

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
OCTOBER 20, 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
Patrick McCormack, County Attorney
Bonnie Putman, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Joy Andrews, Assistant County Administrator; Paolo Soria, Assistant County Attorney

(10/20/15 - 1 - 9:00 a.m.)
CALL TO ORDER

Bennett called the meeting to order.

(10/20/15 - 1 - 9:01 a.m.)
ROLL CALL

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

(10/20/15 - 1 - 9:01 a.m.)
INVOCATION

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

(10/20/15 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Bennett led the Pledge of Allegiance.

(10/20/15 - 1 - 9:03 a.m.)
PROCLAMATION RECOGNIZING RED RIBBON WEEK

Laura Taylor, Administrative Assistant, read the proclamation into the record.

Commissioner McClure presented the proclamation to Kimberly Gibbons, Commanding Officer, and members of the Atlantic Coast Young Marines.

(10/20/15 - 1 - 9:08 a.m.)
PROCLAMATION RECOGNIZING FLORIDA'S WORKING FOREST WEEK

Laura Taylor, Administrative Assistant, read the proclamation into the record.

Commissioner Smith spoke about forests; Florida's Working Forest Awareness Week and presented the proclamation to Greg Dunn, St. Johns County Senior Forester. Dunn expressed his appreciation and spoke about the forestry industry in St. Johns County.

(10/20/15 - 2 - 9:15 a.m.)

ACCEPTANCE OF PROCLAMATIONS

(9:15 a.m.) **Motion by Smith, seconded by McClure, carried 5/0, to accept the proclamations.**

(10/20/15 - 2 - 9:15 a.m.)

PUBLIC COMMENT

(9:16 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, created an end of the fiscal year report on St. Johns County and stated he had looked for news agencies interested in a story on the fastest growing county in the state of Florida. He detailed comments received from news agencies. He urged the Board to stop approving developments until there was job growth.

(9:19 a.m.) Morris commented on St. Johns County's unemployment rate, as having dropped to 3.8 percent, which he stated was the second lowest of all sixty-seven counties in Florida.

(9:20 a.m.) Laura Smith, 25 Lovett Street, a parent volunteer spoke on behalf of the St. Johns County Center for the Arts at St. Augustine High School. She requested a waiver of the Agricultural Center auditorium's rental fee, in order to host an upcoming special event.

(9:22 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the adjustment of the senior citizen cost of living and in opposition of the proposed sales tax increase.

(9:26 a.m.) Subsequently, Tom Reynolds, 880 A1A Beach Boulevard, clarified his opening public comment concerning low wages.

(10/20/15 - 2 - 9:24 a.m.)

DELETIONS TO CONSENT AGENDA

McClure clarified that Consent No. 18 and Consent No. 19 were budgeted items.

(10/20/15 - 2 - 9:24 a.m.)

APPROVAL OF CONSENT AGENDA

(9:24 a.m.) **Motion by Smith, seconded by McClure, carried 5/0, to approve the Consent Agenda, as submitted.**

1. Motion to approve the Cash Requirement Report
2. Motion to approve the Public Official Bond for Clerk of Courts, George Lareau, in the amount of \$5,000 for the period 9/22/2015 - 9/22/2018
3. Motion to adopt **Resolution No. 2015-308**, accepting an Easement for Utilities for water and sewer service to serve Camping World on Outlet Mall Boulevard off State Road 16; and authorizing the county administrator, or designee, to join in the execution of the easement.

RESOLUTION NO. 2015-308

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE ALONG OUTLET MALL BOULEVARD OFF STATE ROAD 16, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO JOIN IN THE EXECUTION OF THE EASEMENT

4. Motion to adopt **Resolution No. 2015-309**, approving the terms of a Purchase and Sale Agreement for purchase of property in Summer Haven; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2015-309

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A PURCHASE AND SALE AGREEMENT FOR PURCHASE OF PROPERTY IN SUMMER HAVEN; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

5. Motion to adopt **Resolution No. 2015-310**, authorizing the chair to execute the contract between St. Johns County and Jacksonville Area Legal Aid, Inc., to provide legal services to indigent persons residing within St. Johns County

RESOLUTION NO. 2015-310

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR TO EXECUTE A CONTRACT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND JACKSONVILLE AREA LEGAL AID, INC., TO PROVIDE LEGAL SERVICES TO INDIGENT PERSONS RESIDING WITHIN ST. JOHNS COUNTY, FLORIDA

6. Motion to adopt **Resolution No. 2015-311**, 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. 2015-311

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, 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

7. Motion to approve the Lakewood Pointe PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-12)
8. Motion to adopt **Resolution No. 2015-312**, authorizing the county administrator to execute the Impact Fee Credit Agreement with South Jacksonville Properties,

LLC, and Twin Creeks Ventures, LLC, (IFA 2015-04), with a total road impact fee credit of \$38,226,000

RESOLUTION NO. 2015-312

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN IMPACT FEE CREDIT AGREEMENT WITH SOUTH JACKSONVILLE PROPERTIES, LLC, AND TWIN CREEKS VENTURES, LLC

9. Motion to approve the Peppertree PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-14)
10. Motion to adopt **Resolution No. 2015-313**, approving the final plat for Las Calinas, Parcel 3A, Unit 1, Phase 4, Replat

RESOLUTION NO. 2015-313

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

11. Motion to adopt **Resolution No. 2015-314**, approving the final plat for Oxford Estates, Phase Two

RESOLUTION NO. 2015-314

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR OXFORD ESTATES, PHASE TWO

12. Motion to adopt **Resolution No. 2015-315**, approving the final plat for Julington Lakes, Phase One

RESOLUTION NO. 2015-315

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR JULINGTON LAKES, PHASE ONE

13. Motion to adopt **Resolution No. 2015-316**, approving the final plat for Twenty Mile at Nocatee, Phase 2B

RESOLUTION NO. 2015-316

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TWENTY MILE AT NOCATEE, PHASE 2B

14. Motion to adopt **Resolution No. 2015-317**, approving the terms, provisions, conditions, and requirements of an agreement between St. Johns County, Florida,

and Six Mile Creek Community Development District for the provision of utility, water, and sewer unit connection fee refund; and authorizing the county administrator to execute the agreement on behalf of St. Johns County

RESOLUTION NO. 2015-317

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 SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT FOR THE PROVISION OF UTILITY, WATER, AND SEWER UNIT CONNECTION FEE REFUND; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

15. Motion to approve the extension of the 2015 tax roll prior to completion and adjustments of the Property Value Adjustment Board parcels
16. Motion to declare the attachments 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
17. Motion to adopt **Resolution No. 2015-318**, authorizing the county administrator, or designee, to execute a lease agreement in substantially the same form and format as attached hereto, allowing the United State Army Corps of Engineers to place and operate a RIOS on County-owned property

RESOLUTION NO. 2015-318

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND PROVISIONS OF A LEASE AGREEMENT WITH THE UNITED STATES ARMY CORPS OF ENGINEERS FOR PLACEMENT AND OPERATION OF A RADAR INLET OBSERVING SYSTEM (RIOS) ON COUNTY OWNED PROPERTY; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE LEASE AGREEMENT ON BEHALF OF THE COUNTY

18. Motion to adopt **Resolution No. 2015-319**, authorizing the county administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto, providing for financial assistance and operation of The Players Community Senior Center by the St. Johns Council on Aging, Inc.

RESOLUTION NO. 2015-319

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT FOR THE PROVISION OF FINANCIAL ASSISTANCE TO THE ST. JOHNS COUNTY COUNCIL ON AGING, INC.; AND AUTHORIZING THE COUNTY

**ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE
CONTRACT ON BEHALF OF THE COUNTY**

19. Motion to adopt **Resolution No. 2015-320**, authorizing the county administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto, providing for financial assistance and operation of senior programming at Trout Creek Community by the Council on Aging, Inc.

RESOLUTION NO. 2015-320

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT FOR THE PROVISION OF FINANCIAL ASSISTANCE TO THE ST. JOHNS COUNTY COUNCIL ON AGING, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT ON BEHALF OF THE COUNTY

20. Motion to adopt **Resolution No. 2015-321**, approving the terms, conditions, and requirements of the U.S. Department of Homeland Security, Fiscal Year 2014 State Homeland Security Grant Program; authorizing the county administrator, or his designee, to execute the agreement on behalf of the County; and recognizing and appropriating the grant within the Fiscal Year 2016 General Fund Interoperable Radio Department

RESOLUTION NO. 2015-321

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF A 2014 STATE HOMELAND SECURITY PROGRAM SUB AWARD THROUGH DUVAL COUNTY FOR THE 700 MHA RADIO SYSTEM OVERLAY; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT CONTRACT ON BEHALF OF ST. JOHNS COUNTY, FLORIDA; AND RECOGNIZING AND APPROPRIATING WITHIN THE FISCAL YEAR 2016 GENERAL FUND INTEROPERABLE RADIO DEPARTMENT BUDGET

21. Approval of Minutes:
- 09/15/15 Regular Meeting Minutes
 - 09/24/15 Special Meeting Minutes
22. Proofs:
- a. Proof: Request for Proposals, RFQ No. 15-84, Digital Orthophotography, published August 25, 2015, and September 1, 2015, in *The St. Augustine Record*
 - b. Proof: Notice to Bidders, Bid No. 15-80, SR 16 WTP Storage Tank, published September 9, 2015, and September 16, 2015, in *The St. Augustine Record*
 - c. Proof: Notice to Bidders, Bid No. 15-83, Riverside Lift Station Rehab, published September 1, 2015, and September 8, 2015, in *The St. Augustine Record*

- d. Proof: Notice to Bidders, Bid No. 15-85, SJC Fire Rescue Uniforms, published September 4, 2015, and September 11, 2015, in *The St. Augustine Record*
- e. Proof: Notice to Bidders, Construction Bid No. 15-81, Woodlawn Road Improvements, published September 18, 2015, and September 25, 2015, in *The St. Augustine Record*
- f. Proof: Notice to Bidders, Bid No. 16-02, Personal Computers, published September 21, 2015, and September 28, 2015, in *The St. Augustine Record*
- g. Proof: Notice to Bidders, Bid No. 15-82, SR16/Inman Road Intersection, published September 25, 2015, and October 2, 2015, in *The St. Augustine Record*
- h. Proof: Notice of Meeting, Special Budget Meeting, BCC Meeting September 8, 2015, published August 31, 2015, in *The St. Augustine Record*
- i. Proof: Notice of Meeting, IAFF Collective Bargaining Meeting, Meeting September 8, 2015, published August 31, 2015, in *The St. Augustine Record*
- j. Proof: Notice of Meeting, Carpenters Negotiation Meeting, Meeting September 29, 2015, published September 26, 2015, in *The St. Augustine Record*
- k. Proof: Notice of Meeting, Meeting Schedule, IAFF Negotiation Meetings, published September 11, 2015, in *The St. Augustine Record*
- l. Proof: Notice of Meeting, Special Budget BCC Meeting, September 24, 2015, published September 14, 2015, in *The St. Augustine Record*

(10/20/15 - 7 - 9:25 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

McCormack requested removal of Regular Agenda Item No. 3, Ponte Vedra Beach Preserve, and rescheduled to a date and time uncertain.

(10/20/15 - 7 - 9:25 a.m.)

APPROVAL OF REGULAR AGENDA

(9:25 a.m.) Motion by McClure, seconded by Morris, carried 5/0, to approve the Regular Agenda, as amended.

(10/20/15 - 7 - 9:26 a.m.)

1. REPORT OF EXCESS FEES FOR FISCAL YEAR 2014-15. IN COMPLIANCE WITH FLORIDA STATUTE, 218.36, THE ST. JOHNS COUNTY TAX COLLECTOR, DENNIS HOLLINGSWORTH, WILL PRESENT A REPORT OF EXCESS FEES COLLECTED FOR THE 2014-2015 FISCAL YEAR. THESE EXCESS FEES HAVE ALREADY BEEN ESTIMATED AS A PART OF THE COUNTY BUDGET PROCESS AND THEREFORE THEY DO NOT NECESSARILY REPRESENT ADDITIONAL COUNTY REVENUE

Jennifer Ravan, St. Johns County Tax Collector's Office, reported on the excess fees for fiscal year 2014-2015, *Exhibit A*.

McClure commented on the amount returned by the Tax Collector, including interest earned.

(9:29 a.m.) BJ Kalaidi, 8 Newcomb Street, recommended that the excess fees collected be allocated to roads and infrastructure.

(9:30 a.m.) Raven explained that the fees would be distributed to different agencies.

(9:30 a.m.) Locklear stated that the excess fees had already been estimated as part of the county budget process; therefore, do not necessarily represent additional county revenue.

(9:31 a.m.) **Motion by McClure, seconded by Bennett, carried 5/0, to approve the total earned unused and undistributed revenue collected for the 2014-2015 tax year.**

(10/20/15 - 8 - 9:31 a.m.)

2. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PROPOSED ALTERNATIVES TO IMPROVE TRAFFIC FLOW AT THE INTERSECTION OF U.S. 1 AND SAN CARLOS AVENUE, AS WELL AS A1A (MAY STREET/SAN MARCO AVENUE) AT SAN CARLOS IN ST. AUGUSTINE. A REPRESENTATIVE FROM FDOT DISTRICT TWO WILL PRESENT THE ALTERNATIVES BEING PROPOSED BY FDOT TO IMPROVE TRAFFIC FLOW AT THE INTERSECTION OF U.S. 1 AND SAN CARLOS AVENUE, AS WELL AS A1A (MAY STREET/SAN MARCO AVENUE) AT SAN CARLOS IN ST. AUGUSTINE

Phong Nguyen, Transportation Development Division Manager, introduced James Knight, Urban Planning Administrator for District Two, Florida Department of Transportation (FDOT), who presented on the four proposed alternatives to improve the traffic flow at the intersection of U.S. 1 and San Carlos Avenue, as well as A1A at San Carlos in St. Augustine. Additionally, Knight stated that there would be a city meeting scheduled for the evening of October 20, 2015.

(9:45 a.m.) Johns asked about the traffic flow on U.S. 1, based on the alternatives presented and the U-turn potential at San Carlos.

(9:47 a.m.) McClure stated that the re-alignment with Alternative No. 3 was the most effective, including the right-hand turn lane. Knight responded and discussion ensued on a modified Alternative No. 3, as well as the drainage project.

(9:53 a.m.) BJ Kalaidi, 8 Newcomb Street, questioned the decisions and statements made by FDOT. She was in support of Alternative No. 1. She requested that a date certain be given for a decision on the chosen alternative. Additionally, she indicated that Vilano residents had the option of exiting north on A1A, in case of a hurricane evacuation.

(9:56 a.m.) Vivian Browning, President of Vilano Main Street, 115 Vilano Road, pointed out that eighty percent of the traffic coming over the Vilano Bridge was from Fernandina, Jacksonville, Ponte Vedra, and other areas to the north. She stated the plans for the Vilano Town Center had been recognized for over ten years and was not the cause for the traffic. She supported the roundabout option and opposed Alternative No. 4. Additionally, she felt that A1A North was not the best option for a hurricane evacuation.

(9:59 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of Alternative No. 3 and questioned federal funding opportunities for this project.

(10:00 a.m.) James and Celeste Carr submitted written public comment on Regular Agenda Item No. 2, *Exhibit A*.

(10:02 a.m.) Knight explained federal funding versus state funding when protecting parks. He noted there was not a date certain for a decision; however, he stated that late October or early November would be ideal.

The meeting recessed at 10:03 a.m. and reconvened at 10:18 a.m.

(Regular Agenda Item 3 was removed and rescheduled to a date uncertain.)

(10/20/15 - 8 - 10:18 a.m.)

3. PUBLIC HEARING, PLNAPPL 2015-4, PONTE VEDRA BEACH PRESERVE (APPEAL TO PVZVAR 2015-02, MAXIMUM FILL VARIANCE)

Proof of publication of the notice of public hearing on PLNAPL 2015-04, Ponte Vedra Beach Preserve, was received, having been published in *The St. Augustine Record* on October 5, 2015.

(10/20/15 - 9 - 10:18 a.m.)

4. PUBLIC HEARING, PUD 2015-05, PALM VALLEY GARDENS. THIS IS A REQUEST TO REZONE APPROXIMATELY FIVE ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW AN EIGHT LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION, LOCATED ON THE EAST SIDE OF NORTH ROSCOE BOULEVARD, NORTH OF CANAL BOULEVARD AND SOUTH OF SOLANA ROAD, ALONG WITH AN AFFORDABLE HOUSING BONUS PETITION TO PROVIDE A MINIMUM OF FOUR AFFORDABLE HOUSING DWELLING UNITS IN THE INCORPORATED AREA OF THE CITY OF ST. AUGUSTINE AT 79 MASTERS DRIVE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE WORKFORCE/AFFORDABLE HOUSING DENSITY BONUS PETITION AND PUD 2015-05, WITH A VOTE OF 6-0, AT THE SEPTEMBER 3, 2015, HEARING

Proof of publication of the notice of public hearing on PUD 2015-05, Palm Valley Gardens, was received, having been published in *The St. Augustine Record* on October 7, 2015.

Soria stated that this was a quasi-judicial hearing and requested ex parte communication. Bennett spoke with the applicants; Morris spoke with the applicants and had three site visits; Smith spoke with the applicants, received email communication, and visited the site; and Johns spoke with the applicant.

(10:19 a.m.) Danielle Handy, Chief Planner, presented details of the request, Palm Valley Gardens, via PowerPoint. Additionally, she discussed the public correspondence she received, *Exhibit A*.

(10:27 a.m.) Brad Wester, Driver McAfee Peek and Hawthorne, P.L., 1 Independent Drive, Suite 1200, Jacksonville, Florida, representing the applicant, presented the proposed option for the PUD, which included affordable housing with four additional units, referencing the as-built survey and the PUD site plan, *Exhibit B*.

(10:38 a.m.) Bill Lazar, Executive Director of the St. Johns Housing Partnership, 525 West King Street, spoke on the affordable housing component.

(10:47 a.m.) Soria added that the additional four units would not be added until the County received the Certificates of Occupancy (CO) for the proposed affordable housing units on 79 Masters Drive.

(10:49 a.m.) Gary Phillips, President of the Palm Valley Community Association, 161 South Roscoe Boulevard, spoke in opposition of the project due to the developers' additional opportunities for revenue through affordable housing. He requested clarification on the lot size per dwelling.

Handy clarified the minimum lot requirements for the rezoning versus a "lot of record." Discussion ensued on the requirements for septic.

(10:56 a.m.) Mary Kohnke, 29 South Roscoe Boulevard, spoke in opposition of the project, as it was another way for developers to profit. Additionally, she listed the negatives in utilizing Roscoe Road for the project.

(11:01 a.m.) Jay McGarvey, 81 Ponte Vedra Boulevard, spoke in favor of the project, including the affordable housing component.

(11:03 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, questioned whether the water services would be provided by Jacksonville Electric Authority (JEA).

(11:04 a.m.) Jim Sabo, President of Ponte Vedra Coalition and River Marsh Homeowners Association, 178 River Marsh Drive, spoke in opposition of the proposal due to the density exception and increased traffic in Ponte Vedra.

(11:07 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on the responsibilities of first responders. He suggested that the developer contribute more money towards the affordable housing component.

(11:11 a.m.) BJ Kalaidi, 8 Newcomb Street, was concerned about the unit access and the eight units versus the four units encroaching onto private property. Wester addressed the question concerning encroachment, displaying the Master Development Plan Map (MDP), *Exhibit B*.

(11:17 a.m.) Bennett requested that McCormack address the public comment concerning "setting precedence." McCormack stated that whether or not to exercise an affordable housing bonus was discretionary for the Board and did not constitute a controlling precedent upon future applications.

(11:18 a.m.) McClure requested McCormack clarify where the density credits were to be used. Soria responded by referring to Section 50703: Affordable Housing Density Bonus Provision of the County's Land Development Code.

(11:19 a.m.) Wester responded to public comment, regarding the right-of-way on Roscoe Boulevard and the impacts of the project. He referred to documentation from the traffic concurrency review for a *de Minimis* project and the transportation analysis spreadsheet, *Exhibit C*. Discussion ensued on the traffic impact to the three mile segment of North Roscoe Boulevard. Wester presented a document on the traffic impact to North Roscoe Boulevard, *Exhibit D*.

(11:29 a.m.) McCormack informed the Board that regardless of profit, it was not within the Board's purview as whether to approve or deny an application.

(11:30 a.m.) Jason Parry, representing Ponte Vedra 2008, LLC, asked that the proposal be evaluated on its own merits.

(11:31 a.m.) Phong Nguyen, Director of Transportation, verified that Roscoe Boulevard was at 47.4% capacity and was able to accommodate six hundred additional single family units. He noted that this project utilized less than 1% of the roads' capacity.

(11:32 a.m.) Morris spoke in favor of the project, based on the affordable housing aspect, the consistency in property value on Roscoe, and the availability in road capacity.

(11:37 a.m.) McClure commented on the profitability and the transfer of density bonuses, referencing Section 5.0706 of the Affordable Housing Density Bonus Provision of the County's Land Development Code. Soria responded.

Discussion ensued on the location of the affordable housing project and the transfer of the density bonus.

(11:44 a.m.) **Motion by Morris, seconded by Bennett, carried 5/0, to approve the Workforce/Affordable Housing Density Bonus petition in connection with PUD 2015-05, Palm Valley Gardens.**

(11:45 a.m.) **Motion by Morris, seconded by Bennett, carried 5/0, to enact Ordinance No. 2015-66, PUD 2015-05, Palm Valley Gardens based on nine Findings of Facts.**

ORDINANCE NO. 2015-66

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

The meeting recessed at 11:45 a.m. and reconvened at 11:59 a.m.

(10/20/15 - 11- 11:59 a.m.)

5. PUBLIC HEARING, COMPAMD 2014-09, INDIANHEAD BIOMASS - TRANSMITTAL HEARING. THIS IS A REQUEST TO TRANSMIT A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP FROM RESIDENTIAL-B (RES-B) TO RURAL/SILVICULTURE (R/S) FOR APPROXIMATELY 108 ACRES OF LAND LOCATED OFF OF ADAMS ACRES ROAD. THIS IS THE TRANSMITTAL HEARING TO ALLOW FOR STATE AND REGIONAL AGENCY REVIEW. THE PLANNING AND ZONING AGENCY RECOMMENDED TRANSMITTAL AT ITS SEPTEMBER 17, 2015, REGULAR MEETING, WITH A 6-0 VOTE

Proof of publication of the notice of public hearing on COMPAMED 2014-09, Indianhead Biomass, was received, having been published in *The St. Augustine Record* on September 2, 2015.

Danielle Handy, AICP, Chief Planner of Growth Management, presented details of the request to transmit a comprehensive plan amendment.

(12:06 p.m.) John Burnham, Growth Management, responded to questions from the Board concerning a non-zoning variance.

(12:07 p.m.) Matt Lahti, Gulfstream Design Group, LLC, applicant, 906 Anastasia Boulevard, Suite A, spoke on the request. Discussion ensued on employment opportunities, compliance of the Florida Building Code with the special use permit and the future land use.

(12:16 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, suggested providing Indianhead Biomass with an economic development package, including a tax break.

(12:18 p.m.) **Motion by Smith, seconded by Bennett, carried 5/0, to Transmit COMPAMD 2014-09, Indianhead Biomass, adopting Findings of Fact 1-3 to support the motion.**

(10/20/15 - 11 - 12:18 p.m.)

6. DISCUSSION OF VARIOUS LAND DEVELOPMENT CODE AMENDMENT TOPICS. THIS ITEM IS A DISCUSSION ITEM ON SEVERAL ITEMS AND POSSIBLE CHANGES TO THE LAND DEVELOPMENT CODE. STAFF WILL BE SEEKING GENERAL DIRECTION FROM THE BOARD ON THE FOLLOWING TOPICS: 1) THE POTENTIAL TO ALLOW MOBILE FOOD VENDORS WITHIN ADDITIONAL COMMERCIAL AND INDUSTRIAL ZONING DESIGNATIONS AS A SPECIAL USE PERMIT; 2) MODIFYING THE PROCESS FOR SINGLE-FAMILY ZONED PROPERTY OWNERS TO MAINTAIN CHICKENS ON THEIR SITE; AND, 3) REVISING THE METHOD OF CALCULATING OPEN SPACE AND/OR ACTIVE RECREATION IN PLANNED UNIT DEVELOPMENTS, SPECIFICALLY ALLOWING STORM WATER PONDS TO MEET SOME OR ALL OF THOSE REQUIREMENTS

Joseph Cearley, Special Projects Manager, presented details of the request.

Discussion ensued on public hearing versus allowable by right, special-use permits, zoning for pedestrian traffic, competition with brick and mortar businesses, and specific areas requested by mobile food vendors.

(12:36 p.m.) Kelly Hazouri, co-owner of Big Island Bowls food truck, spoke in support of mobile food trucks, listing the misconceptions and the benefits to the community.

(12:40 p.m.) Brendan Schneck, food truck petitioner and co-owner of Big Island Bowls food truck, 21 Sabor De Sal, spoke on the misconceptions of food trucks and the zoning designation of commercial intensive, which he felt was not conducive to the food truck business.

(12:42 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in opposition to all land development code changes, including food trucks, the urban chickens and open spaces. She agreed that food trucks were beneficial for special events.

(12:43 p.m.) Vivian Browning, President of Vilano Main Street, 115 Vilano Road, spoke in opposition of food trucks on the public right-of-way and vacant lots. She agreed that food trucks were beneficial during festivals or on private property.

(12:46 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in opposition of food trucks due to competition with brick and mortar restaurants. He stated a food truck day, similar to Nocatee, was acceptable.

(12:49 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of food trucks, noting regulations, code enforcement and required fees.

(12:51 p.m.) Beth Breeding, Silverfield Development, 10175 Fortune Parkway, Jacksonville, felt there needed to be a fair playing field for both food trucks and brick and mortar businesses.

Putman left the meeting and Deputy Clerk Sindy Wiseman entered the meeting at 12:53 p.m.

(12:54 p.m.) Cearley continued his presentation on land development code 203.06, which allowed for backyard chickens with a special use permit, and outdoor shelters. He gave the pros and cons of keeping backyard chickens; addressed the areas of concern such as, limiting the number of birds per household, the prohibition of roosters, enclosure containment restrictions, nuisance clauses, slaughtering restrictions, and coop distance restrictions related to homes or property lines.

(12:59 p.m.) Discussion ensued on the regulations, fees for a special use permit, limiting the number of hens without requiring a special use permit, and diseases.

(1:11 p.m.) Josh Valdes, 180 Calle De Leon, noted that even though the wings had been clipped, the chickens were still able to jump or fly. He commented on the noise, and controlling diseases.

(1:14 p.m.) Daniel Hatman, 3277 Calle Cortez, commented on how having chickens cut down on bugs.

(1:15 p.m.) Michael Harrington, 3253 Calle Barcelona, commented on the educational component to having chickens. Additionally he stated that chickens were a food source.

(1:17 p.m.) Laura Valdes, 180 Calle De Leon, spoke about using chickens as a form of pet therapy.

(1:20 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, voiced his concern on lowering the special use permit fee.

(1:23 p.m.) Cearley continued his presentation on various land development code amendment topics, specifically allowing stormwater ponds to be counted as open space. He suggested amenitizing the stormwater ponds, noting the positives and negatives to different stormwater options.

(1:28 p.m.) Discussion ensued on the requirements, intent, purpose, and safety for stormwater ponds meeting the requirements of an open space area.

(1:35 p.m.) Beth Breeding, Silverfield Development, 10175 Fortune Parkway, Jacksonville, voiced her concerns regarding some of the required amenities for open space areas due to the additional costs involved.

(1:38 p.m.) *Consensus was given to direct staff to report to the Board hard numbers as to the percentage of open space required if ponds were counted, the required amenities, a proposed sliding scale for counting ponds as open space, density, and feedback from developers and water management.*

(1:40 p.m.) *Consensus was given to direct staff to keep urban chickens a special use permit, reduce the application fee to \$50 plus cost for mailing and sign posting, and review the distance of separation.*

(1:44 p.m.) *Consensus was given to direct staff to post a survey on the County website, to see if there was an area in the County that would welcome the food truck; and report back to the Board in two months.*

Lavie entered the meeting and Soria left the meeting at 1:49 p.m.

(10/20/15 - 13 - 1:49 p.m.)

7. CONSIDER APPOINTMENT TO THE RECREATION ADVISORY BOARD. CURRENTLY THERE IS ONE VACANCY ON THE RECREATION ADVISORY BOARD, WHICH IS DUE TO AN EXPIRED TERM. IN THIS PACKAGE IS A LETTER OF RECOMMENDATION FROM THE RECREATION ADVISORY BOARD, ALONG WITH AN APPLICATION FOR MR. CASEY VANRYSDAM (DISTRICT 5). PLEASE NOTE THAT PER SECTION 7-2.0303, ALL APPOINTMENTS MUST BE FOR A TERM OF TWO YEARS

Betty Dixon, Assistant to the Board of County Commissioners, gave the presentation for the vacancy to the Recreation Advisory Board.

(1:51 p.m.) **Motion by Smith, seconded by McClure, carried 5/0, to appoint Casey VanRysdam to the Recreation Advisory Board for a two-year term scheduled to expire on October 20, 2017, as submitted.**

(10/20/15 - 14 - 1:52 p.m.)

8. DISCUSSION OF BOARDS AND COMMITTEES PROJECT RECOMMENDATIONS. BY CONSENSUS OF THE BOARD OF COUNTY COMMISSIONERS IN JANUARY 2014, THE CHAIR MADE A REQUEST TO THE COUNTY ADMINISTRATOR TO REVIEW, UPDATE, AND CREATE A MORE CONSISTENT METHOD FOR MAINTAINING APPOINTED BOARDS AND COMMITTEES. TO ACCOMPLISH THIS, A DIVERSE TEAM COLLABORATED OVER SEVERAL MONTHS. THIS TEAM INCLUDES ADMINISTRATION, COMMISSION OFFICE, COUNTY ATTORNEY'S OFFICE, MIS, AND STAFF SUPPORT FROM EACH BOARD. RECOMMENDATIONS HAVE BEEN PROVIDED FOR REVIEW

Katie Sapp, Economic Development Specialist, presented the review of the recommendations by the project team members. She stated that the goal was to revise, update, and provide a consolidated method to maintain the Boards and Committees; and provided recommendations.

(1:53 p.m.) Discussion ensued on the requirements for financial disclosure.

(1:56 p.m.) Vivian Browning, 115 Vilano Road, supported the financial disclosure requirement and voiced her concerns on resetting an appointed Board and suggested training when introducing new people to a Board.

(2:00 p.m.) McCormack mentioned Sapp had moved to Economic Development, from the Board of County Commission office, to undertake this project and could resume project responsibilities or it could be forwarded to other qualified.

(10/20/15 - 14 - 2:01 p.m.)

COMMISSIONERS' REPORTS

Commissioner Johns

Johns mentioned the upcoming events and encouraged participation.

Commissioner Smith

(2:01 p.m.) Smith reported on the crops being planted, the Farm Share Distribution event in West Augustine, Cracker Day. He also reported on the upcoming breast cancer walk in Hasting, Hastings Harvest Community Day, and the Friends of the Library even at Johnny's Restaurant. Smith offered condolences to the family of Charles Stanton, on his passing. He mentioned that the Federal courts granted a stay on the "Waters on the U.S." rule, and invited the Board to the Putnam/St. Johns County Farm Bureau's Farm City Week at the St. Johns County Agriculture Center.

Commissioner Bennett

(2:05 p.m.) Bennett reported attending the VyStar Credit Union ribbon cutting in Nocatee, noting that several schools had implemented Carrier Academy's, where a school-based Credit Union employs the students. She attended the ribbon cutting for the Class A office building in Nocatee. She encouraged everyone to vote November 3,

2015. She stated the annual evaluation for county administrator and county attorney would be handled by the incoming chair; in order to discuss the evaluations and how they would be handled in the future.

Commissioner Morris

(2:09 p.m.) Morris noted that the unemployment numbers were down to 3.8 percent.

Commissioner McClure

McClure reported that the Spoonvilles and Sprockets bike ride was November 8, 2015. He also cautioned parents to carefully check out their children's Halloween candy.

(10/20/15 - 15 - 2:11 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Andrews reported that the County had received an invitation from the Florida Department of Health to submit an application for the Third Annual Healthy Weight Community Champion Recognition Program. He requested consensus from the Board to submit the application. *Consensus was given to submit the application for the Third Annual Healthy Weight Community Champion Recognition Program.*

(10/20/15 - 15 - 2:12 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack reported that the joint meeting scheduled October 26, 2015, with St. Augustine Beach Commission was rescheduled to a date uncertain.

(10/20/15 - 15 - 2:13 p.m.)

CLERK OF COURT'S REPORT

No report.

(10/20/15 - 15 - 2:13 p.m.)

ADJOURN

With there being no further business to come before the Board, Bennett adjourned the meeting at 2:13 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 525163-525371, totaling \$1,118,761.70 and Voucher Register, Voucher Nos. 22316-22372, totaling \$1,277,402.87 (9/29/15)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 525372-525402, totaling \$54,674.10 and Voucher Register, Voucher Nos. 22373-22388, totaling \$23,386.53 (9/29/15)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 525403-525417, totaling \$252,604.25 (9/30/15)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 525418-525431, totaling \$5,275.33 and Voucher Register, Voucher No. 22389, totaling \$184.62 (10/01/15)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 22390-22391, totaling \$11,434.42 (10/01/15)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 525432-525606, totaling \$698,712.14 and Voucher Register, Voucher Nos. 22392-22441, totaling \$1,336,994.07 (10/06/15)

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

