

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
APRIL 7, 2015  
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 L. Bennett, District 5, Chair  
Jeb Smith, District 2, Vice Chair  
William A. McClure, District 3  
Jay Morris, District 4  
Michael Wanchick, County Administrator  
Patrick McCormack, County Attorney  
Natasha McGee, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Jerry Cameron, Assistant County Administrator; Rebecca Lavie, Assistant County Attorney

(04/07/15 - 1 - 9:03 a.m.)  
CALL TO ORDER

Bennett called the meeting to order.

(04/07/15 - 1 - 9:03 a.m.)  
ROLL CALL

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

(04/07/15 - 1 - 9:03 a.m.)  
INVOCATION

Jerry Cameron, Assistant County Administrator, gave the invocation. Victor McGregor, with Rosie O'Grady's Highlanders, performed "Amazing Grace" on the bagpipes.

(04/07/15 - 1 - 9:06 a.m.)  
PLEDGE OF ALLEGIANCE

Bennett led the Pledge of Allegiance.

(04/07/15 - 1 - 9:07 a.m.)  
PROCLAMATION DECLARING APRIL 6, 2015, AS TARTAN DAY

Bennett presented the proclamation. Jerry Cameron, Assistant County Administrator, gave an overview of Tartan Day and introduced Robert Taylor, who was present on behalf of the St. Andrews Society of Jacksonville. Taylor expressed his appreciation. Victor McGregor, with Rosie O'Grady's Highlanders, performed "Scotland the Brave" on the bagpipes.

(04/07/15 - 1 - 9:15 a.m.)  
PROCLAMATION DECLARING APRIL 2015 AS WATER CONSERVATION MONTH

Smith presented the proclamation. Barry Stewart, Water Operations Supervisor, expressed his appreciation and spoke on St. Johns County's water conservation efforts.

(04/07/15 - 2 - 9:21 a.m.)

PROCLAMATION DECLARING APRIL 2015 NATIONAL COUNTY GOVERNMENT MONTH

Morris presented the proclamation. Wanchick, on behalf of County staff, expressed his appreciation.

(04/07/15 - 2 - 9:26 a.m.)

PROCLAMATION DECLARING APRIL 2015 SEXUAL ASSAULT AWARENESS MONTH

Bennett presented the proclamation. Karen Taylor, Betty Griffin House, expressed her appreciation and spoke on sexual assault awareness. She also spoke on the "A Day Without Violence" art exhibit.

(04/07/15 - 2 - 9:31 a.m.)

PROCLAMATION DECLARING MAY 2015 MOTORCYCLE AWARENESS MONTH

McClure presented the proclamation. Sue Hedrick, on behalf of the American Bikers Aimed Toward Education (ABATE) of Florida, Vintage Chapter, expressed her appreciation. She also spoke on motorcycle awareness and the April 25, 2015, Artbreakers' event: The "Howdy Gambler" Motorcycle Run Against All Cancer.

(04/07/15 - 2 - 9:36 a.m.)

RECOGNITION OF JESSICA EARL, RECENTLY NAMED AS FLORIDA'S LIFEGUARD OF THE YEAR

Bennett introduced Carl Shank, Fire Rescue Chief. Shank recognized Jessica Earl, Fire Rescue - Beach Operations, as Florida's lifeguard of the year. Captain Eric Hellstrom, Fire Rescue - Beach Operations, spoke about the significance of the statewide award and discussed Earl's exemplary performance.

(04/07/15 - 2 - 9:39 a.m.)

ACCEPTANCE OF PROCLAMATIONS

**Motion by Bennett, seconded by McClure, carried 4/0, to accept the proclamations.**

(04/07/15 - 2 - 9:39 a.m.)

PUBLIC COMMENT

Dr. Michel S. Pawlowski, 216 10th St., made two formal requests for the Board's consideration: 1) A formal request for the establishment of a citizens' advisory committee for examination of the County budget, in support of the decision making process to conduct a special ballot for a proposed sales tax increase; and 2) A formal request for consideration to appoint a citizen liaison/group to the private survey group considering the public attitude on the potential ballot issue/sales tax increase, *Exhibit A*.

(9:42 a.m.) Vivian Browning, 115 Vilano Road, spoke on the repairs to the Vilano Beach pier, and presented a Vilano Beach community brochure, *Exhibit B*.

(9:46 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on public school security, board rules, beach parking, and the cost of the April 7, 2015, special election, *Exhibit C*.

(11:46 a.m.) Subsequently, Charles Mulligan, Community Affairs Bureau with the St. Johns County Sheriff's Office, 4015 Lewis Speedway, addressed the public comment regarding public school security.

(9:49 a.m.) BJ Kalaidi, 8 Newcomb Street, thanked Smith for attending the February 21, 2015, civil rights movement commemorative marker unveiling at Zion Baptist Church, with keynote speaker Lieutenant General Ronald L. Bailey. She spoke on Regular Agenda Item A1 from the January 20, 2015, Board of County Commissioners (BCC) meeting and urged voters to listen to the audio recording from the January 27, 2015, BCC special meeting. She also spoke on the proposed gated development: Sebastian Point, located at 1510 Arapaho Avenue, and on the quality of life in St. Johns County.

(9:52 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke on economic development in St. Johns County and the out-of-county economic stimulus.

(04/07/15 - 3 - 9:54 a.m.)

DELETIONS TO CONSENT AGENDA

Bennett noted that the resolution for Consent Agenda Item 12 was received via red folder.

(9:54 a.m.) Wanchick requested that Consent Agenda Item 9 be pulled and rescheduled to a date certain, April 21, 2015.

(04/07/15 - 3 - 9:55 a.m.)

APPROVAL OF CONSENT AGENDA

**Motion by Morris, seconded by Smith, carried 4/0, to approve the Consent Agenda, as amended.**

1. Motion to adopt **Resolution No. 2015-68**, approving the terms of, and authorizing the chair, or designee, to execute, an addendum to the October 1, 2014, agreement between the State of Florida Department of Health and the County, which further clarifies the parties' obligations regarding maintenance and facility operations at the St. Johns County Health and Human Services Center

**RESOLUTION NO. 2015-68**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF, AND AUTHORIZING THE CHAIR, OR DESIGNEE, TO EXECUTE, ADDENDUM I TO THE CONTRACT WITH THE STATE OF FLORIDA DEPARTMENT OF HEALTH, FOR SPACE AT THE HEALTH AND HUMAN SERVICES CENTER**

2. Motion to adopt **Resolution No. 2015-69**, accepting an Easement for Utilities and Temporary Construction Easement for installation of a reuse water main along International Golf Parkway

**RESOLUTION NO. 2015-69**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND TEMPORARY CONSTRUCTION EASEMENT TO ALLOW INSTALLATION OF A REUSE WATER MAIN ALONG INTERNATIONAL GOLF PARKWAY**

3. Motion to adopt **Resolution No. 2015-70**, accepting an Easement for Utilities for an existing water line off Palmera Drive East in Ponte Vedra

**RESOLUTION NO. 2015-70**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR AN EXISTING WATER LINE OFF PALMERA DRIVE EAST IN PONTE VEDRA**

4. Motion to adopt **Resolution No. 2015-71**, approving the terms of, and authorizing the county administrator, or designee, to execute, the License Agreement with L-GEO, LLC, for use of a portion of County right-of-way on Pope Road

**RESOLUTION NO. 2015-71**

**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 LICENSE AGREEMENT WITH L-GEO, LLC, FOR USE OF A PORTION OF COUNTY RIGHT-OF-WAY ON POPE ROAD**

5. Motion to adopt **Resolution No. 2015-72**, approving the county administrator, or his designee, to submit and execute a Federal Transit Administration (FTA) Section 5307 grant to receive \$250,000 in Surface Transportation Program (STP) funding

**RESOLUTION NO. 2015-72**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SUBMIT AND EXECUTE A FEDERAL TRANSIT ADMINISTRATION (FTA) SECTION 5307 GRANT TO RECEIVE \$250,000 IN SURFACE TRANSPORTATION PROGRAM (STP) FUNDING, FOR THE PURCHASE OF VEHICLES TO BE USED IN THE ST. JOHNS COUNTY PUBLIC TRANSPORTATION SYSTEM; AND TO RECOGNIZE THE UNANTICIPATED REVENUES AND ADJUST THE TRANSIT EXPENDITURE BUDGET**

6. Motion to transfer \$31,724 from Beach Renourishment Reserves (3315-59920) to Beach Renourishment Engineering Services (3315-53180)
7. Motion to adopt **Resolution No. 2015-73**, approving the final plat for Coquina Ridge, Phase 1

**RESOLUTION NO. 2015-73**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR COQUINA RIDGE, PHASE 1**

8. Motion to adopt **Resolution No. 2015-74**, authorizing the county administrator, or his designee, to enter into a sixth interlocal agreement with the City of St. Augustine related to water and wastewater interconnects

**RESOLUTION NO. 2015-74**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR, OR DESIGNEE, TO DIRECT STAFF TO ENTER INTO A SIXTH INTERLOCAL AGREEMENT WITH THE CITY OF ST. AUGUSTINE FOR WATER AND WASTEWATER INTERCONNECTS**

*(Item 9 was pulled and rescheduled to April 21, 2015.)*

9. Motion approving the terms, provisions, and conditions of a Maintenance Agreement between the Florida Department of Transportation and St. Johns County (regarding the Crossroads Trailhead, located on State Road 207 between Vermont Heights and Armstrong); and authorizing the county administrator, or designee, to execute the agreement on behalf of St. Johns County
10. Motion to approve a transfer of \$10,000 from LETF Reserves (1194-59920) to be used for local programs and services provided through the St. Johns County Police Athletic League
11. Motion to adopt **Resolution No. 2015-75**, approving the terms and conditions of the State of Florida Department of Health Emergency Medical Services (EMS) County Grant, and appropriating \$20,293 within the General Fund's EMS Department for Fiscal Year 2015

**RESOLUTION NO. 2015-75**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, IN WHICH ST. JOHNS COUNTY HAS BEEN AWARDED A FLORIDA DEPARTMENT OF HEALTH EMERGENCY MEDICAL SERVICES (EMS) COUNTY GRANT IN THE AMOUNT OF \$20,293, TO BE APPROPRIATED IN THE FY2015 GENERAL FUND EMS DEPARTMENT BUDGET**

12. Motion to adopt **Resolution No. 2015-76**, authorizing staff to prepare and submit an application for funding for the US Department of Justice-Justice and Mental Health Collaboration Program FY15 Competitive Grant

**RESOLUTION NO. 2015-76**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINSTRATOR, OR**

**HIS DESIGNEE, TO SUBMIT A COMPETITIVE GRANT  
APPLCIATION FOR THE US DEPARTMENT OF  
JUSTICE-2015 JUSTICE AND MENTAL HEALTH  
COLLABORATION PROGRAM COMPETITIVE GRANT**

13. Motion authorizing the chair to execute a letter (or a letter in substantially the same form and format), notifying the Division of Elections of the County's intent to purchase election equipment, as required under section 101.294(2) of the Florida Statutes
14. Motion to approve the Cash Requirement Report
15. Minutes:
  - February 3, 2015 Regular Meeting
  - March 3, 2015 Regular Meeting
  - March 17, 2015 Regular Meeting

(04/07/15 - 6 - 9:55 a.m.)

**ADDITIONS/DELETIONS TO REGULAR AGENDA**

Bennett requested to add an item regarding a Detoxification Program and Facility Funding Resolution as Item 1A.

(04/07/15 - 6 - 9:55 a.m.)

**APPROVAL OF REGULAR AGENDA**

**Motion by Morris, seconded by Smith, carried 4/0, to approve the Regular Agenda, as amended.**

(04/07/15 - 6 - 9:56 a.m.)

1. REPORT ON THE PLAYERS CHAMPIONSHIP TOURNAMENT. MATT RAPP, EXECUTIVE DIRECTOR OF THE PLAYERS CHAMPIONSHIP, WILL MAKE A BRIEF PRESENTATION ON THE UPCOMING TOURNAMENT. THIS YEAR'S PGA, THE PLAYERS TOURNAMENT, WILL BE HELD MAY 5 -MAY 10, 2015

Matt Rapp, Executive Director of THE PLAYERS, gave a presentation on the upcoming tournament, highlighting tournament improvements, the fan experience, the growth of the event, and expanding attendance. (10:00 a.m.) Discussion ensued between the Board, administration, and Rapp on attendance, transportation improvements, the fan experience, economic impacts, and their partnership with St. Johns County.

(04/07/15 - 6 - 10:08 a.m.)

**1A. DETOXIFICATION PROGRAM AND FACILITY FUNDING RESOLUTION**

Jerry Cameron, Assistant County Administrator, presented the details of the proposed resolution. McClure questioned Cameron on the local match requirements.

(10:12 a.m.) Patti Greenough, CEO of EPIC Behavioral Healthcare in St. Johns County, 1400 Old Dixie Highway, spoke in favor of the resolution.

(10:13 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on Medicaid expansion.

(10:14 a.m.) **Motion by McClure, seconded by Morris, carried 4/0, to adopt Resolution No. 2015-77, recognizing the importance of a local detoxification program and facility; and authorizing the county administrator, or his designee, to request the Florida Legislature to restore \$1.3 million in recurring funds previously allocated for the St. Johns County Sheriff's Office Detoxification Program.**

RESOLUTION NO. 2015-77

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING THE IMPORTANCE OF A LOCAL DETOXIFICATION PROGRAM AND FACILITY; AND REQUESTING THE FLORIDA LEGISLATURE CONTINUE THE APPROPRIATION OF \$1.3 MILLION IN RECURRING FUNDS TO OPERATE THE ST. JOHNS COUNTY SHERIFF'S OFFICE DETOXIFICATION PROGRAM

(04/07/15 - 7 - 10:15 a.m.)

2. MARSHALL REAL ESTATE AMENDED ECONOMIC DEVELOPMENT GRANT AGREEMENT. MARSHALL REAL ESTATE SUBMITTED A REQUEST TO AMEND THE ECONOMIC DEVELOPMENT AGREEMENT APPROVED BY RESOLUTION 2007-89. A CHRONOLOGY OF THE TERMS AND EVENTS IS INCLUDED IN THE AGENCY REPORT (ATTACHED HERETO). IN THE PAST, THE BOARD HAS CONSIDERED REQUESTS TO AMEND ECONOMIC DEVELOPMENT AGREEMENTS BASED UPON THE ECONOMIC DOWNTURN IN ORDER TO PROVIDE FLEXIBILITY FOR THOSE PROJECTS AFFECTED, AND TO PROMOTE A BUSINESS FRIENDLY ENVIRONMENT. BASED UPON ITS REVIEW, THE AGENCY RECOMMENDS APPROVAL OF MARSHALL REAL ESTATE'S REQUEST TO AMEND THE AGREEMENT. HERE, THE AGENCY REQUESTS THAT THE BOARD INSTRUCT THE OFFICE OF THE COUNTY ATTORNEY TO DRAFT AN AMENDMENT TO THE AGREEMENT EXTENDING THE TERM, RECALCULATING THE GRANT AMOUNT IN ACCORDANCE WITH ORDINANCE 2014-30, AND WAIVING ANY APPLICABLE BREACHES

Melissa Glasgow, Director of Economic Development, gave an overview of the proposed request. She identified two options for consideration and requested direction from the Board. Option One: Amend the Agreement, recalculating the incentive value based on the current economic development ordinance (2014-30), to include 100% impact fees paid, 100% water/sewer connection fees paid, and four years ad valorem taxes paid, with an incentive amount not to exceed \$66,417. The incentive would be paid over a 10 year period, beginning in FY 2015, with the first annual payment being \$6,468. Option Two: Amend the Agreement honoring the original agreement to include only the impact fees, with an incentive not to exceed \$22,740.88. The first annual payment would be \$6,468, with the incentive to be paid over a four year period. She noted staff recommended option one.

(10:21 a.m.) Bennett and Glasgow commented on the lack of space for economic development.

(10:21 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in opposition of the proposed request.

(10:24 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in favor of option two.

(10:24 a.m.) McClure highlighted local businesses that had benefited from economic development incentives. McClure, Glasgow, and Morris spoke on economic development incentives.

(10:28 a.m.) McCormack commented on the Florida Legislature's timelines on development.

(10:29 a.m.) **Motion by Bennett, seconded by Smith, carried 4/0, to instruct the Office of the County Attorney to draft an amendment to the Economic Development Grant Agreement with Marshall Real Estate (approved by Resolution 2007-89), using Option 1, providing for an extension of the term, waiver of all applicable breaches, and recalculation of the grant amount in accordance with Ordinance 2014-30, for consideration by the Board at a later regularly scheduled meeting.**

(10:30 a.m.) Lavie left the meeting and Paolo Soria, Assistant County Attorney, entered the meeting.

(04/07/15 - 8 - 10:30 a.m.)

3. PRESBYTERIAN RETIREMENT COMMUNITIES BONDS. THE INDUSTRIAL DEVELOPMENT AUTHORITY APPROVED, ON MARCH 9, 2015, (SUBJECT TO APPROVAL BY THE COUNTY COMMISSION) AN INTERLOCAL AGREEMENT WITH ORANGE COUNTY HEALTH FACILITIES AUTHORITY ("OCHFA") AND THE CITY OF ST. PETERSBURG HEALTH FACILITIES AUTHORITY, RELATING TO OCHFA'S ISSUANCE OF REVENUE BONDS FOR THE BENEFIT OF PRESBYTERIAN RETIREMENT COMMUNITIES AND ITS AFFILIATES (INCLUDING WESLEY MANOR, INC., THAT OPERATES WESTMINSTER WOODS ON JULINGTON CREEK). THE AUTHORITY HELD A PUBLIC HEARING ON MARCH 9, 2015, AND THE COUNTY'S APPROVAL OF THE PROJECT THAT RELATES TO IMPROVEMENTS WITHIN THE COUNTY IS REQUIRED BY THE INTERNAL REVENUE CODE. AS REQUIRED BY LAW, THE COUNTY IS NOT OBLIGATED IN ANY WAY TO PAY DEBT SERVICE ON THESE BONDS. THE IMPROVEMENTS TO WESTMINSTER WOODS IN FRUIT COVE INCLUDE THE EQUIPPING OF A NEW DINING ROOM, KITCHEN AND COMMON AREAS, AND 50 ASSISTED LIVING UNITS AND 75 RESIDENTIAL LIVING UNITS

Patrick McCormack, County Attorney, gave an overview of the proposed bond issuance.

(10:31 a.m.) Bennett questioned McCormack on the economic exposure. McCormack noted the County was not obligated in any way to pay debt service on the bonds.

(10:31 a.m.) Jacob Payne, Rogers Towers, 1301 Riverplace Boulevard, Suite 1500, Jacksonville, representing the applicant, summarized the bond issuance.

(10:33 a.m.) McClure questioned if the St. Johns County Industrial Development Authority (IDA) had placed a bid, to which Geoff Dobson, 16 Palmetto Ave., representing the IDA, responded. Payne noted that Presbyterian Retirement Communities (PRC) preferred to alternate the issuers.

(10:35 a.m.) **Motion by McClure, seconded by Morris, carried 4/0, to adopt Resolution No. 2015-78, an interlocal agreement with Orange County Health Facilities Authority ("OCHFA") and the City of St. Petersburg Health Facilities Authority, relating to OCHFA'S issuance of Revenue Bonds for the benefit of Presbyterian Retirement Communities and its affiliates.**

#### RESOLUTION NO. 2015-78

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, REGARDING (1) AN INTERLOCAL AGREEMENT WITH ORANGE COUNTY HEALTH FACILITIES AUTHORITY AND THE CITY OF ST. PETERSBURG HEALTH FACILITIES AUTHORITY AND (2) GRANTING HOST



**COMMUNITY APPROVAL PURSUANT TO SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, FOR (1) ORANGE COUNTY HEALTH FACILITIES AUTHORITY REVENUE BONDS (PRESBYTERIAN RETIREMENT COMMUNITIES PROJECT), SERIES 2015 IN ONE OR MORE SERIES, FOR THE BENEFIT OF PRESBYTERIAN RETIREMENT COMMUNITIES, INC., AND WESLEY MANOR, INC., AND (2) REISSUING THE ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY REVENUE BONDS (PRESBYTERIAN RETIREMENT COMMUNITIES PROJECT), SERIES 2010B; AND PROVIDING AN EFFECTIVE DATE**

(04/07/15 - 9 - 10:35 a.m.)

4. CITY OF JACKSONVILLE, FLORIDA INDUSTRIAL DEVELOPMENT REVENUE BONDS (YMCA OF FLORIDA'S FIRST COAST PROJECT). THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF FLORIDA'S FIRST COAST, INC., (THE "YMCA"), A FLORIDA NON-PROFIT CORPORATION, HAS REQUESTED THAT THE CITY OF JACKSONVILLE, FLORIDA, (THE "CITY") ISSUE ITS INDUSTRIAL DEVELOPMENT REVENUE BONDS (YMCA OF FLORIDA'S FIRST COAST PROJECT), IN ONE OR MORE SERIES, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$40,400,000 (THE "BONDS") TO PROVIDE FUNDS TO (A) REFUND THE OUTSTANDING JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION INDUSTRIAL DEVELOPMENT REVENUE REFUNDING BOND (YMCA OF FLORIDA'S FIRST COAST PROJECT), SERIES 2011, WHICH WAS USED TO REFINANCE THE ACQUISITION, CONSTRUCTION, RENOVATION, EXPANSION, IMPROVEMENT, AND EQUIPPING OF CERTAIN SOCIAL SERVICE CENTERS OF THE YMCA LOCATED IN ST. JOHNS COUNTY, AS WELL AS OTHER SIMILAR CENTERS IN THE CITY, BAKER COUNTY, CLAY COUNTY, AND NASSAU COUNTY, FLORIDA, AND (B) FINANCE A NEW CAPITAL PROJECT FOR THE YMCA LOCATED IN THE CITY. THE RESOLUTION AUTHORIZES THE COUNTY TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE CITY (THE "INTERLOCAL AGREEMENT") TO ALLOW THE CITY TO ISSUE THE BONDS, AS REQUIRED BY STATE LAW, AND APPROVES THE ISSUANCE OF THE BONDS BY THE CITY, AS REQUIRED BY FEDERAL TAX LAW. A SIMILAR RESOLUTION WAS ADOPTED BY THE COUNTY AND INTERLOCAL AGREEMENT SIGNED IN CONNECTION WITH SAID SERIES 2011 BONDS. THE COUNTY WILL NOT BE REQUIRED TO PAY ANY PORTION OF THE BONDS AND THE BONDS WILL NOT AFFECT OR IMPACT THE COUNTY'S ABILITY TO INCUR COUNTY DEBT

Patrick McCormack, County Attorney, gave an overview of the proposed bond issuance, noting the County would not be required to pay any portion of the bonds and the bonds would not affect or impact the County's ability to incur County debt. He also noted that some of the funds generated from the new issuance would be used in Jacksonville.

(10:38 a.m.) McClure questioned McCormack on the St. Johns County 2013 YMCA expansion project. (10:39 a.m.) Penny Zuber, Executive Vice President and CFO of Florida's First Coast YMCA, noted that funds from the new issuance would be used to refund existing bonds regarding renovations at two of the St. Johns County YMCA locations: St. Augustine and Ponte Vedra.

(10:40 a.m.) Motion by Bennett, seconded by McClure, carried 4/0, to adopt Resolution No. 2015-79, approving the execution and delivery, by the County, of the Interlocal Agreement and the issuance of the bonds by the City.

RESOLUTION NO. 2015-79

A RESOLUTION OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE EXECUTION AND DELIVERY OF AN INTERLOCAL AGREEMENT WITH THE CITY OF JACKSONVILLE, FLOIRDA; APPROVING THE ISSUANCE BY THE CITY OF JACKSONVILLE OF ITS INDUSTRIAL DEVELOPMENT REVENUE BONDS (YMCA OF FLORIDA'S FIRST COAST PROJECT), IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$40,400,000, TO BE ISSUED FOR THE PURPOSE OF, AMONG OTHER THINGS, PROVIDING FUNDS TO MAKE A LOAN TO THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF FLORIDA'S FIRST COAST, INC., A FLORIDA NONPROFIT CORPORATION, TO FINANCE AND REFINANCE THE COST OF THE ACQUISITION, CONSTRUCTION, RENOVATION, EXPANSION, IMPROVEMENT, AND EQUIPPING OF CERTAIN SOCAIL SERVICE CENTERS FOR SUCH CORPORATION IN ST. JOHNS COUNTY, FLORIDA; AND PROVIDING OTHER DETAILS AND AN EFFECTIVE DATE

(04/07/15 - 10 - 10:40 a.m.)

DISTRICT 3

5. PUBLIC HEARING, REZ 2014-13, SHERMAN REZONING. THIS IS A REQUEST TO REZONE PROPERTY, LOCATED AT 7573 A1A SOUTH, FROM COMMERCIAL HIGHWAY TOURIST TO RESIDENTIAL, SINGLE-FAMILY (RS-2). STAFF SUPPORTS THE REQUEST BASED ON CONSISTENCY WITH THE FUTURE LAND USE MAP DESIGNATION OF RESIDENTIAL A (COASTAL) AND COMPATIBILITY WITH THE USE OF SURROUNDING PROPERTIES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, BY A VOTE OF 6/0, AT ITS MARCH 5, 2015, MEETING

Proof of publication of the notice of public hearing on REZ 2014-13, Sherman Rezoning, was received, having been published in *The St. Augustine Record* on March 23, 2015.

Marie Colee, Assistant Program Manager, presented details of the Sherman rezoning request, via PowerPoint. Discussion ensued between Bennett and Colee on the land use of Commercial Highway Tourist (CHT) and Residential-A.

(10:45 a.m.) McClure questioned Joy Sherman, applicant, 3675 Doctors Lake Dr., Orange Park, on the future plans for the restaurant/bar, south of the Sherman rezoning lot. Colee provided additional details on the land use of the restaurant/bar.

(10:46 a.m.) Motion by McClure, seconded by Bennett, carried 4/0, to enact Ordinance No. 2015-20, known as REZ 2014-13, adopting findings of fact 1 through 4 to support the motion.

ORDINANCE NO. 2015-20

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL HIGHWAY TOURIST (CHT) TO RESIDENTIAL, SINGLE-FAMILY (RS-2); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(04/07/15 - 11 - 10:46 a.m.)

DISTRICT 2

6. PUBLIC HEARING, REZ 2014-10, SOUTH HOLMES RV/BOAT AND SELF-STORAGE. THIS IS A PUBLIC HEARING FOR REZONING 2014-10, KNOWN AS SOUTH HOLMES RV/BOAT AND SELF-STORAGE, IN ORDER TO REZONE THE PROPERTY, LOCATED AT 430 SOUTH HOLMES BOULEVARD, FROM OPEN RURAL (OR) AND RESIDENTIAL SINGLE-FAMILY 3 (RS-3) TO INDUSTRIAL WAREHOUSE (IW). STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON THE PROPOSAL'S CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF MIXED USE AND DEVELOPMENT TRENDS IN THE AREA. THE PLANNING AND ZONING AGENCY HEARD THE ITEM ON MARCH 5, 2015, AND RECOMMENDED APPROVAL OF THE REZONING

Proof of publication of the notice of public hearing on REZ 2014-10, South Holmes RV/Boat and Self-Storage, was received, having been published in *The St. Augustine Record* on March 23, 2015.

Rebecca Carr, Planner, presented the details of the South Holmes RV/Boat and Self-Storage rezoning request, via PowerPoint.

(10:52 a.m.) Rusty Collins, legal title holder of the trustee and counsel for the beneficiaries, 2493 US Highway 1 South, spoke about the rezoning application change from Commercial Warehouse (CW) to Industrial Warehouse (IW), noting the site line.

(10:53 a.m.) Charles Lewis, Savannah, Georgia, property owner of 440 South Holmes Boulevard, spoke in opposition of the rezoning request, noting the site line.

(10:55 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on traffic concerns and the site line.

(10:57 a.m.) Bennett questioned Suzanne Konchan, Director of Growth Management, on traffic concurrency. Collins spoke on the traffic and site line concerns from the public. Discussion ensued on the site line, traffic concerns, and economic development.

(11:02 a.m.) **Motion by Smith, seconded by McClure, carried 3/1 with Morris dissenting, to enact Ordinance No. 2015-21, REZ 2014-10, South Holmes RV/Boat and Self-Storage, adopting findings of fact 1 through 4 to support the motion.**

ORDINANCE NO. 2015-21

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) AND RESIDENTIAL 3 (RS-3) TO INDUSTRIAL WAREHOUSE (IW); MAKING FINDINGS OF FACT;

**REQUIRING RECORDATION; AND PROVIDING AN  
EFFECTIVE DATE**

The meeting recessed at 11:03 a.m. and reconvened at 11:14 a.m.

(04/07/15 - 12 - 11:14 a.m.)

DISTRICT 3

7. PUBLIC HEARING, MAJMOD 2014-14, SAN SAVINO. THIS IS A PUBLIC HEARING FOR MAJMOD 2014-14, KNOWN AS SAN SAVINO, IN ORDER TO REDUCE THE FRONT YARD SETBACK FROM 25 FEET TO 20 FEET FOR THE FOLLOWING 17 LOTS: BLOCK 195 LOTS 1-11 AND BLOCK 200 LOTS 21, 22, 24, 26, 27, AND 28 IN UNIT 7 OF THE ST. AUGUSTINE SHORES PLANNED UNIT DEVELOPMENT (PUD). STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON THE PROPOSAL'S CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF RESIDENTIAL C AND COMPATIBILITY WITH SURROUNDING PROPERTIES. THE PLANNING AND ZONING AGENCY HEARD THE ITEM ON FEBRUARY 19, 2015, AND RECOMMENDED APPROVAL 7-0. PLEASE REFER TO THE ATTACHED STAFF REPORT FOR ADDITIONAL INFORMATION

Proof of publication of the notice of public hearing on MAJMOD 2014-14, San Savino, was received, having been published in *The St. Augustine Record* on February 4, 2015.

Paolo Soria, Assistant County Attorney, noted that the ordinance referenced an "Exhibit C, Master Development Plan Map (MDP)," but that the document would not be necessary for the application.

Rebecca Carr, Planner, presented the details of the San Savino modification request, via PowerPoint.

(11:18 a.m.) Mark Shelton, Kimley-Horn and Associates, Inc., 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, representing the applicant, stated he was available for questions.

(11:19 a.m.) Ed Farrell, 544 Belen Lane, read a letter of opposition into the record, *Exhibit A*.

(11:23 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke on setback requirements.

(11:24 a.m.) Jeremiah Mulligan, McClure Bloodworth, P.L., 81 King Street, Suite A, representing the St. Augustine Shores Service Corporation/Home Owners Association (HOA) that governs the property, spoke on setback requirements, noting a Declaration of Covenants and Restrictions amendment process. (11:26 a.m.) Discussion ensued on setback requirements, amending the declaration, and language in Section 4 of the ordinance regarding private covenants.

(11:30 a.m.) BJ Kalaidi, 8 Newcomb Street, suggested that the Board table the proposed request.

(11:32 a.m.) Discussion ensued between McClure, Carr, Morris, and Teresa Bishop, AICP, Planning Division Manager, on retaining walls/bulkheads, setback requirements, and forward setbacks. Shelton noted that the average square footage of the homes was 2,000 to 2,500 square feet. He also spoke on retaining walls/bulkheads and setback requirements; discussion ensued.

(11:42 a.m.) Martin Brenny, Civil Engineer with Kimley-Horn and Associates, Inc., 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, addressed retaining walls/bulkheads and setback concerns.

**(11:44 a.m.) Motion by McClure, seconded by Morris, carried 4/0, to deny MAJMOD 2014-14, San Savino, adopting findings of fact 1 through 6 to support the motion.**

*(Items 8 and 9 were presented together.)*

(04/07/15 - 13 - 11:45 a.m.)

DISTRICT 1

8. PUBLIC HEARING, COMPAMD 2014-03, OXFORD ESTATES. THIS IS AN ADOPTION HEARING FOR COMPREHENSIVE PLAN AMENDMENT 2014-03, KNOWN AS OXFORD ESTATES, TO MODIFY THE FUTURE LAND USE MAP FROM RURAL SILVICULTURE TO RESIDENTIAL-B, FOR APPROXIMATELY 89 ACRES, LOCATED ON THE EAST SIDE OF LONGLEAF PINE PARKWAY, ACROSS FROM OXFORD ESTATES WAY. THE PLANNING AND ZONING AGENCY RECOMMEND APPROVAL OF THE AMENDMENT, BY A 6-0 VOTE, AT THE FEBRUARY 19, 2015, PZA MEETING. PLEASE REFER TO THE ATTACHED STAFF REPORT FOR ADDITIONAL DETAILS

Proof of publication of the notice of public hearing on COMPAMD 2014-03, Oxford Estates, was received, having been published in *The St. Augustine Record* on February 4, 2015.

Michael Roberson, Chief Planner, presented the details of the amendment and modification requests for Oxford Estates, via PowerPoint.

(11:55 a.m.) Wyman Duggan, Rogers Towers, 1301 Riverplace Boulevard., Suite 1500, Jacksonville, representing the applicant, spoke on school and traffic concurrency. Discussion ensued between the Board, Duggan, and Nate Day, the developer, 3741 San Jose Place, Suite 7, Jacksonville, on phase 1 and phase 2 of the development, school concurrency, and potential Roberts Road access. Duggan noted that the developer committed to not accessing Roberts Road.

(12:07 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, requested that the Board seek school concurrency answers from the School Board and not the developers.

(12:08 p.m.) McClure spoke on school concurrency: relocatables.

**(12:12 p.m.) Motion by Bennett, seconded by McClure, carried 4/0, to enact Ordinance No. 2015-22, known as COMPAMD 2014-03, Oxford Estates, adopting 3 findings of fact to support the motion.**

#### ORDINANCE NO. 2015-22

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 89 ACRES], LOCATED ON THE EAST SIDE OF LONGLEAF PINE PARKWAY AND EAST OF OXFORD ESTATES WAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(04/07/15 - 14 - 11:45 a.m.)

DISTRICT 1

9. PUBLIC HEARING, MAJMOD 2014-08, OXFORD ESTATES. MAJOR MODIFICATION TO THE OXFORD ESTATES PLANNED UNIT DEVELOPMENT TO ADD 109 ACRES OF LAND AND 188 SINGLE-FAMILY UNITS. THE PROJECT IS LOCATED ON BOTH SIDES OF LONGLEAF PINE PARKWAY NEAR OXFORD ESTATES WAY. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE APPLICATION, BY A 6-0 VOTE, AT THE FEBRUARY 19, 2015, PZA MEETING. PLEASE REFER TO THE STAFF REPORT FOR ADDITIONAL DETAILS

Proof of publication of the notice of public hearing on MAJMOD 2014-08, Oxford Estates, was received, having been published in *The St. Augustine Record* on February 4, 2015.

*Discussion for this item occurred with Item 8.*

(12:12 p.m.) **Motion by Bennett, seconded by McClure, carried 4/0, to enact Ordinance No. 2015-23, known as MAJMOD 2014-08, Oxford Estates, adopting finding of fact 1 through 6 to support the motion.**

#### ORDINANCE NO. 2015-23

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE OXFORD ESTATES PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2013-16, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(04/07/15 - 14 - 12:13 p.m.)

DISTRICT 3

10. PUBLIC HEARING, PUD 2014-14, SUPPORTIVE HOUSING INITIATIVE. THIS IS A REQUEST TO REZONE 13.5 ACRES OF PROPERTY, LOCATED ALONG THE SOUTH SIDE OF SR 207, JUST SOUTH OF WILDWOOD DRIVE, FROM COMMERCIAL GENERAL (CG) AND OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW A SUPPORTIVE HOUSING FACILITY. THE SUPPORTIVE HOUSING INITIATIVE IS A COOPERATIVE EFFORT BETWEEN HOME AGAIN ST. JOHNS, SALVATION ARMY, AND ST. FRANCIS HOUSE TO PROVIDE HOUSING AND SERVICES TO HOMELESS INDIVIDUALS, FAMILIES, AND OTHERS, WHO MAY NEED THE SERVICES. THE PUD PROVIDES FOR 100 MULTI-FAMILY DWELLING UNITS AND 12,400 SQUARE FEET OF ADMINISTRATIVE, SUPPORT, AND SERVICE AREAS, WHICH MAY INCLUDE KITCHEN, CAFETERIA, OFFICES, MEETING ROOMS, TEMPORARY HOUSING, FOOD PANTRY, AND MEDICAL AND SOCIAL SERVICE AREAS. PLEASE SEE STAFF REPORT FOR ADDITIONAL INFORMATION

Proof of publication of the notice of public hearing on PUD 2014-14, Supportive Housing Initiative, was received, having been published in *The St. Augustine Record* on February 18, 2015.

Teresa Bishop, AICP, Planning Division Manager, presented the details of the Supportive Housing Initiative's rezoning request, via PowerPoint. She noted a waiver to the parking standards, *text revisions to the Master Development Plan (MDP) regarding fencing and suggested that the motion capture the waiver to allow for a maximum eight-foot high perimeter fence*, and said there were six letters in favor of the application.

(12:18 p.m.) Bennett and Morris disclosed ex parte communication: site visit and general conversation with Home Again St. Johns Board members. McClure disclosed ex parte communication: site visit.

(12:19 p.m.) Karen Taylor, Land Planner, 77 Saragossa Street, stated that the subject property was located in a Mixed Use District and current services from the Salvation Army and Home Again St. Johns were being provided at the subject property. She displayed a map and noted the 30 foot perimeter buffer, 50 foot building setback, and the 8 foot perimeter fence, *Exhibit A*.

(12:25 p.m.) Jon Benoit, board member of Home Again St. Johns, 21 D Casanova Road, spoke on three objectives: 1) Housing Capacity, 2) Supportive Services, and 3) Outreach: the function of case managers in the homeless community and Dining with Dignity.

(12:31 p.m.) Troy Blevins, applicant, 323 Summercove Circle, thanked the Board and staff for their support.

(12:31 p.m.) Richard Zicht, 360 Summercove Circle, representing Children's Home Society of Florida - Buckner Division and Temple Bet Yam, 2055 Wildwood Drive, spoke in support of the proposed PUD.

(12:33 p.m.) BJ Kalaidi, 8 Newcomb Street, questioned the term of residency, the future location of Dining with Dignity, and the transparency/allocation of funds. Blevins responded.

(12:40 p.m.) **Motion by McClure, seconded by Bennett, carried 4/0, to enact Ordinance No. 2015-24, known as PUD 2014-14, Supportive Housing Initiative, adopting finding of facts 1 through 9 to support the motion.**

(2:46 p.m.) **Subsequently, motion by McClure, seconded by Bennett, carried 4/0, to amend the motion, to include the waiver of an eight-foot [high perimeter fence].**

#### **ORDINANCE NO. 2015-24**

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

The Board moved to Regular Agenda Item 13.

(04/07/15 - 15 - 2:07 p.m.)

11. PUBLIC HEARING, LAND DEVELOPMENT CODE AMENDMENTS, ADMINISTRATIVE REQUIREMENTS SECTION OF THE SOUTH ANASTASIA, MID-ANASTASIA, NORTH COASTAL, AND VILANO BEACH TOWN CENTER OVERLAYS AND OVERLAY BOARDS. PROPOSAL OF BYLAWS FOR THE AFFECTED OVERLAY DESIGN REVIEW BOARDS. THE BOARD OF COUNTY COMMISSIONERS DIRECTED STAFF TO EXAMINE APPOINTED CITIZEN BOARDS, THE ENABLING LEGISLATION, AND CURRENT BYLAWS FOR THE BOARDS. THIS OFFICE, IN CONJUNCTION WITH BOARD OF COUNTY COMMISSIONERS ADMINISTRATIVE STAFF, AND SUPPORT STAFF FOR THE APPOINTED BOARDS HAVE PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE ADDRESSING THE

ADMINISTRATIVE PROCEDURES AND MEMBERSHIP REQUIREMENTS OF THE DESIGN REVIEW BOARDS FOR THE SOUTH ANASTASIA, MID-ANASTASIA, NORTH COASTAL, AND VILANO BEACH TOWN CENTER OVERLAYS. ADDITIONALLY, AS REQUIRED BY THE PROPOSED AMENDMENTS, STAFF HAS PROPOSED DRAFTS OF BYLAWS, TO BE ADOPTED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS THAT WOULD GOVERN THE MEMBERSHIP REQUIREMENTS AND OPERATING PROCEDURES OF THE BOARDS. NO FINAL ACTION IS NEEDED. STAFF SEEKS FURTHER DIRECTION FROM THE BOARD ON WHETHER TO PROCEED AND IMPLEMENT THE SUGGESTED CHANGES

Paolo Soria, Assistant County Attorney, reviewed details of the Overlay Design Review Boards. He noted the three proposed changes including changes to the Land Development Code. He explained the administrative approvals for Design Review Boards, which included quorum issues for the boards. He pointed out elements of the proposed bylaw changes and membership requirements for appointed citizens and business owner members. He described the areas involved with each of the individual overlay boards. He noted that staff was seeking direction from the Board. He introduced Kim Del Rance, Staff architect, and overseer of the overlay boards.

(2:20 p.m.) In response to an inquiry from McClure about administrative approvals, Soria explained how the changes would involve administrative approval requirements to accelerate the process when necessary.

(2:21 p.m.) Bennett voiced that she did not agree with the area change to the North Coastal Overlay District. McClure agreed with Bennett and said he would be in favor of removing the area of the City of St. Augustine from the newly proposed boundary. Discussion ensued regarding location boundaries of the overlay boards.

(2:26 p.m.) Vivian Browning, 115 Vilano Road, President, Vilano Beach Main Street Design Review Board, voiced that Design Review Boards should be reset. She stated that many of the board members were residents and not business owners, which concerned her. She pointed out that residents did not afford empathy to help bring jobs and money to the area. She noted that a member could serve on a board for up to twelve years, which could result in being a plus or a detriment for a community. Bennett voiced that North City Design Review Board members could play a role as alternates. She suggested primary membership from the unincorporated area of the county with alternates from other districts.

(2:31 p.m.) Kim Del Rance, Growth Management, spoke on alternates and location of members that serve the many overlay boards. Bennett spoke on quorums for overlay boards. Soria explained that he would incorporate the changes and present the proposed changes to the overlay boards for feedback.

(04/07/15 - 16 - 2:36 p.m.)

12. CONSIDER APPOINTMENTS TO THE ADJUSTMENT AND APPEALS BOARD. CURRENTLY THERE ARE FOUR VACANCIES ON THE CONTRACTORS BOARD OF ADJUSTMENT AND APPEALS DUE TO EXPIRED TERMS. QUALIFICATIONS REQUIRE APPLICANTS WITH KNOWLEDGE AND/OR EXPERIENCE IN TECHNICAL CODES FIELDS AND THOSE FROM THE GENERAL PUBLIC. MEMBERS ARE REQUIRED TO BE A REGISTERED VOTER IN ST. JOHNS COUNTY. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A RECOMMENDATION FROM THE ADJUSTMENT AND APPEALS BOARD AND SIX APPLICATIONS FOR YOUR CONSIDERATION (DAVID CAPUTO - DIST. 1, JEFFREY HULSBURG -



DIST. 1, THOMAS BAKER - DIST. 4, JUSTIN BEEBE - DIST. 2, GLENN BROWN - DIST. 3, AND KYLE CHRISTOPHER JACOBS - DIST. 1)

Melissa Lundquist, Assistant to the Board of County Commissioners, spoke on the appointments to the Contractors Board of Adjustment and Appeals, and noted the need to fill two of the four vacancies.

(2:37 p.m.) **Motion by Bennett, seconded by Morris, carried 4/0, to appoint David Caputo and Jeffrey Hulsberg to the Adjustment and Appeals Board for a full four-year term, scheduled to expire April 7, 2019.**

The meeting moved to Regular Agenda Item 14.

(04/07/15 - 17 - 12:41 p.m.)

13. PUBLIC HEARING, TWIN CREEKS/HEARTWOOD LITIGATION SETTLEMENTS. LITIGATION SETTLEMENTS FOR THREE PENDING LITIGATION RELATED MATTERS, AS FOLLOWS: FLWAC CASE NO. APP-14-004, HEARTWOOD 23, LLC, V. ST. JOHNS COUNTY AND SOUTH JACKSONVILLE PROPERTIES, LLC; CIRCUIT COURT, SEVENTH JUDICIAL DISTRICT, CASE NO. CA14-0255, HEARTWOOD 23, LLC, V. ST. JOHNS COUNTY AND SOUTH JACKSONVILLE PROPERTIES, LLC; AND SECTION 70.51 DISPUTE RESOLUTION MATTER

Patrick McCormack, County Attorney, gave a brief overview of the litigation settlements. Soria gave a detailed overview of the litigation settlements, via PowerPoint. McCormack expressed his appreciation to everyone involved in the settlements.

(12:54 p.m.) Discussion ensued on the developers' obligations regarding parks and subdivision construction plan approvals.

(12:57 p.m.) Zack Miller, Heartwood 23, LLC, 501 Riverside Ave., expressed his appreciation to County staff and South Jacksonville. Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing South Jacksonville, expressed her appreciation to the Board and County staff.

(12:59 p.m.) **Motion by Bennett, seconded by Morris, carried 4/0, to approve a Settlement Agreement between Heartwood 23, LLC, and St. Johns County, contingent upon approval of a Settlement Agreement between South Jacksonville Properties, LLC, and St. Johns County.**

(1:00 p.m.) **Motion by Bennett, seconded by Morris, carried 4/0, to approve a Settlement Agreement between South Jacksonville Properties, LLC, and St. Johns County.**

The meeting recessed at 1:00 p.m. and reconvened at 2:07 p.m. with Commissioners Bennett, Smith, McClure, Morris, Attorneys McCormack and Soria, Administrator Wanchick, Assistant Administrator Locklear, and Deputy Clerk Pam Halterman in attendance.

The meeting moved to Regular Agenda Item 11.

(04/07/15 - 18 - 2:38 p.m.)

14. PUBLIC HEARING, LAND DEVELOPMENT CODE AMENDMENTS, ROAD RIGHT-OF-WAY RESERVATION CHANGES. PROPOSED CHANGES TO THE LAND DEVELOPMENT CODE SUB-SECTION 6.04.06.H RIGHT-OF-WAY PROTECTION AND ACQUISITION IN ORDER TO MORE CLOSELY CONFORM WITH FLORIDA LAW AND THE COMPREHENSIVE PLAN. THIS CHANGE PERMITS THE COUNTY TO RESERVE FUTURE RIGHT-OF-WAY FROM DEVELOPMENT IN EXCHANGE OTHER INCENTIVES OR CONSIDERATIONS. THIS CHANGE WOULD PERMIT DEDICATION OF RIGHT-OF-WAY IN EXCHANGE FOR IMPACT FEES AS IS CURRENT PRACTICE, BUT ALSO ALLOW FOR OTHER INCENTIVES

Patrick McCormack, County Attorney, spoke on the Land Development Code involving road rights-of-way and land acquisition to more closely conform to Florida law regarding the Comprehensive Plan.

(2:39 p.m.) For scheduling purposes, Soria asked that the item be heard with the overlay boards proposed changes, which has been scheduled for May 21, 2015, for the Planning and Zoning Board, and June 16, 2015, for the Board of County Commissioners.

In response to an inquiry from McClure, Bennett explained the exchange elements of the road right-of-way and land acquisition being proposed by staff.

In order to clarify, Soria pointed out that the proposed language was taken from the County's Comprehensive Plan.

**(2:45 p.m.) Motion by Bennett, seconded by McClure, carried 4/0, to announce public hearings before the Planning and Zoning Agency on May 21, 2015, and the Board of County Commissioners on June 16, 2015.**

(04/07/15 - 18 - 2:47 p.m.)

#### COMMISSIONERS' REPORTS

##### Commissioner McClure

McClure spoke about the Council on Aging and a request for a fixed stop with a covered shelter at the Shores location. Bennett voiced that she would contact Ed Clark from the COA to make the request. McClure asked whether the cleanup involving ordinances had been completed. McCormack noted that Lavie was working on Repealer Ordinance No. 5. McClure asked for an agenda discussion item in regards to the residential and commercial approval ratios. Bennett suggested a growth management workshop to take place around mid-summer. *Consensus was given for a growth management / transportation workshop to be held in mid-summer.*

(2:53 p.m.) Ellen Whitmer, 1178 Natures Hammock Road S., spoke on House Bill No. 933 regarding growth management and removal of home rule afforded to the County Commissioners and local level leadership.

(2:55 p.m.) McClure reviewed the House Bill involving right-of-way for utilities. Discussion ensued about sending a letter regarding utility takeover. *Consensus was given for staff to pen a letter for Chair's signature regarding the utility rights-of-ways.*

### Commissioner Smith

(2:57 p.m.) Smith spoke on the following items: University of Florida, Institute of Food and Sciences County Extension Field Trip for the Board, water consumption meeting with St. Johns River Water Management District, agriculture economy, United States to become a net importer of food, farm share activity, Flagler Estates hazardous waste pickup date, and the Hastings Youth Sports and Baseball Clinic. He stated that in December he had questioned the closing of roll-down doors at the county fairgrounds building, however, the doors had been welded shut by the order of the Fire Marshall. He pointed out that the Building and Permitting Department had deemed the facility unlawful to assemble in, which caused several scheduled events to be held in rented tents to accommodate the disenfranchised clients. He mentioned a letter from Chris DeLaporte in regards to the DuPont Family Reunion held annually at the fairgrounds during the last fifty years. He read a poem concerning the fairground building situation. He spoke about assemblies in agriculture buildings relating to the Fire Prevention Code, Senate Bill No. 594, and House Bill No. 569 currently being reviewed in Tallahassee, which he said would allow people to assemble in agricultural buildings.

(3:08 p.m.) Bennett explained that she and the County Attorney had met with the Property Appraiser and was told that the structure was not deemed an agricultural building. She noted that the Senate and House Bills would not be a fix for the situation. Discussion ensued about the exhibit hall at the fairgrounds. McCormack explained that staff would review the new legislation and the possible effects on the situation. He mentioned that the Florida Building Code and Fire Code were State Codes. Smith clarified that no burden or hindrance existed in the usage until the request to close the roll-down doors.

(3:14 p.m.) Wanchick commented that staff recognized the Board's issue with the building; however, many elements were involved such as the State Fire Code, legal liability, and citizens' safety. Discussion ensued regarding legislation to rectify the situation.

(3:18 p.m.) Smith clarified his position on the proposed referendum involving the seven percent sales tax ballot issue. He voiced that he recognized the very strong intent to place the 7% sales tax question on the ballot, thereby, allowing the citizens of St. Johns County to decide whether they want maintaining of current services or reduced services. He stated that he desired to investigate the reasonable outlook of a one-cent sales tax coupled with an ad-valorem roll-back. Discussion ensued regarding homestead, 3% maximum increase, consumer price index, cap on revenue, and property values.

### Commissioner Morris

(3:22 p.m.) Morris spoke in favor of the cap on property taxes and home values. He voiced concern about transportation deficiencies and requested a workshop on that issue.

### Commissioner Bennett

(3:25 p.m.) Bennett stated that she had attended the Women's History Month Celebration Naturalization Ceremony where fifty-nine people from twenty-nine different countries became United States citizens. She pointed out that fifty-six of the citizens were women. She spoke about a tour of the new light industrial Ideal Aluminum Fencing Company. She asked for consensus to review the Ideal economic incentives agreement, which was previously approved by the Board under the old economic incentive ordinance. *Consensus was given.*

(04/07/15 - 20 - 3:30 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

Wanchick asked for the Boards' feedback on how they would like to proceed with raising the sales tax and maintaining the roll-back millage rate. McCormack explained the roll-back millage rate. Discussion ensued about roll-back rates, revenue, Commissioners options, and sales tax increase. Wanchick noted that Medical Examiner Dr. Bulic, a St. Johns County employee, was reappointed by the Governor for another four years.

(04/07/15 - 20 - 3:49 p.m.)  
COUNTY ATTORNEY'S REPORT

McCormack mentioned ad valorem caps. He noted that the Board had authorized a letter to legislators pertaining to the Department of Juvenile Justice issue, which he advised was not going well in Tallahassee. He spoke on Florida Municipal Power Agency, utility consortium, and State Legislative Audit Committee final general report. He asked for authorization for the Chair to send a letter to the Chair and Vice-chair of the State Legislative Committee and Auditor General identifying concerns for utility payers. *Consensus was given for the Chair to send a letter.*

(3:54 p.m.) Ellen Whitmer, 1178 Natures Hammock Road S., voiced that she supported sending the letter of concern regarding utilities.

(3:56 p.m.) McCormack spoke about House Bill No. 933 concerning growth management and the effects on local government. He pointed out that the House Bill would place a cap on proportionate share.

(04/07/15 - 20 - 3:59 p.m.)  
ADJOURN

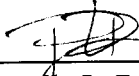
With there being no further business to come before the Board, Bennett adjourned the meeting at 3:59 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 518146-518382, totaling \$1,627,159.07 and Voucher Register, Voucher Nos. 20110-20163, totaling \$1,403,364.26 (3/17/15)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 518383-518443, totaling \$38,455.31 and Voucher Register, Voucher Nos. 20164-20246, totaling \$50,346 (3/18/15)
3. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 20247-20248, totaling \$11,078.71 (3/19/15)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 518444-518453, 518455-518457, and 518459-518466, totaling \$36,453.10 and Voucher Register, Voucher Nos. 518454 and 518458, totaling \$450 (3/19/15)
5. St. Johns County Board of County Commissioners Check Register, Check No. 518467, totaling \$150 (3/23/15)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 518468-518668, totaling \$884,918.43 and Voucher Register, Voucher Nos. 20249-20304, totaling \$510,588.35 (3/24/15)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 518669-518682, totaling \$245,674.61, totaling \$245,674.61 (3/26/15)
8. St. Johns County Board of County Commissioners Check Register, Check No. 518683, totaling \$25 (3/27/15)

Approved \_\_\_\_ May 5\_\_\_\_\_, 2015

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Priscilla L. Bennett, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By:   
Deputy Clerk

