

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
AUGUST 18, 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
James K. Johns, District 1
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; Joy Andrews, Assistant County Administrator; and Paolo Soria, Assistant County Attorney

(08/18/15 - 1 - 9:05 a.m.)
CALL TO ORDER

Bennett called the meeting to order.

(08/18/15 - 1 - 9:05 a.m.)
ROLL CALL

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

(08/18/15 - 1 - 9:05 a.m.)
INVOCATION

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

(08/18/15 - 1 - 9:06 a.m.)
PLEDGE OF ALLEGIANCE

Bennett led the Pledge of Allegiance.

(08/18/15 - 1 - 9:07 a.m.)
PUBLIC COMMENT

Tom Reynolds, 880 A1A Beach Boulevard, addressed concerns regarding meeting delays and public safety.

(9:10 a.m.) Nancy Birchall, 4009 Moultrie Foreside Boulevard, thanked the commissioners for their public service. She also presented brochures regarding projects for Focus 450, Inc., *Exhibit A*.

(9:14 a.m.) BJ Kalaidi, 8 Newcomb Street, referenced an article in the *Florida Courier*, *Exhibit B*, and spoke in opposition of a sales tax increase.

(08/18/15 - 2 - 9:16 a.m.)
DELETIONS TO CONSENT AGENDA

Wanchick noted that additional information was red foldered for Consent Item 4: amended cover sheet and motion on the agenda and Consent Item 14: resolution.

(08/18/15 - 2 - 9:16 a.m.)
APPROVAL OF CONSENT AGENDA

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

1. Motion to adopt **Resolution No. 2015-224**, approving the terms and authorizing the county administrator, or designee, to execute a Temporary Access Easement to an antenna tower site, located off Wildwood Drive, in St. Augustine, Florida

RESOLUTION NO. 2015-224

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AND AUTHORIZING THE COUNTY ADMINISTRATOR OR DESIGNEE, TO EXECUTE, AS A CONSENTING PARTY, A TEMPORARY ACCESS EASEMENT TO A COMMUNICATION ANTENNA TOWER SITE, LOCATED OFF WILDWOOD DRIVE, IN ST. AUGUSTINE, FLORIDA

2. Motion to adopt **Resolution No. 2015-225**, accepting an Easement for Utilities for an existing water line, off Palmera Drive East, in Ponte Vedra

RESOLUTION NO. 2015-225

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

3. Motion to adopt **Resolution No. 2015-226**, accepting a Drainage Easement Agreement for Lakeside at Town Center, Phase 4, in Nocatee and authorizing the county administrator, or designee, to execute the agreement

RESOLUTION NO. 2015-226

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DRAINAGE EASEMENT AGREEMENT FOR LAKESIDE AT TOWN CENTER, PHASE 4, IN NOCATEE AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT

4. Motion to adopt **Resolution No. 2015-227**, to re-appropriate half-cent sales tax revenues, in the amount of \$19,443, from the General Fund to the 2012 Sales Tax Bond debt service fund, to support the debt service obligation for FY 2015

RESOLUTION NO. 2015-227

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2015 GENERAL FUND SALES TAX APPROPRIATION IN ORDER TO APPROPRIATE ADDITIONAL SALES TAX REVENUES TO THE SERIES 2012-SALES TAX BOND DEBT SERVICE FUND.

5. Motion to adopt **Resolution No. 2015-228**, authorizing the county administrator, or his designee, to negotiate with, and if negotiations are successful, to enter into contract with the responding firm, Consumer Debt Counselors, Inc., for credit counseling, homebuyer education services for the SJC Housing Department according to the requirements of RFP No. 15-04

RESOLUTION NO. 2015-228

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 15-04 AND TO EXECUTE AGREEMENTS FOR CREDIT COUNSELING SERVICES

6. Motion to adopt **Resolution No. 2015-229**, authorizing the county administrator, or his designee, to negotiate with, and if negotiations are successful, to enter into a contract with the top ranked firm, Giddens Security Corporation, to provide security guard services for St. Johns County Facilities according to the requirements of RFP No. 15-48

RESOLUTION NO. 2015-229

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 15-48 AND TO EXECUTE AGREEMENTS FOR SECURITY GUARD SERVICES

7. Motion to adopt **Resolution No. 2015-230**, authorizing the county administrator, or his designee, to award Bid No. 15-78, purchase of poly/ortho blend for SJC Utility Department to American Water Chemicals, Inc., d/b/a Alkema Solutions, Inc., as the lowest responsive, responsible bidder, at the unit price of \$5.40/gallon, and to execute an agreement in substantially the same form and format as attached hereto

RESOLUTION NO. 2015-230

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD AND EXECUTE AN AGREEMENT FOR BID NO. 15-78, PURCHASE OF POLY/ORTHO BLEND FOR ST. JOHNS COUNTY UTILITY DEPARTMENT

8. Motion to declare the items 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
9. Motion to adopt **Resolution No. 2015-231**, authorizing the county administrator, or his designee, to award Bid No. 15-54, to W.W. Gay Mechanical Contractor, Inc., and to execute an agreement in substantially the same form as the attached draft to provide the services provided in Bid No. 15-54

RESOLUTION NO. 2015-231

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID 15-54 AND TO EXECUTE AGREEMENTS FOR CONSTRUCTION OF CRIMINAL JUSTICE COMPLEX REPIPING SERVICES

10. Motion to adopt **Resolution No. 2015-232**, approving the terms, conditions, and requirements of the contract between St. Johns County and the Council on Accreditation and authorizing the county administrator, or designee, to execute the contract on behalf of the County

RESOLUTION NO. 2015-232

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 COUNCIL ON ACCREDITATION AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

11. Motion to adopt **Resolution No. 2015-233**, approving the final plat for Southaven, Phase 1

RESOLUTION NO. 2015-233

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

12. Motion to adopt **Resolution No. 2015-234**, approving the final plat for Shearwater, Phase 1

RESOLUTION NO. 2015-234

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

13. Motion to adopt **Resolution No. 2015-235**, authorizing the Sheriff of St. Johns County, Florida, or designee, to submit an application seeking funding assistance through the Florida Department of Law Enforcement Federal Fiscal Year 2015 Edward Byrne Memorial Justice Assistance Grant (JAG)

RESOLUTION NO. 2015-235

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE SHERIFF, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT FEDERAL FISCAL YEAR 2015 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG), STATE SOLICITATION

14. Motion to adopt **Resolution No. 2015-236**, approving the terms, provisions, conditions, and requirements of a Cost-Sharing Agreement between St. Johns County, St. Johns County School Board, and Croquet Endeavors, LLC, and authorizing the county administrator, or designee, to execute the contract on behalf of the County

RESOLUTION NO. 2015-236

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A COST-SHARING AGREEMENT BETWEEN THE COUNTY, THE ST. JOHNS COUNTY SCHOOL BOARD, AND CROQUET ENDEAVORS, LLC; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT RENEWAL ON BEHALF OF THE COUNTY; AND RECOGNIZING UNANTICIPATED REVENUE

15. Motion to adopt **Resolution No. 2015-237**, approving the terms, provisions, conditions, and requirements of a Construction Agreement between St. Johns County and D.R. Horton, Inc., Jacksonville and authorizing the county administrator, or designee, to execute the contract on behalf of the County

RESOLUTION NO. 2015-237

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONSTRUCTION AGREEMENT BETWEEN THE COUNTY AND D.R. HORTON, INC., JACKSONVILLE AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT RENEWAL ON BEHALF OF THE COUNTY

16. Motion to approve the Cash Requirement Report
17. Minutes: BCC Special Meeting July 28, 2015

(08/18/15 - 6 - 9:17 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Bennett requested to add Regular Agenda Item A1: resolution approving \$120,000 of SHIP funds to assist the St. Johns County Housing Partnership to purchase a 12 unit multi-family complex for low income tenants. She also requested to add a proclamation (no number given) on: Minorcan Middle Passage Ceremonies and Port Markers Project (MPCPMP). McClure requested that Regular Agenda Items 4-8 be heard before Regular Agenda Item 1, discussion ensued, and Bennett noted that the items would be heard after Regular Agenda Item 1.

(08/18/15 - 6 - 9:21 a.m.)

APPROVAL OF REGULAR AGENDA

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

(08/18/15 - 6 - 9:22 a.m.)

A1. RESOLUTION APPROVING \$120,000 OF SHIP FUNDS TO ASSIST THE ST. JOHNS COUNTY HOUSING PARTNERSHIP TO PURCHASE A 12 UNIT MULTI-FAMILY COMPLEX FOR LOW INCOME TENANTS

Benjamin Coney, Housing Manager, gave an overview of the request.

(9:23 a.m.) Bill Lazar, Executive Director of the St. Johns Housing Partnership, 525 West King Street, spoke on preserving affordable rental property. Discussion ensued on program funds.

(9:25 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in favor of the resolution.

(9:26 a.m.) BJ Kalaidi, 8 Newcomb Street, questioned the location of the property, to which Bennett responded.

(9:27 a.m.) **Motion by Morris, seconded by Bennett, carried 5/0, to adopt Resolution No. 2015-238, authorizing the use of \$120,000 of State Housing Initiative Partnership program funds to be used to assist in the purchase of a 12 unit multi-family apartment development, known as Maxwell Manor I, by the St. Johns Housing Partnership to provide housing for low income families.**

RESOLUTION NO. 2015-238

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AUTHORIZING THE USE OF \$120,000 OF THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM FUNDS TO ASSIST THE ST. JOHNS HOUSING PARTNERSHIP'S PURCHASE OF A 12 UNIT MULTIFAMILY DEVELOPMENT, CURRENTLY MAXWELL MANOR I, SERVING LOW AND VERY-LOW INCOME HOUSEHOLDS

(08/18/15 - 7 - 9:28 a.m.)

1. PUBLIC HEARING, COMPAMD 2015-02, VETERANS PARKWAY. THIS IS A REQUEST TO TRANSMIT A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-C AND ADD A COMPREHENSIVE PLAN TEXT POLICY TO LIMIT THE NUMBER OF DWELLING UNITS TO 146. THE SUBJECT PROPERTY CONTAINS 102.38 ACRES OF LAND AND IS LOCATED ALONG THE WEST SIDE OF VETERANS PARKWAY, NORTH OF VETERAN'S PARK AND SOUTH OF RACE TRACK ROAD. THIS IS THE TRANSMITTAL HEARING TO ALLOW FOR STATE AND REGIONAL AGENCY REVIEW. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL AT ITS JULY 16, 2015, MEETING, WITH A 7-0 VOTE

Proof of publication of the notice of public hearing on COMPAMD 2015-02, Veterans Parkway, was received, having been published in *The St. Augustine Record* on July 1, 2015.

Michael Roberson, Chief Planner, presented details of the transmittal request.

(9:32 a.m.) Bennett questioned Roberson on the text policy amendment, *Exhibit A*. She requested that the policy number be clarified prior to transmittal. (9:45 a.m.) Subsequently, Bennett requested that staff, Teresa Bishop, AICP, Planning Division Manager, and Roberson, clarify the policy number that the amendment was associated with. Bishop gave a brief description and Roberson stated the policy number was a.1.11.1(m)(8).

(9:34 a.m.) Tony Robbins, 13901 Sutton Park Drive South, Jacksonville, Florida, PROSSER, representing the applicant, presented details of the COMPAMD 2015-02, Veterans Parkway, via PowerPoint.

(9:41 a.m.) Johns questioned Robbins on the turn lane improvements, price range of the proposed 146 single-family homes, and whether the community was gated.

(9:44 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, requested that the Board continue the item. He also questioned whether the County would receive impact fees.

(9:47 a.m.) McClure questioned Roberson on the dwelling units, obtaining access to the property, and property zoning.

(9:48 a.m.) **Motion by Johns, seconded by McClure, carried 5/0, to transmit COMPAMD 2015-02, Veterans Parkway, adopting Findings of Fact 1-3 to support the motion.**

The meeting recessed at 9:49 a.m. and reconvened at 10:00 a.m., with Regular Agenda Item 4, and Andrews not in attendance.

(Items 2 and 3 were presented together.)

(08/18/15 - 7 - 11:50 a.m.)

2. PUBLIC HEARING, COMPAMD 2014-02, SILVERLEAF DRI, ADOPTION HEARING. THIS IS A COMPREHENSIVE PLAN AMENDMENT RELATED TO THE SILVERLEAF DEVELOPMENT OF REGIONAL IMPACT (DRI). THE APPLICANT PROPOSES CHANGES TO THE DRI BOUNDARY AND RELATED FUTURE LAND USE MAP AMENDMENTS. THE LANDS PROPOSED FOR FUTURE LAND USE DESIGNATION AMENDMENTS ARE BOTH WITHIN THE BOUNDARY OF THE EXISTING DRI AND OUTSIDE THE CURRENT DRI BOUNDARY. THE LANDS LYING OUTSIDE THE DRI CURRENTLY ARE PROPOSED TO BE INCORPORATED INTO THE DRI AS A

COMPONENT OF THE COMPANION NOPC APPLICATION. THE FUTURE LAND USE MAP AMENDMENTS INCLUDE: THE ADDITION OF APPROXIMATELY 51.75 ACRES OF LAND INTO THE DRI AND CHANGE IN FUTURE LAND USE DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-C; THE ADDITION OF APPROXIMATELY 772.06 ACRES OF LAND INTO THE DRI AND CHANGE IN FUTURE LAND USE DESIGNATION FROM R/S TO MIXED USE; THE ADDITION OF APPROXIMATELY 1.75 ACRES OF LAND INTO THE DRI AND CHANGE IN FUTURE LAND USE DESIGNATION FROM R/S TO RESIDENTIAL-C; A CHANGE OF THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL-B TO RESIDENTIAL-C FOR APPROXIMATELY 15.05 ACRES OF LAND WITHIN THE DRI; A CHANGE OF FUTURE LAND USE DESIGNATION FROM RESIDENTIAL-C TO MIXED USE FOR APPROXIMATELY 92.71 ACRES OF LAND WITHIN THE DRI; A CHANGE OF FUTURE LAND USE DESIGNATION FROM MIXED USE TO RESIDENTIAL-C FOR APPROXIMATELY 688.11 ACRES OF LAND WITHIN THE DRI. THESE PROPOSED CHANGES REPOSITION AND MODIFY THE PROPOSED DEVELOPMENT PATTERN WITHIN THE SILVERLEAF DRI AND RESULT IN APPROXIMATELY 825.56 ACRES BEING ADDED INTO THE DRI BOUNDARY WITH NO CHANGE IN THE APPROVED DRI RESIDENTIAL OR NON-RESIDENTIAL ENTITLEMENTS. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL SUBJECT TO THE APPLICANT AND THE FDOT REACHING AN AGREEMENT REGARDING THE FIRST COAST EXPRESSWAY BY A 7-0 VOTE

Proof of publication of the notice of public hearing on COMPAMD 2014-02, SilverLeaf DRI, was received, having been published in *The St. Augustine Record* on July 1, 2015.

Bennett disclosed ex parte communication with John Metcalf, applicant; staff; and Habitat. Morris disclosed ex parte communication with the applicant and Kathryn Whittington, representing the applicant, regarding their portion of the application and presentation. Smith disclosed ex parte communication with the applicant, the representative of the applicant, and Travis Hutson. Johns disclosed ex parte communication with staff and the applicant regarding the details of the project. McClure disclosed ex parte communication with the applicant not relating to the project.

(11:52 a.m.) McCormack briefed the Board on the recusal process. McClure and Bennett recused themselves from Regular Agenda Items 2 and 3.

(11:55 a.m.) Teresa Bishop, AICP, Planning Division Manager, noted the duplicated staff report in the item materials presented to the Board and that a letter of support was received, *Exhibit A*. She presented details of the COMPAMD 2014-02, SilverLeaf DRI and the NOPC 2014-03, SilverLeaf DRI, via PowerPoint, noting the changes to the following: 1) Future Land Use Map amendments to be added into the DRI and 2) Comprehensive Plan amendments within the existing DRI, allowing for a revised development plan. She also noted the Development Order condition 24 (b) pertaining to the First Coast Expressway right-of-way (ROW).

(12:03 p.m.) Kathryn Whittington, 24 Cathedral Place, Suite 600, representing the applicant, presented details of the COMPAMD 2014-02, SilverLeaf DRI and the NOPC 2014-03, SilverLeaf DRI, via PowerPoint presentation.

(12:12 p.m.) John Metcalf, applicant, 1104 Mill Creek Drive, presented details of the proposed transportation mitigation plan, the First Coast Expressway right-of-way controversy, special condition 24 (b), and the lawsuit filed against Florida Department of Transportation (FDOT). Discussion ensued on the protection of the right-of-way

(12:25 p.m.) Bennett questioned Metcalf on the protection of the right-of-way. Metcalf referenced a proposed FDOT ROW map, *Exhibit B*, and spoke on the ROW infrastructure. Discussion ensued on the protection of the ROW.

(12:33 p.m.) Richard Shine, Senior Attorney for the General Counsel Department of the FDOT, 605 Suwannee Street, Tallahassee, Florida, presented details of the FDOT's position on the White's Ford Notice of Proposed Change to St. Johns County Development Order and adoption of the Comprehensive Plan amendment, via PowerPoint. He noted that FDOT supported approval of the NOPC contingent on retaining the White's Ford commitment for the First Cost Expressway ROW. He referenced proposed Map H, and reviewed the following, via PowerPoint: 1) SilverLeaf ROW commitment in the 2006 St. Johns County Development Order, section 24 (b), 2) First Coast Expressway ROW corridor, 3) FDOT public hearing notice, 4) Elimination of First Coast Expressway ROW, 5) 2010-2025 Traffic Circulation Plan, 6) Department of Economic Opportunity's objection to the expressway ROW, 7) Northeast Florida Regional Council's recommendations, 8) Statutory authority to adopt or deny NOPC to Development Order, 9) FDOT First Coast Expressway economic development, 10) Settlement and appeal options, and the 11) FDOT's request to St. Johns County.

(12:26 p.m.) Morris questioned Shine on the settlement offer/negotiation process between the applicant and FDOT.

Sindy Wiseman, Deputy Clerk entered the meeting at 1:04 p.m.

(1:10 p.m.) McGee left the meeting and Sindy Wiseman, Deputy Clerk, entered the meeting.

(1:10 p.m.) Discussion ensued on the right-of-way alignment.

(1:14 p.m.) Bennett read a letter submitted by Mark P. Minor, former County Commissioner, supporting the SilverLeaf DRI, *Exhibit C*.

(1:17 p.m.) Malinda Peebles, 6231 Armstrong Road, requested that the applicant provide \$200,000 for the home-ownership program, in addition to the 200 lots for the affordable housing commitment, in order to expedite an affordable housing project, *Exhibit D*.

(1:21 p.m.) Bennett suggested proposing a project, or multiple projects, for the developer to issue a check/checks in lieu of paying \$.70 per square foot contribution over 30 years. This would allow low income projects to begin rather than be delayed. She asked Soria to provide the details of a draft for the Board to consider.

(1:23 p.m.) Soria presented the details of proposed special condition 26 of the development order for the affordable housing component, *Exhibit E*. *He said the alternative language would allow the Board to enter into an agreement with the developer, for the entire lump sum of the present day value of the \$.70 per square foot contribution. He said the funds could be used toward identified project/projects.* Discussion ensued.

(1:29 p.m.) BJ Kalaidi, 8 Newcomb Street, suggested continuing the item until the concerns between the developer and FDOT were addressed.

(1:32 p.m.) Metcalf responded to the affordable housing special condition 26, stating the following language should be added: *funds could be used outside of the Armstrong neighborhood*. He also responded to the right-of-way concerns from FDOT and restated the request to remove 24(b).

(1:42 p.m.) Johns questioned the expense of the deficient roadways. Discussion ensued.

(1:44 p.m.) Soria read the additional proposed language to the development order, appending to the end of the last sentence: *which may be outside the Armstrong neighborhood. A minimum of \$200,000 of the present day value contribution shall be spent within the Armstrong neighborhood*. Bennett mentioned a scrivener's error on the COMPAMD staff report, under recommended options, which omitted the Board's choice to approve the request.

(1:48 p.m.) McCormack explained the process for a majority vote of the commissioners that were present.

(1:49 p.m.) **Motion by Smith, seconded by Johns, carried 3/0, with Bennett and McClure recused, to enact Ordinance No. 2015-54, COMPAMD 2014-02, SilverLeaf DRI, adopting Findings of Fact 1-3.**

ORDINANCE NO. 2015-54

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 FOR APPROXIMATELY 772.06 ACRES FROM RURAL SILVICULTURE (R/S) TO MIXED USE DISTRICT AND CHANGE APPROXIMATELY 15.05 ACRES FROM RESIDENTIAL-B TO RESIDENTIAL-C; 51.75 ACRES FROM RURAL SILVICULTURE (R/S) TO RESIDENTIAL-C; 92.71 FROM RESIDENTIAL-C TO MIXED USE DISTRICT, 1.75 ACRES FROM RURAL SILVICULTURE TO RESIDENTIAL-C AND 668.11 FROM MIXED USE DISTRICT TO RESIDENTIAL-C, ALL RELATED TO THE SILVERLEAF DRI AND LOCATED SOUTH OF COUNTY ROAD 210, NORTH OF COUNTY ROAD 16A, AND WEST OF I-95; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(08/18/15 - 10 - 11:51 a.m.)

3. PUBLIC HEARING, NOPC 2014-03, SILVERLEAF DRI. THIS NOTICE OF PROPOSED CHANGE (NOPC) TO THE SILVERLEAF DRI PROPOSES TO: ADD APPROXIMATELY 825 ACRES OF LAND INTO THE EXISTING DRI WITH NO CHANGE IN THE APPROVED ENTITLEMENTS; CHANGE THE NAME FROM SILVERLEAF PLANTATION TO SILVERLEAF; MODIFY THE PHASING AND BUILD-OUT DATES; AND MODIFY THE ROADWAY NETWORK AND THE TRANSPORTATION MITIGATION PLAN. ALTHOUGH THERE ARE NO CHANGES IN THE APPROVED ENTITLEMENTS, THE APPLICANT HAS ALLOWED FOR A GOLF COURSE TO BE DEVELOPED IN CERTAIN AREAS, REMOVED THE ACADEMIC VILLAGE, AND HAS RELOCATED THE TOWN CENTER NORTH. THE APPLICANT HAS PROPOSED TO REMOVE SPECIAL CONDITION NO. 24(B) THAT PERTAINS TO THE FIRST COAST EXPRESSWAY RIGHT-OF-WAY.

AT THIS WRITING, THIS ISSUE REMAINS UNRESOLVED. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 7-0 VOTE, FINDING THE NOPC WAS NOT A SUBSTANTIAL DEVIATION AND CONDITIONED ON THE PROPERTY OWNER AND FDOT RESOLVING THE FIRST COAST EXPRESSWAY RIGHT-OF-WAY DISPUTE THROUGH THE PROPERTY PRIOR TO THE BOARD OF COUNTY COMMISSIONERS HEARING, AND SHOULD THE DISPUTE NOT BE RESOLVED THAT SPECIAL CONDITION NO. 24(B) BE REINSTATED INTO THE DEVELOPMENT ORDER

Proof of publication of the notice of public hearing on NOPC 2014-03, SilverLeaf DRI, was received, having been published in *The St. Augustine Record* on July 1, 2015.

Discussion occurred with Regular Agenda Item 2.

(1:49 p.m.) **Motion by Smith, seconded by Morris, carried 3/0, with Bennett and McClure recused, to adopt Resolution No. 2015-241, approving NOPC 2014-03, SilverLeaf DRI, adopting Findings of Fact 1-5; to preserve the Northern alignment right-of-way as proffered by the applicant for a period of three years; and the changes proposed to the affordable housing section.**

(1:51 p.m.) Smith questioned if the affordable housing needed to be in the motion at this time.

(1:53 p.m.) **Motion by Smith, seconded by Morris, carried 3/0, to adopt Resolution No. 2015-241, approving NOPC 2014-03, Silverleaf DRI, adopting Findings of Fact 1-5, including amendments in regards to the affordable housing as discussed and to exclude condition 24(b), and the specification that the developer would only build specific improvements on the right-of-way and not put any other improvements for a three year period.**

RESOLUTION NO. 2015-241

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, RESTATING, INCLUDING AND MODIFYING THE SILVERLEAF PLANTATION DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY RESOLUTION NO. 2006-65; AS AMENDED BY RESOLUTION NO. 2006-338, FINDING THE MODIFICATIONS ARE CONSISTENT WITH ST. JOHNS COUNTY COMPREHENSIVE PLAN 2025; ORDINANCE NO. 2010-38 AND CONSISTENT WITH THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE; ADDING APPROXIMATELY 825 ACRES IN NORTHWEST ST. JOHNS COUNTY TO THE DRI, CHANGING THE NAME OF THE DRI TO SILVERLEAF; ESTABLISHING REVISED MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS FOR TRANSPORTATION; AMENDING CERTAIN CONDITIONS OF THE DRI DEVELOPMENT ORDER; REVISING DEVELOPMENT PHASING AND BUIDLOUT DATES; FINDING THAT THE MODIFICATIONS DO NOT CONSTITUTE A SUBTANSTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE

The Board moved to commissioner comments.

(Items 4 and 5 were presented together.)

(08/18/15 - 12 - 10:00 a.m.)

4. PUBLIC HEARING, DRI MOD 2015-02, TWIN CREEKS (HEARTWOOD). THIS IS A PUBLIC HEARING FOR DRI MOD 2015-02, KNOWN AS TWIN CREEKS (HEARTWOOD), A PROPOSED AMENDMENT TO THE APPROVED DEVELOPMENT ORDER TO BRING THE DRI IN COMPLIANCE WITH THE HEARTWOOD SETTLEMENT AGREEMENT. CHANGES INCLUDE AN OVERALL TRANSPORTATION PROPORTIONATE SHARE MITIGATION OF \$7 MILLION DOLLARS, A REQUIREMENT THAT ANY ACREAGE OF COMMUNITY PARKS NOT CONSTRUCTED SHALL BE MITIGATED BY A PAYMENT TO THE COUNTY AT \$200,000 PER ACRE, A FOURTH FULL MEDIAN OPENING ON CR 210, AND USE OF 160 ACRES OF WETLANDS OWNED BY SOUTH JACKSONVILLE PROPERTIES, LLC, FOR USE AS MEETING THE OPEN SPACE REQUIREMENTS OF THIS DEVELOPMENT. STAFF RECOMMENDS APPROVAL OF THE REQUEST. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON JULY 20, 2015, AND UNANIMOUSLY RECOMMENDED APPROVAL

Proof of publication of the notice of public hearing on DRI DOA 2015-02, Twin Creeks (Heartwood), was received, having been published in *The St. Augustine Record* on July 1, 2015.

Bennett disclosed ex parte communication with the Twin Creeks applicant regarding commercial development plans, not related to the current proposed application and with Heartwood regarding the proposed project setup and how elements were being met. Morris disclosed ex parte communication with Bruce Parker and Don Smith regarding their presentations. Johns disclosed ex parte communication with the applicant regarding the history of the project and the current project plan. Smith disclosed ex parte communication with Bruce Parker and Don Smith regarding an overview of the project.

(10:01 a.m.) Rebecca Dennis, Planner, presented details of the DRI MOD 2015-02 and MAJMOD 2015-08, Twin Creeks (Heartwood), noting waivers, via PowerPoint. *She also noted the revised NOPC language for the DRI modification, and the modified Master Development Plan (MDP) text and map that depicted the right-of-way reservation along CR 210.*

(10:06 a.m.) Don Smith, ACIP, 14775 Old St. Augustine Road, Jacksonville, Florida, England-Thims & Miller (ETM), Inc., representing the applicant, noted that Heartwood had not purchased the property from South Jacksonville. He stated that the property was purchased by another entity in 2005 and was acquired through foreclosure. He presented details of the DRI MOD 2015-02 and MAJMOD 2015-08, Twin Creeks (Heartwood), via PowerPoint, *Exhibit A*, including specific terms of the settlement agreement. (10:17 a.m.) Bennett questioned the hashed area on the MDP map. Smith responded that the area was 168 acres of open space reserved on South Jacksonville property.

(10:18 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, requested that the Board continue the item. He also questioned the breakdown of the impact fees.

(10:21 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on school mitigation and supporting public comment.

(10:24 a.m.) Discussion ensued on impact fees and the number of dwelling units.

(10:27 a.m.) Motion by Johns, seconded by Smith, carried 5/0, to approve Resolution No. 2015-239, DRI MOD 2015-02, Twin Creeks (Heartwood), adopting Finding of Fact 1-4.

RESOLUTION NO. 2015-239

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 2015-239, AN AMENDED AND RESTATED DEVELOPMENT ORDER ("AMENDED DEVELOPMENT ORDER") FOR A PORTION OF TWIN CREEKS, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 630+/- ACRES IN NORTHERN ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS, INCLUDING MITIGATION FOR TRANSPORTATION, SCHOOL AND ENVIRONMENTAL IMPACTS; PROVIDING DEVELOPMENT BUILDOUT DATES; AND ESTABLISHING AN EFFECTIVE DATE

(08/18/15 - 13 - 10:00 a.m.)

5. PUBLIC HEARING, MAJMOD 2015-08, TWIN CREEKS (HEARTWOOD). THIS IS A PUBLIC HEARING FOR MAJMOD 2015-08, KNOWN AS TWIN CREEKS (HEARTWOOD), A PROPOSED MAJOR MODIFICATION TO THE HEARTWOOD PORTION OF THE TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD) TO BRING THE PUD IN COMPLIANCE WITH THE HEARTWOOD SETTLEMENT AGREEMENT AND THE DRI DEVELOPMENT ORDER. STAFF RECOMMENDS APPROVAL OF THE REQUEST. PLEASE REFER TO THE STAFF REPORT FOR ADDITIONAL DETAILS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON JULY 20, 2015, AND UNANIMOUSLY RECOMMENDED APPROVAL

Proof of publication of the notice of public hearing on MAJMOD 2015-08, Twin Creeks PUD (Heartwood), was received, having been published in *The St. Augustine Record* on July 1, 2015.

Discussion occurred with Regular Agenda Item 4.

(10:28 a.m.) Motion by Johns, seconded by Smith, carried 5/0, to enact Ordinance No. 2015-51, MAJMOD 2015-08, Twin Creeks (Heartwood), adopting Findings of Fact 1-6, and to include the amended MDP text and map, as mentioned by staff.

ORDINANCE NO. 2015-51

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NO. 2006-03, AS AMENDED; RENAMING THE PROJECT TO TWIN CREEKS (HEARTWOOD) PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(Items 6 and 7 were presented together.)

(08/18/15 - 14 - 10:29 a.m.)

6. PUBLIC HEARING, DRI MOD 2015-03, NEW TWIN CREEKS DEVELOPMENT OF REGIONAL IMPACT (DRI) (SOUTH JACKSONVILLE PROPERTIES, LLC). THIS IS A DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER (DO) MODIFICATION TO THE PROPERTY OWNED BY SOUTH JACKSONVILLE PROPERTIES, LLC, AND TWIN CREEKS VENTURES, LLC. THE DEVELOPMENT ORDER MODIFICATIONS ARE IN ACCORDANCE WITH THE SETTLEMENT AGREEMENT APPROVED IN APRIL 2015 AND INCLUDE THE SHARING OF 160 ACRES WITH HEARTWOOD 23, LLC, FOR WETLAND MITIGATION AND OPEN SPACE REQUIREMENTS, REVISED TRANSPORTATION MITIGATION, AN OPTION FOR ADVANCEMENT OF THE CR 210 SIX-LANE WITHIN THE DRI BOUNDARIES, REVISION OF SCHOOL SITE ACREAGES, AND REVISION OF PHASING. THIS DRI ALLOWS UP TO 2,280 DWELLING UNITS, 989,000 SQUARE FEET OF RETAIL/SERVICE, 700,000 SQUARE FEET OF OFFICE, 1.9 MILLION SQUARE FEET OF INDUSTRIAL, AND 120 HOTEL ROOMS. THE PLANNING AND ZONING AGENCY UNANIMOUSLY RECOMMENDED APPROVAL AT ITS JULY 16, 2015, MEETING

Proof of publication of the notice of public hearing on DRI DOA 2015-03, Twin Creeks (South Jacksonville), was received, having been published in *The St. Augustine Record* on July 1, 2015.

Bennett disclosed ex parte communication with South Jacksonville representatives regarding project plans not related to the current proposed applications.

(10:29 a.m.) Teresa Bishop, AICP, Planning Division Manager, presented details of the DRI MOD 2015-03 and MAJMOD 2015-04, Twin Creeks (South Jacksonville), noting waivers, via PowerPoint.

(10:33 a.m.) Ellen Avery-Smith, 100 Whetstone Place, Rogers Towers, representing the applicant (South Jacksonville), presented details of the DRI MOD 2015-03 and MAJMOD 2015-04, Twin Creeks (South Jacksonville), noting proposed changes, via PowerPoint.

(10:42 a.m.) Tony Robbins, 13901 Sutton Park Drive South, Jacksonville, Florida, PROSSER, representing the applicant, presented details of MAJMOD 2015-04, Twin Creeks (South Jacksonville), noting proposed changes, bathing facilities (lagoon), and canopy trees, via PowerPoint.

(10:55 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the buildout date. She also questioned if the lagoon would be open to the public.

(10:58 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, questioned the impact fees on the project and utilization of law enforcement for security.

(11:01 a.m.) Robbins responded to public comment regarding the utilization of the lagoon, and impact fees.

(11:03 a.m.) McClure questioned the proposed onsite school locations, including school access points.

(11:04 a.m.) **Motion by Johns, seconded by Smith, carried 5/0, to adopt Resolution No. 2015-240, approving DRI MOD 2015-03, New Twin Creeks Development of Regional Impact (DRI) (South Jacksonville Properties, LLC), adopting Findings of Fact 1-4.**

RESOLUTION NO. 2015-240

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 2015-240, AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR A PORTION OF TWIN CREEKS, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 2,405+/- ACRES IN NORTHERN ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS INCLUDING MITIGATION FOR TRANSPORTATION, SCHOOL AND ENVIRONMENTAL IMPACTS; PROVIDING DEVELOPMENT BUILDOUT DATES; AND ESTABLISHING AN EFFECTIVE DATE

(08/18/15 - 15 - 10:29 a.m.)

7. PUBLIC HEARING, MAJMOD 2015-04, NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD) (SOUTH JACKSONVILLE PROPERTIES, LLC). THIS IS A MAJOR MODIFICATION TO THE TWIN CREEKS PUD (ORDINANCE NO. 2006-03) TO PROVIDE CONSISTENCY BETWEEN THE DRI DEVELOPMENT ORDER, AS AMENDED, AND THE PUD ZONING. CONSISTENT WITH THE DRI, THE PUD ALLOWS UP TO 2,280 DWELLING UNITS, 989,000 SQUARE FEET OF RETAIL/SERVICE, 700,000 SQUARE FEET OF OFFICE, 1.9 MILLION SQUARE FEET OF INDUSTRIAL, AND 120 HOTEL ROOMS. PHASE I INCLUDES THE DEVELOPMENT OF 600,000 SQUARE FEET OF RETAIL/SERVICE, 600 SINGLE-FAMILY AND 500 MULTI-FAMILY DWELLING UNITS. THE PLANNING AND ZONING AGENCY UNANIMOUSLY RECOMMENDED APPROVAL AT ITS JULY 16, 2015, MEETING

Proof of publication of the notice of public hearing on MAJMOD 2015-04, New Twin Creeks PUD, was received, having been published in *The St. Augustine Record* on July 1, 2015.

Discussion occurred with Regular Agenda Item 6.

(11:04 a.m.) Motion by Johns, seconded by Smith, carried 5/0, to enact Ordinance No. 2015-52, MAJMOD 2015-04, New Twin Creeks PUD (South Jacksonville Properties, LLC), adopting Findings of Fact 1-6.

ORDINANCE NO. 2015-52

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2006-03, AS AMENDED; RENAMING THE PROJECT TO NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(08/18/15 - 16 - 11:05 a.m.)

8. PUBLIC HEARING, CDD 2015-01, CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT (CDD). THIS IS A PUBLIC HEARING FOR CDD 2015-01, KNOWN AS CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A PETITION TO ESTABLISH THE CREEKSIDE AT TWIN CREEKS CDD TO COVER APPROXIMATELY 255 ACRES OF LAND AND 592 SINGLE-FAMILY DWELLING UNITS, SOUTH OF CR210 AND IMMEDIATELY WEST OF OLD CR210. THE CDD ENCOMPASSES A PORTION OF THE OVERALL TWIN CREEKS DRI OWNED BY SOUTH JACKSONVILLE, LLC, AND TWIN CREEKS VENTURES, LLC. IN ADDITION TO THE GENERAL POWERS OF A CDD, THE PETITION SEEKS APPROVAL FOR SPECIAL POWERS FOR PARKS, RECREATION, AND SECURITY FACILITIES. STAFF RECOMMENDS APPROVAL OF THE PETITION

Proof of publication of the notice of public hearing on Creekside at Twin Creeks Community Development District (CDD), was received, having been published in *The St. Augustine Record* on July 24, 2015, July 31, 2015, August 7, 2015, and August 14, 2015.

Rebecca Dennis, Planner, presented details of the CDD 2015-01, Creekside at Twin Creeks, via PowerPoint, noting six factors for the Board to consider when granting a CDD petition, per Chapter 190, Florida Statutes.

(11:09 a.m.) Bennett questioned the proposed CDD facilities and services (roadways, sewer, and water), Dennis and Soria responded. Johns questioned the nearest wastewater treatment facility and the capacity of the facility. Discussion ensued on the utility service area.

(11:11 a.m.) Ellen Avery-Smith, 100 Whetstone Place, Rogers Towers, representing the applicant (South Jacksonville Properties and Twin Creek Ventures), responded to the utility service area question. She also spoke on the proposed CDD facilities and services (roadways, sewer, and water) and the public financial benefit contributed by the establishment of the CDD.

(11:15 a.m.) Bennett clarified that the County was not obligated to accept roadways, sewer, or water connections. Avery-Smith spoke on the CDD geographic boundary.

(11:16 a.m.) McClure questioned the CDD infrastructure, including the continuation of the loop road, to which Mark Watts, attorney with Cobb Cole, 351 East New York Avenue, Suite 200, Deland, Florida, responded. Discussion ensued on the loop road.

(11:19 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on the proposed project impact fees. He also questioned the security of the development, including if the development would be gated and the utilization of law enforcement. Avery-Smith responded that the development would not be gated and would be patrolled by the St. Johns County Sheriff's Office. McClure questioned Avery-Smith on the impact fees.

(11:21 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on first responder access to the development and how the development would affect tax payers.

(11:24 a.m.) McClure spoke in support of the development.

(11:27 a.m.) McCormack spoke on the settlement agreement. He noted that there was an existing development order and Planned Unit Development (PUD). He stated the agreement did not add units and noted that the agreement distinguished the two major property owners.

(11:28 a.m.) **Motion by Johns, seconded by McClure, carried 5/0, to enact Ordinance No. 2015-53, approving the petition for creation of the Creekside at Twin Creeks Community Development District (CDD), adopting Findings of Fact 1-3 to support the motion.**

ORDINANCE NO. 2015-53

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2014); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(11:29 a.m.) John Kinsey, South Jacksonville Properties, LLC, gave a project update and expressed his appreciation to the Board and staff regarding the approval of the development.

The Board recessed at 11:31 a.m. and reconvened at 11:47 a.m., with Joy Andrews, Assistant County Administrator present.

(11:47 a.m.) Per additions/deletions to the Regular Agenda, Ann Chinn, Chair of the Minorcan Middle Passage Ceremonies and Port Markers Project (MPCPMP), P.O. Box 3071, Jacksonville, Florida, presented details of the proclamation request, *Exhibit A*.

(11:50 a.m.) *Bennett requested Board consensus to present a proclamation noticing and honoring the Minorcan Middle Passage Ceremonies and Port Markers Project, and the history associated with the project. Consensus was given.*

(2:15 p.m.) Subsequently, McCormack noted that the proposed proclamation could not be vetted and recommended to authorize the chair to write a letter of support after due diligence could be performed.

(2:17 p.m.) **Motion by Bennett, seconded by Morris, carried 4/1, with McClure dissenting, to authorize the chair to write a letter in support after due diligence on the background.**

The Board moved to Regular Agenda Item 2.

(08/18/15 - 17 - 1:53 p.m.)
COMMISSIONERS' REPORTS

Commissioner Johns

No report.

Commissioner Smith

(1:54 p.m.) Smith reported that the Water Quality Task Force Team was in place and would be meeting.

Commissioner Bennett

(1:54 p.m.) Bennett reported that the board received a red folder request from Vicky Oakes, Supervisor of Elections (SOE), to appoint a Board member, and an alternate, to the Canvassing Board, *Exhibit A*. She said by Florida Statute the appointed commissioner should be the chair, unless ineligible and the alternate could be another commissioner or the SOE could appoint a non-board member. Smith said he would be glad to fill the alternate position.

Commissioner Morris

No report.

Commissioner McClure

(1:55 p.m.) McClure mentioned attending a Treasure Beach meeting and thanked Kevin Wiseman, Director of Facilities Maintenance, and Damon Douglas, GIS Systems Analysis, for addressing the concerns on the dredging project.

(08/18/15 - 18 - 1:57 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick reminded the Board about the workshop scheduled for August 25, 2015, at 9:00 a.m.

Regina Ross, Senior Assistant County Attorney, entered the meeting at 1:50 p.m.

(08/18/15 - 18 - 1:58 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack noted that the City of St. Augustine building official unexpectedly passed away and there was a request from the City of St. Augustine to have the County assist, for an interim period, with building official duties. He asked Ross to address the Board on the matter.

(1:57 p.m.) Ross stated that the City requested an interlocal agreement, for a 60 day period, for the County's licensed building official to provide building related services. She said they were working on the cost, to be paid by the City of St. Augustine. She stated that 60 days would allow the City enough time to replace their personnel. Ross requested the Board's authorization to enter into an interlocal agreement.

(1:59 p.m.) Motion by Bennett, seconded by Morris, carried 5/0, to authorize the county administrator to execute an interlocal agreement, substantially in the form of the elements Ross described.

(2:00 p.m.) McCormack spoke about reviewing the Board's policies. He clarified with the Board that each Board member has a duty to make clear when they are representing the Board versus when they are acting in an individual capacity. He noted some confusion regarding a letter the Chair was to write for redistricting and the meeting McClure attended in Tallahassee addressing the House Committee regarding redistricting.

(2:03 p.m.) Bennett responded that she had received a call asking why the Board sent a representative to Tallahassee to speak on the redistricting issue. She said she would be sending a letter clarifying that the Board did not send an authorized delegation to that meeting, that the Board's concerns were for St. Johns County, and that they were not trying to manipulate or change their map.

(2:04 p.m.) McClure submitted copies and read the letter that he presented at the meeting in Tallahassee, *Exhibit B*, regarding redistricting. Discussion ensued.

(2:13 p.m.) McClure referenced the reorganization of the Board, which would be held in November; then, made the following motion.

(2:14 p.m.) Motion by McClure, to appoint Jeb Smith as Chair of the Board of County Commission and James Johns as Vice-Chair of the Board of County Commission. The motion failed for lack of a second.

(08/18/15 - 19 - 2:18 p.m.)
CLERK OF COURT'S REPORT

No report.

(08/18/15 - 19 - 2:18 p.m.)
ADJOURN

With there being no further business to come before the Board, Bennett adjourned the meeting at 2:18 p.m.

REPORTS:


1. St. Johns County Board of County Commissioners Check Register, Check Nos. 523222-523235, totaling \$234,337.64 (7/30/15)
2. St. Johns County Board of County Commissioners Check Register, Check No. 523236, totaling \$46.70 (8/03/15)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 523237-523438, totaling \$1,412,670.60 and Voucher Register, Voucher Nos. 21689-27134, totaling \$1,311,272.11 (8/4/15)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 523439-523468, totaling \$47,536.12 and Voucher Register, Voucher Nos. 21735-21749, totaling \$26,617 (8/5/15)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 523469-523481, totaling \$4,752.33 and Voucher Register, Voucher No. 21750, totaling \$184.62 (8/6/15)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 21751-51752, totaling \$11,268.27 (8/6/15)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 523482-523485, totaling \$169,572.58 (8/7/15)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 523486-523732, totaling \$785,892.37 and Voucher Register, Voucher Nos. 21753-51804, totaling \$536,912.73 (8/11/15)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 523733-523738, totaling \$6,793.81 and Voucher Register, Voucher Nos. 21805-21814, totaling \$9,592 (8/12/15)

CORRESPONDENCE:

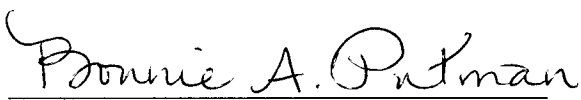
1. St. Johns County Investment Performance Review, quarter ended March 31, 2015
2. St. Johns County OPEB Fund Investment Performance Review, quarter ended March 31, 2015
3. St. Johns County Investment Performance Review, quarter ended June 30, 2015

Approved ___October 6_____, 2015

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By:  _____
Priscilla L. Bennett, Chair

ATTEST: GEORGE LAREAU, CLERK

By:  _____
Deputy Clerk