

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
OCTOBER 6, 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 Regina Ross, Senior Assistant County Attorney

(10/06/15 - 1 - 9:00 a.m.)
CALL TO ORDER

Bennett called the meeting to order.

(10/06/15 - 1 - 9:00 a.m.)
ROLL CALL

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

(10/06/15 - 1 - 9:00 a.m.)
INVOCATION

Reverend Ken Wilcox, Center for Spiritual Living in St. Augustine, gave the invocation.

(10/06/15 - 1 - 9:01 a.m.)
PLEDGE OF ALLEGIANCE

Bennett led the Pledge of Allegiance.

(10/06/15 - 1 - 9:02 a.m.)
PROCLAMATION DECLARING OCTOBER 2015 DOMESTIC VIOLENCE
AWARENESS MONTH

Bennett presented the proclamation to Joyce Mahr, Betty Griffin House Executive Director. Mahr expressed her appreciation and spoke on domestic violence.

(10/06/15 - 1 - 9:08 a.m.)
PROCLAMATION DECLARING OCTOBER 2015 GULLAH GEECHEE MONTH

McClure presented the proclamation to Ms. Olympia Hankerson. Hankerson expressed her appreciation and spoke on the Gullah Geechee efforts.

(10/06/15 - 2 - 9:16 a.m.)

PROCLAMATION DECLARING OCTOBER 2015 FLORIDA MANUFACTURERS MONTH

Morris spoke on the importance of Florida Manufactures Month. Melissa Glasgow, Director of Economic Development, presented the proclamation to Joe Durkin, Republic Services and First Coast Manufacturing Association. Durkin expressed his appreciation and spoke on Florida Manufacturers.

(The proclamation was added.)

(10/06/15 - 2 - 9:23 a.m.)

PROCLAMATION DECLARING OCTOBER 2015 NATIONAL ARTS AND HUMANITIES MONTH

Smith presented the proclamation to Andy Witt, Executive Director of the St. Johns Cultural Council (SJCC). Witt expressed his appreciation.

(The proclamation was added.)

(10/06/15 - 2 - 9:29 a.m.)

PROCLAMATION DECLARING OCTOBER 9TH-11TH, 2015, ST. JOHNS COUNTY FIRE AND RESCUE "FILL THE BOOT" DAYS

Bennett presented the proclamation to Carl Shank, Fire Rescue Chief. Shank noted that the International Association of Firefighters (IAFF) Local No. was 3865 not 2836. He spoke on the partnership between St. Johns County Fire and Rescue and the Muscular Dystrophy Association (MDA). Matt Hooker, Fire Rescue, expressed his appreciation and noted there would be three additional collection sites for 2015. He also noted that the "Fill the Boot" days had raised over \$250,000 to date.

(10/06/15 - 2 - 9:34 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(10/06/15 - 2 - 9:35 a.m.)

PUBLIC COMMENT

Peter Royal, 345 Hefferon Drive, spoke on free speech zones, located within St. Johns County parks and other facilities, *Exhibit A*.

(9:38 a.m.) Rosetta Bailey, 403 A Street, spoke on regional councils and Housing and Urban Development (HUD) grants, *Exhibit B*.

(9:42 a.m.) Lance Thate, St. Augustine Tea Party Chairman, P.O. Box 4063, spoke on free speech zones and the St. Johns County attorney's functions. He noted that according to the internet, the county attorney represented the Florida Northeast Regional Planning Council. (9:45 a.m.) Bennett and McCormack clarified that the county attorney was not an employee of the Florida Northeast Regional Council.

(9:45 a.m.) Dave Heimbold, 112 Manresa Road, spoke on a Department of Justice article titled: *Launch of Strong Cities Network to Strengthen Community Resilience Against Violence Extremism, Exhibit C*.

(9:49 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the St. Johns County School Board's half-cent sales tax referendum, the State's community contribution tax credit program, St. Johns County tax incentives and zoning, and traffic flow alternatives for the May Street and San Marco Avenue intersection.

(10/06/15 - 3 - 9:52 a.m.)
DELETIONS TO CONSENT AGENDA

McClure requested that Consent Agenda Item 21 be pulled and placed on the Regular Agenda as Item A1: St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2016.

(10/06/15 - 3 - 9:52 a.m.)
APPROVAL OF CONSENT AGENDA

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

1. Motion to adopt **Resolution No. 2015-285**, authorizing Assistant County Attorney Rebecca Lavie as a St. Johns County, Florida, designated representative to sign off on certifications and assurances, as required by the Federal Transit Administration

RESOLUTION NO. 2015-285

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING ASSISTANT COUNTY ATTORNEY REBECCA LAVIE AS A ST. JOHNS COUNTY ATTORNEY AND LEGAL REPRESENTATIVE WHO IS AUTHORIZED TO SIGN OFF ON FEDERAL TRANSIT ADMINISTRATION CERTIFICATIONS AND ASSURANCES IN THE APPLICATION AND EXECUTION OF FEDERAL TRANSIT ADMINISTRATION GRANTS IN ORDER TO RECEIVE FEDERAL PUBLIC TRANSPORTATION ASSISTANCE

2. Motion to adopt **Resolution No. 2015-286**, approving the terms, conditions, and requirements of a grant agreement between St. Johns County and the Florida Department of Economic Opportunity in the amount of \$25,000; authorizing the county administrator, or his designee, to execute the grant agreement on behalf of the County; and recognizing and appropriating the funds within the FY 2015 General Fund Growth Management Department budget

RESOLUTION NO. 2015-286

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2016 GENERAL FUND TO RECEIVE UNANTICIPATED REVENUE AND AUTHORIZE ITS EXPENDITURE BY THE GROWTH MANAGEMENT DEPARTMENT OF ST. JOHNS COUNTY

3. Motion to adopt **Resolution No. 2015-287**, accepting Grant of Easements to St. Johns County for drainage improvements to a drainage system located along Woodward Road

RESOLUTION NO. 2015-287

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS TO ST. JOHNS COUNTY FOR DRAINAGE IMPROVEMENTS TO A DRAINAGE SYSTEM LOCATED ALONG WOODWARD ROAD

4. Motion to adopt **Resolution No. 2015-288**, accepting an Easement for Utilities and Bill of Sale conveying all personal property associated with the water line to serve Gate Petroleum, located on International Golf Parkway

RESOLUTION NO. 2015-288

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER SERVICE TO SERVE GATE PETROLEUM ON INTERNATIONAL GOLF PARKWAY; AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER LINE

5. Motion to adopt **Resolution No. 2015-289**, approving the form and format of an Easement for Utilities granting access to allow maintenance of the Septic Tank Effluent Pumping Systems, located in Ponte Vedra; and authorizing acceptance and recording of each required executed easement upon receipt by the County

RESOLUTION NO. 2015-289

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE FORM AND FORMAT OF AN EASEMENT FOR ACCEPTING UTILITIES IN CONJUNCTION WITH THE SEPTIC TANK EFFLUENT PUMPING SYSTEMS (S.T.E.P.) LOCATED IN PONTE VEDRA; AND AUTHORIZING ACCEPTANCE AND RECORDING OF ALL REQUIRED EASEMENTS

6. Motion to adopt **Resolution No. 2015-290**, accepting an Easement for Utilities for the water meters to serve Whisper Creek, Phase 1C; and accepting a Bill of Sale conveying all personal property associated with the water and sewer lines

RESOLUTION NO. 2015-290

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR THE WATER METERS TO SERVE WHISPER CREEK, PHASE 1C; AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES

7. Motion to adopt **Resolution No. 2015-291**, accepting an Easement for Utilities and Bill of Sale conveying all personal property associated with the water and sewer lines to serve Marshall Creek DRI, Unit MUA-2

RESOLUTION NO. 2015-291

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE MARSHALL CREEK DRI, UNIT MUA-2

8. Motion to adopt **Resolution No. 2015-292**, accepting an Easement for Utilities and Bill of Sale conveying all personal property associated with the water and sewer lines to serve Marshall Creek, Unit MUA-4

RESOLUTION NO. 2015-292

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND BILL OF SALE FOR WATER AND SEWER LINES TO MARSHALL CREEK DRI, UNIT MUA-4

9. Motion to adopt **Resolution No. 2015-293**, approving the terms and authorizing the county administrator, or designee, to execute Amendment No. 6 to Tower Attachment Communications Site Agreement from Nextel South Corp. for modifications to their equipment on the Ponte Vedra Annex Tower

RESOLUTION NO. 2015-293

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 AMENDMENT NO. 6 TO THE TOWER ATTACHMENT COMMUNICATION SITE AGREEMENT FROM NEXTEL SOUTH CORP. FOR MODIFICATIONS TO THEIR EQUIPMENT ON THE PONTE VEDRA ANNEX TOWER

10. Motion to adopt **Resolution No. 2015-294**, approving the final plat for Samara Lakes, Parcel C, Phase Four B

RESOLUTION NO. 2015-294

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

11. Motion to adopt **Resolution No. 2015-295**, approving the final plat for Samara Lakes, Parcel D, Phase Three B

RESOLUTION NO. 2015-295

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SAMARA LAKES, PARCEL D, PHASE THREE B

12. Motion to adopt **Resolution No. 2015-296**, setting a public hearing date of November 17, 2015, at 9:00 a.m., to hear a request for the vacation of a portion of Palm Street

RESOLUTION NO. 2015-296

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF NOVEMBER 17, 2015, 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF PALM STREET

13. Motion to adopt **Resolution No. 2015-297**, authorizing the county administrator, or designee, to accept the inclusion of additional signals to the previously approved Traffic Signal Maintenance and Compensation Agreement between St. Johns County and FDOT

RESOLUTION NO. 2015-297

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF ACCEPTING TRAFFIC SIGNAL MAINTENANCE FOR SIGNALS ON STATE ROADS WITHIN OTHER ST. JOHNS COUNTY JURISDICTIONS, AS PART OF THE COUNTY'S TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT BY AND BETWEEN ST. JOHNS COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

14. Motion to adopt **Resolution No. 2015-298**, authorizing the county administrator, or his designee, to award Bid No. 15-62R, and to enter into a contract for one year, with four available one-year renewals, with General Underground, LLC, TB Landmark Construction, Inc., and BTI HD Drilling, Inc., for directional boring services

RESOLUTION NO. 2015-298

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. 15-62R, DIRECTIONAL BORING SERVICES FOR ST. JOHNS COUNTY UTILITY DEPARTMENT

15. Motion to adopt **Resolution No. 2015-299**, authorizing the county administrator, or designee, to award Bid No. 15-02, St. Augustine by the Sea Grinder Pump Station to TLC Diversified, Inc., as the lowest responsive, responsible bidder; and to execute a contract, in substantially the same form and format as attached hereto, with TLC Diversified, Inc., for the completion of the project for a total contract value of \$877,777

RESOLUTION NO. 2015-299

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 15-02; AND TO EXECUTE AN AGREEMENT FOR ST. AUGUSTINE BY THE SEA GRINDER PUMP STATION

16. Motion to adopt **Resolution No. 2015-300**, authorizing the county administrator, or designee, to award Bid No. 15-53, Masters Tract Wetland Cells Project, to Petticoat-Schmitt Civil Contractors, Inc.; and to execute an agreement, in substantially the same form and format as attached hereto, with a total contract price of \$1,745,253.25

RESOLUTION NO. 2015-300

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 15-53; AND TO EXECUTE AN AGREEMENT FOR MASTERS TRACT WETLAND CELLS AND STORMWATER HARVESTING

17. Motion to adopt **Resolution No. 2015-301**, approving the terms, conditions, and requirements of the U.S. Department of Homeland Security Port Security Grant and authorizing the county administrator, or his designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2015-301

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF A U.S. DEPARTMENT OF HOMELAND SECURITY PORT SECURITY GRANT AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT CONTRACT ON BEHALF OF ST. JOHNS COUNTY FLORIDA

18. Motion to approve the FY 16 Independent Agency Funding and motion to adopt **Resolution No. 2015-302**, approving the terms, conditions, and requirements of the contract template to be used to create and execute final agreements between St. Johns County and nonprofit agencies, as recommended by the St. Johns County Health and Human Services Advisory Council; and to authorize the county administrator, or designee, to execute final agreements, in substantially the same form as the contract template, on behalf of the County

RESOLUTION NO. 2015-302

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE CONTRACT TEMPLATE TO

BE USED TO CREATE AND EXECUTE CONTRACTS BETWEEN ST. JOHNS COUNTY AND NONPROFIT AGENCIES; AND TO AUTHORIZE THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENTS ON BEHALF OF THE COUNTY

19. Motion to adopt **Resolution No. 2015-303**, approving the terms, conditions, and requirements to Amendment No. 4 to the Community Based Care Contract NJ206 between St Johns County, Florida, and the State of Florida, Department of Children and Families; and authorizing the county administrator, or designee, to execute Contract Amendment No. 4 on behalf of the County

RESOLUTION NO. 2015-303

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN THE FOURTH AMENDMENT TO CONTRACT NJ206 BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE DEPARTMENT OF CHILDREN AND FAMILIES

20. Motion to approve the write-off of the following delinquent accounts receivable accounts, effective September 30, 2015: 2,938 EMS accounts totaling \$1,409,481.09; 395 Utility Services accounts totaling \$61,833.63; 64 Ponte Vedra Utility Services accounts totaling \$6,703.12; uncollectible special assessments related to the Operating Agreement for the Convention Center totaling \$268,175; and 2 Solid Waste accounts totaling \$8,042.60

(Item 15 was pulled and added to the Regular Agenda as Item No. A1.)

21. Motion establishing and adopting the St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2016
22. Motion to approve the Possum Trot PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-13)
23. Motion authorizing the county administrator, or designee, to approve the top twelve ranked firms that responded to RFQ No. 15-77, to submit bids to complete the construction of the new Public Works Complex ("Project"); authorizing the county administrator, or designee, to issue a bid for construction of the project upon availability of 100% construction documents; and to enter into a Standard Fixed Price Agreement, with the pre-qualified firm offering the lowest most responsive bid to complete the project
24. Motion to approve the negotiated Collective Bargaining Agreement between the St. Johns County Board of County Commissioners and St. Johns County Professional Firefighters and Paramedics IAFF Local No. 3865, and to direct its execution by the chair and county administrator
25. Motion to adopt **Resolution No. 2015-304**, naming the proposed roadways that will serve to connect SR 9B to Race Track Road

RESOLUTION NO. 2015-304

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, NAMING THE PROPOSED ROADWAY, WHICH WILL SERVE TO CONNECT SR 9B TO RACE TRACK ROAD

26. Motion to adopt **Resolution No. 2015-305**, authorizing the county administrator, or designee, to execute an agreement with the St. Johns County Chamber of Commerce, in substantially the same form and format attached hereto, which provides for development of a destination relevant visitor experience and for operation of the Ponte Vedra Beach/St. Johns County Visitors Information Center

RESOLUTION NO. 2015-305

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 THE ST. JOHNS COUNTY CHAMBER OF COMMERCE, TO PROVIDE FOR A DESTINATION RELEVANT VISITOR EXPERIENCE AND OPERATION OF THE PONTE VEDRA BEACH/ST. JOHNS COUNTY VISITORS INFORMATION CENTER; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

27. Motion to approve the transfer of \$120,000 from the County Commission General Fund Reserves [0083-59920] to the Growth Management Department [0101-55304-4027-56100]; and to authorize its expenditure by the Growth Management Department to supplement the Florida Fish and Wildlife Conservation Commission Grant for the purchase of lots at Summer Haven, identified on the attached map
28. Motion to approve the Cash Requirement Report
29. Minutes:
8/18/15, Regular Meeting Minutes
8/25/15, Special Meeting/Workshop BCC Minutes
9/01/15, Regular Meeting BCC Minutes
9/08/15, Special Meeting BCC Minutes
30. Proofs:
a. Proof: Notice of Hearing, Nocatee Parkway Resolution, published 8/19/15, in *The St. Augustine Record*
b. Proof: Notice of Meeting, Cancelled Meeting Intergovernmental resume November 4, 2015, published 8/26/15, in *The St. Augustine Record*

(10/06/15 - 9 - 9:53 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Bennett noted that Consent Agenda Item 21 had been pulled and placed on the Regular Agenda as Item A1.

(10/06/15 - 10 - 9:53 a.m.)
APPROVAL OF REGULAR AGENDA

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

(Formerly Consent Agenda Item 21.)

(10/06/15 - 10 - 9:53 a.m.)

A1. MOTION ESTABLISHING AND ADOPTING THE ST. JOHNS COUNTY FEE SCHEDULE FOR SERVICES PROVIDED BY ST. JOHNS COUNTY DEPARTMENTS FOR FISCAL YEAR 2016

McClure explained that he requested that the item be added to the regular agenda to address the Parks and Recreation fee schedule regarding boat ramp fees and user fees, noting he would like to see an increase in user fees. Discussion ensued on the adjustment of fees.

(9:56 a.m.) *Bennett requested a consensus from the Board to have commissioners submit future requests to adjust the fee schedule to Administration and Jesse Dunn, Assistant Director of the Office of Management and Budget, to be placed on a future agenda. Consensus was given.*

(9:57 a.m.) **Motion by Bennett, seconded by Morris, carried 5/0, to adopt Resolution No. 2015-306, establishing and adopting the St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2016, with the caveat that there may be possible additions in the future, as determined by consensus of the Board.**

RESOLUTION NO. 2015-306

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE AMENDED SCHEDULE OF FEES FOR CERTAIN COUNTY DEPARTMENTS; AND PROVIDING AN EFFECTIVE DATE

(10/06/15 - 10 - 9:58 a.m.)

1. PUBLIC HEARING, CDDAMD 2015-01, TREATY OAKS COMMUNITY DEVELOPMENT DISTRICT DISSOLUTION (CDD). THIS ITEM WAS CONTINUED FROM THE SEPTEMBER 15, 2015, BCC AGENDA. THIS IS A PETITION TO DISSOLVE THE TREATY OAKS COMMUNITY DEVELOPMENT DISTRICT. THE TREATY OAKS CDD WAS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS IN 2006 BY ORDINANCE 2006-87. THE DISTRICT WAS ESTABLISHED TO SERVE THE TREATY GROUNDS PUD. AT THE REQUEST OF THE OWNER AND DEVELOPER OF THE TREATY GROUNDS PUD AND THE BOARD OF SUPERVISORS OF THE CDD, A PETITION WAS SUBMITTED TO DISSOLVE THE CDD. PURSUANT TO SECTION 190.046(9), FLORIDA STATUTES, A CDD MAY BE DISSOLVED BY COUNTY ORDINANCE IF THE CDD HAS NO OUTSTANDING FINANCIAL OBLIGATIONS AND NO OPERATING OR MAINTENANCE RESPONSIBILITIES. REPRESENTATIONS AND AFFIDAVITS SUBMITTED BY THE PETITIONER INDICATE NO OUTSTANDING OBLIGATIONS OR RESPONSIBILITIES

Proof of publication of the notice of public hearing on CDDAMD 2015-01, Treaty Oaks Community Development District Dissolution, was received, having been published in *The St. Augustine Record* on September 18, 2015.

Suzanne Konchan, Director of Growth Management, presented details of the request, via PowerPoint.

(9:59 a.m.) Wes Haber, Hopping Green & Sams, P.A., 119 South Monroe Street, Suite 300, Tallahassee, Florida, representing the applicant, briefed the Board on the dissolution, noting all dissolution criteria had been met.

(10:00 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in favor of the dissolution of the CDD.

(10:02 a.m.) **Motion by McClure, seconded by Smith, carried 5/0, to enact Ordinance No. 2015-61, CDDAMD 2015-01, approving the petition to dissolve the Treaty Oaks Community Development District.**

ORDINANCE NO. 2015-61

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, PROVIDING FOR THE DISSOLUTION AND TERMINATION OF THE TREATY OAKS COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190.046(9), FLORIDA STATUTES (2014); PROVIDING FOR THE DISSOLUTION AND TERMINATION OF THE TREATY OAKS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR REPEAL OF ORDINANCE NO. 2006-87, WHICH ESTABLISHED THE TREATY OAKS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR APPROVAL OF A PLAN OF DISSOLUTION; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING A LIMITATION ON COUNTY OBLIGATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(10:02 a.m.) Andrews left the meeting.

(Items 2 and 3 were presented together.)

(10/06/15 - 11 - 10:02 a.m.)

2. DRI MOD 2015-01, NOCATEE. THIS ITEM WAS CONTINUED FROM THE SEPTEMBER 1, 2015, COMMISSION MEETING. THIS IS A REQUEST TO MODIFY THE NOCATEE DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER TO MODIFY ACCESS POINTS AND PROVIDE THE WETLAND IMPACT CAP OF 562 ACRES, DOES NOT APPLY TO REGIONAL ROADWAYS. AT THE REQUEST OF THE COUNTY, THE APPLICANT HAS ALSO PROVIDED A REVISED ANNOTATED DEVELOPMENT ORDER, INCORPORATING THE PREVIOUS CHANGES INTO ONE DOCUMENT. THE PLANNING AND ZONING AGENCY UNANIMOUSLY RECOMMENDED APPROVAL AT ITS AUGUST 6, 2015, REGULAR MEETING

Proof of publication of the notice of public hearing on DRI MOD 2015-01, Nocatee, was received, having been published in *The St. Augustine Record* on September 21, 2015.

Bennett disclosed ex parte communication with the developer of Nocatee. She noted that communications did not pertain to the current project.

(10:03 a.m.) Teresa Bishop, AICP, Planning Division Manager, presented details of the request, via PowerPoint, including the proposed changes.

(10:05 a.m.) McClure questioned Bishop on the wetland impact cap.

(10:07 a.m.) Ray Spofford, England-Thims and Miller, Inc., representing the applicant, spoke on the wetland impact cap.

(10:08 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, referenced a development order for Nocatee, *Exhibit A*, and spoke in opposition of the proposed wetland impact cap.

(10:12 a.m.) McClure continued questioning staff and the applicant on the wetland impacts cap.

Discussion between McClure; Jan Brewer, Growth Management Department, Environmental Division; Bennett; and Spofford ensued on wetland impacts.

(10:16 a.m.) Motion by Morris, seconded by McClure, carried 5/0, to adopt Resolution No. 2015-307, approving DRI MOD 2015-01, Nocatee DRI, adopting Findings of Fact 1-4 to support the motion.

RESOLUTION NO. 2015-307

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 2015-307, A RESTATED DEVELOPMENT ORDER FOR NOCATEE, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 13,323 ACRES IN NORTHEAST ST. JOHNS COUNTY AND SOUTHEAST DUVAL COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS, INCLUDING MITIGATION FOR TRANSPORTATION AND ENVIRONMENTAL IMPACTS; PROVIDING DEVELOPMENT PHASING AND BUILDOUT DATES; AND ESTABLISHING AN EFFECTIVE DATE

(10/06/15 - 12 - 10:02 a.m.)

3. PUBLIC HEARING, MAJMOD 2015-06, NOCATEE. THIS ITEM WAS CONTINUED FROM THE SEPTEMBER 1, 2015, COMMISSION MEETING. THIS IS A REQUEST TO MODIFY THE NOCATEE PUD TO MODIFY ACCESS POINTS; ROADWAY DESIGN; SPECIFIC SITE DESIGN STANDARDS RELATED TO THE TRADITIONAL NEIGHBORHOOD AND TOWN CENTER AREAS; EXEMPT REGIONAL ROADWAY IMPACTS FROM THE 562 ACRE CAP; CLARIFY THAT THE FIRE STATION SITE WAS CONVEYED TO ST. JOHNS COUNTY; AND PROVIDE DESIGN CHANGES IN VARIOUS PLANNED COMMUNITITES WITHIN NOCATEE. AT THE REQUEST OF THE COUNTY, THE APPLICANT HAS ALSO PROVIDED A REVISED ANNOTATED PUD MASTER DEVELOPMENT PLAN TEXT, INCORPORATING THE PREVIOUS CHANGES INTO ONE DOCUMENT. THE PLANNING AND ZONING AGENCY UNANIMOUSLY RECOMMENDED APPROVAL AT ITS AUGUST 6, 2015, REGULAR MEETING

Proof of publication of the notice of public hearing on MAJMOD 2015-06, Nocatee, was received, having been published in *The St. Augustine Record* on September 21, 2015.

Discussion ensued with Regular Agenda Item 2.

(10:17 a.m.) **Motion by Morris, seconded by McClure, carried 5/0, to enact Ordinance No. 2015-62, MAJMOD 2015-06, Nocatee, adopting Findings of Fact 1-6 to support the motion.**

ORDINANCE NO. 2015-62

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NOCATEE PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2002-46, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

The meeting recessed at 10:17 a.m. and reconvened at 10:27 a.m., with Ross not in attendance.

(10/06/15 - 13 - 10:27 a.m.)

4. PUBLIC HEARING, REZ 2015-10, ADAMS ACRES. THIS IS A REQUEST TO REZONE 9.99 ACRES OF PROPERTY ON THE SOUTH SIDE OF STATE ROAD 16, BETWEEN INDUSTRY CENTER DRIVE AND RACE TRACK ROAD, FROM INDUSTRIAL WAREHOUSE (IW) TO COMMERCIAL GENERAL (CG). THE PURPOSE OF THE REQUEST IS TO BRING THE EXISTING SITE INTO COMPLIANCE, AND ALSO TO ALLOW FOR CONSTRUCTION OF UP TO 11,000 SQUARE FEET OF NEW GENERAL OFFICE SPACE WITH ASSOCIATED PARKING. THE SUBJECT PROPERTY IS CURRENTLY USED FOR THE DAISY ADAMS CENTER, WHICH CARES FOR DEVELOPMENTALLY CHALLENGED INDIVIDUALS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AT THE SEPTEMBER 3, 2015, REGULAR PZA HEARING. THE PZA VOTED UNANIMOUSLY TO RECOMMEND APPROVAL OF THE APPLICATION

Proof of publication of the notice of public hearing on REZ 2015-10, Adams Acres, was received, having been published in *The St. Augustine Record* on August 19, 2015.

Rebecca Dennis, Planner, presented the details of the request, via PowerPoint.

(10:30 a.m.) McClure questioned Dennis on the commercial intensive property located adjacent to the subject property.

(10:31 a.m.) Bennett and Morris disclosed ex parte communication with the applicant.

(10:31 a.m.) Karen Taylor, 77 Saragossa Street, representing the applicant, summarized the details of the request.

(10:33 a.m.) Johns questioned Taylor on how long the Daisy Adams Center had been at the current location.

(10:33 a.m.) **Motion by Smith, seconded by Bennett, carried 5/0, to enact Ordinance No. 2015-63, REZ 2015-10, Adams Acres, based upon four Findings of Fact to support the motion.**

ORDINANCE NO. 2015-63

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

(10/06/15 - 14 - 10:34 a.m.)

5. PUBLIC HEARING, PUD 2015-06, MOULTRIE WOODS. THIS IS A REQUEST TO REZONE APPROXIMATELY 7.5 ACRES FROM PLANNED SPECIAL DEVELOPMENT (PSD) TO PLANNED UNIT DEVELOPMENT (PUD). THIS REZONING REQUEST IS TO REPLACE THE REMAINING ALLOWANCE OF FORTY-TWO TOWNHOMES WITH SEVENTEEN SINGLE-FAMILY HOMES. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AT THE SEPTEMBER 3, 2015, PZA MEETING. THE PZA UNANIMOUSLY RECOMMENDED APPROVAL OF THE APPLICATION

Proof of publication of the notice of public hearing on PUD 2015-06, Moultrie Woods, was received, having been published in *The St. Augustine Record* on August 19, 2015.

Rebecca Dennis, Planner, presented details of the request, via PowerPoint, including the waiver request regarding the 50 foot residential building setback from the right-of-way of arterial roads and major collectors. She noted that the red folder items pertained to fencing.

(10:37 a.m.) Smith questioned if the Master Development Plan (MDP) text stated vinyl fencing. Dennis responded that the text stated "opaque", and could be changed to "opaque (vinyl) fencing."

(10:37 a.m.) Discussion ensued between Bennett, Dennis, and McClure on the setback.

(10:40 a.m.) McClure addressed transportation concerns, to which John Burnham, Growth Management, responded.

(10:45 a.m.) Bennett, Morris, and Smith disclosed ex parte communication with the applicant and Karen Taylor, the applicant's representative. McClure disclosed ex parte communication with Taylor.

(10:45 a.m.) Karen Taylor, 77 Saragossa Street, representing the applicant, briefed the Board on the original PSD. She also summarized the PUD request.

(10:55 a.m.) Johns questioned Taylor on multi-family construction approval, and one/two-story construction of dwelling units, to which Taylor responded and presented construction photos, *Exhibit A*. Johns also questioned Taylor on the maintenance and enforcement of homeowner association (HOA) owned property/buffers. McCormack responded to the enforcement of HOA maintained buffers, discussion ensued.

(10:58 a.m.) Discussion ensued on the collection of HOA dues, MDP text revisions regarding the vinyl fence, maintenance/enforcement of buffers, expiration of the PSD, and screening requirements.

(11:06 a.m.) Tim Lundquist, 1590 Wildwood Drive, south adjacent property owner, presented photos, *Exhibit B*, and spoke on screening, water displacement/drainage, and transportation concerns. He requested a 10 foot fence on top of a berm for screening purposes.

(11:09 a.m.) Dana Lundquist, 1590 Wildwood Drive, south adjacent property owner, spoke on transportation, screening, and water displacement/drainage concerns.

(11:13 a.m.) BJ Kalaidi, 8 Newcomb Street, requested that the Board, in writing, approve a fence/berm high enough to address the screening concerns made by the Lundquists.

(11:15 a.m.) Taylor responded to public comments regarding screening/vinyl fencing.

(11:16 a.m.) Bennett noted that a new waiver would need to be requested for a higher fence. *Taylor requested to add an additional waiver to allow up to an 8 foot fence.*

(11:17 a.m.) Discussion ensued between McClure and Burnham, on screening and water displacement/drainage, including Federal Emergency Management Agency (FEMA) requirements, and between Johns, Burnham, and Suzanne Konchan, Director of Growth Management, on the enforcement of maintaining buffers.

(11:25 a.m.) *McCormack requested clarification on the addition of the word "(vinyl)" throughout Section N: Buffers of the MDP text/map in regards to installing opaque fencing.* Taylor referenced a MDP map, *Exhibit C*, and highlighted the sections on the map. McCormack also clarified that the southern perimeter of fencing would be up to an 8 foot high fence; discussion ensued on the new waiver language regarding the 8 foot high fence. *Taylor requested to modify the additional waiver request to allow an 8 foot fence, excluding the language "up to."*

(11:33 a.m.) **Motion by McClure, seconded by Johns, carried 5/0, to enact Ordinance No. 2015-64, PUD 2015-06, Moultrie Woods, based upon the nine Findings of Fact to support the motion, with page 8 of 13 to read: "The applicant will also install an 8 foot opaque vinyl fence along the inside of the 10 foot perimeter buffer, along the southern property line, to provide buffering for the adjacent land owner, as shown on the MDP Map, Exhibit C; and to include the required waiver to allow the 8 foot fence, and the change in Section N that "opaque fence" be stated as "opaque vinyl fence."**

ORDINANCE NO. 2015-64

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

The meeting recessed at 11:35 a.m. and reconvened at 11:45 a.m.

(10/06/15 - 15 - 11:46 a.m.)

6. PUBLIC HEARING, PUD 2015-02, LAKEWOOD POINTE. THIS IS A REQUEST TO REZONE APPROXIMATELY 40.84 ACRES FROM OPEN RURAL (OR) AND RESIDENTIAL SINGLE-FAMILY (RS-1) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A MAXIMUM 78 LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF

STATE ROAD 206 IN BETWEEN STATE ROAD A1A AND U.S. HIGHWAY ONE SOUTH, DIRECTLY EAST OF THE CRESCENT BEACH CHURCH. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF PUD 2015-04, WITH A VOTE OF 4-3, AT THE AUGUST 20, 2015, HEARING

Proof of publication of the notice of public hearing on PUD 2015-02, Lakewood Pointe, was received, having been published in *The St. Augustine Record* on September 21, 2015.

McCormack briefed the Board on the proposed hearing template.

(11:49 a.m.) Bennett, Morris, Johns, and Smith disclosed ex parte communication with Karen Taylor and the applicant regarding the design of the project and surrounding areas.

(11:50 a.m.) Michael Roberson, Chief Planner, presented details of the request, via PowerPoint.

(11:55 a.m.) Bennett questioned Roberson and Larry Miller, St. Johns County Utilities, on the following: 1) when the area was placed into the Comprehensive Plan for Residential-B, 2) where the existing water and sewer lines were located, and 3) whether the subdivision to the east was on sewer or a septic tank system, including surrounding development allowances.

(11:58 a.m.) Kathryn Whittington, 24 Cathedral Place, Suite 600, representing the applicant, introduced her project team members/presenters and herself, and submitted their resumes for the record, excluding Hahnemann's and Whittington's, *Exhibit A*: Karen Taylor, Land Planner, 77 Saragossa Street; Ryan Carter, Environmental Consultant, 7 Waldo Street; Dr. Bruce Hallett, Geologist, 77 Saragossa Street; Vince Dunn, Civil Engineer with Dunn & Associates, Inc., 8375 Dix Ellis Trail; Bob Hahnemann, Developer, 1242 Salt Creek Island Drive, who presented details of the request, via PowerPoint.

- Whittington reviewed the existing aerial overview map and St. Johns County Land Development Code policies.
- Taylor reviewed maps, lot sizes, modern development requirements, surrounding/adjacent developments, density/compatibility, SR 206 improvements, land development traffic assessments (LTDA), and school concurrency.
- Carter reviewed the environmental considerations, including stormwater pond adjacency to drinking water wells. Carter's environmental report was submitted for the record, *Exhibit B*.
- Hallett reviewed hydrogeologic and geologic concerns.
- Dunn reviewed drainage, water quality, and flooding.
- Hahnemann reviewed residential and commercial developments in St. Johns County.

(12:38 p.m.) Whittington reviewed the estimated economic impact to St. Johns County and presented a project summary, via PowerPoint.

McClure and Smith questioned Dunn on stormwater pond mixing and existing drainage patterns to the east of the project.

(12:47 p.m.) Jane West, Jane West Law on behalf of: South Anastasia Community Association (SACA), 201 Owens Avenue, introduced her project team members/presenters and submitted Rubino's resume for the record, *Exhibit C*: Patrick Hamilton, Local Realtor, 201 Owens Avenue; Joseph Rubino, Transit Consultant, 6919 Sea Place Avenue; Ann Taylor, SACA member, 1365 SR 206; and George Jacunski, President of SACA, 5650 A1A South, who presented details of the request, via PowerPoint.

- West reviewed the PUD opposition, including applicable law, Land Development Code Sections: 5.03.01(C), 5.03.01(D), 5.03.06(C), 5.03.06(G), St. Johns County Comprehensive Plan Objectives: A.1.3 and A.1.5, and Policy A.1.3.11.
- Hamilton referenced maps and land purchase documentation, *Exhibit D*, and spoke on compatibility.

Deputy Clerk McGee left the meeting and Deputy Clerk Sindy Wiseman entered the meeting at 12:56 p.m.

- Rubino reviewed transit concerns regarding the new development.
- Taylor discussed preserving and protecting the rural nature of the County.
- Jacunski referenced the density incompatibility.

(1:10 p.m.) West summarized and urged the Board to vote against the rezoning.

(1:11 p.m.) Bennett spoke about the regulations for straight zoning versus a PUD.

(1:14 p.m.) McClure asked West if the area was considered urban according to 5.03.01(c) and (d), and why the criteria was not met in 5.03.06(c), of the Land Development Code. West responded.

(1:20 p.m.) McCormack presented the language for the 5.03.01(d), of the Land Development Code, *Exhibit E*, which showed the intent of a PUD.

(1:23 p.m.) Phong Nguyen, Transportation Development Manager, explained that existing traffic on SR 206, from US 1 to A1A, was at 50% capacity. He noted that adding the 733 vehicle trips per day would increase the capacity to 64-65%. Discussion ensued on the effect of additional traffic to the area. Nguyen also said emergencies and evacuations were considered within these capacity calculations.

The Board recessed the meeting at 1:32 p.m. and reconvened at 2:18 p.m., with all five commissioners, Wanchick, Locklear, Andrews, McCormack, and Deputy Clerk Wiseman present.

(2:18 p.m.) Bennett called the meeting back to order.

(2:19 p.m.) Nancy Lowe, 929 Eagle Drive, spoke in opposition of the development. She said it would impact property value of surrounding homes, quality of life and would negatively impact the traffic. She submitted petitions by residents who were in opposition of the development but were unable to attend the meeting, *Exhibit F*.

(2:22 p.m.) McCormack suggested allowing members of SACA, who were also homeowners to speak. He also noted that the number of names on a petition, in favor of or opposed, was not as important as the relevancy of the information of the petition.

(2:24 p.m.) James Keris, 123 Dusty Lane, spoke in opposition of the development and spoke about the drainage issues as a result of filling in certain wetlands, *Exhibit G*.

(2:27 p.m.) Kay McCall Mosby, 905 Eagle Drive, spoke in opposition of the development. She spoke about the amount of buildable property versus the proposed number of homes and the increase of traffic to SR 206.

(2:29 p.m.) Sandra Duclks, 6729 Hidden Creek Boulevard, spoke in opposition of the development and pointed out the number of automobile accidents, especially during the summer, on SR 206.

(2:30 p.m.) Neil Armingeon, Matanzas Riverkeeper, 201 Owens Avenue, gave a PowerPoint presentation of the impact Lakewood Pointe would have on the increased run-off sedimentation into Moses Creek.

(2:34 p.m.) Bill Hamilton, 7000 Charles Street, spoke in opposition of the PUD and about the nutrients flowing into the intercostal waterway. He mentioned that the oyster industry had diminished due to the run-off from other developments in the area and feared this would bring more destruction of agriculture. He requested the PUD and rezoning be denied.

(2:37 p.m.) Sandra McCubrey, 999/1049 SR 206 East, property owner, spoke about the history of the property and requested that the Board approve the PUD.

(2:41 p.m.) Whittington rebutted regarding comments from West concerning the rezoning. She stated that if left open rural, the uses available would not be compatible with the existing residential development. She also stated that there was traffic capacity and referenced the approved LDTA Study, *Exhibit H*. She clarified that the applicant had shown, by competent, substantial evidence, that they had complied with the comprehensive plan and land development code, and if denied, the burden was on the County to show a legitimate public purpose to retain the Open Rural (OR) zoning.

(2:45 p.m.) Vince Dunn, 8375 Dicks Ellis Trail, spoke about the drainage into Moses Creek. He noted that if the rezoning was granted, the applicant would be willing to add a 15 foot drainage easement.

(2:47 p.m.) Taylor stated that the OR zoning was no longer compatible with the surrounding area. She noted that a PUD was chosen in order to produce a better and more creative design. She commented on the comparison chart that outlined the development and surrounding area. She stated that the applicant would agree to limit lot sizes, to use organic fertilizers and pesticides, and to offer a drainage easement.

(2:56 p.m.) Whittington summarized her presentation and was available for questions.

(2:57 p.m.) Bennett questioned the school mitigation dollar amount. Discussion ensued on the school mitigation amount, providing a school bus stop within the community, non-point pollution, and hook up to central sewer.

(3:01 p.m.) Morris questioned the permit approvals stated in the presentation. Carter stated the permit approvals were from the Army Corp of Engineers wetland and wetland impacts.

(3:02 p.m.) Discussion ensued regarding the safety and slope of the pond and the potential price of the homes.

(3:11 p.m.) Smith questioned whether the roads would be owned by the HOA. Taylor responded that they would and there was also the ability to gate the development.

(3:18 p.m.) **Motion by McClure, to enact Ordinance No. 2015-65, PUD 2015-02, Lakewood Pointe, based upon nine Findings of Fact to support the motion.**

(3:19 p.m.) McCormack suggested adding language to “authorize County staff to include language in the MDP pertaining to a deed restriction for using organic fertilizers and pesticides; authorize staff to include language that the pond would be appropriately fenced for safety purposes; and to allow the adjacent property owners a 15 foot drainage easement” to be determined at the construction phase.

(3:23 p.m.) **Motion seconded by Bennett, carried 5/0, to approve, with amendments.**

ORDINANCE NO. 2015-65

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) AND RESIDENTIAL SINGLE-FAMILY (RS-1) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(10/06/15 - 19 - 3:23 p.m.)

7. CONSIDER AUTHORIZATION FOR THE COUNTY TO PURSUE COMMERCIAL PAPER LOAN PROGRAM FINANCING FOR THE PURCHASE OF E-911 CALL CENTER EQUIPMENT IN THE AMOUNT OF \$847,000

Jesse Dunn, Assistant Director of Office of Management and Budget, gave a presentation on the acquisition of a short term commercial paper loan, for the purchase of E-911 communications equipment. Discussion ensued on the terms of the loan and reimbursement to the County.

(3:28 p.m.) **Motion by Johns, seconded by Morris, carried 5/0, to authorize the County to pursue commercial paper loan program financing for the purchase of E-911 Call Center equipment in the amount of \$847,000.**

(10/06/15 - 19 - 3:28 p.m.)

COMMISSIONERS' REPORTS

Commissioner Bennett

Bennett reported that Clay County voted to defund their participation in the Northeast Regional Planning Council. She reported that Katie Sapp moved to the Economic Development office and commended her for getting the Boards and Committees up-to-date. She mentioned that Wanchick had given the Board a synopsis of the growth management workshop and requested that the Board give Wanchick feedback in order for staff to review options for handling concurrency. This would be presented at a November Board meeting. Johns recommended talking to transportation experts from multiple Counties to get alternatives on concurrency.

(3:32 p.m.) *Consensus was given to have staff investigate alternative concurrency options.*

(3:33 p.m.) Bennett requested staffs' presence at the May Street discussion. Locklear stated that the transportation staff was reviewing the DOT analysis. She encouraged everyone to vote and asked the Board to support Soles to Polls, utilizing the Council on Aging (COA), to assist people to the voting polls. Discussion ensued on utilizing a private organization for the transportation. Ross stated that she had spoken with COA, Supervisor of Elections and the Division of Elections to ensure that there was not legal prohibition on providing the service. *Consensus was given to support Soles to Polls, a private organization, to transport people to the polls.*

Commissioner Johns

(3:38 p.m.) Johns reported on attending an event for Reverend Rawles, recognizing his active participation in improving education. He also stated he attended the Northeast Florida Regional Council meeting.

Commissioner Smith

(3:39 p.m.) Smith invited the Board and staff to attend the County Alliance for Responsible Environmental Stewardship (CARES) event, on November 12, 2015. He reported that the oriental fruit fly was located in Miami Dade County and there was an 86 mile radius quarantine for 120 days. He said this meant that no product would come in or out of that radius unless protocol was met. Smith noted that October 18-24, 2015, was Working Forest Awareness Week.

(3:42 p.m.) Bennett mentioned that November 6, 2015, from 7:30 a.m. to 11:30 a.m. was a habitat build.

Commissioner McClure

(3:42 p.m.) McClure reported on Clay County's membership with the Northeast Florida Regional Planning Council. He also spoke about DOT's fourth proposal for the May Street project, Alternative No. 4.

Commissioner Morris

No report.

(10/06/15 - 20 - 3:46 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick reported on a request from the City of St. Augustine for a joint meeting October 26, 2015, at 9:00 a.m., tentatively in the St. Johns County Auditorium. He also thanked everyone connected with the adoption of the fire rescue contract, noting the excellent job by Union President Ed Houston.

(10/06/15 - 20 - 3:49 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack corrected two resolution errors from today's regular agenda. He noted that Regular Agenda Item A1 should be Resolution No. 2015-306, and Regular Agenda Item 2 should be Resolution No. 2015-307.

(3:50 p.m.) Motion by Bennett, seconded by Smith, carried 4/0, with Morris absent, to correct Regular Agenda Item A1 to 2015-306, and Regular Agenda Item 2 to 2015-307.

(3:50 p.m.) McCormack mentioned the appreciation for the professional, respectful, and civil mannerisms of the West Augustine Community representatives.

(10/06/15 - 20 - 3:51 p.m.)

CLERK OF COURT'S REPORT

No report.

7. St. Johns County Board of County Commissioners Check Register, Check Nos. 525607-525609, totaling \$2,882 and Voucher Register, Voucher Nos. 22442-22453, totaling \$12,333.29 (10/07/15)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 525610-525865, totaling \$1,484,320.70 and Voucher Register, Voucher Nos. 22454-22504, totaling \$533,035.49 (10/13/15)

CORRESPONDENCE:

1. Letter dated August 10, 2015, regarding Resolution No. 2015-141, Fiscal Year 2015/2016 meeting schedule, for the Trout Creek Community Development District
2. Letter dated August 10, 2015, regarding Fiscal Year 2015/2016 final adopted budget by the Board of Supervisors of the Trout Creek Community Development District
3. Letter dated August 14, 2015, regarding Fiscal Year 2015/2016 final adopted budget by the Board of Supervisors of the Southaven Community Development District
4. Letter dated August 14, 2015, regarding Fiscal Year 2015/2016 final adopted budget by the Board of Supervisors of the Heritage Landing Community Development District

Approved _____ November 17 _____, 2015

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Jeb S. Smith, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: 
Deputy Clerk

