reynolds, 880 A1A Beach Blvd, spoke in support of the proposed emergency proclamation, including temporary armoring.

(10:34 a.m.) Tompkins responded to Reynold's public comment, regarding temporary armoring. He noted that the County does not have the authority, under State Statute, to issue any type of permanent armoring permit; discussion ensued on temporary armoring.

(10:40 a.m.) **Motion by Bennett, seconded by McClure, carried 5/0, to enact Emergency Proclamation No. 2014-4, extending a state of local emergency as provided by Part 1, Chapter 252, Florida Statutes and by St. Johns County, Florida, Ordinance No. 1994-25.**

(10:42 a.m.) McCormack referenced the Robert and Linnie Jordan, et al., v. St. Johns County, Florida, et al., Case No. CA05-694. He noted Block 20 of the Old A1A Summerhaven subdivision had not participated in the litigation. **McCormack briefed the Board on settlement negotiations and stated the property owners had agreed to settle and release the County from claims pertaining to the litigation for the amount of \$5,000. He stated funds would be payable from the county attorney's budget and requested Board authorization for the settlement amount.**

(10:43 a.m.) McCormack briefed the Board on the tax deed sale process. He noted one or more properties in the Old A1A Summerhaven subdivision could be acquired through the tax deed sale process. **McCormack requested that the Board authorize the county administrator, or designee, to participate in, and purchase any properties that may become available through, the tax deed sale process pertaining to the Old A1A (Summerhaven) subdivision in an aggregate amount and for any particular property not to exceed \$50,000.** He also noted that funds would be payable from the General Fund Reserve.

(10:46 a.m.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to approve both items presented by the County Attorney, Patrick McCormack, as stated above.**

(12/16/14 - 7 - 10:36 a.m.)

A2. CONSIDER APPOINTMENT TO TOURIST DEVELOPMENT COUNCIL

Bennett presented details of the appointment.

(10:47 a.m.) **Motion by Bennett, seconded by Morris, carried 5/0, to appoint Mayor Nancy Shaver as the City of St. Augustine's representative to the Tourist Development Council.**

The meeting recessed at 10:47 a.m. and reconvened at 10:57 a.m., with Regular Agenda Item 8.

(12/16/14 - 7 - 1:30 p.m.)

DISTRICT 1

1. PUBLIC HEARING, COMPAMD 2014-01, STONE CREEK LANDING. THIS IS AN ADOPTION HEARING FOR A 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, WEST OF ST. JOHNS PARKWAY AND EAST OF GREENBRIAR. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL TO ADOPT COMPAMD 2104-01, BY A UNANIMOUS VOTE OF 7 TO 0, AT ITS NOVEMBER 6, 2014, MEETING

Proof of publication of the notice of public hearing on COMPAMD 2014-01, Stone Creek Landing, was received, having been published in *The St. Augustine Record* on October 22, 2014.

Seria mentioned that Items 1 and 2 would be heard together and that Item 2 was a

(1:38 p.m.) Mark Knight, McClure & Bloodworth, 81 King Street, Suite A, said that he would like to substitute the development plan that had three signs for the one that had four signs.

(1:40 p.m.) Motion by Stevenson, seconded by McClure, carried 5/0, to enact Ordinance No. 2014-59, known as COMPAMD 2014-01, adopting findings of fact 1-3 to support the motion.

ORDINANCE NO. 2014-59

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE TO RESIDENTIAL B, FOR APPROXIMATELY 33.3 ACRES LOCATED NORTH OF CR 210, WEST OF ST. JOHNS PARKWAY AND EAST OF GREENBRIAR ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(12/16/14 - 8 - 1:40 p.m.)

DISTRICT 1

2. PUBLIC HEARING - PUD 2014-07, STONE CREEK LANDING. REQUEST TO REZONE 33.3 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) IN ORDER TO DEVELOP A 44 SINGLE FAMILY UNIT SUBDIVISION LOCATED ON CR 210, WEST OF ST. JOHNS PARKWAY AND EAST OF GREENBRIAR. THERE ARE NO REQUESTED WAIVERS. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF PUD 2014-07, BY A UNANIMOUS VOTE OF 7 TO 0, AT THE NOVEMBER 6, 2014, MEETING

Proof of publication of the notice of public hearing on PUD 2014-7, Stone Creek Landing, was received, having been published in *The St. Augustine Record* on October 22, 2014.

Item 2 was covered under Item 1.

(1:40 p.m.) Motion by Stevenson, seconded by McClure, carried 5/0, to enact Ordinance No. 2014-60, known as PUD 2014-07, adopting findings of fact 1-9 to support the motion, including the updated map with the adjustment for signage.

ORDINANCE NO. 2014-60

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

(12/16/14 - 9 - 1:41 p.m.)

3. RFP NO. 14-90, FUNDING APPROVAL AND CONTRACT TEMPLATE TO BE USED TO CREATE AND EXECUTE FINAL AGREEMENTS BETWEEN ST. JOHNS COUNTY AND NONPROFIT AGENCIES AND ORGANIZATIONS AS RECOMMENDED BY THE ST. JOHNS COUNTY HEALTH AND HUMAN SERVICES ADVISORY COUNCIL. EACH YEAR, THE COUNTY PROVIDES FUNDING TO NON-PROFIT AGENCIES AND ORGANIZATIONS THAT PROVIDE HEALTH, HUMAN OR SOCIAL SERVICES TO RESIDENTS OF ST. JOHNS COUNTY, FLORIDA. THE COUNTY DEVELOPED AND ADVERTISED AN RFP THAT INCORPORATED THE HEALTH AND HUMAN SERVICES ADVISORY COUNCIL'S (HHSAC) GOALS, AS WELL AS INPUT FROM THE AGENCIES AND COUNTY STAFF. NINETEEN AGENCIES SUBMITTED PROPOSALS REQUESTING COUNTY FUNDING. THE PROPOSALS WERE INDEPENDENTLY EVALUATED AND RANKED BY AN EVALUATION COMMITTEE COMPRISED OF COUNTY STAFF AND SOME MEMBERS OF THE HHSAC AND COMMUNITY VOLUNTEERS. COUNTY HEALTH AND HUMAN SERVICES (HHS) STAFF PROVIDED TO THE HHSAC A RECOMMENDED FUNDING AMOUNT IN DOLLARS BASED ON A COMBINATION OF CONSIDERATIONS, INCLUDING FUNDING REQUESTED BY THE RESPONDING AGENCIES, PRIORITIES AND PRACTICE TRENDS IDENTIFIED BY THE COUNTY, AND THE COMMUNITY, AND THE RANKING

Cameron mentioned that this item for the Board's consideration was a recommendation from the County's Health and Human Services Advisory Council for the allocation of funding of this year's independent agencies. He said this Council had aligned the needs of the County with the resources that the County had available for the funding. Bennett said that she did not think there was any question that there was more need than there was money to go around. Discussion ensued on reserving funding, the amount of funding the agencies received/did not receive, why the priorities were set the way they were for the County, and the early learning to read program. Wanchick stated that the County put millions of dollars into Health and Human Services each year.

(1:54 p.m.) Richard Zicht, Children's Home Society, 25 Deltona Blvd., Suite 5, spoke on not receiving funding from the County and not having that funding would do to their programs. He distributed a letter, and the backup, from Healthy Families Florida and Children's Home Society of Florida, *Exhibit A*. Discussion ensued on finding creative ways to fund some of the programs that had not been funded the Sheriff's Office

suggested investigating beach parking; looking into the possibilities for revenues and what those revenues could be used for. Wanchick said they were checking into it, and the information of potential revenue streams would be brought before the Board in 2015.

(2:12 p.m.) Stevenson spoke on transitional housing, and the need for emergency shelters to serve a large portion of the county. She said the funding level was higher in the year 2014, over 2013. She asked staff to address the unspecified contractual services of \$72,000. Cameron said throughout the year they had needs for consulting and they were trying to bring in a lot more funding for both the County and the independent agencies through robust grant writing. Cameron spoke on accessing funding. McClure gave final observations; asking about the Kids Bridge program, Cameron responded. Wanchick spoke on the Kids Bridge program funding.

(2:21 pm.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to approve the recommendations for funding for RFP No. 14-90, HHS Funding Availability; and authorize the county administrator to make any necessary budget adjustments.**

(2:22 p.m.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to adopt Resolution No. 2014-365, approving the terms, conditions, and requirements of the contract template to be used to create and execute final agreements between St. Johns County and nonprofit agencies and organizations, as recommended by the St. Johns County Health and Human Services Advisory Council; and to authorize the county administrator, or designee, to execute final agreements, in substantially the same form as the contract template, on behalf of the County.**

RESOLUTION NO. 2014- 365

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS AND REQUIREMENTS OF THE CONTRACT TEMPLATE TO BE USED TO CREATE AND EXECUTE CONTRACTS BETWEEN ST. JOHNS COUNTY AND NONPROFIT AGENCIES AND ORGANIZATIONS; AND TO AUTHORIZE THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENTS ON BEHALF OF THE COUNTY

(12/16/14 - 10 - 2:23 p.m.)

4. PUBLIC HEARING, LAND DEVELOPMENT CODE AMENDMENTS FOR ARTICLES II, III, IV, V, VI, VII, IX, X, AND XII. THIS IS THE FIRST HEARING IN A THREE-PART SERIES TO CONSIDER CHANGES TO NINE ARTICLES OF THE LAND DEVELOPMENT CODE. THIS DRAFT ALSO IMPLEMENTS COMPREHENSIVE PLAN AMENDMENT PROPOSED CHANGES RELATING TO THE SCENIC AND DEVELOPMENT EDGES IN THE NORTHWEST SECTOR AND IMPLEMENTATION OF AN ECONOMIC REDEVELOPMENT

RESIDENTIAL UNIT EXCHANGE PROGRAM WITHIN THE VILANO BEACH TOWN CENTER. THIS SERIES OF CHANGES CREATES A SPECIAL USE PERMIT CATEGORY FOR LARGE PLACES OF ASSEMBLY AND MODIFIES ASSOCIATED USES, ENSURES OVERLAY REVIEW FOR ALL NON-SINGLE AND TWO-FAMILY DEVELOPMENT WITHIN OVERLAY DISTRICTS, TREE BANK FUND CLARIFICATIONS, OPTIONAL PRELIMINARY SUBDIVISION PLAN REVIEWS, CLARIFICATION OF "WATERFRONT YARD" BOUNDARIES, AMENDMENT OF PUD PHASING, CLARIFICATION OF SIGNS, AND CLARIFICATION OF ADMINISTRATION AND ENFORCEMENT OF THE LAND DEVELOPMENT CODE. THIS SERIES ALSO ADDRESSES AND REVISES VARIOUS OTHER SECTIONS FOR CLARITY AND/OR FLEXIBILITY

Proof of publication of the notice of public hearing on amending the Land Development Code ordinance, was received, having been published in *The St. Augustine Record* on December 8, 2014.

Ross left the meeting and David Migut, Assistant County Attorney, entered the meeting.

Joseph Cearley, Growth Management Department Project Manager, gave the PowerPoint presentation. He stated that this was the first hearing in a three-part series to consider changes to nine articles of the Land Development Code. He reviewed the amendments, as follows: Article II, Section 2, Alcoholic Beverages, Section 1 and 5, Large Places of Assembly, Sections 3 and 4, Private Clubs; Article III, Section 6, Palm Valley Overlay District, Section 7, South Anastasia, Section 8, Mid Anastasia, Section 9, North Coastal, and Section 10, Vilano Town Center Overlay; Article IV, Section 11, Trees and Other Vegetation; Article V, Section 12, Development Options, Subdivisions, Section 13, General Standards, Section 14, Specific Standards; Article VI, Section 15, Design Standards and Improvement Requirements on Waterfront Yards, Section 16, Design Standards and Improvement Requirements on General Standards and Guidelines, Section 17, Design Standards and Improvement Requirements on Buffering and Screening; Article VII, Section 18, Special Use Signs-exemptions, Section 19, Prohibited Signs, Section 20, Non-conforming Signs; Article IX, Section 21, Title Issues or Impediments is Created, Section 22, Notice of Hearings; Article X, Section 23, Equitable Relief and Enforcement; and Article XII, Section 24, Definitions. Cearley announced that the next public hearings on the amendments were scheduled for: the Planning and Zoning Agency, January 15, 2015; and the Board of County Commissioners, February 17, 2015, at 5:01 p.m.

(2:43 p.m.) Soria mentioned that the large places of assembly, while not a special use within CHI and CT, would still have to meet the applicable standards, such as having access to an arterial or collector road.

(2:44 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke on where the workshops regarding this item were held.

(2:48 p.m.) Barbara Jenness, 313 Porpoise Point Drive, spoke on commercial

(3:01 p.m.) Farid Ashdji, 2701 Race Track Road, spoke on maintaining the number of units in the Vilano area.

(3:03 p.m.) Sallie O'Hara, 3101 First Street, expressed support for the staff's recommendations on the Vilano Beach changes.

(3:07 p.m.) Victor Addison, 211 Porpoise Point Dr., representing the Porpoise Point HOA, mentioned four problems with the amendments: 1) they are not an economic development proposal; 2) the amendments would negatively impact the vision of the mixed-use historical area that was created for the Vilano Beach Town Center; 3) the changes would create a "donut hole" in the Vilano Beach Town Center; and 4) they would set two precedents for the County by creating a special economic district and a "stealth" rezoning process to increase density without going through the normal channels. He suggested the alternative of letting free market conditions control development.

(3:10 p.m.) Vivian Browning, 115 Vilano Road, spoke in favor of the amendments concerning Vilano Beach.

(3:14 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on traffic problems in the Vilano Beach area.

(3:17 p.m.) Stevenson spoke on the issues that were being addressed, the Tree Bank Fund, courtesy notices, title issues, scenic edges, and where the units were located in the Vilano Beach area.

(3:25 p.m.) McClure spoke on transferring licenses for a restaurant; Cearley responded.

(3:26 p.m.) Suzanne Konchan, Director of Growth Management, responded to McClure's question on alcohol licenses for restaurants. Discussion ensued. Soria mentioned that a violation of any of the terms and conditions of any special use permit could be grounds for revocation.

(3:31 p.m.) McCormack entered the meeting and Migut left the meeting.

(3:31 p.m.) Konchan spoke on having workshops in the northwest sector of the county and on scenic edges. Discussion ensued on notice requirements, the total number of units in the Vilano Beach Town Center, numbers of parking spaces, promoting commercial development, and historic preservation.

(3:57 p.m.) Konchan mentioned one additional change in the ordinance, relative to the sign ordinance; they had an extension of the sunset of abatement of non-conforming signs.

(3:58 p.m.) Bennett announced the next public hearings of the Land Development Code changes before the Planning and Zoning Agency on January 15, 2015, and before the Board of County Commissioners on February 17, 2015, at 5:01 p.m.

The meeting recessed at 3:59 p.m. and reconvened at 4:10 p.m.

(12/16/14 - 13 - 4:11 p.m.)

DISTRICT 4

5. PUBLIC HEARING, NZVAR 2013-07, 411 N. ROSCOE BOULEVARD, PARCEL A. THIS IS A REQUEST FOR A NON-ZONING VARIANCE TO SECTION 6.04.07.B.2(A-B), WHICH OUTLINES THE REQUIREMENTS FOR EASEMENTS, WHICH MAY BE ALLOWED FOR ACCESS TO UP TO TWO RESIDENTIAL DWELLING UNITS. THE APPLICANT IS REQUESTING A NON-ZONING VARIANCE TO SECTIONS 6.04.07.B.2(A-B) WHICH REQUIRES CERTAIN CONSTRUCTION STANDARDS FOR THE USE OF EASEMENTS TO SERVE SINGLE-FAMILY LOTS. THE ENTIRE CODE CITATION IS INCLUDED AS ATTACHMENT 4 OF THIS REPORT. ALTHOUGH A 30' EASEMENT WAS RECORDED IN 2000, IN COMPLIANCE WITH THE CODE, IT ENCROACHES SIGNIFICANTLY OVER THE STRUCTURE ON PARCEL A, AND AS SUCH CREATES AN EXCEPTION TO A TITLE SEARCH, AS DEPICTED ON THE SURVEY. IN ADDITION, THE DRIVEWAY DOES NOT MEET THE 20' MINIMUM WIDTH REQUIREMENT FOR THE STABILIZED SURFACE AS REQUIRED IN THE LAND DEVELOPMENT CODE. THE CURRENT CONCRETE DRIVEWAY IS 10 FEET IN WIDTH AND EXTENDS FROM ROSCOE BOULEVARD ALL ALONG THE SOUTHERN PROPERTY LINE OF BOTH PARCELS

Proof of publication of the notice of public hearing on NZVAR 2013-07, 411 N. Roscoe Boulevard, Parcel A, was received, having been published in *The St. Augustine Record* on December 1, 2014.

Don Hallman, Development Review Engineer, gave a PowerPoint presentation on the requested variance and a brief history of the property.

(4:18 p.m.) Motion by Morris, seconded by McClure, carried 5/0, to approve Non-Zoning Variance 2013-07, based upon findings of fact 1 through 5 and subject to suggested conditions 1 and 2.

(This item was pulled from the agenda.)

DISTRICT 4

6. PUBLIC HEARING, ZADMAPL 2014-01, APPEAL TO PVZVAR 2014-05, MCCOOK RESIDENCE

(This item was pulled from the agenda.)

DISTRICT 3

7. PUBLIC HEARING, MAJMOD 2014-12, WAL-MART SUPERCENTER BUILDING ADDITION

The meeting moved to Regular Agenda Item 9.

(12/16/14 - 13 - 10:58 a.m.)

RENEWAL CONTRACT BETWEEN ST. JOHNS COUNTY VISITORS AND CONVENTION BUREAU AND ST. JOHNS COUNTY BOARD OF COMMISSIONERS. ON FEBRUARY 2, 2010, THE COUNTY ENTERED INTO AN AGREEMENT WITH THE ST. JOHNS COUNTY VISITORS AND CONVENTION BUREAU (VCB) TO PROVIDE PROFESSIONAL ADVERTISING, MARKETING, AND PROMOTIONAL SERVICES AIMED AT ATTRACTING TOURISTS AND CONVENTION ACTIVITY TO THE ST. JOHNS COUNTY, FLORIDA, GEOGRAPHIC AREA. THE CURRENT AGREEMENT WAS EXTENDED FOR A PERIOD OF 90 DAYS TO INCLUDE SOME CHANGES AT THE REQUEST OF THE VISITORS AND CONVENTION BUREAU. THE EXTENSION WILL EXPIRE ON DECEMBER 16, 2014. THE COUNTY AND THE VCB MUTUALLY SEEK TO CONTINUE SUCH SERVICES, SUBJECT TO THE AMENDED TERMS AND CONDITIONS CONTAINED IN THE PROPOSED RENEWAL AGREEMENT. THE TOURIST DEVELOPMENT COUNCIL REVIEWED AND CONSIDERED THE PROPOSED RENEWAL AGREEMENT AT ITS REGULAR MEETING ON AUGUST 18, 2014, AND RECOMMENDED CONSIDERATION BY THE BOARD OF COUNTY COMMISSIONERS FOR FINAL APPROVAL. THE COUNTY HAS DETERMINED THAT SUCH ADVERTISING, MARKETING, AND PROMOTIONAL SERVICES, BY THE VCB, IS A PROPER PUBLIC PURPOSE AND IS IN THE BEST INTERESTS OF THE CITIZENS OF ST. JOHNS COUNTY

Soria left the meeting and Ross entered the meeting.

Bennett explained that the parties had worked together to develop the terms of the agreement, which both parties found satisfactory.

(4:19 p.m.) Richard Goldman, Visitors and Convention Bureau, 29 Old Mission Ave., said the Bureau's board members had worked closely with the county attorney's office and that they were delighted with the outcome; discussion ensued on the excellent work of the VCB.

(4:22 p.m.) Tom Reynolds, 880 A1A Beach Blvd., asked where the convention center was located.

(4:23 p.m.) Motion by Morris, seconded by McClure, carried 5/0, to adopt Resolution No. 2014-366, approving the terms and conditions of the Renewal Agreement between St. Johns County Visitors and Convention Bureau and St. Johns County Board of County Commissioners to provide professional advertising, marketing, and promotional services aimed at attracting tourists and convention activity to St. Johns County.

RESOLUTION NO. 2014-366

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A RENEWAL AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY VISITORS AND CONVENTION BUREAU, INC., TO PROVIDE PROFESSIONAL ADVERTISING, MARKETING, AND PROMOTIONAL SERVICES AIMED AT ATTRACTING TOURISTS AND CONVENTION ACTIVITY TO ST. JOHNS COUNTY, FLORIDA; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

(12/16/14 - 15 - 4:24 p.m.)

10. ST. JOHNS LAW GROUP, P.A., ECONOMIC DEVELOPMENT GRANT AGREEMENT. ST. JOHNS LAW GROUP, P.A., SUBMITTED AN APPLICATION TO THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY REQUESTING ECONOMIC DEVELOPMENT INCENTIVES TO CONSTRUCT A NEW 6,000 SQUARE FOOT OFFICE BUILDING AT 104 SEA GROVE MAIN STREET, IN ST. AUGUSTINE BEACH, TO EXPAND ITS EXISTING LAW FIRM IN ST. JOHNS COUNTY. ST. JOHNS LAW GROUP, P.A., PROPOSES TO MAINTAIN ITS 10 EXISTING EMPLOYEES AND CREATE BETWEEN 8 TO 16 NEW JOBS WITHIN THE NEXT FOUR YEARS, AT AN AVERAGE WAGE OF \$80,000. UNDER THE "EXISTING INDUSTRY" CATEGORY OF THE COUNTY'S BUSINESS INCENTIVE PROGRAM, THE PROJECT WAS RECOMMENDED FOR AN ECONOMIC DEVELOPMENT GRANT EQUAL TO FOUR YEARS AD VALOREM TAXES ON REAL PROPERTY IMPROVEMENTS AND NEW TANGIBLE PERSONAL PROPERTY, GENERAL COUNTY PORTION, AND UP TO 100% OF FEES COLLECTED BY THE COUNTY, IMPACT FEES AND WATER/SEWER CONNECTION FEES. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$38,471

Melissa Glasgow, Director of Economic Development, gave a brief presentation on the request.

(4:26 p.m.) Tom Reynolds, 880 A1A Beach Blvd., spoke in opposition to the request.

(4:29 p.m.) **Motion by Bennett, seconded by Morris, carried 5/0, to adopt Resolution No. 2014-367, approving the terms, conditions and provisions of the Economic Development Grant Agreement with St. Johns Law Group, P.A., and authorizing the county administrator, or designee, to execute the agreement on behalf of the County.**

RESOLUTION NO. 2014-367

A RESOLUTION OF THE BOARD OF COUNTY

McClure distributed copies of the Florida Association of Counties' 2014-2015 Legislative Program, *Exhibit A*; and reported that the Department of Juvenile Justice's (DJJ) advisory board had set three goals: 1) to increase prevention and community intervention; 2) to prevent and divert youth from the Juvenile Justice system; and 3) to decrease racial and ethnic disparity. He presented some statistics from the DJJ system.

McClure informed the Board that he brought back packets of information for each of them from the FDOT regional meeting; and spoke on the Sheriff's office wanting to use the demolition of the old HHS building for training.

Commissioner Morris

No report.

Commissioner Smith

No report.

(4:33 p.m.) Commissioner Stevenson

Stevenson wished all staff members happy holidays; and congratulated Bennett on the news article about the positive changes in the West Augustine area.

(12/16/14 - 16 - 4:34 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick reflected on the County's performance and accomplishments over the past year.

(12/16/14 - 16 - 4:35 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack echoed Wanchick's comments.

McCormack asked for consensus from the Board to propose some revisions to clarify language regarding right-of-way reservation in the Land Development Code and the Comprehensive Plan. *Consensus of the Board was given.*

(12/16/14 - 16 - 4:36 p.m.)

CLERK OF COURT'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 4:36 p.m.

REPORTS:

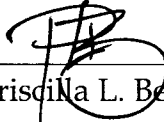
1. St. Johns County Board of County Commissioners Check Register, Check Nos. 514759-514883, totaling \$509,182.37 and Voucher Register, Voucher Nos. 19078-19116, totaling \$635,200.39 (12/02/12)
2. St. Johns County Board of County Commissioners Check Register, Check No. 5514884, totaling \$75 (12/02/14)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 514885-514912, totaling \$71,354.24 and Voucher Register, Voucher Nos. 19117-19129, totaling \$13,526.17 (12/03/14)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 514913-515087, totaling \$1,224,072.70 and Voucher Register, Voucher Nos. 19130-19169, totaling \$1,254,505.91 (12/09/14)

CORRESPONDENCE:

1. Memorandum, regarding the Public Financial Management's Investment Performance Review for the quarter ended September 30, 2014.
2. Memorandum, regarding the Public Financial Management's Quarterly OPEB Performance Review for the quarter ended September 30, 2014.
3. Letter dated November 24, 2014, regarding the final adopted Fiscal Year 2013/2014 amended budget for Heritage Landing Community Development District.
4. Letter to Ms. Williams, Department of State, Division of Elections, dated November 24, 2014, regarding the Oath of Office commission fee for St. Johns County Commissioner Jeb S. Smith and official signature Affidavits for Priscilla L. "Rachael" Bennett as Chairman and Jeb S. Smith as Vice Chairman of the Board of County Commissioners of St. Johns County, Florida.
5. Letter to Ms. Williams, Department of State, Division of Elections, dated December 9, 2014, regarding the Oath of Office commission fee for St. Johns County Commissioner John H. Morris.

Approved January 20, 2015

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Priscilla L. Bennett, Chair