

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
SEPTEMBER 20, 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; Regina Ross, Senior Assistant County Attorney; and Rebecca Lavie, Assistant County Attorney

(09/20/16 - 1 - 9:00 a.m.)
CALL TO ORDER

Smith called the meeting to order.

(09/20/16 - 1 - 9:00 a.m.)
ROLL CALL

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

(09/20/16 - 1 - 9:00 a.m.)
INVOCATION

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

(09/20/16 - 1 - 9:01 a.m.)
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(09/20/16 - 1 - 9:02 a.m.)
PROCLAMATION RECOGNIZING SEPTEMBER 17 THROUGH 24 AS NATIONAL ESTUARIES WEEK

Bennett presented the proclamation. She spoke on estuaries, mangroves, and the important efforts conducted by our environmental staff members and those who work at the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR). Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Dr. Michael Shirley, GTMNERR Manager, spoke on National Estuaries Week, the importance of estuaries, and the GTMNERR.

(09/20/16 - 2 - 9:10 a.m.)

PROCLAMATION RECOGNIZING SEPTEMBER 18 THROUGH 24 AS CHILD PASSENGER SAFETY WEEK

McClure presented the proclamation. He spoke on the importance of properly restraining children in vehicles. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Patsy Heiss, St. Johns County Tax Collector's Office, spoke on Child Passenger Safety Week and the Tax Collector's child safety seat program.

(09/20/16 - 2 - 9:15 a.m.)

PROCLAMATION RECOGNIZING SEPTEMBER 20, 2016, AS INFORMATION TECHNOLOGY (IT) PROFESSIONALS DAY

Locklear presented the proclamation. He spoke on the important role IT staff members played, by providing a high level of service to residents and businesses of St. Johns County, via PowerPoint, *Exhibit A*. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record.

(09/20/16 - 2 - 9:23 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(09/20/16 - 2 - 9:24 a.m.)

PUBLIC COMMENT

Andrew Evener, Chair of the St. Johns County Housing Finance Authority, 201 River Island Circle, presented details of Consent Agenda Item 28. He noted there would be no cost or liability to the County.

(9:28 a.m.) Grace Paaso, 35 Sea Park Drive, spoke on the Master Gardner Program funds.

(9:29 a.m.) Norsalus Jackson, New St. James Missionary Baptist Church, 135 North Rodriguez Street, on behalf of members of the church, spoke on the following: 1) repaving of the church parking lot due to County stormwater drainage, 2) drainage management, referencing photographs, *Exhibit A*, 3) drainage management that included a written agreement between the County and the church regarding the clean-up management for retention ponds, and 4) speeding on Rodriguez Street.

(9:38 a.m.) BJ Kalaidi, 8 Newcomb Street, announced that a meeting would be held on October 10, 2016, at the Main Library, regarding the Interlocal Agreement between the County and the City of St. Augustine's parking plan for the library and Davenport Park. She encouraged County residents, east of the Usina Bridge, to obtain the county administrator's letter dated September 12, 2016, regarding proposed traffic changes to the Nelmar Terrace neighborhood. She also spoke in opposition of hiring additional staff for the Growth Management Department.

(9:40 a.m.) David Williams, 10460 Turpin Avenue, spoke on the current road conditions of State Road 207.

(09/20/16 - 2 - 9:43 a.m.)

DELETIONS TO CONSENT AGENDA

There were none.

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2016-279**, amending the St. Johns County Fee Schedule, for services provided by St. Johns County Departments, for Fiscal Year 2016

RESOLUTION NO. 2016-279

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

3. Motion to approve the write-off of the following delinquent accounts receivable accounts, effective September 30, 2016: 4,352 EMS accounts totaling \$1,411,552; 309 Utility Services accounts totaling \$53,320.82; and 62 Ponte Vedra Utility Services accounts totaling \$7,780.78
4. Motion to adopt **Resolution No. 2016-280**, approving the terms, provisions, conditions, and requirements of a Joint Participation Agreement to establish intergovernmental coordination and review and public transportation coordination in the comprehensive transportation process between entities outlined in the attached Joint Participation Agreement; and authorizing the chair to execute the agreement on behalf of the County

RESOLUTION NO. 2016-280

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A JOINT PARTICIPATION AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION, THE NORTH FLORIDA TRANSPORTATION ORGANIZATION, THE NORTH FLORIDA REGIONAL COUNCIL, THE JACKSONVILLE AVIATION AUTHORITY, THE JACKSONVILLE PORT AUTHORITY, THE JACKSONVILLE TRANSPORTATION AUTHORITY, THE NASSAU COUNTY OCEAN HIGHWAY AND PORT AUTHORITY, AND THE ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY TO ESTABLISH AN AGREEMENT TO COOPERATE IN THE COMPREHENSIVE TRANSPORTATION PLANNING PROCESS TO ASSURE THAT HIGHWAY FACILITIES, TRANSIT SYSTEMS, BICYCLE AND PEDESTRIAN FACILITIES, RAIL SYSTEMS, AIR TRANSPORTATION AND OTHER FACILITIES WILL BE LOCATED AND

**DEVELOPED IN RELATION TO THE OVERALL PLAN
OF COMMUNITY DEVELOPMENT**

5. Motion to adopt **Resolution No. 2016-281**, approving the St. Johns County 2016 Title VI Plan and authorizing the county administrator to sign assurances

RESOLUTION NO. 2016-281

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2016 ST. JOHNS COUNTY TITLE VI PLAN FOR FEDERAL PUBLIC TRANSPORTATION OPERATIONS, AS AUTHORIZED UNDER THE CIVIL RIGHTS ACT OF 1964, 49 CFR PART 21, AND THE GUIDELINES OF FTA CIRCULAR 4702.1B, PUBLISHED OCTOBER 1, 2012

6. Motion to adopt **Resolution No. 2016-282**, approving the final plat for Bannon Lakes, Phase 1A-1

RESOLUTION NO. 2016-282

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BANNON LAKES, PHASE 1A-1

7. Motion to adopt **Resolution No. 2016-283**, approving the final plat for Shearwater, Phase 1B West

RESOLUTION NO. 2016-283

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

8. Motion to adopt **Resolution No. 2016-284**, approving the final plat for Preserve at Ponte Vedra Lakes

RESOLUTION NO. 2016-284

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PRESERVE AT PONTE VEDRA LAKES

9. Motion to adopt **Resolution No. 2016-285**, authorizing the county administrator, or designee, to accept the Traffic Signal Maintenance and Compensation Agreement between St. Johns County and the Florida Department of Transportation

RESOLUTION NO. 2016-285

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF ACCEPTING TRAFFIC SIGNAL MAINTENANCE FOR SIGNALS ON

STATE ROADS AS PART OF THE COUNTY'S TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT BY AND BETWEEN ST. JOHNS COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY; RESCINDING RESOLUTIONS 2015-143 AND 2015-297

10. Motion to adopt **Resolution No. 2016-286**, authorizing the county administrator, or designee, to enter into a Road Maintenance Cost-Share Agreement with the Rivers Edge Plantation Homeowners Association for the milling and resurfacing of the roadways within the River's Edge development. The maximum cost to the County shall not exceed \$69,250. The development shall contribute 50 percent of the cost and any cost in excess of \$138,500

RESOLUTION NO. 2016-286

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A ROAD MAINTENANCE COST-SHARE AGREEMENT, ON BEHALF OF THE COUNTY, WITH THE RIVERS EDGE PLANTATION HOMEOWNER'S ASSOCIATION, RELATING TO A ONE-TIME MILLING AND RESURFACING OF THE ROADWAYS WITHIN SAID SUBDIVISION WITH CONTRIBUTIONS BY BOTH PARTIES AS SPECIFIED PER THE AGREEMENT; AND AUTHORIZING ITS EXPENDITURE BY THE PUBLIC WORKS DEPARTMENT

11. Motion to adopt **Resolution No. 2016-287**, authorizing the county administrator, or his designee, to enter into four agreements, substantially in the form and format as attached, on behalf of St. Johns County, with St. Johns River Water Management District for the Fiscal Year 2016-2017 Cost-Share Funding Program

RESOLUTION NO. 2016-287

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF COST-SHARE AGREEMENTS BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, PURSUANT TO THE DISTRICT'S COOPERATIVE COST-SHARE INITIATIVE PROGRAM; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

12. Motion to adopt **Resolution No. 2016-288**, authorizing the county administrator, or designee, to execute a Non-Exclusive Communication Tower Lease Agreement (Agreement) with Verizon and associated Memorandum of Lease, in substantially the same form and format, as attached hereto, and further authorizing the county administrator, or designee, to execute any amendments thereto that do not affect the material terms, conditions, or obligations of the Agreement

RESOLUTION NO. 2016-288

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A NON-EXCLUSIVE COMMUNICATIONS TOWER LEASE AGREEMENT, ALONG WITH THE PROVISIONS OF A MEMORANDUM OF LEASE WITH VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE LEASE AGREEMENT AND MEMORANDUM ON BEHALF OF THE COUNTY

13. Motion to adopt **Resolution No. 2016-289**, approving the terms and authorizing the county administrator, or designee, to execute a Second Amendment to the License Agreement, in substantially the same form and format, as attached hereto, providing for equipment modification on the Ponte Vedra Annex Tower

RESOLUTION NO. 2016-289

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 THE SECOND AMENDMENT TO THE LICENSE AGREEMENT FROM T-MOBILE SOUTH, LLC, FOR MODIFICATIONS TO THEIR EQUIPMENT ON THE PONTE VEDRA ANNEX TOWER

14. Motion to adopt **Resolution No. 2016-290**, authorizing the county administrator, or designee, to execute a lease agreement with the Florida Department of Agriculture and Consumer Services, in substantially the same form and format, as attached hereto, providing for the collocation of communication equipment on the County-owned tower, located at 2650 Water Plant Road

RESOLUTION NO. 2016-290

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 THE LEASE AGREEMENT WITH THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES TO CO-LOCATE COMMUNICATION EQUIPMENT ON THE COUNTY-OWNED TOWER, LOCATED AT 2650 WATER PLANT ROAD, ST. AUGUSTINE, FLORIDA, 32092

15. Motion to adopt **Resolution No. 2016-291**, authorizing the county administrator, or designee, to execute an Easement to Florida Power & Light Company, to install guy wires at the Tillman Ridge Transfer Station

RESOLUTION NO. 2016-291

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

DESIGNEE, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY, TO INSTALL GUY WIRES AT THE TILLMAN RIDGE TRANSFER STATION

16. Motion to adopt **Resolution No. 2016-292**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer system, to serve the Creeks AC Industrial Warehouse, located off Hudson Way

RESOLUTION NO. 2016-292

A RESOLUTION BY 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 SYSTEM, TO SERVE THE CREEKS AC INDUSTRIAL WAREHOUSE, LOCATED OFF HUDSON WAY

17. Motion to adopt **Resolution No. 2016-293**, authorizing the county administrator, or designee, to execute a Termination of Easement for drainage improvements along Woodlawn Road

RESOLUTION NO. 2016-293

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A TERMINATION OF EASEMENT FOR DRAINAGE IMPROVEMENTS ALONG WOODLAWN ROAD

18. Motion to adopt **Resolution No. 2016-294**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with a force main extension, along North Roscoe Boulevard

RESOLUTION NO. 2016-294

A RESOLUTION BY 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 A FORCE MAIN EXTENSION, ALONG NORTH ROSCOE BOULEVARD

19. Motion to adopt **Resolution No. 2016-295**, approving the terms and conditions of a Sovereignty Submerged Lands Easement for road improvements, along Race Track Road, and authorizing the chair, or designee, to execute the easement on behalf of the County

RESOLUTION NO. 2016-295

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A SOVEREIGNTY SUBMERGED LANDS EASEMENT FOR

ROAD IMPROVEMENTS, ALONG RACE TRACK ROAD, AND AUTHORIZING THE CHAIR, OR DESIGNEE, TO EXECUTE THE EASEMENT ON BEHALF OF THE COUNTY

20. Motion to adopt **Resolution No. 2016-296**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines to serve Las Calinas, Parcel 3A, Unit 2, Phase 3B, located off US 1 North

RESOLUTION NO. 2016-296

A RESOLUTION BY 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 LAS CALINAS, PARCEL 3A, UNIT 2, PHASE 3B, LOCATED OFF US 1 NORTH

21. Motion to adopt **Resolution No. 2016-297**, authorizing the chair of the Board to join in the execution of an Access, Utilities and Fiber Easement Agreement, on behalf of the Board, in connection with the access to the Marsh Landing Wastewater Treatment Plant in Ponte Vedra

RESOLUTION NO. 2016-297

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS, AUTHORIZING THE CHAIR OF THE BOARD TO JOIN IN THE EXECUTION OF AN ACCESS, UTILITIES AND FIBER EASEMENT AGREEMENT, ON BEHALF OF THE BOARD, IN CONNECTION WITH THE ACCESS TO THE MARSH LANDING WASTEWATER TREATMENT PLANT IN PONTE VEDRA

22. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of the same in accordance with the Purchasing Policy 308 and Florida Statute 274
23. Motion to declare one, 2007 Chevy Champion Crusader 21' small bus, COA 83, VIN 1GBJG31U471144257, as surplus and authorize the county administrator, or his designee, to donate the same to Home Again St. Johns
24. Motion to accept the Local Mitigation Strategy Annual Progress Report
25. Motion to adopt **Resolution No. 2016-298**, approving the terms, conditions, and requirements to Amendment No. 6 to the Community Based Care Contract NJ206, between St. Johns County, Florida, and the State of Florida Department of Children and Families, and authorizing the county administrator, or designee, to execute Contract Amendment No. 6, substantially in the form, as attached hereto, on behalf of the County

RESOLUTION NO. 2016-298

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

SIGN THE SIXTH AMENDMENT TO CONTRACT NJ206, BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE DEPARTMENT OF CHILDREN AND FAMILIES

26. Motion to adopt **Resolution No. 2016-299**, accepting the funding recommendations of the St. Johns County Health and Human Services Advisory Council, as attached hereto, and authorizing the county administrator, or designee, to extend the current funding agreements as recommended by the Health and Human Services Advisory Council

RESOLUTION NO. 2016-299

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE RECOMMENDATIONS OF THE HEALTH AND HUMAN SERVICES ADVISORY COUNCIL TO EXTEND EXISTING FUNDING AGREEMENTS WITH NONPROFIT AGENCIES FOR FISCAL YEAR 2016-2017

27. Motion to adopt **Resolution No. 2016-300**, approving the terms, conditions, and requirements of the Coast2Coast Rx Card and County Marketing Agreement and authorizing the county administrator, or his designee, to execute an agreement, in substantially the same form and format, as attached, on behalf of the County

RESOLUTION NO. 2016-300

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 FINANCIAL MARKETING CONCEPTS, INC., D/B/A COAST2COAST Rx

28. Motion to adopt **Resolution No. 2016-301**, approving the attached Affordable Housing Grant Program Interlocal Agreement between the St. Johns County Housing Finance Authority and the Lee County Housing Finance

RESOLUTION NO. 2016-301

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE ST. JOHNS COUNTY HOUSING FINANCE AUTHORITY AND LEE COUNTY HOUSING FINANCE AUTHORITY AFFORDABLE HOUSING GRANT PROGRAM INTERLOCAL AGREEMENT

29. Motion to adopt **Resolution No. 2016-302**, approving the terms, provisions, conditions, and requirements of the contract between the Board of County Commissioners of St. Johns County and the State of Florida Department of Health for operation of the St. Johns County Health Department, and authorizing the chair to execute the contract, substantially in the form, as attached, on behalf of the County

RESOLUTION NO. 2016-302

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY AND THE STATE OF FLORIDA DEPARTMENT OF HEALTH FOR OPERATION OF THE ST. JOHNS COUNTY HEALTH DEPARTMENT; AND AUTHORIZING THE CHAIR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

30. Approval of Minutes:

- July 19, 2016, Regular Meeting
- July 26, 2016, Special Meeting

31. Proofs:

- a) Proof: Notice of Action, NOA Unclaimed Monies, published August 1, 2016, in *The St. Augustine Record*
- b) Proof: Request for Bids, Bid No. 16-47R, Countywide Pavement Management and Rehabilitation Continuing Services, published July 22, 2016, and July 29, 2016, in *The St. Augustine Record*
- c) Proof: Notice of Meeting, Special Meeting July 26, published on July 18, 2016, in *The St. Augustine Record*
- d) Proof: Notice of Hearing, Orange Road Vacation, published August 19, 2016, in *The St. Augustine Record*
- e) Proof: Request for Bids, Bid No. 16-51, Stonegate Lift Station Improvements, published June 22, 2016, and June 29, 2016, in *The St. Augustine Record*

(09/20/16 - 10 - 9:43 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

McCormack noted that Regular Agenda Item 6 would be opened and continued to a date uncertain.

(9:44 a.m.) McClure noted that Regular Agenda Item 11 would not be heard before 1:30 p.m.

(09/20/16 - 10 - 9:44 a.m.)

APPROVAL OF REGULAR AGENDA

Motion by Bennett, seconded by Morris, carried 5/0, to approve the Regular Agenda, as amended, to include the revised documents for Regular Agenda Items 4, 6, and 11.

(09/20/16 - 10 - 9:45 a.m.)

1. ORDINANCE TO CONSOLIDATE THE MAIN AND PONTE VEDRA WATER AND WASTEWATER SYSTEM ENTERPRISE FUNDS, SECOND READING. AT ITS AUGUST 16, 2016, BCC MEETING, THE BCC AUTHORIZED COUNTY ADMINISTRATOR, OR DESIGNEE, TO MOVE FORWARD IN PREPARING ALL REQUIRED DOCUMENTS TO MERGE THE TWO UTILITY ENTERPRISE FUNDS INTO ONE FOR LATER CONSIDERATION BY THE BOARD. ONE OF THE REQUIRED DOCUMENTS IS AN ORDINANCE TO CONSOLIDATE THE MAIN AND PONTE VEDRA WATER AND WASTEWATER SYSTEM ENTERPRISE FUNDS INTO A SINGLE ENTERPRISE FUND. THE ATTACHED

ORDINANCE ACCOMPLISHES THIS. THE FIRST READING OF THIS ORDINANCE OCCURRED AT THE SEPTEMBER 6 BOARD OF COUNTY COMMISSIONERS MEETING. THIS IS THE SECOND READING OF THE ORDINANCE

Proof of publication of the notice of public hearing on the utility hearing, was received, having been published in *The St. Augustine Record* on September 9, 2016.

Frank Kenton, St. Johns County Utility Department, gave a summary of the request.

(9:46 a.m.) Motion by Morris, seconded by McClure, carried 5/0, to enact Ordinance No. 2016-45, consolidating the Main and Ponte Vedra Water and Wastewater System Enterprise Funds into a single Enterprise Fund.

ORDINANCE NO. 2016-45

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, MAKING FINDINGS OF FACT; CONSOLIDATING THE MAIN AND PONTE VEDRA WATER AND WASTEWATER UTILITY SYSTEM ENTERPRISE FUNDS, RELATING TO THE COUNTY UTILITY SYSTEMS DESCRIBED IN ST. JOHNS COUNTY ORDINANCES 2013-13 AND 2006-4, AS AMENDED, INTO A SINGLE ENTERPRISE FUND TO BE KNOWN AS THE ST. JOHNS COUNTY CONSOLIDATED UTILITY ENTERPRISE FUND WITH TWO SEPARATE DIVISIONS; CONSOLIDATING SERVICE AREAS; PROVIDING FOR UNIFIED PROCESSING; PROVIDING FOR ESTABLISHMENT OF RATES AND RATE ADJUSTMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

(9:46 a.m.) Andrews left the meeting.

(09/20/16 - 11 - 9:47 a.m.)

2. PUBLIC HEARING, WATER AND SEWER REVENUE AND REFUNDING BONDS, SERIES 2016. THE RESOLUTION (A) AUTHORIZES THE ISSUANCE OF NOT EXCEEDING \$70,000,000 WATER AND SEWER REVENUE AND REFUNDING BONDS, SERIES 2016 (THE "BONDS"), TO REFUND ALL THE COUNTY'S OUTSTANDING PONTE VEDRA UTILITY SYSTEM REVENUE BONDS, SERIES 2006 AND 2007, AND ALL OR A PART OF THE COUNTY'S OUTSTANDING WATER AND SEWER REVENUE AND REFUNDING BONDS, SERIES 2006, IN ORDER TO ACHIEVE DEBT SERVICE SAVINGS, AND TO FINANCE CERTAIN IMPROVEMENTS TO THE COUNTY'S WATER AND SEWER SYSTEM, AND THE PLEDGE OF, AMONG OTHER THINGS, THE NET REVENUES OF THE COUNTY'S WATER AND SEWER SYSTEM TO SECURE PAYMENT OF THE BONDS UNDER THE PROVISIONS OF COUNTY RESOLUTION NO. 89-84, AS AMENDED AND SUPPLEMENTED, (B) CONSOLIDATES THE COUNTY'S PONTE VEDRA UTILITY SYSTEM INTO THE COUNTY MAIN UTILITY SYSTEM UNDER SAID RESOLUTION NO. 89-84, (C) DELEGATES CERTAIN AUTHORITY TO THE CHAIRMAN AND/OR COUNTY ADMINISTRATOR AND (D) APPROVES EXHIBITS A-F THAT ARE ATTACHED TO THE RESOLUTION (A=GENERAL DESCRIPTION OF 2016 PROJECT, B=FORM OF PRELIMINARY OFFICIAL STATEMENT, C=FORM OF BOND PURCHASE AGREEMENT WITH RBC CAPITAL MARKETS, LLC, D=FORM OF CONTINUING DISCLOSURE CERTIFICATE, E=FORM OF

REGISTRAR AND PAYING AGENT AGREEMENT AND F=FORM OF ESCROW AGREEMENT). SECTION 5.1 OF THE RESOLUTION SETS FORTH CERTAIN PARAMETERS FOR THE SALE OF THE BONDS SUCH AS MAXIMUM PRINCIPAL AMOUNT, MAXIMUM INTEREST RATE, MINIMUM PURCHASE PRICE, MINIMUM NET PRESENT VALUE SAVINGS, REDEMPTION PROVISION PARAMETERS, AND FINAL MATURITY DATE. THIS RESOLUTION IS EXPECTED TO BE THE LAST RESOLUTION THAT THE BCC WILL CONSIDER REGARDING THE BONDS

Patrick McCormack, County Attorney, gave an overview of the request. He noted a net present value savings of approximately \$9.97 million and that Standard and Poor's Financial Services Company had upgraded the St. Johns County Utilities System from a rating of AA to AA+.

(9:50 a.m.) Jay Glover, Public Financial Management (PFM), Inc., provided an overview of the bond resolution. He spoke on the credit ratings, and noted that \$8 million dollars of capital projects would be funded in the Ponte Vedra system.

(9:55 a.m.) Bennett complimented the County and PFM on the bond refunding activities since 2012.

(9:57 a.m.) McClure questioned the bond proceeds, annual debt service savings, and the interest rate.

(9:59 a.m.) **Motion by Morris, seconded by McClure, carried 5/0, to adopt Resolution No. 2016-303, authorizing the issuance by the County of not exceeding \$70,000,000 Water and Sewer Revenue and Refunding Bonds, Series 2016.**

RESOLUTION NO. 2016-303

A RESOLUTION SUPPLEMENTING RESOLUTION NO. 89-84, ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON APRIL 25, 1989, AS PREVIOUSLY AMENDED AND SUPPLEMENTED, FOR THE PURPOSE OF AUTHORIZING THE ISSUANCE BY THE COUNTY OF NOT EXCEEDING \$70,000,000 AGGREGATE PRINCIPAL AMOUNT OF WATER AND SEWER REVENUE AND REFUNDING BONDS, SERIES 2016, FOR THE PRINCIPAL PURPOSES OF REFUNDING ALL OF THE COUNTY'S OUTSTANDING PONTE VEDRA UTILITY SYSTEM REVENUE BONDS, SERIES 2006 AND PONTE VEDRA UTILITY SYSTEM REVENUE BONDS, SERIES 2007 AND ALL OR A PORTION OF THE COUNTY'S OUTSTANDING WATER AND SEWER REVENUE AND REFUNDING BONDS, SERIES 2006, IN ORDER TO ACHIEVE DEBT SERVICE SAVINGS AND FINANCING A PORTION OF THE COST OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF CERTAIN ADDITIONS, EXTENSIONS AND IMPROVEMENTS TO THE COUNTY'S PONTE VEDRA UTILITY SYSTEM; CONSOLIDATING THE COUNTY'S PONTE VEDRA UTILITY SYSTEM INTO THE COUNTY'S MAIN UTILITY SYSTEM UNDER SAID RESOLUTION NO. 89-84; PLEDGING THE PLEDGED FUNDS DESCRIBED IN SAID RESOLUTION NO. 89-84 TO SECURE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE

SERIES 2016 BONDS; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2016 BONDS; AUTHORIZING A NEGOTIATED SALE AND AWARD OF THE SALE OF THE SERIES 2016 BONDS AND APPROVING THE CONDITIONS AND CRITERIA FOR SUCH SALE; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT WITH RESPECT TO THE SERIES 2016 BONDS; APPROVING THE FORM OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING A FINAL OFFICIAL STATEMENT WITH RESPECT TO THE SERIES 2016 BONDS; APPOINTING THE REGISTRAR AND PAYING AGENT FOR THE SERIES 2016 BONDS AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A REGISTRAR AND PAYING AGENT AGREEMENT; APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE CERTIFICATE; ESTABLISHING A BOOK-ENTRY SYSTEM OF REGISTRATION FOR THE SERIES 2016 BONDS; APPOINTING AN ESCROW AGENT AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT; DELEGATING CERTAIN AUTHORITY TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE SERIES 2016 BONDS; AND PROVIDING AN EFFECTIVE DATE

(10:00 a.m.) Bradley Bulthuis, Assistant County Attorney, entered the meeting and Ross left the meeting.

(09/20/16 - 13 - 10:00 a.m.)

3. ST. AUGUSTINE SHORE PROTECTION PLAN UPDATE (SSP). PUBLIC WORKS STAFF WILL PROVIDE A PRESENTATION TO THE BOARD OF COUNTY COMMISSIONERS RELATED TO THE US ARMY CORPS OF ENGINEERS (USACE) SHORE PROTECTION PROJECT (SPP) FOR ST. AUGUSTINE BEACH. THE COUNTY IS A LOCAL CO-SPONSOR FOR THIS PROJECT AND FUNDS APPROXIMATELY 10% OF THE TOTAL COST OF THIS PROJECT. THE REMAINDER FUNDING IS PROVIDED BY THE USACE (80%) AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE FDEP ALSO ACTS AS A PERMITTING AGENCY FOR THE PROJECT. THE USACE EXPECTS A NOTICE OF INTENT (NOI) ISSUANCE BY THE FDEP LATE SEPTEMBER 2016 FOLLOWED BY DESIGN AND CONSTRUCTION OF THE PROJECT IN FISCAL YEAR 2017-2018. IN ANTICIPATION OF THE ISSUANCE OF THE NOI, THE SOUTH PONTE VEDRA AND VILANO BEACH (SPVVB) PRESERVATION ASSOCIATION HAVE EXPRESSED SOME CONCERNS ON THIS UPCOMING PROJECT AS IT RELATES TO EROSION OF THE SPVVB SHORELINE. STAFF PLANS TO PROVIDE THE COMMISSION WITH AN ASSESSMENT OF THE SPVVB PRESERVATION ASSOCIATION POSITION AND SEEK BOARD DIRECTION TO TAKE THE NECESSARY NEXT STEPS FOR THIS PROJECT

Neal Shinkre, P.E., Public Works Director, gave an overview of the SSP, via PowerPoint. He reviewed details of the SSP, the position of the SPVVB Preservation Association, and the County's proposal to the SPVVB Preservation Association.

(10:14 a.m.) Bennett questioned Shinkre on the necessity for temporary construction easements and on the objection to the permit. Shinkre noted that the NOI would delay the project and the County would lose approximately \$12 million in funding. Discussion between McClure, Bennett, McCormack, and Shinkre ensued on temporary construction easements. Johns and Bennett questioned Shinkre on the north beaches renourishment feasibility study; discussion ensued.

(10:33 a.m.) Tom Turnage, President of the South Ponte Vedra and Vilano Beach Preservation Association, 4114 Herschel Street, Jacksonville, Florida, spoke in opposition to the proposed project. He noted that the SPVVB was not opposed to the dredging for the renourishment of St. Augustine Beach; however, opposed that sand dredged from the ebb shoal would not be placed on the north beaches.

(10:36 a.m.) Linda Chambless, Vice President of the South Ponte Vedra and Vilano Beach Preservation Association, 3043 South Ponte Vedra Boulevard, spoke on the impacts of dredging the ebb shoal, obtaining a temporary construction easement, and on the potential loss of 2017 federal funds.

(10:40 a.m.) Undine Pawlowski, Vice Mayor of the City of St. Augustine Beach, 2200 A1A South, spoke in support of the project.

(10:43 a.m.) Max Royle, City Manager of St. Augustine Beach, 2200 A1A South, spoke in support of the project.

(10:45 a.m.) Discussion ensued on the permit process, the difference between the Inlet Management Plan (IMP) and the SSP, ebb shoal south dredging impacts to the inlet and erosion to beaches, funding, sponsorship, north project feasibility study, project timeline, and Board recommendations, with additional comments by Rajesh Srinivas, Coastal Engineer and Consultant for the County; Guy Weeks, Planning Consultant for Florida Department of Environmental Protection, Tallahassee, Florida; and Jason Harrah, Project Manager, US Army Corps of Engineers.

(11:32 a.m.) Shinkre summarized the directive from the Board: *continued County support and to take no action until the outcome of the proposed petition filing by the SPVVB.*

The meeting recessed at 11:33 a.m. and reconvened at 11:41 a.m. with Paolo Soria, Assistant County Attorney, present; and Bulthuis and Lavie not in attendance.

(09/20/16 - 14 - 11:41 a.m.)

4. PUBLIC HEARING, PUD 2016-06, CORDOVA PALMS. A REQUEST TO REZONE APPROXIMATELY 343.3 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW DEVELOPMENT OF 750 RESIDENTIAL UNITS AND 150,000 SQUARE FEET OF COMMERCIAL, LOCATED ON THE WEST SIDE OF U.S. HIGHWAY 1 NORTH BETWEEN BIG OAK ROAD AND INTERNATIONAL GOLF PARKWAY. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS APPLICATION AT THE AUGUST 18, 2016, MEETING WITH A 5-1 VOTE. PLEASE REFER TO THE ATTACHED GROWTH MANAGEMENT STAFF REPORT FOR PROJECT DETAILS AND SUMMARY OF THE PLANNING AND ZONING AGENCY MEETING

Proof of publication of the notice of public hearing on PUD 2016-06, Cordova Palms, was received, having been published in *The St. Augustine Record* on August 3, 2016.

Bennett disclosed ex parte communication with the applicant and the applicant's various agents and consultants. Smith disclosed ex parte communication with the applicant, the applicant's various agents and consultants, and with Republic Services,

owner of the adjacent construction and debris landfill. McClure disclosed ex parte communication with the applicant regarding the removal of multi-family development and the distance of the proposed project from the end of the runway.

(11:42 a.m.) Beverly Frazier, Planner, presented details of the request, via PowerPoint. She noted the revised Master Development Plan text that clarified the three options, offered by the applicant, to mitigate for the potential loss of affordable housing resources, due to the abandonment of the Cordova Palms Development of Regional Impact (DRI), and waivers. Discussion ensued on Republic Services Special Use Permit.

(11:52 a.m.) Ray Spofford, England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida, representing the applicant, introduced Adam Furstein, Vice President of Land Management for Flagler Development Group, Jose Gonzalez, Senior Vice President for Florida East Coast Industries, and Steven Diebenow, Driver McAfee Peek & Hawthorne. Spofford presented details of the Planned Unit Development (PUD) commitments regarding State Road (SR) 313 and affordable housing, via PowerPoint. Smith requested the following expansion to option three of the affordable housing component: to include *"up to \$94,500 down payment assistance in addition to construction and rehabilitation."*

(11:56 a.m.) Discussion ensued on the Special Use Permit timelines, the affordable housing monetary contribution, deed notice requirements of the adjacent landfill, and the planning concept of identifying upland buffers outside of platted lot lines.

(12:05 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition to the affordable housing monetary contribution option.

(12:07 p.m.) Bennett clarified that the construction of SR 313 would commence before the construction of the PUD. She noted that SR 313 was a legislative priority for the City of St. Augustine.

(12:09 p.m.) Motion by Bennett, seconded by Morris, carried 5/0, to enact Ordinance 2016-46, PUD 2016-06, Cordova Palms, adopting Findings of Fact 1 through 9, and to include the amendment to option three of the affordable housing component, as described by Smith, and the revised MDP text, to support the motion, as amended.

ORDINANCE NO. 2016-46

**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**

(09/20/16 - 15 - 12:10 p.m.)

5. PUBLIC HEARING, PUD 2016-05, THE ENCLAVE AT WORLD GOLF. THIS IS A REQUEST TO REZONE APPROXIMATELY 18.5 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A 21 UNIT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE SUBJECT PROPERTY IS LOCATED ALONG PACETTI ROAD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REZONING REQUEST AT THE AUGUST 4, 2016, HEARING, SUBJECT TO THE NINE FINDINGS OF FACT FOUND WITHIN THE STAFF REPORT, WITH A VOTE OF 5-0. PLEASE REFER TO THE ATTACHED GROWTH MANAGEMENT DEPARTMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on PUD 2016-05, The Enclave at World Golf, was received, having been published in *The St. Augustine Record* on July 20, 2016.

Bennett and Morris disclosed ex parte communication with the applicant's agents. Smith disclosed ex parte communication with Susan Bloodworth, representing the applicant, regarding the Master Development Plan (MDP) map, adjacent landowner projections and wetland delineation, a northern border easement, and a fence along the northern property line. Johns disclosed ex parte communication with the applicant.

(12:10 p.m.) Valerie Stukes, Planner, presented details of the request, via PowerPoint. She noted the following correction to the Staff Report regarding the zoning district: lands to the north and west were zoned Open Rural and lands to the south and east were zoned Planned Unit Development (PUD). She also noted a waiver, the Northwest Sector community meeting, and correspondence received regarding the request.

(12:14 p.m.) Susan Bloodworth, McClure Bloodworth, PL, 81 King Street, representing applicant, noted the following MDP text amendment, on page 9, *Exhibit A: the applicant had committed to provide approximately 1,500 lineal feet of 6-ft. high white vinyl fencing to provide additional buffering from the property to the north of the project.*

(12:16 p.m.) Motion by Smith, seconded by McClure, carried 5/0, to enact Ordinance 2016-47, PUD 2016-05, The Enclave at World Golf, adopting Findings of Fact 1-9, to include the revised MDP text amendment, to support the motion.

ORDINANCE NO. 2016-47

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

(09/20/16 - 16 - 12:16 p.m.)

6. PUBLIC HEARING, PUD 2016-02, EDGEWATER. THIS IS A REQUEST TO REZONE APPROXIMATELY 10.82 ACRES OF LAND FROM OPEN RURAL (OR) AND COMMERCIAL GENERAL (CG) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A 19 UNIT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE SUBJECT PROPERTY IS LOCATED ALONG THE INTERSECTION OF RACETRACK ROAD AND STATE ROAD 16. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REZONING REQUEST AT THE AUGUST 4, 2016, PUBLIC HEARING SUBJECT TO THE NINE FINDINGS OF FACT FOUND WITHIN THE STAFF REPORT WITH A VOTE OF 6-0

Proof of publication of a notice of public hearing on PUD 2016-02, Edgewater, was received, having been published in *The St. Augustine Record* on July 20, 2016.

Soria noted that the request by both the applicant and staff was to continue the item to October 4, 2016.

(12:17 p.m.) Motion by Smith, carried 5/0, to continue Regular Agenda Item 6 to October 4, 2016.

(09/20/16 - 17 - 12:17 p.m.)

7. PUBLIC HEARING, COMPAMD 2016-05, 4560 RACE TRACK ROAD. TRANSMITTAL HEARING FOR COMPAMD 2016-05, KNOWN AS 4560 RACE TRACK ROAD, A REQUEST TO AMEND THE FUTURE LAND USE MAP FROM RURAL SILVICULTURE (R/S) TO COMMUNITY COMMERCIAL (CC) FOR APPROXIMATELY 14.32 ACRES OF LAND AND ADD A TEXTUAL POLICY TO LIMIT COMMUNITY COMMERCIAL USES TO 90,000 SQUARE FEET. THE PLANNING AND ZONING AGENCY RECOMMENDED TRANSMITTAL AT THE AUGUST 18, 2016, MEETING WITH A 6-0 VOTE. PLEASE REFER TO THE ATTACHED GROWTH MANAGEMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on COMPAMD 2016-05, 4560 Race Track Road, was received, having been published in *The St. Augustine Record* on August 3, 2016.

Beverly Frazier, Planner, presented details of the request, via PowerPoint.

(12:21 p.m.) Thomas Ingram, Esq. of Akerman LLP, 50 N. Laura Street, Jacksonville, Florida, representing the applicant, gave a summary of the request.

(12:22 p.m.) **Motion by Johns, seconded by McClure, carried 5/0, to transmit COMPAMD 2016-05, 4560 Race Track Road, adopting Findings of Fact 1 through 3.**

(09/20/16 - 17 - 12:23 p.m.)

8. PUBLIC HEARING, COMPAMD 2016-07, PROJECT FAMILY. TRANSMITTAL HEARING FOR COMPAMD 2016-07, KNOWN AS PROJECT FAMILY, A REQUEST TO AMEND THE FUTURE LAND USE MAP FROM RURAL SILVICULTURE (R/S) TO INTENSIVE COMMERCIAL (IC) FOR APPROXIMATELY 42.3 ACRES OF LAND LOCATED AT 5404 RACE TRACK ROAD. THE REQUEST INCLUDES A TEXTUAL POLICY TO LIMIT THE INTENSITY OF DEVELOPMENT TO 175,000 SQUARE FEET OF RECREATION AND 125,000 SQUARE FEET OF COMMERCIAL, THAT IN COMBINATION DO NOT GENERATE MORE THAN 700 P.M. PEAK HOUR EXTERNAL TRIPS. THE PLANNING AND ZONING AGENCY RECOMMENDED TRANSMITTAL AT THE AUGUST 18, 2016, MEETING WITH A 6-0 VOTE. PLEASE REFER TO THE ATTACHED GROWTH MANAGEMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on COMPAMD 2016-07, Project Family, was received, having been published in *The St. Augustine Record* on August 2, 2016.

Beverly Frazier, Planner, presented details of the request, via PowerPoint.

(12:28 p.m.) Johns spoke on the text amendment.

(12:29 p.m.) Bennett noted a scrivener's error regarding funding of the road improvements. She stated Durbin National would fund the road improvements not Durbin Creek.

(12:30 p.m.) McClure questioned Frazier on the future commercial development site on the Master Development Plan (MDP) map.

(12:32 p.m.) Susan Bloodworth, McClure Bloodworth, PL, 81 King Street, representing applicant, was available for questions.

(12:33 p.m.) **Motion by Johns, seconded by McClure, carried 5/0, to transmit COMPAMD 2016-07, Project Family, adopting Findings of Fact 1 through 3.**

(Items 9 and 10 were presented together.)

(09/20/16 - 18 - 12:33 p.m.)

9. PUBLIC HEARING, CPA (SS) 2016-04, THE MARKETPLACE. REQUEST FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP DESIGNATION ON 9.9 ACRES FROM COMMUNITY COMMERCIAL TO MIXED USE. THE APPLICANT HAS A MAJOR MODIFICATION APPLICATION CONCURRENT WITH THIS APPLICATION TO ADD 330,000 SQUARE FEET OF COMMERCIAL ENTITLEMENTS TO THE OVERALL PALM LAKES PUD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT, BY A VOTE OF 5-0, AT THEIR MEETING HELD ON AUGUST 4, 2016. PLEASE SEE THE ATTACHED STAFF REPORT FOR ADDITIONAL INFORMATION

Proof of publication of the notice of public hearing on CPA (SS) 2016-04, The Marketplace, was received, having been published in *The St. Augustine Record* on July 18, 2016.

Bennett, Morris, and Smith disclosed ex parte communication with the applicant and the applicant's representative regarding the layout of the plan and why the applicant was seeking the Comprehensive Plan Amendment. Johns disclosed ex parte communication with Susan Bloodworth, the applicant's representative. Smith added that he spoke with Susan Bloodworth and Beth Breeding, applicant representatives, regarding the history of the property, and possible and potential clients.

(12:34 p.m.) Zach Moore, Planner, presented details of Regular Agenda Item 9, via PowerPoint. He noted that staff had received several letters in support of the proposed request.

(12:37 p.m.) Moore presented details of Regular Agenda Item 10, via PowerPoint. He noted several letters in support of the proposed request, a revised Master Development Plan (MDP) map, waivers, and that the applicant had limited the development to monument signs only.

(12:43 p.m.) McClure questioned Moore on Special Care Housing.

(12:44 p.m.) Susan Bloodworth, McClure Bloodworth, PL, 81 King Street, representing the applicant, was available for questions.

(12:44 p.m.) Soria noted that the revised MDP text, *Exhibit A*, stated that *all signs would be monument and not pole signs*.

(12:45 p.m.) Bennett and McClure expressed appreciation to the applicant regarding non-residential development.

(12:46 p.m.) Chuck Labanowski, 1748 North Cappero Drive, spoke in support of non-residential development and addressed a transportation mitigation concern regarding the egress and ingress of the non-residential development.

(12:48 p.m.) Phong Nguyen, Transportation Development Manager, responded to public comment regarding the transportation mitigation concern.

(12:49 p.m.) **Motion by Smith, seconded by McClure, carried 5/0, to enact Ordinance 2016-48, CPA(SS) 2016-04, The Marketplace, adopting Findings of Fact 1-3 to support the motion.**

ORDINANCE NO. 2016-48

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 COMMUNITY COMMERCIAL (CC) TO MIXED USE (MD) FOR APPROXIMATELY 9.9 ACRES OF LAND LOCATED SOUTH OF STATE ROAD 16; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(09/20/16 - 19 - 12:33 p.m.)

10. PUBLIC HEARING, MAJMOD 2016-10, PALM LAKES (THE MARKETPLACE). REQUEST FOR A MAJOR MODIFICATION TO THE PALM LAKES PUD TO ADD APPROXIMATELY 33.3 ACRES TO THE PALM LAKES PUD FOR NON-RESIDENTIAL USES, INCLUDING NEIGHBORHOOD BUSINESS AND COMMERCIAL, GENERAL BUSINESS AND COMMERCIAL, AND SELECT HIGH INTENSITY COMMERCIAL USES. THE APPLICANT HAS A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION CONCURRENT WITH THIS APPLICATION TO AMEND 9.9 ACRES OF THE FUTURE LAND USE MAP FROM COMMUNITY COMMERCIAL (CC) TO MIXED USE (MD). THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE MAJOR MODIFICATION, BY A VOTE OF 5-0, AT THEIR MEETING HELD ON AUGUST 4, 2016. PLEASE SEE THE ATTACHED STAFF REPORT FOR ADDITIONAL INFORMATION

Proof of publication of the notice of public hearing on MAJMOD 2016-10, Palm Lakes, was received, having been published in *The St. Augustine Record* on July 18, 2016.

Discussion occurred with Regular Agenda Item 9.

(12:50 a.m.) **Motion by Smith, seconded by McClure, carried 5/0, to enact Ordinance 2016-49, MAJMOD 2016-10, Palm Lakes PUD, based upon six Findings of Fact, [to include the MDP text revision, to support the motion].**

ORDINANCE NO. 2016-49

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PALM LAKES PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2002-65, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

The meeting recessed at 12:50 p.m. and reconvened at 1:30 p.m., with all commissioners, Wanchick, Locklear, McCormack, Soria and Deputy Clerk Bonnie Putman in attendance.

(09/20/16 - 20 - 1:30 p.m.)

11. PUBLIC HEARING, COMPAMD 2016-03, WATERMARKE/BEACHCOMBER. TRANSMITTAL HEARING FOR COMPAMD 2016-03 WATERMARKE/BEACHCOMBER. A REQUEST TO AMEND THE FUTURE LAND USE MAP DESIGNATION FROM CONSERVATION AND RESIDENTIAL-C TO RESIDENTIAL-D, FOR APPROXIMATELY 23.5 ACRES OF LAND; AND FROM CONSERVATION AND RESIDENTIAL-C TO CONSERVATION FOR APPROXIMATELY TWENTY ACRES OF LAND; PROVIDING A TEXT AMENDMENT TO LIMIT THE MAXIMUM NUMBER OF BEACH VILLAS TO FIFTY; LIMIT THE MAXIMUM NUMBER OF HOTEL ROOMS TO ONE-HUNDRED TWENTY; LIMIT COMMERCIAL SPACE TO 70,000 SQUARE FEET; AND ALLOW BEACH VILLAS AND/OR HOTEL ROOMS TO BE CONVERTED TO A MAXIMUM OF SEVENTY-NINE RESIDENTIAL DWELLING UNITS. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE TRANSMITTAL REQUEST, WITH A VOTE OF 5-1, BASED ON THE THREE FINDINGS IN THIS REPORT, AT THE AUGUST 4, 2016, HEARING. PLEASE REFER TO THE ATTACHED GROWTH MANAGEMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing for COMPAMD 2016-03, Watermarke/Beachcomber, was received, having been published in *The St. Augustine Record* on July 20, 2016.

Soria reviewed the procedures for the hearing, including time limitations for staff, the applicant, the opposition, public comment, and rebuttal.

(1:31 p.m.) Danielle Handy, Chief Planner, Growth Management, presented the details of the request, including a text amendment to limit the maximum number of beach villas, hotel units, and ancillary commercial space, with the ability to convert beach villas and/or hotel rooms to a maximum of seventy-nine residential dwelling units.

(1:50 p.m.) Bennett questioned the impact of single family residential versus resort/hotel/motel zoning on evacuation times, evacuation centers and those reluctant to evacuate.

(1:51 p.m.) Jeff Alexander, Deputy Director Emergency Management, responded that the number of vehicles, not people, would impact evacuation times and the number of people would impact shelters. He displayed the Evacuation Transportation Supplemental Data Report, *Exhibit A*.

(1:59 p.m.) Soria clarified that the column titled, Vehicles per Household, should read "1".

(2:00 p.m.) Bennett spoke on the occupancy rate used in the traffic study and commended the use of a conservative maximum at 82%. She questioned the number of daily trips generated by a resort versus residential use, with 200 more trips per day for residential use.

(2:02 p.m.) Phuong Nguyen, Transportation Development Division, spoke on the generated trips, based on the existing proposals of single-family residential versus resort hotel/private memberships. He defined neutral as below the threshold of what was vested, with a reduction of trips with residential use. Discussion ensued on the occupancy rates and percentage of hotel capacity; 97% traffic capacity on the Francis and Mary Usina Bridge to Vilano Beach; the causeways and 70% capacity on A1A; the Florida Department of Transportation (FDOT) project set to alleviate congestion;

residential dwelling units located within the Coastal High Hazard Area (CHHA); hurricane evacuation times; and the water/sewer availability letter.

(2:14 p.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, detailed the facts of the proposed private commercial water resort, including the location; amenities' requirements for a five-diamond rating; the map amendment and text amendment, with provisions; surrounding uses and compatibility; as well as, traffic capacity and other impacts; increase of commercial taxes and bed taxes; and a density comparison.

(2:47 p.m.) McClure questioned the ownership, rezoning and contract expiration date. Avery-Smith clarified the rezoning and current zoning, approval of construction plans, the upland boundary and the legal description, including portions of conservation.

(2:51 p.m.) Morris voiced his concerns with the occupancy rates of the proposal, the provision, which included the option to convert back to residential units, the definition of "other-related uses/amenities", and the applicant's option to sell the property. Avery-Smith clarified the two provisions.

(3:02 p.m.) Steve Magiera, The Watermarke Project LLC, Ponte Vedra, Florida, responded to concerns, emphasized the need for property entitlement to move forward with details, and assured the Board of the project owners' dedication. Discussion continued on the private resort and the provisions.

(3:09 p.m.) McCormack stated that the possibility of the property being sold was not the primary concern of the Board, but to compare the application to the comprehensive plan for approval or denial purposes. Discussion continued on the proposed provisions.

(3:12 p.m.) McClure questioned whether the project would contribute to the Vilano Community Redevelopment Agency (CRA). Bennett interjected that the CRA was ad valorem and had nothing to do with sales tax. Avery-Smith suggested that those who stayed at a five-star resort would spend at the Vilano town center.

(3:17 p.m.) Jane West, Jane West Law, 6277 A1A South, Suite 101, on behalf of Save Our Vilano, LLC, spoke on her client's primary concerns of the proposed project, which included: 1) the vagueness of the Comprehensive Plan Amendment, 2) the fallback provision to residential, with an increase in intensity, which negated all commercial benefits, 3) the option for the hotel to convert to 79 multi-family units. She summarized the project's rezoning, location, compatibility, increased population density within the Coastal High Hazard (CHH) area, the upland conservation acreage, the amount of commercial space proposed, and the lack of a specific number of private resort memberships.

(3:25 p.m.) Max Forgey, 4637 Vincennes Boulevard, Cape Corral, Florida, the opposition's expert on land-use matters, provided his credentials and described reasons for opposing the request.

(3:30 p.m.) Dan Trescott, Trescott Planning Solutions, LLC, 421 Norwood Court, Fort Myers, Florida, stated his credentials and provided expert testimony concerning the application's inconsistency to CHH issues, specifically with density and hurricane evacuation times.

(3:37 p.m.) Mohsen Salehi, Salehi Consulting Services, 4786 Harbour Cay Blvd., Fort Myers, Florida, provided expert testimony on the project, regarding transportation capacity, trips for commercial units, and a left-turning movement.

(3:44 p.m.) Avery-Smith questioned whether the expert witnesses, for the opposing side, had produced written reports, on their letterhead, with their signatures.

(3:44 p.m.) Forgey responded that they had produced a combined report and it was not signed; however, all three expert witnesses' names were added, in script font, for approval purposes.

(3:45 p.m.) McClure questioned the differing of language in documents: "population density" versus "residential population density"; the hotel/motel category in the hurricane evacuation study; and compliance with the Florida Statute. Trescott responded on the outcomes of the evacuation study.

(3:48 p.m.) McClure questioned the increase in traffic capacity, the round-a-bout and transportation project on May Street. Salehi responded on the traffic concerns.

(3:52 p.m.) Bennett questioned whether the opposition was aware that FDOT had settled on a particular design and had completed an analysis on that design, and if the analysis had been reviewed. The opposition was not aware and had not reviewed the analysis.

(3:53 p.m.) McCormack noted the budget hearing scheduled for 5:30 p.m., a possible time limitation for public comment, and suggested options.

(3:56 p.m.) Linda Dougherty, 304 Fourth Street, spoke in opposition to the request, referencing a previous agenda item that was denied due to a similar rezoning issue.

(3:59 p.m.) Ana Serrano, 3100 Seagate Lane, spoke in opposition to the request, referenced her letter to *The St. Augustine Record*, the Comprehensive Plan and her notes, *Exhibit B*.

(4:01 p.m.) McCormack stated that according to the Board's rules and policies, public comment must address the commissioners as a whole, not individually.

(4:02 p.m.) Leo Dougherty, 304 Fourth Street, spoke in opposition to the request, due to failure to show a need for a private resort, via PowerPoint, *Exhibit C*.

(4:05 p.m.) Mel Longo, 620 21st Street, Vilano Beach, pointed out the vagueness of the proposal.

(4:07 p.m.) Loretta Leto, 3385 Coastal Highway, spoke in opposition to the project, due to her adjacent home site and the lack of beach at high tide.

(4:10 p.m.) Mary Kohnke, 29 South Roscoe Boulevard, Ponte Vedra Beach, Florida, spoke in opposition to the project, due to lack of compatibility.

(4:12 p.m.) Jean Penny, 215 3rd Street, spoke in opposition to the project, due to traffic concerns.

(4:15 p.m.) Barbara Jenness, 313 Porpoise Point Drive, spoke in opposition to the request, due to the increased amounts of buildable uplands and the double residential density, in the proposal.

(4:18 p.m.) Fred Hempel, 415 North Ocean Grande #105, Ponte Vedra Beach, Florida, provided his professional background and stated his opposition to the project, due to traffic concerns.

(4:21 p.m.) Harlee Houldsworth, 125 Coastal Hollow Circle, stressed that Vilano was a community and spoke in opposition to the request, due to traffic concerns.

(4:23 p.m.) Brandi Schmidt, 3860 Coastal Highway, spoke in opposition to the project, due to a violation of the Comprehensive Plan.

(4:25 p.m.) Vivian Browning, 30 Beachcomber Way, provided information on Vilano Main Street, the Vilano CRA, the opening of Publix in Vilano. She suggested putting developments in the Vilano Town Center.

(4:28 p.m.) Ray Serrano, 3100 Seagate Lane North, shared his thoughts on accountability, common sense, and integrity.

(4:30 p.m.) Kathleen Connaughton, 3800 Laurel Street, stated her concerns with traffic on May Street and safety.

(4:31 p.m.) Carl Deus, 4445 North Ocean Grande Drive, Unit 202, Ponte Vedra Beach, Florida, presented questions regarding traffic in St. Augustine, *Exhibit D*.

(4:33 p.m.) Mark Gendzier, 158 Lawn Avenue, spoke on the value of Vilano and spoke in opposition to the change in the Comprehensive Plan.

(4:34 p.m.) Melinda Rakoncay, 86 Magnolia Avenue, spoke in opposition to the request, due to the changes to the Comprehensive Plan and increased traffic.

(4:37 p.m.) Herbie Wiles, 4020 Coastal Highway, spoke on the Southern Building Code, simple zoning and comprehensive plans.

(4:39 p.m.) Mike McCarthy, 123 Carcaba Road, spoke on the residential and environmental quality of Vilano Beach, erosion and the high tide mark.

(4:42 p.m.) Lisa Lloyd, 132 Surfside, spoke in opposition of the request, due to traffic capacity, the barrier island, the round-a-bout, the mobility taskforce and the impact on constituents.

(4:45 p.m.) David Vermeulen, 169 South Beach Drive, spoke on the traffic concerns.

(4:46 p.m.) William Bacon, 315 South Ocean Grande Drive, Unit 206, requested assistance from the Board.

(4:47 p.m.) Ed Slavin, P.O. Box 3084, requested the Board reject the project proposal. He spoke on public records requests, concerning background investigation, global level ocean rise; travel trips for employees, and the Comprehensive Plan.

(4:50 p.m.) Kevin Partel, 4230 Myrtle Street, stated that the request was in direct conflict to the original Comprehensive Plan. He read several policies and objectives from the Comprehensive Plan, and displayed two aerial maps, as a comparison of the property's shoreline, *Exhibit E*.

(4:55 p.m.) Bennett questioned the stormwater management requirements for a commercial project and commented that a single-family, residential subdivision was able to direct its stormwater run-off into the salt marsh.

(4:46 p.m.) John Burnham, Chief Engineer, Growth Management Services, confirmed that Bennett's comment was correct. Discussion continued on stormwater management.

(4:58 p.m.) Avery-Smith, applicant, explained the purpose of the request, using the Florida Statutes as a reference, regarding comprehensive plan amendment provisions. She spoke on consistency and compatibility with the surrounding areas; the inability to leave the property vacant; and the cost of the property, should it be sold to be utilized as a public park. She stated the option of either 79 residential units or the private commercial resort, would allow increased taxes. She stressed the invalidity of Jane West Law's expert witnesses' report and spoke on the resort-related commercial uses.

(5:08 p.m.) Rajesh Chindalur, Chindalur Traffic Solutions, Inc., 8515 Baymeadows Way, Suite 401, Jacksonville, Florida, spoke on the May Street FDOT analysis of growth for the next 20 years and the 97% capacity on the Francis and Mary Usina Bridge to Vilano Beach. Additionally, he spoke on operational improvements versus capacity improvements, stating capacity would not exceed 97%, including traffic trips from the proposed property, and displayed a traffic graph, *Exhibit F*.

(5:14 p.m.) McCormack provided two options for the Board to consider: 1) At 5:30 p.m., recess the Regular Meeting and continue it until after the Budget Hearing; 2) Continue the Regular Meeting in the Budget Hearing, add it to additions and deletions to the Budget Hearing and hold it as the first item, complete it and then move to the Budget Hearing Item 1. Additionally, he suggested the Board break prior to 5:30 p.m.

(5:15 p.m.) Avery-Smith submitted, for the record, the Comprehensive Plan amendment documents, including a density and traffic analysis, and the PowerPoint presentation.

(5:17 p.m.) Smith recessed the meeting until 5:30 p.m. McCormack added that the item would be continued into the Special Meeting at 5:30 p.m.; and requested a motion and a second.

(5:17 p.m.) Motion by McClure, seconded by Bennett, carried 5/0, to continue Regular Agenda Item 11 into the Special Meeting.

The meeting recessed at 5:17 p.m. and reconvened at 5:30 p.m. Smith immediately recessed the meeting and called to order the Budget Hearing at 5:30 p.m.

The Regular Meeting reconvened at 5:45 p.m., with all commissioners, Wanchick, Locklear, Andrews, McCormack, Soria, and Ross in attendance.

(5:46 p.m.) Avery-Smith continued with the proposed text amendment revisions.

(5:48 p.m.) Bennett spoke on the peculiarity of the results of changing the zoning to non-residential, which was the inability to revert back to residential, due to the high hazard location of the proposed project.

(5:51 p.m.) Magiera spoke on the transmittal and the Planned Unit Development (PUD) process. Discussion ensued on the option to revert back to residential, the ability to withstand a recession, pedestrian management and access to the beach, the Land Development Code and compatibility, and the FDOT traffic study.

(6:09 p.m.) McClure questioned the County's liability if it approved a plan to develop on an eroding beach. McCormack stated that the property owners were aware of the situation and would be proceeding at their own risk. McClure questioned whether the Board could make contingencies based on safety concerns. McCormack responded that the Board could not make the contingencies, but could express concerns to the applicants and they could choose whether to add them to the PUD.

(6:12 p.m.) Johns requested a maximum number of peak external trips for a development versus single-family residential. Avery-Smith agreed and conferred with the applicants. Discussion ensued on membership numbers, the regulation of traffic capacity, based on occupancy of the resort, *Exhibit G*.

(6:17 p.m.) Bennett clarified the information on the one acre available in the Vilano Town Center. Additionally, she spoke on the Vilano Publix, change, misinformation and competent and substantial evidence.

(6:25 p.m.) McCormack made a technical clarification, stating that the item was a Comprehensive Plan application and that the Board's standard was to have a rational basis for the decision, which could be supported upon competent and substantial evidence, but was not a requirement.

(6:27 p.m.) Smith granted Avery-Smith time to confer with the applicants, recessing Regular Agenda Item 11 and the meeting moved to Regular Agenda Item 12.

(6:53 p.m.) McClure questioned the legality of transmittals. Soria stated that there were no time limitations for filing comprehensive plan amendments, due to it being a quasi-legislative decision and the Board was making policy. Discussion ensued on the Comprehensive Plan, the project's current zoning, the PUD, and major modifications.

(6:59 p.m.) Avery-Smith provided the proposed revisions to the text amendment, *Exhibit H*, noting that the fall back would remain in the amendment.

(7:01 p.m.) Bennett stated that the non-residential was less impactful to the environment; however, the residential was supported by the residents.

(7:04 p.m.) Motion by Bennett to transmit COMPAMD 2016-03, Watermarke/Beachcomber, adopting Findings of Fact 1 through 3, as amended. Motion failed for a lack of a second to the motion.

(7:06 p.m.) Avery-Smith requested a withdrawal of COMPAMD 2016-03, Watermarke/Beachcomber.

(7:07 p.m.) Motion by Bennett, seconded by McClure, carried 5/0, to accept the request by the applicant to withdraw COMPAMD 2016-03, Watermarke/Beachcomber.

(7:08 p.m.) The meeting moved to Commissioner Reports.

(09/20/16 - 25 - 6:27 p.m.)

12. CONSIDER THE PROPOSED 2017 ST. JOHNS COUNTY LEGISLATIVE ACTION PLAN AND TOP THREE LEGISLATIVE PRIORITIES. THE ST. JOHNS COUNTY LEGISLATIVE ACTION PLAN IS A FOCUSED LIST OF PRIORITIES FOR WHICH THE COUNTY REQUESTS FINANCIAL ASSISTANCE AND OTHER SUPPORT FROM OUR STATE AND FEDERAL LEGISLATIVE DELEGATION MEMBERS. LEGISLATIVE PRIORITIES HAVE HISTORICALLY INCLUDED ISSUES RELATED TO FLORIDA STATUTES, TRANSPORTATION, WATER QUALITY, UNFUNDED MANDATES, AND A VARIETY OF OTHER SUBJECTS. DURING THIS ITEM, COUNTY ADMINISTRATION WILL PRESENT A LIST OF RECOMMENDED LEGISLATIVE PRIORITIES THAT WAS COMPILED WITH INPUT FROM STAFF, CONSTITUTIONAL OFFICERS, LOCAL CITIES, AND OTHER REGIONAL PARTNERS, FOR THE BOARD TO CONSIDER ADOPTING AS THE 2017 LEGISLATIVE ACTION PLAN. THE APPROVED LEGISLATIVE ACTION PLAN IS SUBSEQUENTLY PRESENTED TO THE PUBLIC AND SUBMITTED TO THE COUNTY'S LEGISLATIVE DELEGATION FOR

CONSIDERATION, PRIOR TO THE NEXT LEGISLATIVE SESSION. IN ADDITION, THE NORTHEAST FLORIDA REGIONAL COUNCIL (NEFRC) HAS REQUESTED THAT ALL MEMBER COUNTIES IDENTIFY AND CONSIDER ADOPTING THREE TOP LEGISLATIVE PRIORITIES, FROM THE LEGISLATIVE ACTION PLAN. THE NEFRC LEGISLATIVE COMMITTEE WILL SUBSEQUENTLY IDENTIFY REGIONAL PRIORITIES FOR THE 2017 LEGISLATIVE SESSION THAT WILL BE SUBMITTED TO THE REGION'S STATE AND FEDERAL ELECTED OFFICIALS

Darrell Locklear, Assistant County Administrator, presented the proposed 2017 St. Johns County Legislative Action Plan and top three legislative priorities, to be forwarded to the Northeast Florida Regional Council (NEFRC).

(6:30 p.m.) Discussion ensued on the priorities, including transportation, failing septic tanks/sewer rehabilitation, connection fees/credits, unfunded mandates, and economic development, including tax reform.

(6:37 p.m.) Wanchick stated that the top three priorities would get equal time and attention and that typically the emphasis was on similar issues happening in the legislature.

(6:38 p.m.) McClure requested removing Juvenile Justice from the list and questioned the County's participation in the Regional Council. Additionally, he suggested transportation; economic development/tax reform; and unfunded mandates, including the protection of local government revenue options.

(6:46 p.m.) Ed Slavin, P.O. Box 3084, suggested less funding for lobbyists, statewide disclosure of the beneficial owners and investors in projects, less contaminants in the water, restoration of funding for West Augustine, amend the False Claims Act to cover state, county, and special taxing districts' contracts.

(6:50 p.m.) Locklear summarized that the top three priorities were transportation, economic development and unfunded mandates/protection of local government revenue options. He continued, stating the three additional items: 1) support for the Regional Council; 2) delete the Juvenile Justice Cost Share; and 3) support indexing the local option fuel tax. Bennett commented that Smith had suggested septic tanks. McClure stated that there were more that could be added at a later date, as the Board had until December 2016. Bennett confirmed that each commissioner would provide input and Wanchick stated that after input was received, the item would be brought back for consensus from the Board.

(6:52 p.m.) Motion by McClure, seconded by Bennett, carried 5/0, to adopt the 2017 St. Johns County Legislative Action Plan and the select top three Legislative priorities for the NEFRC Regional Legislative Priority Guide, to include, transportation, economic development, and unfunded mandates, including protection of local government revenue options; and deleting Juvenile Justice Cost Share.

(6:53 p.m.) The meeting moved back to Regular Agenda Item 11.

(09/20/16 - 26 - 7:08 p.m.)
COMMISSIONERS' REPORTS

Commissioner Bennett
No report.

Commissioner Johns
No report.

Commissioner Morris

No report.

Commissioner McClure

(7:08 p.m.) McClure provided an update on the St. Johns County School District's superintendent search. He stated that the school millage had been decreased; therefore, creating a budget deficit. He questioned the one-way streets in St. Augustine and the IFAS audit. Wanchick and Locklear responded, concerning the one-way streets, stating that the FDOT permitting had to be completed.

Commissioner Smith

(7:11 p.m.) Smith responded to public comment, concerning the New St. James Baptist Church and FDOT at SR 207. He mentioned that Judge Tinlin had chosen an alternate for the Canvassing Board.

(09/20/16 - 27 - 7:12 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick spoke on the productivity of the Board, summarizing several items on the agenda, as well as County accomplishments. Smith and McClure concurred.

(09/20/16 - 27 - 7:15 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack indicated that the new term for the County Commissioners would begin on November 22, 2016. He suggested a special meeting, for swearing in purposes, and the reorganization of the Board at the following BCC Meeting. Discussion ensued.

There was consensus by the Board to reorganize the Board on December 6, 2016, with ministerial procedures on November 22, 2016.

McCormack stated that Regina Ross had been appointed as the Deputy County Attorney.

(7:20 p.m.) Motion by Bennett, seconded by Morris, carried 5/0, to approve Regina Ross as the Deputy County Attorney.

(09/20/16 - 27 - 7:21 p.m.)

CLERK OF COURT'S REPORT

No report.

(09/20/16 - 27 - 7:21 p.m.)

ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 7:21 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 357132-357338, totaling \$1,301,036.23 and Voucher Register, Voucher Nos. 25904-25947, totaling \$978,215.99 (9/6/16)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 537132-537159, totaling \$32,470.25 and Voucher Register, Voucher Nos. 25948-25961, totaling \$30,855.65 (9/7/16)

3. St. Johns County Board of County Commissioners Check Register, Check Nos. 537160-537163, totaling \$198,308.39 (9/12/16)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 537164-537310, totaling \$267,739.98 and Voucher Register, Voucher Nos. 25962-25999, totaling \$322,483.25 (9/13/16)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 537311-537315, totaling \$4,411.17 and Voucher Register, Voucher Nos. 26000-26010, totaling \$7,359 (9/14/16)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 537316-537334, totaling \$37,993.35 (9/15/16)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 26011-26012, totaling \$11,512.80 (9/15/16)

CORRESPONDENCE:

1. Letter dated September 9, 2016, regarding Resolution No. 2016-10, identifying the Fiscal Year 2016/2017 meeting schedule for the Trout Creek Community Development District
2. Letter dated September 9, 2016, regarding Resolution No. 2016-08, identifying the Fiscal Year 2016/2017 meeting schedule for the Madeira Community Development District

Approved ___January 17_____, 2017

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
James K. Johns, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: *Pam Halterman*
Deputy Clerk

