

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
MARCH 1, 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  
                  Bonnie Putman, Deputy Clerk

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

(03/01/16 - 1 - 9:00 a.m.)  
CALL TO ORDER

Smith called the meeting to order.

(03/01/16 - 1 - 9:00 a.m.)  
ROLL CALL

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

(03/01/16 - 1 - 9:00 a.m.)  
INVOCATION

Dr. Ronnie Warren, Christ the Redeemer Church of St. Augustine, gave the invocation.

(03/01/16 - 1 - 9:01 a.m.)  
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(03/01/16 - 1 - 9:02 a.m.)  
PROCLAMATION RECOGNIZING MARCH 2016 AS BRAIN INJURY AWARENESS MONTH

Commissioner Smith called Chuck Mulligan, Commander and spokesperson for the St. Johns County Sheriff's Office, and Chuck Bromirski to the podium. Smith spoke on the significance of recognizing March 2016 as Brain Injury Awareness Month.

(9:04 a.m.) Melissa Lundquist, Assistant to the County Commissioners, read the proclamation for the record.

(9:06 a.m.) Bromirski spoke on the impact that brain surgery had on his life and the importance of the recognition. He stated that a support group had been formed and the

first meeting was scheduled for March 9, 2016, at the Candlelight Lounge. He distributed relevant brochures, *Exhibit A*.

(9:07 a.m.) Mulligan discussed programs, offered by the Saint Johns Sheriff's Office, that address brain injuries and the impact within community.

(03/01/16 - 2 - 9:09 a.m.)

#### ACCEPTANCE OF PROCLAMATION

**Motion by Johns, seconded by Bennett, carried 5/0, to accept the proclamation.**

(03/01/16 - 2 - 9:09 a.m.)

#### PUBLIC COMMENT

(9:10 a.m.) David Williams, 10460 Turpin Avenue, Hastings, FL, Secretary of the Board of Supervisors of the Flagler Estates Road and Water Control District, introduced himself, for the record.

(9:11 a.m.) Paul Hansen, 10255 Baylor Avenue, Hastings, FL, President of the Flagler Estates Road and Water Control District, thanked the county commissioners and the sheriff's department for their assistance in their neighborhood.

(9:11 a.m.) William Fisher, 10130 McMahan Avenue, Hastings, FL, Vice President of the Flagler Estates Road and Water Control District, stated that there had been a serious automobile accident, in Flagler Estates, with two fatalities. He noted that Smith, McClure, members of the sheriff's offices from St. Johns, Putnam, Flagler, and the Florida Highway Patrol had attended a public meeting and addressed the citizens' traffic safety concerns. He presented a certificate of appreciation to Smith, McClure, Commander Beaver, and the St. Johns County Sheriff's Office, from the residents of Flagler Estates. Johns recognized members of the Sheriff's Office for their service.

(9:15 a.m.) John Lawrence Jolley, living aboard the San Sebastian River, presented details of an infrastructure report. He noted that the dams on the rivers were at the end of their service life period, the reservoirs were full of mud and that the entire dam reservoir tailrace was failing, due to structures being washed out by uncollected rainwater. He provided reasons why he was opposed to flushing toilets and genetically modified foods. He offered solutions to the concerns, *Exhibit A*.

(9:19 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in opposition of previous decisions by the Board, including developer debt forgiveness, increase in bus fares, decrease in library hours, and the granting of several waivers.

(9:21 a.m.) Charles Henley, 9535 County Road 13, discussed the Memorandum of Understanding (MOU) with the University of Florida (UF) and St. Johns County. He stated that there were certain portions of the MOU that were illegal and allowed UF to have authority to solely approve hires, at the Agricultural Center, which was in violation of Florida Statute 1004-37(3), *Exhibit B*. He requested that the MOU be amended.

(9:25 a.m.) McCormack commented that Henley had met with him three times. He stated that Florida Law provided for statutes, where the directions of the statutes were given with the view to the proper, orderly, and prompt conduct of business. He explained that the provision may generally be regarded as directory and not mandatory.

(03/01/16 - 3 - 9:26 a.m.)  
DELETIONS TO CONSENT AGENDA

There were none.

(03/01/16 - 3 - 9:26 a.m.)  
APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to transfer \$1,275 from Court Technology Trust Fund Reserve to purchase computer and phone equipment, for a new Guardian ad Litem Case Coordinator
3. Motion to adopt **Resolution No. 2016-53**, approving the terms, conditions, and requirements of a grant agreement with the Florida Division of Emergency Management (Agreement No. 16-DS-T9-04-65-01-\_\_\_), in the amount of \$13,894; and authorizing the county administrator, or his designee, to execute the grant agreement on behalf of the County

#### **RESOLUTION NO. 2016-53**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF A FEDERALLY FUNDED STATE HOMELAND SECURITY GRANT PROGRAM (SHSGP); AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT CONTRACT ON BEHALF OF ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY EMERGENCY MANAGEMENT**

4. Motion to adopt **Resolution No. 2016-54**, approving the terms, provisions and conditions of a Florida Department of Transportation (FDOT) Construction and Maintenance Agreement, for Armstrong Trail and Trailhead; and authorizing the county administrator, or designee, to execute the agreement on behalf of St. Johns County

#### **RESOLUTION NO. 2016-54**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, AND CONDITIONS OF A CONTRACT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND ST. JOHNS COUNTY, FLORIDA; TO PROVIDE A CONSTRUCTION AND MAINTENANCE AGREEMENT, FOR THE ARMSTRONG PARK TRAIL AND TRAILHEAD, BETWEEN JERRY STREET AND ARMSTRONG ROAD, LOCATED WITHIN ST. JOHNS COUNTY; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT ON BEHALF OF THE COUNTY**

5. Motion to adopt **Resolution No. 2016-55**, authorizing the county administrator, or his designee, to execute a Memorandum of Understanding (MOU) between St. Johns County and Big Brother Big Sisters (BBBS) of St. Johns County. The purpose of this MOU is to formalize the continued partnership between BBBS and the County's afterschool program, to promote collaboration in order to increase scholastic success and other positive socio-emotional outcomes in youth. No funding is required.

**RESOLUTION NO. 2016-55**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AGREEMENT BETWEEN ST. JOHNS COUNTY AND THE BIG BROTHERS BIG SISTERS OF ST. JOHNS COUNTY, TO PROVIDE LONG TERM ONE-TO-ONE MENTORING SERVICES TO YOUTH FACING ADVERSITY, ENROLLED IN THE PARKS AND RECREATION DEPARTMENT PROGRAMS**

6. Motion to adopt **Resolution No. 2016-56**, approving the terms; and authorizing the county administrator, or designee, to execute a Modification of Lease and Development Agreement for Nopetro-St. Johns County, LLC. The area leased by Nopetro-St. Johns County, LLC, has been increased by 10 feet, in order to build a driveway providing St. Johns County staff exclusive and direct ingress/egress to the compressed natural gas fueling facilities

**RESOLUTION NO. 2016-56**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A MODIFICATION OF LEASE AND DEVELOPMENT AGREEMENT FOR NOPETRO-ST. JOHNS COUNTY, LLC**

7. Motion to adopt **Resolution No. 2016-57**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer system serving Deerfield Preserve, Phase I, off State Road 207

**RESOLUTION NO. 2016-57**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE DEERFIELD PRESERVE, PHASE I, OFF STATE ROAD 207**

8. Motion to adopt **Resolution No. 2016-58**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer system serving St. Augustine Recovery Center on US 1 South

**RESOLUTION NO. 2016-58**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE ST. AUGUSTINE RECOVERY CENTER ON US 1 SOUTH**

9. Motion to adopt **Resolution No. 2016-59**, accepting property for the widening of County Road 210, as provided in the South Jacksonville Properties, LLC, and Twin Creeks Ventures, LLC, Impact Fee Credit Agreement

**RESOLUTION NO. 2016-59**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING PROPERTY FOR THE WIDENING OF COUNTY ROAD 210, AS PROVIDED IN THE SOUTH JACKSONVILLE PROPERTIES, LLC, AND TWIN CREEKS VENTURES, LLC, IMPACT FEE CREDIT AGREEMENT**

10. Motion to adopt **Resolution No. 2016-60**, approving the final plat for Chappell Farms (Re-plat)

**RESOLUTION NO. 2016-60**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR CHAPPELL FARMS, A RE-PLAT OF BARTRAM DOWNS, UNIT TWO**

11. Motion to declare items (misc. obsolete computer equipment, biodiesel equipment, poor condition vehicles) as surplus; and authorize the county administrator, or his designee, to dispose of same, in accordance with Purchasing Policy 308 and Florida Statute 274
12. Motion to execute and issue the Certificate of Public Convenience and Necessity for St. Johns County Fire Rescue, effective until March 6, 2019
13. Motion to execute and issue the Certificate of Public Convenience and Necessity for Ambulance Service, Inc., effective until March 6, 2019
14. Approval of Minutes: February 2, 2016 - Regular Meeting

(03/01/16 - 5 - 9:27 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested that Regular Agenda Item 11 be pulled from the agenda.

(03/01/16 - 5 - 9:27 a.m.)

APPROVAL OF REGULAR AGENDA

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

(03/01/16 - 6 - 9:27 a.m.)

1. CONSIDER A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (COPCN) FOR LIBERTY AMBULANCE SERVICE, INC., IN ACCORDANCE WITH SECTION 401.25, F.S. AND PURSUANT TO ST. JOHNS COUNTY ORDINANCE 2012-20, LIBERTY AMBULANCE SERVICES, INC. (LIBERTY), SUBMITTED AN APPLICATION FOR RENEWAL OF ITS PREVIOUSLY ISSUED COPCN. ORDINANCE 2012-20 PROVIDES THAT RENEWALS SHALL BE BASED UPON THE SAME STANDARDS AS CONSIDERED IN GRANTING OF THE ORIGINAL CERTIFICATE, ALONG WITH OTHER FACTORS, AS MAY BE RELEVANT. FIRE RESCUE STAFF CONDUCTED AN INITIAL REVIEW OF THE RENEWAL APPLICATION AND DETERMINED THAT: (1) THERE IS A PUBLIC NECESSITY FOR THE SERVICE; (2) LIBERTY HAS SUFFICIENT KNOWLEDGE AND EXPERIENCE TO PROPERLY OPERATE THE PROPOSED SERVICE; (3) LIBERTY HAS SUFFICIENT PERSONNEL AND EQUIPMENT TO ADEQUATELY COVER THE PROPOSED SERVICE AREA; AND (4) LIBERTY HAS SATISFACTORILY PERFORMED THE SERVICES FOR THE TERM OF THE ORIGINAL CERTIFICATE. RELEVANT TO REVIEW OF THIS RENEWAL APPLICATION IS A PENDING FEDERAL ACTION AGAINST LIBERTY (CASE NO. 3:11-CV-00587-J-32MCR). ACCORDINGLY, AS PROVIDED IN ORDINANCE 2012-20, SECTION 10, FIRE RESCUE STAFF RECOMMENDS THAT THE BOARD OF COUNTY COMMISSIONERS ISSUE A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY TO LIBERTY SUBJECT TO THE FOLLOWING CONDITIONS: (1) LIBERTY SHALL PROVIDE TO THE COUNTY A QUARTERLY REPORT ON THE STATUS OF THE PENDING ACTION FOR THE FULL TERM OF THE CERTIFICATE OR UNTIL THE ACTION IS RESOLVED, WHICHEVER OCCURS FIRST; (2) LIBERTY SHALL PROVIDE NOTICE, TO THE COUNTY, OF ALL ACTIONS TAKEN TO RESOLVE THE PENDING LITIGATION WITHIN THIRTY DAYS OF SUCH RESOLUTION; (3) LIBERTY SHALL PROVIDE PROMPT NOTICE (NO LESS THAN 5 BUSINESS DAYS) OF ANY COMPLAINTS REGARDING SERVICES PROVIDED, IN THE SUBJECT SERVICE AREA. IF GRANTED, THE RENEWED CERTIFICATE SHALL BE EFFECTIVE FOR A TERM BEGINNING ON MARCH 6, 2016, AND EXPIRING ON MARCH 6, 2019, TO PROVIDE CLASS B/C SERVICES, WITHIN THE GEOGRAPHIC BOUNDARIES OF ST. JOHNS COUNTY

Carl Shank, Fire Rescue Chief for St. Johns County, presented on the recommendation to renew the contract and issue a Certificate of Public Convenience and Necessity (COPCN) to Liberty Ambulance Services, Inc. He stated Fire Rescue was informed of an amended complaint, filed by the Federal Government on behalf of the Department of Health and Human Services. Since the action had not been resolved, Fire Rescue consulted with the Office of the County Attorney, in order to ensure a fairness of due process to Liberty, while protecting the County's interest.

(9:29 a.m.) Ross stated the office had reviewed the renewal application and the original findings, their compliance to the original term and other relevant factors. She informed the Board that the litigation was common across the state, with other ambulance services and large hospitals. She explained that the County had no issues, over the past three years, with Liberty; however, in the best interest of the County, a license with limitations had been proposed.

(9:32 a.m.) Catherine Benson, 95 Balearics Drive, spoke on her positive encounter with Fire Rescue Services. She requested that the County's sole source for rescue services, Liberty, be considered as an in-network provider for Florida Blue Cross Blue Shield.

(9:34 a.m.) Clinton Randolph, representing Liberty Ambulance Services, thanked the County for allowing Liberty to provide services to the citizens of St. Johns County and was available for questions.

(9:35 a.m.) **Motion by McClure, seconded by Johns, carried 5/0, to execute and issue the Certificate of Public Convenience and Necessity for Liberty Ambulance Service, Inc., subject to the conditions contained herein, and to be effective from March 6, 2016, through March 6, 2019, unless earlier suspended, terminated or revoked, including the updated information that was provided.**

(9:36 a.m.) Ross left the meeting and Soria entered the meeting.

*(Regular Agenda Items 2 and 3 were presented together.)*

(03/01/16 - 7 - 9:36 a.m.)

2. PUBLIC HEARING, COMPAMD 2015-04, TOMOKA PINES. 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 44. THE SUBJECT PROPERTY CONTAINS 22.17 ACRES OF LAND AND IS LOCATED ON STATE ROAD 16, WEST OF I-95. THE PLANNING AND ZONING AGENCY RECOMMENDED ADOPTION AT ITS DECEMBER 17, 2015, REGULAR MEETING, WITH A 6-0 VOTE. THE BCC CONSIDERED THE ITEM ON JANUARY 19, 2016 AND CONTINUED DISCUSSION TO FEBRUARY 16, 2016 TO ALLOW THE APPLICANT TO SUBMIT REVISED DOCUMENTS. THE APPLICANT HAS SINCE REQUESTED A MARCH 1, 2016, DATE

Proof of publication of the notice of public hearing on COMPAMD 2015-04, Tomoka Pines, was received, having been published in *The St. Augustine Record* on February 15, 2016.

Ex parte communication was disclosed by Smith, Bennett, Morris and Johns, who spoke with Doug Burnett, applicant's representative.

(9:37 a.m.) Rebecca Dennis, Planner, presented the Comprehensive Plan amendment and rezoning request, including three waivers for Tomoka Pines, via PowerPoint.

(9:43 a.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, spoke on the revisions made, based on the commissioners' comments at the January 19, 2016, BCC meeting, which included parks and recreation, on-site wetlands, school and traffic capacity, access, area development, private roads and lot sizes.

(9:58 a.m.) Soria stated an email was received and placed into the record for ex parte communication, *Exhibit A*. Burnett requested a copy of the email, for review and rebuttal.

(9:58 a.m.) Ameera Sayeed, Florida Department of Transportation (FDOT), District 2, responded to Smith's question regarding concerns for State Road 16. Sayeed explained the two-step process of the analysis, including the overall impact to State Road 16, due to several upcoming developments. She provided the results from the projected analyses, where State Road 16 showed segments not meeting the level of service standards.

(10:00 a.m.) McClure questioned the incremental transportation outlook on State Road 16. Sayeed stated the outlook analysis was completed in five-year increments, over a period of twenty years. Discussion ensued.

(10:02 a.m.) McClure questioned Dennis on the discrepancy between the stated transmittal 4/1 vote and the letter to the state agencies, which stated a unanimous vote. Dennis stated that it could be a unanimous vote from the Planning and Zoning Agency (PZA).

(10:03 a.m.) Bennett referenced the aerial map and questioned the church's zoning as rural-silvicultural, and not a commercial or office use, per the Land Development Code. She referenced the future land use map and stated that the rural-silvicultural was owned by the Water Management District and was under conservation; therefore, it could not be contiguous. She suggested looking holistically at the intensity and purpose of developments and not just the current zoning.

(10:08 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, stated that the item should have been heard from the beginning and restated Morris's comments, from the last hearing, *Exhibit A*. Additionally, he spoke on lot sizes and traffic capacity.

(10:11 a.m.) Dan Bushnell, 2516 Oleander Street, referenced the Master Development Plan (MDP) map and spoke on the recreational pond's adverse effect on the adjacent wetlands.

(10:12 a.m.) Bennett responded to public comment concerning the wetlands, stating that the Water Management District required the water level of the pond to be slightly above the wetlands, so that it would not drain the wetlands.

(10:14 a.m.) Burnett noted the discharge and runoff requirements, which must be adhered to, for development.

(10:15 a.m.) Morris reiterated the same concerns he stated on January 19, 2016, which included the limited park and recreation space in this area, no school concurrency, ad valorem taxes, and traffic concurrency on State Road 16.

(10:19 a.m.) Discussion ensued on the church's zoning, infill and adjacent developments.

(10:25 a.m.) Bennett stated the recreation area did not help with league play. She suggested there be localized concurrency for parks and stated the applicant could not be held responsible for the lack of community play space. Additionally, she pointed out that the Planned Unit Development (PUD) met the Comprehensive Plan and Land Development Code (LDC) regulations.

(10:27 a.m.) McClure stated his concerns with infill development and capacity on State Road 16. Burnett responded that the requirements had been met. McClure questioned the requirements for change, after an item had gone through the PZA, specifically minor modifications versus major modifications. Soria responded that a change in lot size was not a change that needed to have the application sent back to the PZA and the community; due to the limited number of lots affected and that the process was to follow the Neighborhood Bill of Rights (NBR). Burnett explained the process for major modifications, once the application had been approved, and that only lots 1 through 13 would be 53 feet wide. Soria stated the Board was to make the final determination.

(10:37 a.m.) McCormack responded on the Board's decision on the proposed Comprehensive Plan amendments, stating that there had to be a rationale behind the decision, which may be found in the Comprehensive Plan or the Land Development Code; however, by law, was not required.



(10:38 a.m.) Smith read Comprehensive Plan provision A1.2.5 on decisions made on proposed amendments, specifically directive C, which read "to the extent to which adequate infrastructure to accommodate the proposed amendment exists."

(10:39 a.m.) Bennett responded to McClure's comments and stated that protection of the wetlands would become a matter of ordinance, as a PUD.

(10:41 a.m.) **Motion by Bennett, seconded by McClure, carried 3/2, with Smith and Morris dissenting, to enact Ordinance No. 2016-8, COMPAMD 2015-04, Tomoka Pines, adopting Findings of Fact 1-3 to support the motion.**

#### ORDINANCE NO. 2016-8

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), AND ADD A TEXTUAL POLICY, LIMITING THE MAXIMUM NUMBER OF DWELLING UNITS TO 44, FOR APPROXIMATELY 22 ACRES OF LAND, LOCATED ON THE EAST SIDE OF STATE ROAD 16, NORTH OF TURNING POINT CHURCH; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(03/01/16 - 9 - 9:36 a.m.)

3. PUBLIC HEARING, PUD 2015-07, TOMOKA PINES. THIS IS A REQUEST TO REZONE APPROXIMATELY 22 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW A 44 LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE SUBJECT PROPERTY IS LOCATED ON STATE ROAD 16, WEST OF I-95. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, AT ITS DECEMBER 17, 2015, REGULAR MEETING, WITH A 6-0 VOTE. THE BCC CONSIDERED THE ITEM ON JANUARY 19TH, AND CONTINUED DISCUSSION TO FEBRUARY 16TH, TO ALLOW THE APPLICANT TO SUBMIT REVISED DOCUMENTS. THE APPLICANT REQUESTED A REVISED HEARING DATE OF MARCH 1, 2016

Proof of publication of the notice of public hearing on PUD 2015-07, Tomoka Pines PUD, was received, having been published in *The St. Augustine Record* on February 15, 2016.

*(Discussion occurred with Regular Agenda Item 2.)*

(10:42 a.m.) **Motion by Bennett, seconded by McClure, carried 4/1, with Morris dissenting, to enact Ordinance No. 2016-9, PUD 2015-07, Tomoka Pines, adopting Findings of Fact 1-9 to support the motion.**

#### ORDINANCE NO. 2016-9

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 10:43 a.m. and reconvened at 10:55 a.m.

(03/01/16 - 10 - 10:55 a.m.)

4. PUBLIC HEARING, MAJMOD 2015-23, RABBIT HILL SELF STORAGE. THIS IS A REQUEST FOR A MAJOR MODIFICATION TO THE RABBIT HILL PUD, TO ALLOW FOR AN ADDITIONAL 12,000 SQUARE FEET OF SELF-STORAGE. THE SUBJECT PROPERTY IS LOCATED AT 478 STATE ROAD 16. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, AT ITS FEBRUARY 4, 2016, REGULAR MEETING, WITH A 6-0 VOTE

Proof of publication of the notice of public hearing on MAJMOD 2015-23, Rabbit Hill Self Storage, was received, having been published in *The St. Augustine Record* on January 20, 2016.

Rebecca Dennis, Planner, presented the details on the major modification request for Rabbit Hill Self Storage, including the four requested waivers, via PowerPoint.

(11:00 a.m.) Discussion ensued on open space and the reduction of the line-of-sight.

(11:02 a.m.) Beth Breeding, Silverfield Development Company, 10175 Fortune Parkway, Suite 1005, Jacksonville, Florida, spoke on the line-of-sight and the adjacent properties; pictures were presented, *Exhibit A*.

(11:05 a.m.) Discussion ensued on the size of the building, waivers, line-of-sight, the signalized intersection, and the improvement of economic development.

(11:07 a.m.) **Motion by Bennett, seconded by Morris, carried 5/0, to enact Ordinance No. 2016-10, MAJMOD 2015-23, Rabbit Hill Self Storage, adopting Findings of Fact 1-6 to support the motion.**

**ORDINANCE NO. 2016-10**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, APPROVING A MAJOR  
MODIFICATION TO THE RABBIT HILL PLANNED  
UNIT DEVELOPMENT, ORDINANCE NO. 2004-69, AS  
AMENDED; MAKING FINDINGS OF FACT;  
PROVIDING A SAVINGS CLAUSE; REQUIRING  
RECORDATION; AND PROVIDING AN EFFECTIVE  
DATE**

(03/01/16 - 10 - 11:08 a.m.)

5. PUBLIC HEARING, CDD 2015-03, MEADOW VIEW AT TWIN CREEKS CDD (HEARTWOOD). THIS IS A PUBLIC HEARING FOR CDD 2015-03, KNOWN AS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT (CDD), A PETITION TO ESTABLISH THE MEADOW VIEW AT TWIN CREEKS CDD, TO COVER APPROXIMATELY 630.22 ACRES OF LAND. STAFF RECOMMENDS APPROVAL OF THE PETITION

Proof of publication of the notice of public hearing on CDD 2015-03, Meadow View at Twin Creeks CDD (Heartwood), was received, having been published in *The St. Augustine Record* on February 2, 9, 16, and 23, 2016.

Ex parte communication was disclosed by Johns, who visited the site.

(11:08 a.m.) Rebecca Dennis, Planner, presented the details of the petition to establish a Community Development District (CDD) for Meadow View at Twin Creeks and the six factors the Board must consider when approving a CDD, via PowerPoint.

(11:12 a.m.) McClure questioned the recommendation for approval, including the costs of the roadways and water and sewer, if they were to be maintained by St. Johns County. Locklear responded that the Office of Management and Budget (OMB) had not reviewed the fiscal impact.

(11:14 a.m.) Jarrett Earlywine, Hopping, Green & Sams Law Firm, representing the applicant, spoke on the petition to establish the district and stated that the Board did not have to adopt the roads at this time.

(11:15 a.m.) Morris stated that he wanted to know the costs up front. Wanchick stated the amount of money spent on capital expenditures, based on Morris's questions. Morris stated that other CDDs maintained their roads and that the County did not have the money for maintenance; therefore, the developer would need to pick up those expenses. Earlywine responded that the decision before the Board was the establishment of the CDD only. Morris stated he would not vote yes without an amendment to the ordinance.

(11:21 a.m.) McClure questioned the finances and costs to homeowners. He read No. 13 from the St. Johns Land Development Code, which stated, *"such district as established by the ordinance shall not have the power of local government to adopt a comprehensive plan, building code or land development code and the district shall take no action which is inconsistent with applicable St. Johns County Comprehensive Plans, ordinances, or regulations governing the use of the land in planning, permitting, and service. All developmental laws and regulations shall apply to development of the land and service by the district..."* Earlywine stated that the financial specifics would be decided upon at another time; however, infrastructure would come from either the homeowners association (HOA) or CDD. He also spoke on disclosure to homeowners.

(11:26 a.m.) McCormack questioned Earlywine about pre-filed testimony. Earlywine responded that the petition could stand on its own. McCormack requested he make it available to the Board for review. Earlywine declined.

(11:28 a.m.) Bennett clarified the decision, as being the establishment of the CDD and reread Factor 5, from Dennis's presentation. She requested proof that St. Johns County would not be responsible for maintaining the roadways. Earlywine responded that the application stated St. Johns County may or may not accept the infrastructure; therefore, provisions were in place.

(11:31 a.m.) Johns questioned the decision being made today, based on the information presented. He stated that capital and operational maintenance costs needed to be identified to provide transparency and clarity.

(11:33 a.m.) Jonathon Johnson, Hopping, Green & Sams, applicant's representative, *agreed on behalf of the petitioner, to change the designation, as it relates to the roadway line items, to list the CDD as the entity to maintain the roadway stormwater conveyance system and roadway improvements.*

(11:35 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, stated that she was opposed to the establishment of the CDD, as it was a way for the developer to keep the prices of the homes artificially low and finance their project instead of going with conventional financing.

(11:38 a.m.) John Kinsey, 4821 NE 27th Terrace, Lighthouse Point, Florida, one of the major owners of the entities that own Twin Creeks and one of the managers of Twin Creeks Ventures, which owns and develops Creekside, stated the Board previously approved the Creekside CDD, which proposed, in the first phase of its plat, that the County maintain ownership and maintenance of the spine road connected to County Road 210 through to the public school site, which had been dedicated to the school board; and to the public park site, which was required to be dedicated to the County as a condition of approval of the development of regional impact. He suggested that, for continuity, the portion of the spine road, in the CDD, be maintained by the County. Similarly, the upcoming Creekside plat would request that the spine road be maintained by the County, as well.

(11:41 a.m.) Ellen Avery Smith, Rogers Towers, 100 Whetstone Place, Suite 200, land-use attorney for Kinsey, stated that the Board's decision would affect the CDD, as well as a forthcoming CDD.

(11:42 a.m.) Bennett questioned whether access to the public park and school was only by way of the spine road. Kinsey gave an affirmative response.

(11:43 a.m.) McCormack stated that the applicant should be given an opportunity for rebuttal or to conclude his presentation.

(11:43 a.m.) Johnson clarified that the decision of the CDD to keep the roads, did not preclude the County from accepting the spine road. He gave reasons why the CDD was the best alternative.

(11:47 a.m.) McCormack clarified the proposed amendment to Exhibit 6 of the CDD Petition, referenced by Jonathon Johnson, and questioned the need for any future amendments. He clarified that CDD facilities were public facilities.

(11:48 a.m.) McClure stated that a CDD was a legal way to raise funds to provide infrastructure. He noted that the Creekside CDD roads were also a concern.

**(11:50 a.m.) Motion by Johns, seconded by Bennett, carried 5/0, to enact Ordinance No. 2016-11, approving the petition for creation of the Meadow View at Twin Creeks Community Development District (CDD), adopting Findings of Fact 1-3 to support the motion, with the two modifications on Exhibit 6.**

#### **ORDINANCE NO. 2016-11**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT (CDD) PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2015); NAMING THE DISTRICT, DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

(03/01/16 - 13 - 11:51 a.m.)

6. PUBLIC HEARING, REZ 2015-18, 5215 US 1 SOUTH. THIS IS A REQUEST TO REZONE APPROXIMATELY 0.64 ACRES OF LAND FROM PLANNED SPECIAL DEVELOPMENT (PSD) TO COMMERCIAL INTENSIVE (CI), LOCATED AT 5215 US 1 SOUTH. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REZONING REQUEST, AT ITS FEBRUARY 4, 2016, MEETING, WITH A 6-0 VOTE

Proof of publication of the notice of public hearing on REZ 2015-18, 5215 US 1 South, was received, having been published in *The St. Augustine Record* on January 20, 2016.

Danielle Handy, Chief Planner of Growth Management, presented details of the request, via PowerPoint.

(11:56 a.m.) Karen Taylor, 77 Saragossa Street, representing the applicant, spoke on the limited uses of a PSD. She stated the owner was a contractor and that CI zoning was required for contractors. She noted the buffering provided by the adjacent property, Makarios South, *Exhibit A*.

(12:01 p.m.) McClure questioned the allowable uses of CI zoning, as the property was adjacent to residential zoning. Taylor responded that the size of the property limited its uses. Discussion ensued.

(12:09 p.m.) Bennett spoke on compatibility, the current limited uses of the PSD zoning and the buffering provided by Makarios South.

(12:12 p.m.) **Motion by McClure, seconded by Bennett, carried 5/0, to enact Ordinance No. 2016-12, REZ 2015-18, 5215 US 1 South, based upon four Findings of Facts.**

#### ORDINANCE NO. 2016-12

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS, AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF PLANNED SPECIAL DEVELOPMENT (PSD) TO COMMERCIAL INTENSIVE (CI); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

The meeting recessed at 12:13 p.m. and reconvened at 12:25 p.m., with Lavie in attendance.

(03/01/16 -13 - 12:25 p.m.)

7. BUDGET TRANSFER FOR INITIAL ARCHITECTURE AND ENGINEERING FOR THE VA CLINIC. ST. JOHNS COUNTY CONTINUES TO WORK WITH THE U.S. DEPARTMENT OF VETERANS AFFAIRS (VA) TO FIND A PERMANENT LOCATION FOR ITS NEW ST. AUGUSTINE COMMUNITY-BASED OUTPATIENT CLINIC (CBOC). THE VA IS CURRENTLY PROVIDING SERVICES FROM TEMPORARY FACILITIES AT THE INTERSECTION OF OLD MOULTRIE ROAD AND SOUTHPARK BLVD. ON DECEMBER 15, 2015, THE VA ISSUED A NOTICE OF ITS DESIRE, TO ENTER INTO A SOLE SOURCE CONTRACT WITH THE COUNTY TO LEASE BUILT-TO-SUIT SPACE FOR A NEW CBOC, ADJACENT TO THE ST. JOHNS COUNTY HEALTH AND HUMAN SERVICES CENTER. IN ORDER TO DETERMINE THE FEASIBILITY OF THE PROJECT, PREPARE AND SUBMIT A PROPOSAL IN RESPONSE TO THE VA'S SOLE SOURCE SOLICITATION, AND MOVE FORWARD WITH

NEGOTIATIONS, THE COUNTY NEEDS ARCHITECTURAL AND ENGINEERING SUPPORT TO ANALYZE AND DETERMINE THE COSTS OF THE VA'S CONSTRUCTION REQUIREMENTS. THIS EXPENSE WAS NOT BUDGETED FOR FY16; THEREFORE, A TRANSFER FROM GENERAL FUND RESERVES, IN AN AMOUNT NOT TO EXCEED \$50,000, IS NECESSARY IF NEGOTIATIONS ARE TO PROGRESS

Kevin Wiseman, Facilities Management Director, presented on the requested budget transfer for architectural and engineering support regarding building a community-based outpatient clinic (CBOC) for veterans.

(12:26 p.m.) Bennett thanked those involved in the process. She spoke in support of the budget transfer.

(12:27 p.m.) McClure questioned whether Wiseman would propose, during the next budget cycle, rearranged dollars to be able to assess projects. Wiseman stated that the expense arose mid-season and was not budgeted for fiscal year 2016.

(12:30 p.m.) McClure stated he was in support of the budget transfer. He stated that the Board had previously set aside five million dollars for a project. Bennett responded that the amount could change due to the economy. Discussion ensued on federal dollars.

**(12:32 p.m.) Motion by Bennett, seconded by Morris, carried 5/0, to authorize the county administrator, or his designee, to prepare and submit a proposal, in response to the U.S. Department of Veteran's Affairs solicitation; and to approve the transfer of \$50,000 from General Funds Reserves (0083-59920).**

(03/01/16 -14 - 12:32 p.m.)

8. DISCUSSION ON VARIOUS POTENTIAL LAND DEVELOPMENT CODE AMENDMENTS. THIS IS A DISCUSSION ITEM ON SEVERAL POSSIBLE CHANGES TO THE LAND DEVELOPMENT CODE. STAFF WILL BE SEEKING GENERAL DIRECTION, FROM THE BOARD, ON THE CREATION OF A NEW SPECIAL USE SECTION FOR RURAL INDUSTRY USES IN THE OPEN RURAL AND RURAL COMMERCIAL ZONE DISTRICTS. STAFF ALSO SEEKS THE BOARD'S CONCURRENCE TO PROCEED ON SEVERAL LAND DEVELOPMENT CODE CHANGES, TO ENSURE CONSISTENCY WITH STATE STATUTE. THESE INCLUDE: UPDATING PROVISIONS WHICH REGULATE HONEY BEES; UPDATING PROVISIONS WHICH REGULATE OUTDOOR FIRING RANGES; AND UPDATING PROVISIONS REGARDING FIRE PROTECTION, TO BE IN ACCORD WITH STATE APPROVED GUIDELINES AND REGULATIONS. LASTLY, AT THE ADVICE OF THE OFFICE OF THE COUNTY ATTORNEY, CLARIFYING THE DEFINITION OF ZONING VARIANCE

Joseph Cearley, Special Projects Manager for Growth Management, presented the details of the potential Land Development Code amendments for Articles II, VI, and XII, which included rural industries, outdoor firing ranges, apiaries, and fire protection regulations, via PowerPoint presentation.

Lavie left the meeting at 12:32 p.m.

(12:37 p.m.) Bennett spoke on allowing commercial uses without commercial zoning. She stated that outdoor storage was considered commercial intensive. She questioned allowing commercial intensive in rural-silvicultural and open rural zoning. She stated that there needed to be consistency in the Land Development Code (LDC).

(12:39 p.m.) Johns questioned Cearley on the creation of a special use and whether a PUD would effectively achieve the same purpose.

(12:42 p.m.) McClure and Morris spoke in opposition to the special use section and noted that the fiscal impacts could negatively affect the County.

(12:46 p.m.) Smith encouraged entrepreneurs to expand their businesses and admitted that outside of code enforcement, there was no way to monitor the businesses that were operating illegally. Discussion ensued on rural home industry.

(12:53 p.m.) McCormack mentioned the complex task of monitoring immediate family members and suggested a distance requirement to existing residential.

(12:53 p.m.) Smith noted that the Board was resistant and the proposed amendment to rural industries needed stringent restrictions.

(12:54 p.m.) Bennett noted that there was a Comprehensive Plan designation, rural commercial (RC), in place. She stated what was fair for one part of the county, should be the same for all parts. Discussion ensued on changes to the LDC.

(12:58 p.m.) Cearley continued the presentation on outdoor firing ranges.

(1:00 p.m.) McCormack stated that the Board had adopted a blanket ordinance, which stated, that any St. Johns County regulation, pertaining to firearms, in conflict with state statute, was hereby voided.

(1:00 p.m.) Cearley continued the presentation on regulating honey bee colonies and noted an update to the fire protection regulations.

(1:03 p.m.) McClure requested the staff define a zoning variance, to which Soria responded.

(1:03 p.m.) Bennett referred to Article XII of the LDC and questioned the hardship requirement for a non-zoning variance and a zoning variance, as both were variances to specific physical standards. Soria responded that with a non-zoning variance, hardship was not required; the applicant must only meet the five criteria, outlined in Land Development Code 10.04.03.B, which listed the required findings for a non-zoning variance.

(1:05 p.m.) McCormack and Soria spoke on variances and provisions to the LDC.

(1:06 p.m.) Suzanne Konchan, AICP, Growth Management Director, emphasized that a hardship requirement for non-zoning and zoning variances had been a matter of Board policy, according to 10.0402 of Article X in the LDC.

(1:10 p.m.) McClure questioned fire protection regulations being aligned with the State and whether these regulations fell on the landowner. Jeff Prevatt, Assistant Fire Chief, stated that one of the requirements had been reduced, as not to cause hardship.

(1:11 p.m.) Smith requested directives for staff on outdoor ranges, apiaries and fire protection regulations.

**(1:12 p.m.) Motion by Bennett, seconded by McClure, carried 5/0, that staff continue to investigate how to enable the concept of home rural industries and provide a report to the Board; and that staff would report changes to the Land Development Code, in accordance with changes to Florida State Statutes, building codes, etc., as recommended by staff.**

Putman left the meeting at 1:15 p.m. and Deputy Clerk Sindy Wiseman entered the meeting.

(03/01/16 - 16 - 1:15 p.m.)

9. FY 2017 BOARD OF COUNTY COMMISSIONERS BUDGET WORKSHOP. THIS BOARD OF COUNTY COMMISSIONERS (BCC) BUDGET WORKSHOP IS DESIGNED TO BOTH INFORM AND ESTABLISH INITIAL BUDGET GUIDELINES FOR THE UPCOMING FY 2017 COUNTY BUDGET PROCESS. THE PROJECTED FY 2017 TOTAL COUNTY BUDGET AND TOTAL GENERAL FUND, TRANSPORTATION TRUST FUND, AND FIRE DISTRICT FUND PROJECTED BUDGETS WILL BE REVIEWED WITH THE COMMISSION. IN ADDITION, THE FIVE-YEAR PERIOD THROUGH FY 2021 WILL BE PROJECTED. INITIAL FY 2017 BUDGET GUIDELINES WILL BE DISCUSSED

Wanchick presented the details of the budget workshop, highlighting the challenges of the County, via PowerPoint. He stated the short term challenges moving into the new budget year were to address the remaining shortfalls, community needs, and the impact of a growing community; and the long term challenge was the \$270,000,000 in growing Capital Needs for the County. He mentioned several financial considerations. He reviewed the budget guidelines from Office of Management and Budget (OMB).

Soria left the meeting at 1:15 p.m.

(1:34 p.m.) Bennett commented on maintaining services with increased growth in the County. Discussion ensued on the level of services provided and not keeping up with growth.

(1:41 p.m.) Johns requested information on the nonresidential revenues, comparing the past 12 months to the past 24 months and the effectiveness of the Economic Development Committee (EDC) organization attracting businesses.

(1:42 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, requested the Board review non-subsidized items, the tax payer's responsibility in meeting bond payments for the Community Redevelopment areas, and developing commercial before residential developments, to mitigate the impact.

(03/01/16 - 17 - 1:45 p.m.)

10. PROPOSED BYLAWS OF THE HEALTH & HUMAN SERVICES ADVISORY COUNCIL. THIS PROPOSED RESOLUTION CREATES AND ADOPTS BYLAWS FOR THE HEALTH AND HUMAN SERVICES ADVISORY COUNCIL. THE HEALTH & HUMAN SERVICES ADVISORY COUNCIL BYLAWS WERE CREATED USING A STANDARDIZED TEMPLATE PERTAINING TO GENERAL BOARD GOVERNANCE. THESE BYLAWS DO NOT OVERRIDE ANY STATUTORY GUIDELINES, BUT WILL INCLUDE STATUTORY REQUIREMENTS WHERE AVAILABLE. THE CREATION OF THESE BYLAWS WILL HOUSE ALL GENERAL OPERATIONS IN ONE LOCATION; THEREBY, MAKING THE PROCESS MORE EFFICIENT FOR STAFF AND BOARD MEMBERS TO LOCATE INFORMATION SUCH AS: EACH BOARD'S MISSION AND PURPOSE; QUALIFICATIONS AND MEMBERSHIP REQUIREMENTS; AND NUMEROUS RULES AND POLICIES OF THE BOARD OF COUNTY COMMISSIONERS RELEVANT TO APPOINTED BOARDS AND COMMITTEES

Melissa Lundquist, Assistant to the Board of County Commissioners, presented details on the bylaws of the Health & Human Services Advisory Council.



(1:47 p.m.) Bennett commented on the number of meetings that could be missed.

(1:48 p.m.) McCormack suggested adding language that would comply with the Boards Rules and Policies.

(1:51 p.m.) Bennett requested changing the language to meet with the county attorneys' suggestion, which was to have it be in accordance with the Boards Rules and Policies. Discussion ensued.

(1:57 p.m.) **Motion by Smith, seconded by Bennett, carried 5/0, to adopt Resolution No. 2016-61, creating and adopting bylaws of the Health & Human Services Advisory Council, as amended, adapting the attendance in accordance with that of the Board of County Commissioners' rules and policies.**

#### RESOLUTION NO. 2016-61

#### A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA CREATING AND ADOPTING BYLAWS FOR THE HEALTH AND HUMAN SERVICES ADVISORY COUNCIL

*(Agenda Item 11 was pulled from the agenda.)*

11. ISSUANCE OF WAIVER PURSUANT TO SECTION 112.313(12), FLORIDA STATUTES, IN CONNECTION WITH PATRICIA JENSEN'S MEMBERSHIP ON THE LIBRARY ADVISORY BOARD.

(03/01/16 - 17 - 1:58 a.m.)  
COMMISSIONERS' REPORTS

#### Commissioner McClure

McClure thanked Flagler Estates Road and Water Control District for the Certificate of Appreciation. He reported on the School Board's tax and mentioned House Bill 1015, regarding the maximum millage rate particular to schools. He mentioned Senate Bill 1322, regarding Juvenile Detention costs. McClure reported that at the Florida Association of Counties, FEMA talked about enacting a catastrophic deductible for the counties that use the services with beach re-nourishment. He reported attending the Recreation Advisory Board meeting and suggested evaluating the user fees for recreation and focusing on regional facilities, as a part of the small neighborhoods.

#### Commissioner Morris

No report.

#### Commissioner Johns

(2:02 p.m.) Johns encouraged constituents to become more involved, early in the developing process, to provide their input for the growth of the County.

#### Commissioner Bennett

(2:04 p.m.) Bennett thanked the employees and elected officials, including Ellen Avery-Smith, Patrick Canan, Leanna Freeman, Patrick McCormack, and Undine Pawlowski, for giving pro bono legal advice through the St. Johns County Legal Aid.

Commissioner Smith

(2:05 p.m.) Smith indicated that early voting started Saturday March 5, 2016, through March 12, 2016, with Election Day on March 15, 2016, and encouraged everyone to vote.

(03/01/16 - 18 - 2:05 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick spoke on House Bill 7099 and advised the Board that concerns with the Bill had been made known to the Committee. He requested to replace Glenn Hastings' position with Tara Meeks.

(2:07 p.m.) **Motion by Bennett, seconded by Johns, carried 5/0, to accept the county administrator's recommendation on the particular person to hire as the new Tourist Development Council Director.**

(2:08 p.m.) Bennett noted that Fiscal year-to-date tourist bed tax was up 16%.

(03/01/16 - 18 - 2:08 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack thanked Lavie for assisting in rectifying the issues in Item No. 11, to eliminate the need for the item.

(03/01/16 - 18 - 2:09 p.m.)

CLERK OF COURT'S REPORT

No report.

(03/01/16 - 19 - 2:09 p.m.)

ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 2:09.

REPORTS:

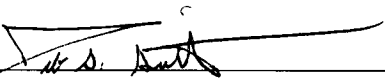
1. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 23847-23848, totaling \$10,853.56 (2/18/16)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 529910-529933, totaling \$38,295.75 (2/18/16)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 529934-530100, totaling \$1,242,613.68 and Voucher Register, Voucher Nos. 23849-23890, totaling \$1,268,803.96 (2/23/16)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 53010-530115, totaling \$283,647.53 (2/25/16)

CORRESPONDENCE:

There was none.

Approved \_\_\_\_April 19\_\_\_\_\_, 2016

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Jeb S. Smith, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By:   
Deputy Clerk

