

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
FEBRUARY 2, 2016
9:00 A.M.**

Proceedings of a regular meeting of the Board of County Commissioners (BCC) of St. Johns County, Florida, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Present: Jeb Smith, District 2, Chair
 James K. Johns, District 1, Vice Chair
 William A. McClure, District 3
 Jay Morris, District 4
 Rachael L. Bennett, District 5
 Michael Wanchick, County Administrator
 Patrick McCormack, County Attorney
 Natasha McGee, Deputy Clerk

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

(02/02/16 - 1 - 9:04 a.m.)
CALL TO ORDER

Smith called the meeting to order.

(02/02/16 - 1 - 9:05 a.m.)
ROLL CALL

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

(02/02/16 - 1 - 9:05 a.m.)
INVOCATION

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

(02/02/16 - 1 - 9:06 a.m.)
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(02/02/16 - 1 - 9:07 a.m.)
"MADE IN ST. JOHNS COUNTY" PRESENTATION

Morris gave a brief history on economic development since 2011 and introduced the "Made in St. Johns County 2016 Exhibit" and the "Made in St. Johns County 2016 Exhibit" video, *Exhibit A*. He spoke on the vibrant business climate in St. Johns County, and invited Melissa Glasgow, Director of Economic Development, representatives from each exhibit, and the resource partners to the podium. Glasgow spoke on the importance of St. Johns County's local manufacturers and the showcased exhibits, and referenced the "Made in St. Johns County 2016 Exhibit" guide, *Exhibit B*. Glasgow recognized representatives from each manufacturer, presented each with a certificate of appreciation, and expressed appreciation to those who made the event possible.

(02/02/16 - 2 - 9:28 a.m.)

PUBLIC COMMENT

Tom Reynolds, 880 A1A Beach Boulevard, requested that the Board consider his usual concerns, complaints, and criticisms.

(9:29 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the St. Johns County sales tax increase and the change of library hours.

(9:31 a.m.) Rand Middleton, N. 4250 A1A S., St. Augustine Beach, spoke on Consent Agenda Item 5.

(02/02/16 - 2 - 9:32 a.m.)

DELETIONS TO CONSENT AGENDA

McClure requested that Consent Agenda Items 5, 12, and 15 be pulled and placed on the Regular Agenda as Items 9, 10, and 11.

(02/02/16 - 2 - 9:33 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2016-24**, approving the terms and authorizing the county administrator, or designee, to execute two Purchase and Sale Agreements for permanent drainage easements needed for improvements along Woodlawn Road

RESOLUTION NO. 2016-24

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 TWO PURCHASE AND SALE AGREEMENTS FOR PERMANENT DRAINAGE EASEMENTS NEEDED FOR IMPROVEMENTS ALONG WOODLAWN ROAD

3. Motion to adopt **Resolution No. 2016-25**, accepting an Easement for Utilities for an existing water line off Palmera Drive East in Ponte Vedra

RESOLUTION NO. 2016-25

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

4. Motion to adopt **Resolution No. 2016-26**, accepting an Easement for Utilities and Bill of Sale for water and sewer service to Palencia North, Phase 3/Rio Del Norte subdivision

RESOLUTION NO. 2016-26

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 SERVICE TO PALENCIA NORTH, PHASE 3/RIO DEL NORTE SUBDIVISION OFF US 1

(Item 5 was pulled and placed on the Regular Agenda as Item 9.)

5. Motion to approve the county administrator, or designee, to execute a Lease Agreement with The First Tee of North Florida, Inc., for space at the St. Johns County Golf Club, Elkton, Florida
6. Motion to adopt **Resolution No. 2016-27**, accepting a Grant of Drainage Easement for drainage improvements along Ponte Vedra Boulevard

RESOLUTION NO. 2016-27

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF DRAINAGE EASEMENT FOR DRAINAGE IMPROVEMENTS ALONG PONTE VEDRA BOULEVARD

7. Motion to adopt **Resolution No. 2016-28**, accepting a Grant of Drainage Easement for drainage improvements along Seabreeze Avenue in Sunset Park

RESOLUTION NO. 2016-28

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF DRAINAGE EASEMENT FOR DRAINAGE IMPROVEMENTS ALONG SEABREEZE AVENUE IN SUNSET PARK

8. Motion to adopt **Resolution No. 2016-29**, approving the final plat for Coastal Oaks, Phase 3B, Units 6 and 7

RESOLUTION NO. 2016-29

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR COASTAL OAKS, PHASE 3B, UNITS 6 AND 7

9. Motion to adopt **Resolution No. 2016-30**, authorizing the county administrator, or designee, to award Bid No. 16-18, CR 214 Water Treatment Plant Blending, and Alkalinity Adjustment Modifications to Sawcross, Inc., as the lowest responsive, responsible bidder, and to execute a contract, on behalf of the County, in substantially the same form and format as attached hereto, for completion of the work, with a contract price not to exceed \$2,357,800

RESOLUTION NO. 2016-30

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 16-18, AND TO EXECUTE AN AGREEMENT FOR CR 214 WATER TREATMENT PLANT BLENDING AND ALKALINITY ADJUSTMENT MODIFICATIONS

10. Motion to adopt **Resolution No. 2016-31**, authorizing the county administrator, or his designee, to award RFP No. 16-20, Design-Build Services for CR 214 WTP 2.0 MG Ground Storage Tank to Precon Corporation, as the lowest technically acceptable bidder in the amount of \$1,073,000 and to execute an agreement in substantially the same form and format as attached hereto

RESOLUTION NO. 2016-31

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 16-20, AND TO EXECUTE AN AGREEMENT FOR DESIGN-BUILD SERVICES FOR CR 214 WTP 2.0 MG GROUND STORAGE TANK

11. Motion to declare 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

(Item 12 was pulled and placed on the Regular Agenda as Item 10.)

12. Motion to authorize the county administrator, or his designee, to award Bid No. 16-17, to M & M Commercial Cleaning and to enter into a contract for one year with four available one-year renewals for trash collection services for St. Johns County parks and properties
13. Motion to authorize the county administrator, or his designee, to enter into negotiations for the construction of the St. Johns County Public Works Facility, with the apparent low bidder, DiMare Construction, for completion of the project, and if negotiations are successful, a contract will be brought back to the Board for final approval. If negotiations fail with the apparent low bidder, staff requests authorization to begin negotiations with the second lowest bid firm
14. Motion to adopt **Resolution No. 2016-32**, approving and authorizing the transfer of an amount not to exceed \$10,000 from the Tree Bank Fund Reserves for landscaping related to the South East Annex Parking Lot expansion

RESOLUTION NO. 2016-32

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE TRANSFER OF FUNDING FROM THE TREE BANK RESERVES TO FUND LANDSCAPING IMPROVEMENTS RELATED TO THE SOUTH EAST ANNEX PARKING LOT EXPANSION PROJECT

(Item 15 was pulled and placed on the Regular Agenda as Item 11.)

15. Motion to amend the St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2016. Two additional fee amendments have been identified. The first is a revision to the Pre-cremation / Death Certificate Verification Fee. The second is the elimination of the three day consecutive on-beach parking pass
16. Motion to adopt **Resolution No. 2016-33**, authorizing the county administrator, or his authorized designee, to submit a State Fiscal Year 2016 Section 5339 Bus and Bus Support Facilities grant for public transportation assistance funding through the Florida Department of Transportation

RESOLUTION NO. 2016-33

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SIGN AND SUBMIT AN APPLICATION FOR GRANT FUNDING PURSUANT TO 49 U.S.C. 5339, INCLUDING ALL REQUIRED SUPPORTING DOCUMENTS AND ALL REQUIRED CERTIFICATIONS AND ASSURANCES

17. Motion to adopt **Resolution No. 2016-34**, approving the final plat for Aberdeen of St. Johns, Unit 4

RESOLUTION NO. 2016-34

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ABERDEEN OF ST. JOHNS, UNIT 4

18. Motion to adopt **Resolution No. 2016-35**, authorizing the county administrator, or designee, to execute a modification to the grant agreement, on behalf of the County, with the State of Florida, to increase the Federal share in the amount of \$73,786 for SR A1A and Solana Road Signal Replacement project

RESOLUTION NO. 2016-35

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A MODIFICATION TO THE GRANT AGREEMENT, ON BEHALF OF THE COUNTY, WITH THE STATE OF FLORIDA, TO INCREASE THE FEDERAL SHARE BY \$73,786 FOR THE SR A1A AND SOLANO ROAD SIGNAL REPLACEMENT PROJECT

19. Approval of Minutes: 1/19/16 - Regular Meeting
20. Proofs:
 - a. Proof: Notice to Bidders, Bid No. 16-13, fire sprinkler maintenance, published December 28, 2015, and January 4, 2016, in *The St. Augustine Record*

- b. Proof: Notice to Bidders, Bid No. 16-22, uniforms, floor mats, etc., published December 22, 2015, and December 29, 2015, in *The St. Augustine Record*
- c. Proof: Request for Proposals, RFP No. 16-27, transportation of cadavers, published January 11, 2016, and January 18, 2016, in *The St. Augustine Record*
- d. Proof: Notice to Bidders, Bid No. 16-18, CR 214 water treatment plant., published November 20, 2015, in *The St. Augustine Record*
- e. Proof: Notice to Bidders, Bid No. 16-15, Racetrack Road, published November 20, 2015, and November 27, 2015, in *The St. Augustine Record*
- f. Proof: Notice to Bidders, Bid No. 16-20, CR 214 WTP MG storage tank, published November 20, 2015, and November 27, 2015, in *The St. Augustine Record*
- g. Proof: Notice to Bidders, Bid No. 16-23, purchase used CAT grader, published November 24, 2015, and December 01, 2015, in *The St. Augustine Record*
- h. Proof: Notice to Bidders, Bid No. 16-17, trash collection parks and property, published November 20, 2015, and December 7, 2015, in *The St. Augustine Record*
- i. Proof: Notice to Bidders, Bid No. 16-03, pavement management program, published December 10, 2015, and December 17, 2015, in *The St. Augustine Record*
- j. Proof: Request for Proposals, RFP No. 16-26, cardiac monitors, published December 4, 2015, and December 11, 2015, in *The St. Augustine Record*
- k. Proof: Request for Qualifications, RFQ No. 16-21, engineer services, CR 210 widening, published December 7, 2015, and December 14, 2015, in *The St. Augustine Record*
- l. Proof: Notice to Bidders, Bid No. 16-28, purchase five 2016 1/2T 4x4 ext cab, published December 16, 2015, and December 23, 2015, in *The St. Augustine Record*
- m. Proof: Notice to Bidders, Bid No. 16-29, purchase two 2016 1/2T 4x4 ext cab, published December 16, 2015, and December 23, 2015, in *The St. Augustine Record*
- n. Proof: Notice of Meeting, Intergovernmental meeting cancelled, next meeting March 2, 2016, published December 30, 2015, in *The St. Augustine Record*
- o. Proof: Notice of Meeting, Growth Management workshop, special meeting December 8, 2015, published November 30, 2015, in *The St. Augustine Record*
- p. Proof: Notice of Meeting, January 5, 2016, Board of County Commissioners meeting cancelled, next meeting January 19, 2016, published December 22, 2015, in *The St. Augustine Record*

(02/02/16 - 6 - 9:33 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

McCormack noted a noticing issue on Regular Agenda Item 5.

(02/02/16 - 6 - 9:33 a.m.)

APPROVAL OF REGULAR AGENDA

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

(02/02/16 - 7 - 9:34 a.m.)

1. PRESENTATION BY THE UNIVERSITY OF NORTH FLORIDA (UNF) SMALL BUSINESS DEVELOPMENT CENTER. CATHY HAGAN, AREA DIRECTOR FOR THE UNIVERSITY OF NORTH FLORIDA SMALL BUSINESS DEVELOPMENT CENTER (SBDC), WILL PROVIDE AN UPDATE TO THE BOARD OF COUNTY COMMISSIONERS ON PROGRAMS AND ACTIVITIES AT THE ST. JOHNS COUNTY SBDC OFFICE. ST. JOHNS COUNTY HAS AN AGREEMENT WITH THE UNIVERSITY OF NORTH FLORIDA SMALL BUSINESS DEVELOPMENT CENTER TO PROVIDE SERVICES TO ASSIST NEW AND EXISTING BUSINESSES IN ST. JOHNS COUNTY

Melissa Glasgow, Director Office of Economic Development, introduced Marge Cirillo, Certified Business Analyst. Cirillo provided the Board with an update on programs and activities. She referenced the first quarter FY 2015/2016 St. Johns County Impact sheet, *Exhibit A*, and the marketing package, *Exhibit B*.

(9:39 a.m.) The Board expressed appreciation to Cirillo regarding the Small Business Development Center's services provided in St. Johns County.

(9:42 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on MAJMOD 2015-10, St. Augustine 500,000 warehouse Planned Unit Development (PUD), Regular Agenda Item 5 from the December 15, 2015, BCC meeting.

(9:42 a.m.) Lavie and Andrews left the meeting.

(Items 2 and 3 were presented together.)

(02/02/16 - 7 - 9:43 a.m.)

2. PUBLIC HEARING, REZ 2015-15, DFH CORONA. THIS IS A REQUEST TO REZONE FROM 0.26 ACRES FROM PLANNED SPECIAL DEVELOPMENT (PSD) (PONTE VEDRA BY-THE-SEA) TO MULTIPLE-FAMILY RESIDENTIAL (R-2) WITH CONDITIONS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF CORONA ROAD BETWEEN STATE ROAD A1A AND PONTE VEDRA BOULEVARD. THE APPLICANT IS SEEKING THIS REZONING IN ORDER TO PROVIDE AN ACCESS ROAD TO A TEN ACRE RESIDENTIAL DEVELOPMENT PARCEL LOCATED SOUTH OF THE SUBJECT PROPERTY. THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD HEARD THIS ITEM AT THE NOVEMBER 16, 2015, REGULAR MEETING. THE BOARD RECOMMENDED DENIAL OF THE APPLICATION WITH A VOTE OF 4-2

Proof of publication of the notice of public hearing on REZ 2015-15, DFH Corona, was received, having been published in *The St. Augustine Record* on January 4, 2016.

Smith disclosed ex parte communication with Paul Harden, Zach Miller, T.J. Fraser, Jeremiah Mulligan, and Home Owners Association (HOA) representatives. Bennett disclosed ex parte communication with Paul Harden and noted she had a scheduled meeting that she was unable to attend. Morris disclosed ex parte communication with the applicant, attorneys on both sides, and HOA representatives. Johns disclosed ex parte communication with attorneys on both sides and that he had received phone calls and e-mails. McClure noted he had conducted a site visit.

(9:45 a.m.) Soria briefed the Board on the proposed hearing template.

(9:46 a.m.) Danielle Handy, Chief Planner, presented details of REZ 2015-15, DFH Corona, via PowerPoint, noting that e-mails in support of, and in opposition to, the request were submitted for the record, as well as a petition opposing the request, *Exhibit A*.

(9:51 a.m.) John Burnham, P.E., Chief Engineer, presented details of VACROA 2015-08, DFH Corona, via PowerPoint.

(9:54 a.m.) Discussion ensued on the Land Development Code's (LDC) distance of separation of road intersection standards, defining the non-access easement and approved access points to public roads, minor collector construction standards, with Burnham referencing a traffic review of the proposed driveway connection to Corona Road, *Exhibit B*, and the traffic capacity on Corona Road.

(10:04 a.m.) T.J. Fraser, 8 Sea Winds Lane East, representing the applicant, presented details of the requests, via PowerPoint. He reviewed the history of the Ponte Vedra by the Sea ingress/egress point and alternative ingress/egress points. He noted the proposed ingress/egress point would decrease the density and only allow a 21 single-family residential subdivision.

(10:19 a.m.) Austin Chapman, Certified Traffic Engineer, Prosser, Inc., 13901 Sutton Park Drive, Jacksonville, Florida, presented details on the traffic standards, via PowerPoint.

(10:22 a.m.) Fraser noted that he had received a petition in opposition for the proposed ingress/egress point. He reviewed the stated reasons for opposition, construction traffic rules for heavy equipment, and community support regarding the requests, via PowerPoint.

(10:28 a.m.) McCormack provided legal advice regarding community support and hearsay.

(10:29 a.m.) McClure questioned Fraser regarding the maintenance of the proposed ingress/egress point.

(10:31 a.m.) Jeremiah Mulligan, 24 Cathedral Place, representing David and Barbara Mahon of 23 Corona Road, noted that the Mahon's were in opposition of the proposed rezoning request. He presented details in opposition of the proposed ingress/egress, via PowerPoint. He reviewed the anticipated and proposed ingress/egress, the recommendation of the Ponte Vedra Zoning and Adjustment Board, sections from the St. Johns County Comprehensive Plan and Land Development Code, and Corona Road conditions.

(10:40 a.m.) Andrews entered the meeting.

(10:46 a.m.) McClure questioned Mulligan on the St. Johns County Land Development Code: Section 6.04.07, Roadway Design. Discussion ensued on the roadway design.

(10:50 a.m.) Jane West, 201 Owens Avenue, representing the Innlet at Ponte Vedra Beach Condominium Association, stated her client was in support of the proposed rezoning request. She introduced Nancy Horne, President of the Innlet at Ponte Vedra Beach Condominium Association, 18 Sea Winds Lane West. Horne spoke in support of the rezoning request. She noted an agreement was reached with Dream Finders Homes regarding a temporary construction access.

(10:54 a.m.) Bryan Putnal, 4225 Point La Vista Road West, representing Ponte Vedra by the Sea Homeowners Association, Inc., spoke in support of the proposed rezoning request. He noted that the proposed request would provide the safest environment for children of Ponte Vedra by the Sea and that an agreement was reached with Dream Finders Homes regarding a temporary construction access.

(10:59 a.m.) Bob Meissner, 49 Sea Winds Lane East, representing the three separate boards, as a member of the Master Board Association, spoke in support of the proposed rezoning request. He spoke on the following points regarding the request: 1) business postmortem, 2) process, 3) pain, 4) protection, and 5) politics. (11:18 a.m.) Subsequently, McClure responded to Meissner's comment regarding politics.

(11:08 a.m.) Jane Rollinson, 543 Granada Terrace, spoke in opposition of the proposed rezoning request and submitted a petition in opposition for the record, *Exhibit C*. She also spoke on alternative ingress/egress points and pedestrian safety. McClure questioned Rollinson on the petition signatures.

The meeting recessed at 11:19 a.m. and reconvened at 11:25 a.m.

(11:25 a.m.) Deb Hardman, 189 Summerfield Drive, President of the Summerfield Home Owners Association, spoke in opposition of the proposed rezoning request. She also spoke on the impact to the community and pedestrian safety. McClure questioned Hardman on traffic capacity/trips.

(11:33 a.m.) Kerry McDonough, 137 Sea Lily Lane, referenced a map, *Exhibit D*, and spoke in support of the proposed request regarding pedestrian safety.

(11:37 a.m.) Bruce Lucker, 545 Granada Terrace, spoke in opposition of the proposed rezoning request regarding pedestrian safety.

(11:39 a.m.) Ed White, 79 Sea Winds Lane East, spoke on pedestrian safety.

(11:40 a.m.) Bill McGee, 550 Granada Terrace, referenced photos of Corona Road, *Exhibit E*, and spoke in opposition of the proposed rezoning request regarding pedestrian safety.

(11:43 a.m.) Renee Hotes, 69 Sea Winds Lane East, spoke in opposition of the proposed rezoning request regarding pedestrian safety.

(11:45 a.m.) Jeff Walz, 408 Sea Spray Lane, referenced a map, *Exhibit F*, and spoke in support of the proposed request regarding pedestrian safety.

(11:47 a.m.) Kevin Jackson, 66 Sea Winds Lane East, spoke in support of the proposed request regarding the agreement reached between the community and developer.

(11:49 a.m.) Libby Jones, 404 Sea Spray Lane, spoke in support of the proposed request regarding pedestrian safety.

(11:51 a.m.) Douglas Riegert-Johnson, 508 East Surf Spray Lane, stated he and his family were in support of the proposed request.

(11:52 a.m.) Cyndi Thatcher, 364 North Sea Lake Lane, spoke on Ponte by the Sea Estates traffic capacity and on pedestrian safety.

(11:55 a.m.) Susan Tronti, 533 Sea Winds Lane East, spoke in support of the proposed request regarding pedestrian safety.

(11:56 a.m.) Allen Price, 513 East Surf Spray Lane, referenced photos of the current entry/exit point of Sea Winds Lane, *Exhibit G*, and spoke in support of the proposed rezoning request regarding pedestrian safety.

(11:58 a.m.) Tom Reynolds, 880 Beach Boulevard, spoke on utilizing off duty policemen/flagmen regarding construction traffic, promoting a decision based on the benefit of the public's interest, and Ponte Vedra becoming an independent city.

(12:01 p.m.) McCormack noted that the Board would vote only on the approval/disapproval of the rezoning and road vacation requests.

(12:01 p.m.) Gary Keen, 22 Sea Winds Lane East, spoke in support of the proposed request regarding traffic concerns.

(12:03 p.m.) Jim Sabo, 178 River Marsh Drive, President of the Ponte Vedra Coalition, spoke in support of the proposed request. He expressed appreciation to Dream Finders for working with the communities to reach an agreement and for maintaining the density at a 21 single-family residential subdivision.

(12:05 p.m.) Peter Merlini, 90 Sea Winds Lane East, spoke in support of the proposed request regarding increased traffic on Sea Winds Lane East.

(12:06 p.m.) Kelly Frantz, 424 Sea Spray Lane, noted the bus pick-up and drop-off times.

(12:06 p.m.) Mary Kohnke, 29 South Roscoe Boulevard, Secretary of the Ponte Vedra Coalition, spoke in support of the proposed request.

(12:08 p.m.) Lew Belkin, 57 Sea Winds Lane East, spoke in support of the proposed request regarding pedestrian safety.

(12:09 p.m.) Kathy Kelly, 14 Sea Winds Lane West, on behalf of the Innlet at Ponte Vedra Beach Condominium Association, spoke on the original agreement between the Innlet at Ponte Vedra Beach Condominium Association and Dream Finders Homes (DFH) regarding construction traffic and subdivision access, noting the agreement was terminated. She also stated that the Innlet at Ponte Vedra Beach Condominium Association supported the proposed request.

(12:13 p.m.) Fraser closed his comments with rebuttal.

(12:19 p.m.) McClure questioned Soria on the LDC and the Ponte Vedra Zoning and Adjustment Board's decision regarding the access point. Morris spoke on public meetings, the history of the ingress/egress points, and noted he was in support of the proposed request. Bennett spoke in support of the proposed request. She noted that less of Corona Road would be exposed to the additional traffic and residents may have to consider alternate use patterns. Johns stated the proposed requests met the legal requirements.

(12:34 p.m.) McCormack reminded the Board and the public that the items were quasi-judicial and that under case law the Board would first consider compliance with the Comprehensive Plan, LDC, and Ponte Vedra Zoning and Adjustment Board regulations, and then consider competent substantial evidence to support/deny compliance. He explained the competent substantial evidence that could or couldn't be used to determine approval or denial.

(12:37 p.m.) Motion by Morris, seconded by McClure, carried 5/0, to enact Ordinance No. 2016-1, REZ 2015-15, DFH Corona, based upon four Findings of Fact to support the motion, with the additional Finding of Fact: The rezoning is to provide the road used to access a proposed subdivision. Any future planned subdivision using this new access road shall meet all the requirements of LDC 6.04.07.M for this existing facility.

ORDINANCE NO. 2016-1

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF PONTE VEDRA BY THE SEA PLANNED SPECIAL DEVELOPMENT (PSD) TO MULTIPLE FAMILY RESIDENTIAL (R-2) WITH CONDITIONS; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(02/02/16 - 11 - 9:43 a.m.)

3. PUBLIC HEARING, VACROA 2015-08, DFH CORONA, LLC. THIS ITEM WAS CONTINUED FROM THE JANUARY 19, 2016, BCC MEETING. A PETITION TO VACATE A PORTION OF A 5 FOOT NON-ACCESS EASEMENT ALONG CORONA ROAD, ACROSS A LOT IN THE PONTE VEDRA BY THE SEA DEVELOPMENT. COMPANION APPLICATION IS REZ 15-015, TO PROVIDE AN ACCESS ROAD TO A PROPOSED 21-LOT DEVELOPMENT BY DREAM FINDERS HOMES (DFH)

Proof of publication of the notice of public hearing on VACROA 2015-08, DFH Corona, LLC, was received, having been published in *The St. Augustine Record* on January 5, 2016.

Discussion occurred with Item 2.

(12:39 p.m.) **Motion by Morris, seconded by McClure, carried 5/0, to adopt Resolution No. 2016-36, granting the petition for the vacation of a 50 foot x 5 foot non-access easement in the Ponte Vedra by the Sea development (VACROA 2015-08).**

RESOLUTION NO. 2016-36

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A NON-ACCESS EASEMENT IN THE PONTE VEDRA BY THE SEA SUBDIVISION

The meeting recessed at 12:45 p.m. and reconvened at 12:50 p.m., with Deputy Clerk Bonnie Putman in attendance.

(Regular Agenda Items 4, 5, and 6 were heard together.)

(02/02/16 - 11 - 12:50 p.m.)

4. PUBLIC HEARING, COMPAMD 2015-02, VETERANS PARKWAY. THIS IS A REQUEST TO ADOPT 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 VETERAN'S PARKWAY, NORTH OF VETERAN'S PARK AND SOUTH OF RACE TRACK ROAD. THE PLANNING AND ZONING AGENCY, AT ITS NOVEMBER 5, 2015, MEETING, RECOMMENDED ADOPTION WITH A 6-0 VOTE. THE BOARD OF COUNTY COMMISSIONERS HEARD THIS MATTER AT ITS DECEMBER 1, 2015, MEETING. THE BOARD CONSIDERED A MOTION TO APPROVE, WHICH FAILED 2-2, CONSTITUTING A DENIAL. DURING THE DECEMBER 15, 2015, MEETING, THE BOARD APPROVED A MOTION, BY A 4-1 VOTE, TO

RECONSIDER THE APPLICATION. NO FURTHER ACTION WAS TAKEN ON THE APPLICATION AT THE DECEMBER 15TH MEETING

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 January 18, 2016.

Soria recommended Regular Agenda Item 4 be heard; however, due to a noticing issue with Regular Agenda Item 5, Items 5 and 6 would be continued to February 16, 2016.

(12:52 p.m.) Michael Roberson, Growth Management, presented on the Comprehensive Plan Amendment; the Planned Unit Development (PUD), including the pulled signage waiver; and the Minor Modification, via PowerPoint.

(1:01 p.m.) Ellen Avery-Smith, 100 Whetstone Place, applicant, thanked the Board for re-hearing the series of applications and requested they share any concerns, pertaining to the PUD.

(1:03 p.m.) McClure questioned whether Regular Agenda Item 4 was legislative in nature, or a judicial item, and if procedurally, the Board was allowed to re-hear the item. McCormack responded that the Board had full authority to reconsider these items.

(1:05 p.m.) Tony Robbins, American Institute of Certified Planners (AICP), Prosser, Inc., 13901 Sutton Park Drive South, Suite 200, Jacksonville, Florida, spoke on the Comprehensive Plan Amendment, including the zoning of the PUD and the Minor Modification.

(1:10 p.m.) Smith requested clarification pertaining to the conservation easement.

(1:11 p.m.) Kim Allerton, Environmental Resource Solutions, 8711 Perimeter Park Boulevard, Suite 1, Jacksonville, Florida, offered answers concerning the procedures for conservation easement release, location of property's easements, and the size of the easements. She noted that confirmation had been given from the Water Management District on the proposed swap area, which was more valuable than the release area.

(1:14 p.m.) Smith voiced his concerns, which included, the wetland impact, cleaning of drainage impediments/culverts and questioned whether the Water Management's decision superseded the Board's decision. Bennett responded that the developer cannot build on a conservation easement. Robbins responded that construction could not begin until after the easement was released from the Water Management District, as noted in the Master Development Plan (MDP). He disclosed that an additional engineering company would review the project, ensuring there would be no flooding of neighboring properties, prior to the start of construction.

(1:20 p.m.) McClure questioned whether the applicant owned the real estate. Robbins responded that the three parcels were owned by Durbin Crossing Community Development District (CDD); however, there were contracts, by the applicant, to purchase them. McClure stated that it was counter intuitive to approve a PUD with conservation easements and then remove them to build more homes where there were no funds for services, fire stations, or school capacity. Robbins summarized the small proportion removal of the wetlands.

(1:26 p.m.) Avery-Smith provided that the CDD hosted a dually noticed public meeting in which all residents, within that CDD boundary, were made aware of the sale of this property to Dream Finders.

(1:26 p.m.) Allerton explained that the Water District staff would recommend approval for the easement release due to the fact that under today's standards, small conservation areas, similar to those being discussed, would not be approved.

(1:28 p.m.) Bennett reiterated that the trail road, without any culverts, cuts off the wetland system. She explained that the current flooding issues were due to infrastructures and improvements completed prior to the County's drainage studies, understanding of how water moved and today's standards. She suggested the Board rely on the Water District's review.

(1:31 p.m.) Johns questioned the flow of flood water in the area. Allerton responded that culverts had been proposed, which were a requirement for the Water Management District, as part of the easement release. Smith voiced his concern with maintaining and cleaning the culverts. Avery-Smith indicated that it would be the Home Owner's Association's (HOA) legal responsibility to maintain the road and the culverts. Robbins stated, at the next meeting, he would address who, specifically, would be responsible for maintenance. Johns supported the discussion and questioned the traffic capacity. Robbins responded that concurrency and proportionate share would be discussed at the next hearing.

(1:43 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of the development and suggested the County Jail inmates clean the culverts.

(1:46 p.m.) McClure reminded the Board of the proposed increase in taxes due to a lack of services. He had concerns with the timing of the development and disagreed with the approval of a PUD only to come back and make adjustments/modifications to the wetlands/conservation easements.

(1:48 p.m.) Johns stated the property was landlocked. He pointed out that the modification appeared to be the shortest path to a major roadway and the least impact to the environment. He did not agree that the timing was wrong.

(1:51 p.m.) McCormack clarified that Johns lived in the area; however, would not be directly affected by the amendment.

(1:51 p.m.) Motion by Johns, seconded by Bennett, carried 3/2, with McClure and Smith dissenting, to enact Ordinance No. 2016-2, known as COMPAMD 2015-02, Veterans Parkway, adopting Findings of Fact 1-3 to support the motion.

ORDINANCE NO. 2016-2

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL SILVICULTURE (R/S) TO RESIDENTIAL-C (RES-C) WITH A POLICY AMENDMENT LIMITING MAXIMUM RESIDENTIAL DWELLING UNITS TO 146 FOR APPROXIMATELY 102.38 ACRES OF LAND, LOCATED WEST OF VETERANS PARKWAY, NORTH OF LONGLEAF PINE PARKWAY AND SOUTH OF RACE TRACK ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(02/02/16 - 14 - 12:50 p.m.)

5. PUBLIC HEARING, PUD 2015-14, VETERANS PARKWAY. THIS IS A REQUEST TO REZONE APPROXIMATELY 104.95 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A 145-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED ON THE WEST SIDE OF VETERANS PARKWAY, NORTH OF CRESTHAVEN PLACE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF PUD 2015-14, BY A 6-0 VOTE, AT THE NOVEMBER 5, 2015, HEARING. THE BOARD OF COUNTY COMMISSIONERS HEARD THIS APPLICATION AT ITS DECEMBER 1, 2015, MEETING. AFTER THE COMPANION APPLICATION, COMPAMD 2015-02, WAS DENIED, THE BOARD APPROVED A REQUEST BY THE APPLICANT TO WITHDRAW PUD 2015-14. AT THE DECEMBER 15, 2015, MEETING, THE BOARD APPROVED A MOTION TO RECONSIDER COMPAMD 2015-02, AND IN TURN APPROVED A MOTION, BY A 5-0 VOTE, TO RECONSIDER THE MOTION TO APPROVE THE WITHDRAWAL OF PUD 2015-14, AND ALLOW THE APPLICATION TO BE REHEARD. NO FURTHER ACTION WAS TAKEN ON THE APPLICATION AT THE DECEMBER 15TH MEETING

Discussion for this item occurred during Regular Agenda Item 4. Due to a noticing issue Regular Agenda Item 5 was continued to February 16, 2016.

(02/02/16 - 14 - 12:50 p.m.)

6. PUBLIC HEARING, MINMOD 2015-04, DURBIN CROSSING. REQUEST FOR A MINOR MODIFICATION TO RECOGNIZE THE REMOVAL OF APPROXIMATELY 2.53 ACRES FROM DURBIN CROSSING PLANNED UNIT DEVELOPMENT (PUD) TO BE ADDED AND REZONED TO THE VETERANS PARKWAY PUD FOR AN ACCESS ROAD CONNECTION. THE PROJECT IS LOCATED IN THE NORTHWEST SECTOR OF THE COUNTY ON THE WEST SIDE OF VETERANS PARKWAY, DIRECTLY ACROSS FROM CASTLEGATE LANE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF MINMOD 2015-04, WITH A VOTE OF 6-0, AT THE NOVEMBER 5, 2015, HEARING. THE BOARD OF COUNTY COMMISSIONERS HEARD THIS APPLICATION AT ITS DECEMBER 1, 2015, MEETING. AFTER THE COMPANION APPLICATION, COMPAMD 2015-02, WAS DENIED, THE BOARD APPROVED A REQUEST BY THE APPLICANT TO WITHDRAW MINMOD 2015-04. AT THE DECEMBER 15, 2015, MEETING, THE BOARD APPROVED A MOTION TO RECONSIDER COMPAMD 2015-02, AND IN TURN APPROVED A MOTION, BY A 5-0 VOTE, TO RECONSIDER THE MOTION TO APPROVE THE WITHDRAWAL OF MINMOD 2015-04, AND ALLOW THE APPLICATION TO BE REHEARD. NO FURTHER ACTION WAS TAKEN ON THE APPLICATION AT THE DECEMBER 15TH MEETING

Proof of publication of the notice of public hearing on MINMOD 2015-04, Durbin Crossing, was received, having been published in *The St. Augustine Record* on January 18, 2016.

Discussion for this item occurred during Regular Agenda Item 4. Due to a noticing issue for Regular Agenda Item 5, Regular Agenda Item 6 was continued to February 16, 2016.

(1:52 p.m.) Motion by Smith, seconded by Morris, carried 5/0, to continue Regular Agenda Items 5 and 6 to the Board of County Commissioner's meeting on February 16, 2016.

(02/02/16 - 15 - 1:53 p.m.)

7. PUBLIC HEARING, COMPAMD 2015-07, NOCATEE. THIS IS A TRANSMITTAL HEARING FOR COMPAMD 2015-07, NOCATEE NEW TOWN TEXT AMENDMENT, TO MODIFY OBJECTIVE A.1.19, AS APPROVED BY ORDINANCE NO. 2001-18, AND TO ADD OBJECTIVE A.1.23 FOR THE NEW TOWN FUTURE LAND USE DESIGNATION, AS IT APPLIES TO THE NOCATEE DEVELOPMENT OF REGIONAL IMPACT (DRI); MODIFY THE MIXED USE PERCENTAGES, AND ELIMINATE THE TOWN CENTER VILLAGE MIXED USE CORE. NOCATEE IS LOCATED EAST OF US 1 NORTH AND WEST OF THE INTRACOASTAL WATERWAY. THE PLANNING AND ZONING AGENCY RECOMMENDED TRANSMITTAL OF THE PROPOSED AMENDMENT, WITH A 4-2 VOTE, AT ITS DECEMBER 17, 2015, REGULAR MEETING. THE AGENCY DISCUSSED THAT THE CHANGES MAY RESULT IN NOCATEE LOSING SOME OF ITS MIXED USE CHARACTER AND RESULT IN LESS JOB OPPORTUNITIES WITHIN NOCATEE

Proof of publication of the notice of public hearing on COMPAMD 2015-07, Nocatee, was received, having been published in *The St. Augustine Record* on January 18, 2016.

(1:53 p.m.) Teresa Bishop, AICP, Planning Division Manager, summarized the application on the Nocatee transmittal, including the modification to objective A.1.19 and the addition of objective A.1.23, via PowerPoint. She clarified that the amendments were to modify the policies that affected Nocatee and leave in place the policies that were available, should New Town be designated for another property in the future. She described the details of the amendments.

(2:04 p.m.) Ray Spofford, AICP, England- Thims and Miller, Inc., agent for the applicant, stated that the Comprehensive Plan Amendments were due to changing market conditions. He pointed out that the amendments were text changes and not changes to the map or the mixed land uses. He described the amendments, which included a reduction in the minimum percentage requirement of multi-family units, elimination of the mixed-use core district, the deletion of the residential and non-residential mix and village centers, addition of flexibility in siting elementary schools, reduction of the percentage of office uses in the Town Center District, and the addition of flexibility in meeting the specific use standards for retail and workplace space.

(2:15 p.m.) McClure questioned the reasoning for the changes. Spofford responded, noting the number of office and retail spaces that were currently under construction in Nocatee. He denied trying to make Nocatee strictly residential; on the contrary, the changes were to keep up with the changes in the market conditions.

(2:19 p.m.) Morris supported the changes to Nocatee, as market conditions changed; commented on an article from *The Florida Times Union*; and stated that Nocatee was ranked as the nation's third best-selling master-planned community.

(2:21 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, stated that she was one of the litigants, contending that Nocatee was urban sprawl. She opposed the mileage extension and stated most of the new commercial infrastructures were located in Duval County. She opposed the Comprehensive Plan Amendments, specifically the minimization of the percentage requirements in the Comprehensive Plan.

(2:24 p.m.) **Motion by Morris, seconded by Bennett, carried 5/0, to transmit COMPAMD 2015-07, Nocatee, adopting Findings of Fact 1-3 to support the motion.**

(02/02/16 - 16 - 2:25 p.m.)

8. PUBLIC HEARING, MAJMOD 2015-13, MAKARIOS SOUTH PUD. THIS IS A MAJOR MODIFICATION REQUEST TO AMEND THE MAKARIOS SOUTH PUD; TO ALLOW FOR SEVENTY-THREE SINGLE-FAMILY HOME SITES AND 10,000 SQUARE FEET OF COMMERCIAL RETAIL. THE SUBJECT PROPERTY IS LOCATED ON US 1, SOUTH OF WATSON ROAD AND NORTH OF STATE ROAD 206. THE PLANNING AND ZONING AGENCY WILL HEAR THIS ITEM AT ITS JANUARY 19, 2016, REGULAR MEETING

Proof of publication of the notice of public hearing on MAJMOD 2015-13, Makarios South PUD, was received, having been published in *The St. Augustine Record* on January 18, 2016.

(2:25 p.m.) Soria stated that Regular Agenda Item 8 was a quasi-judicial proceeding and requested disclosure of ex parte communication. Smith disclosed that he had met with Andrew Norgart, development representative, and they discussed some of the changes and modifications; Bennett had correspondence with Andy Norgart, via telephone; Morris met with Norgart; Johns met with Jessie Killebrew, co-owner and co-developer of the property, and Norgart.

(2:26 p.m.) Rebecca Dennis, Planner, presented on the Major Modification to the Master Development Plan (MDP) for the Makarios South PUD, via PowerPoint. She stated, according to the applicant, the modification would produce a more viable product and would be consistent with the area development patterns.

(2:29 p.m.) Bennett questioned whether a drive-up ATM was allowable. Dennis stated she would research the answer and then follow-up.

(2:30 p.m.) McClure questioned the consistency, compatibility, and minimum lot size. Dennis referenced the property's aerial map and described the neighboring land uses.

(2:32 p.m.) Karen Taylor, 77 Saragossa Street, applicant, reviewed the history of the property, including the lack of a commercial market and US 1 frontage ownership. She indicated that the proposed modification was mixed use, including 10,000 feet of commercial use and seventy-three, forty-three foot, residential lots and described the property details.

(2:42 p.m.) McClure questioned whether neighboring commercial intensive businesses voiced any concerns. Taylor responded that additional buffering had been added. McClure questioned the route to Interstate 95 North. Taylor responded that the residents would use State Road 206. McClure questioned the proposed price point for the homes. Taylor responded with \$200,000. McClure stated the need for commercial; however, Taylor explained there was no market for commercial in this location.

(2:54 p.m.) Smith questioned how they would go north on US1. Taylor responded they would turn right to the light and then make a U-turn.

(2:56 p.m.) Bennett supported the interconnectivity with the commercial component. She was pleased with the sensitivity to the group home, neighboring the property. She felt this was a good use for the property and it was affordable for young families, which the County lacked.

(3:00 p.m.) McClure questioned the ad valorem tax potential for property and stated the revenue would not pay for services. Taylor named the advantages to these types of homes.

(3:04 p.m.) Suzanne Konchan, AICP, Growth Management Director, read from Article Two of the Land Development Code, which stated that ATMs were allowed. She referred to the last sentence of paragraph B of the MDP text, which reads, *"In addition, automatic teller machines and outside displays and sales, including outside seating, particularly for restaurants and cafes, will be allowed as an accessory use to a primary allowable use."* She felt the entire sentence was redundant, due to authorization of allowable uses in the Land Development Code. Taylor offered to remove the last sentence from the MDP text.

(3:06 p.m.) McClure questioned whether Makarios Road was a public or private road. Taylor answered that it was a public road, subject to approval by the Board.

(3:06 p.m.) Motion by Bennett, seconded by Morris, carried 4/1, with McClure dissenting, to enact Ordinance No. 2016-3, MAJMOD 2015-13, Makarios South PUD, adopting Findings of Fact 1-6 to support the motion, with the adjustment of the PUD language, as stated by the applicant.

ORDINANCE NO. 2016-3

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, APPROVING A MAJOR
MODIFICATION TO THE MAKARIOS SOUTH
PLANNED UNIT DEVELOPMENT, ORDINANCE NO.
2008-48, AS AMENDED; MAKING FINDINGS OF FACT;
PROVIDING A SAVINGS CLAUSE; REQUIRING
RECORDATION; AND PROVIDING AN EFFECTIVE
DATE

The meeting recessed at 3:09 p.m. and reconvened at 3:19 p.m., with McCormack and Soria absent and Rebecca Lavie, Assistant County Attorney present.

(Formally Consent Agenda Item 5)

(02/02/16 - 17 - 3:19 p.m.)

9. MOTION TO EXECUTE A LEASE AGREEMENT WITH THE FIRST TEE OF NORTH FLORIDA, INC., FOR SPACE AT THE ST. JOHNS COUNTY GOLF CLUB, ELKTON, FLORIDA

(3:19 p.m.) McClure questioned: 1) the agreement concerning the golf course being brought back to the Board; and 2) the lack of space, which would ensure that tournaments/events seek out a different venue.

(3:20 p.m.) Billy Zeits, Assistant Director of Parks and Recreation, responded that the item was on the consent agenda to ensure that the Board was aware of the transition of The First Tee relocating from their previous site into a storage area in the offices of the Pro Shop. He reported that the lease was \$100/annually and would now be \$300/monthly.

McCormack entered the meeting at 3:18 p.m.

(3:22 p.m.) Wanchick interjected that the lease was a one year contract, with two year renewals, cancelable with a 90 day notice. He added that discussion on the future of the golf course would be brought back to the Board in the coming weeks.

(3:23 p.m.) Smith questioned the anticipated time of The First Tee's move and when the consultant's work would be completed. Zeits stated the relocation would take place as soon as the agreement was executed.

(3:24 p.m.) Wanchick added that Phase One, a \$30,000 effort, would identify preliminary findings, and three primary alternatives, which would be placed into a presentation that would be brought before the Board in the coming weeks. Discussion ensued on necessary improvements and expenses. He recommended the Board not delay the process.

(3:25 p.m.) Johns questioned the number of participants in The First Tee. Zeits responded that there were over 150 participants in a two-week summer camp program.

(3:25 p.m.) Motion by McClure, seconded by Bennett, carried 5/0 to adopt Resolution No. 2016-37, approving the county administrator, or designee, to execute a Lease Agreement with The First Tee of North Florida, Inc., for space at the St. Johns County Golf Club, Elkton, Florida.

RESOLUTION NO. 2016-37

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A LEASE AGREEMENT WITH THE FIRST TEE OF NORTH FLORIDA, INC., FOR SPACE AT THE ST. JOHNS COUNTY GOLF CLUB, ELKTON, FLORIDA

(Formally Consent Agenda Item 12)

(02/02/16 - 18 - 3:26 p.m.)

10. MOTION TO AWARD BID NO. 16-17, TO M & M COMMERCIAL CLEANING; AND TO ENTER INTO A CONTRACT FOR ONE YEAR, WITH FOUR AVAILABLE ONE-YEAR RENEWALS FOR TRASH COLLECTION SERVICES FOR ST. JOHNS COUNTY PARKS AND PROPERTIES

McClure questioned whether this contract was for beach clean-up, as well as trash collection/trash bins.

(3:27 p.m.) Will Smith, Director of Parks and Recreation, responded that the contract was for the parks, not trash bins or beach clean-up. He stated we had a separate contract for beach clean-up and trash bins and that this was not a new contractor.

(3:28 p.m.) Motion by McClure, seconded by Bennett, carried 5/0, to adopt Resolution No. 2016- 38, authorizing the county administrator, or his designee, to award Bid No. 16-17 to M & M Commercial Cleaning; and to enter into a contract for one year, with four available one-year renewals, for trash collection services for St. Johns County Parks and Properties.

RESOLUTION NO. 2016-38

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. 16-17, TRASH COLLECTION SERVICES FOR ST. JOHNS COUNTY PARKS AND PROPERTIES, FOR ST. JOHNS COUNTY RECREATION AND PARKS DEPARTMENT

(Formally Consent Agenda Item 15)

(02/02/16 - 19 - 3:29 p.m.)

11. MOTION TO AMEND THE ST. JOHNS COUNTY FEE SCHEDULE FOR SERVICES PROVIDED BY ST. JOHNS COUNTY DEPARTMENTS, FOR FISCAL YEAR 2016. TWO ADDITIONAL FEE AMENDMENTS HAVE BEEN IDENTIFIED. THE FIRST IS A REVISION TO THE PRE-CREMATATION/DEATH CERTIFICATE VERIFICATION FEE

(3:29 p.m.) McClure questioned the reasoning behind eliminating the three-day beach parking pass.

(3:30 p.m.) Jesse Dunn, Office of Management and Budget, responded that the three-day pass was not largely utilized and was not eliminating the population, i.e. day pass or annual pass. He stated that this removes the request for refunds, as the County does not utilize a refund policy. He added that the concern was with the parking initiatives forthcoming, it was recommended to keep it simple, without losing revenue.

(3:33 p.m.) **Motion by McClure, seconded by Morris, carried 5/0, to adopt Resolution No. 2016-39, amending the St. Johns County Fee Schedule for services provided by St. Johns County Departments, for Fiscal Year 2016.**

RESOLUTION NO. 2016-39

A RESOLUTION OF 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

(02/02/16 - 19 - 3:34 p.m.)

COMMISSIONERS' REPORTS

Commissioner McClure

McClure questioned the County's position and direction on fracking. Bennett responded that letters were sent to legislation in 2015, stating the County's opposition to fracking, under any certain terms. McCormack explained that he had received calls on fracking and he reiterates the County's position on fracking. Wanchick stated that the legislative body called and asked about the County's position on certain items.

Commissioner Morris

No report.

Commissioner Johns

(3:41 p.m.) Johns reported that he would be attending the legislative conference in Tallahassee. He indicated that fracking could become a State controlled issue; although he supported local government. He wished all a Happy Valentine's Day.

Commissioner Bennett

(3:42 p.m.) Bennett reported that she had attended the Firefighter and EMS ceremony. She informed all that she was part of the Visitors Convention Bureau (VCB) and encouraged participation in the 2016 Florida Birding Photo Fest Contest, scheduled for April 27- May 1, 2016. Additionally, she shared that the VCB had looked at possibilities for transit, between the City and County facilities, with the involvement from the Transportation Planning Organization (TPO) and the Regional Transportation Committee (RTC). She suggested that Commissioners be involved in the transit discussions. She commented that one bill on the bed tax died; however, another one

was making its way through committees, which does not seem to interfere with local rule. She stated that there would be approximately 881 new hotel rooms in the next two years, many of which were in the city. She went on to say that if impact fees were charged on 800 rooms, it would total 2.7 million dollars in revenue; however, the City of St. Augustine does not collect impact fees and St. Augustine Beach had an option whether to collect fees or not. She indicated that the county attorney had been tasked with researching whether Florida law included whether the City's development was impacting county facilities; therefore, the County would require mitigation. She requested Smith place this item on an agenda, in the near future. She updated all that her town hall meetings had been very successful; the last one in Nocatee had 60 people in attendance, and the next one was scheduled for Thursday, February 4, 2016, in World Golf Village.

Commissioner Smith

(3:49 p.m.) Smith reported that the Florida Legislature was working with the Florida Municipal Power Agency (FMPA) to provide legislative resolve for those residents who do not have representation, an accountability measure from Vero Beach to St. Johns County. He provided an agricultural industry update, including an increase in price due to a reduction in supply. He informed all that he would be visiting Tallahassee for an agricultural conference.

(02/02/16 - 20 - 3:51 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick reminded the Board of the direction that was given concerning a meeting with the City about municipal impact fees. He stated their meeting with the City was scheduled for Tuesday, February 9, 2016.

(02/02/16 - 20 - 3:52 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack indicated that he had researched the County's rights, as far as impact fees with the City, and would be ready to fully brief the Board once it was placed on the agenda. He mentioned that the Florida Association of County Attorneys put together a list of things that the State had preempted to itself.

(3:54 p.m.) Smith commended the Sheriff's office and county staff for a job well done in Flagler Estates, with assistance from Putnam County Sheriff's office, Flagler County Sheriff's office, the Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Highway Patrol. He also mentioned Benjamin Coney, Press Tompkins, Matt Klein, Scott Beaver, Travis Coleman, Daniel Roberts and St. Johns County deputies, who all assisted in handling the situation.

(02/02/16 - 20 - 3:55 p.m.)

CLERK OF COURT'S REPORT

No report.

(02/02/16 - 20 - 3:56 p.m.)

ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 3:56 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 528672- 528879, totaling \$1,264,404.89 and Voucher Register, Voucher Nos. 23407-23451, totaling \$1,387,541.99 (1/19/16)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 528880- 528943, totaling \$38,729.94 and Voucher Register, Voucher Nos. 23452-23533 (1/20/16)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 528944- 528966, totaling \$38,199.04 and Voucher Register, Voucher No. 23534, totaling \$184.62 (1/21/16)
4. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 23535- 23536, totaling \$10,852.62 (1/21/16)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 528967- 528970, totaling \$193,846.88 (1/22/16)
6. St. Johns County Board of County Commissioners Check Register, Check No. 528971, totaling \$240 (1/22/16)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 528972- 529114, totaling \$2,012,292.82 and Voucher Register, Voucher Nos. 23537-23576 totaling \$371,560.22 (1/26/16)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 529115- 529127, totaling \$192,890.92 (1/26/16)
9. St. Johns County Board of County Commissioners Check Register, Check No. 529128, totaling \$25,601.81 (1/27/16)

CORRESPONDENCE:

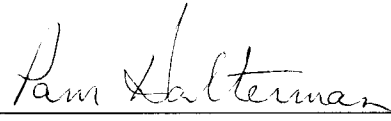
There was none.

Approved _____ March 1 _____, 2016

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Jeb S. Smith, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: 
Deputy Clerk

