

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
OCTOBER 4, 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
 Sindy Wiseman, Deputy Clerk

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

(10/04/16 - 1 - 9:00 a.m.)
CALL TO ORDER

Smith called the meeting to order.

(10/04/16 - 1 - 9:00 a.m.)
ROLL CALL

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

(10/04/16 - 1 - 9:00 a.m.)
INVOCATION

Pastor Earl Glisson, Anchor Faith Church, gave the invocation.

(10/04/16 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(10/04/16 - 1 - 9:03 a.m.)
PROCLAMATION RECOGNIZING OCTOBER 2016, AS ARTS AND HUMANITIES MONTH

Bennett spoke on Arts and Humanities within St. Johns County tourism.

(9:07 a.m.) Andy Witt, Director of the St. Johns County Cultural Council, expressed his appreciation and spoke on the Arts, Cultural, and Heritage in St. Johns County.

(10/04/16 - 1 - 9:09 a.m.)
PROCLAMATION RECOGNIZING OCTOBER 23-31, 2016, AS RED RIBBON WEEK

Morris spoke on the Red Ribbon campaign. Students of the Atlantic Coast Youth Marines, Red Ribbon Campaign, spoke on the campaign against drugs.

(10/04/16 - 2 - 9:15 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(10/04/16 - 2 - 9:16 a.m.)

PUBLIC COMMENT

Marie Colee, 4517 De Leon Place, spoke on the increase of domestic violence and the need for community awareness and participation. She provided the Domestic Violence Hotline number, 904-824-1555, for anyone in crisis.

(10/04/16 - 2 - 9:20 a.m.)

DELETIONS TO CONSENT AGENDA

McCormack requested that Consent Item 3 be pulled.

(10/04/16 - 2 - 9:20 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2016-306**, approving the terms of the Help America Vote Act of 2002 (HAVA) Grant Agreement, authorizing the Chair to execute the agreement on behalf of the County; and directing the county administrator, or designee, to recognize the grant funds as unanticipated revenue, for allocation to the Supervisor of Elections' FY 2017 budget

RESOLUTION NO. 2016-306

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF A FEDERAL ELECTIONS ACTIVITIES GRANT; AUTHORIZING THE CHAIR TO EXECUTE THE GRANT AGREEMENT ON BEHALF OF ST. JOHNS COUNTY, FLORIDA; RECOGNIZING THE GRANT AMOUNT AS UNANTICIPATED REVENUE; AND APPROPRIATING THE GRANT FUNDS WITHIN THE SUPERVISOR OF ELECTIONS' 2017 FISCAL YEAR BUDGET

(Consent Item 3 was pulled.)

3. Motion to adopt a resolution approving the final plat for Shearwater, Phase 1B, East
4. Motion to adopt **Resolution No. 2016-307**, approving the final plat for Marshall Creek DRI, Unit EV-3A

RESOLUTION NO. 2016-307

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR MARSHALL CREEK DRI, UNIT EV-3A

5. Staff requests authorization to proceed with the design of site details for future bidding and construction of two raised pedestrian islands and raised crosswalks, on Heritage Park Drive, as depicted on the attached location map and, (contingent upon available annual funding) proceed with bidding and construction of the project
6. Motion to adopt **Resolution No. 2016-308**, authorizing the county administrator, or his designee, to purchase two, 2017 Braun Ambulances from Ten-8 Fire Equipment Inc., in accordance with the terms and conditions contained in the Florida Fire Chief's Association, Florida Sheriff's Association & Florida Association of Counties, Contract # FSA16-VEF12.0, at a total price of \$538,042

RESOLUTION NO. 2016-308

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND TO EXECUTE A PURCHASE ORDER FOR TWO NEW 2017 BRAUN AMBULANCES

7. Motion to approve the Pacetti Road Residential School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2016-02)
8. Motion to adopt **Resolution No. 2016-309**, authorizing the county administrator, or designee, to award Bid No 16-47R, Countywide Pavement Management and Rehabilitation Continuing Services, to North Florida Emulsions, Inc.; Asphalt Paving Systems, Inc.; Preferred Materials, Inc.; Hubbard Construction Company; P&S Paving; and Duval Asphalt Products, Inc.; and to execute contracts in substantially the same form and format, as the attached hereto, for providing services for asphalt maintenance and rehabilitation services and striping, on an as-needed basis, for various roadways throughout St. Johns County

RESOLUTION NO. 2016-309

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 16-47R, COUNTYWIDE PAVEMENT MANAGEMENT AND REHABILITATION CONTINUING SERVICES

9. Motion to declare the attachments as surplus; and authorize the county administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274
10. Approval of Minutes:
 - August 2, 2016, Regular Meeting
 - August 16, 2016, Regular Meeting
 - September 6, 2016, Special Meeting

11. Proofs:

- a) Proof: Request for Bids, Bid No. 16-52, Lift Station Improvements, Green Acres Rd., published August 17, 2016, and August 24, 2016, in *The St. Augustine Record*.
- b) Proof: Request for Bids, Bid No. 16-57, Restroom Cleaning Services for St. Johns County Parks, published August 18, 2016, and August 25, 2016, in *The St. Augustine Record*.
- c) Proof: Notice of Cancelled Meeting of the Intergovernmental Committee Meeting published August 31, 2016, in *The St. Augustine Record*.

(10/04/16 - 4 - 9:21 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Bennett noted to include the red folder addition to Regular Item 9.

(10/04/16 - 4 - 9:21 a.m.)

APPROVAL OF REGULAR AGENDA

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

(10/04/16 - 4 - 9:21 a.m.)

1. ST. JOHNS COUNTY COMMUNITY RATING SYSTEM UPGRADE. ST. JOHNS COUNTY RECEIVES AN UPGRADE IN COMMUNITY RATING SYSTEM PROGRAM DUE TO TEAMWORK WITH SEVERAL DIVISIONS THROUGHOUT THE COUNTY

Howard White, Building Official, spoke on the St. Johns County Community Rating System (CRS) and introduced Jim Schock, Flood Plain Manager.

(9:24 a.m.) Schock provided details on the CRS program, via PowerPoint. He stated that 32% of the County was in a special flood hazard area; therefore, it was essential for a proper flood plain management design, to ensure public safety and property from future flooding events. He mentioned the number of departments that make up the CRS team. He stated that with the improvement of the CRS score, residents would be eligible for a 25% discount on their flood insurance.

(9:29 a.m.) Michael DeRance, Flood Plain Management Analyst, stated that St. Johns County began participation in the Entry Phase of the Nation Flood Insurance Program on September 25, 1970, and entered the Regulation Phase on July 6, 1973, making flood insurance available to residents. He spoke on reduced flood insurance premiums, made available by FEMA, through the CRS program and said that St. Johns County was recognized as the second highest rated community in the State of Florida.

(10/04/16 - 4 - 9:38 a.m.)

2. PRESBYTERIAN RETIREMENT COMMUNITIES REVENUE BONDS. THE INDUSTRIAL DEVELOPMENT AUTHORITY APPROVED ON SEPTEMBER 12, 2016, (SUBJECT TO APPROVAL BY THE COUNTY COMMISSION) AN INTERLOCAL AGREEMENT WITH ORANGE COUNTY HEALTH FACILITIES AUTHORITY ("OCHFA") AND OTHER JURISDICTIONS, RELATING TO OCHFA'S ISSUANCE OF REVENUE BONDS, FOR THE BENEFIT OF PRESBYTERIAN RETIREMENT COMMUNITIES AND ITS AFFILIATES (INCLUDING WESLEY MANOR, INC., THAT OPERATES WESTMINSTER WOODS ON JULINGTON CREEK). THE AUTHORITY HELD A PUBLIC HEARING ON SEPTEMBER 12, 2016, AND THE COUNTY'S APPROVAL OF

THE FINANCING THAT RELATES TO IMPROVEMENTS WITHIN THE COUNTY, IS REQUIRED BY THE INTERNAL REVENUE CODE. AS REQUIRED BY LAW, THE COUNTY IS NOT OBLIGATED IN ANY WAY TO PAY DEBT SERVICE ON THESE OCHFA BONDS. THE OCHFA BONDS WILL REFUND BONDS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY THAT IN PART FINANCED THE CONSTRUCTION OF 87 RESIDENTIAL UNITS, AT WESTMINSTER WOODS ON JULINGTON CREEK IN FRUIT COVE

Rebecca Lavie, Assistant County Attorney, presented details on the approval of the revenue bonds for the Presbyterian Retirement Community. She stated that there was no financial liability to the County, in connection with the Board's approval of the item; nor did it constitute an endorsement of the project.

(9:40 a.m.) Motion by Smith, seconded by Morris, carried 5/0, by roll call vote, to adopt Resolution No. 2016-310, approving the execution and delivery of an interlocal agreement, between the St. Johns County Industrial Development Authority and the Orange County Health Facilities Authority, relating to the issuance of revenue bonds for the benefit of Presbyterian Retirement Communities and its affiliates.

RESOLUTION NO. 2016-310

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, REGARDING (1) AN INTERLOCAL AGREEMENT WITH ORANGE COUNTY HEALTH FACILITIES AUTHORITY, THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, THE CITY OF BRADENTON, FLORIDA, AND THE CITY OF ST. PETERSBURG HEALTH FACILITIES AUTHORITY; AND (2) GRANTING HOST COMMUNITY APPROVAL PURSUANT TO SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, FOR ORANGE COUNTY HEALTH FACILITIES AUTHORITY REVENUE BONDS (PRESBYTERIAN RETIREMENT COMMUNITIES PROJECT), SERIES 2016, IN ONE OR MORE SERIES, FOR THE BENEFIT OF PRESBYTERIAN RETIREMENT COMMUNITIES, INC. AND WESLEY MANOR, INC.; AND PROVIDING AN EFFECTIVE DATE

Lavie left the meeting at 9:47 a.m.

(10/04/16 - 5 - 9:42 a.m.)

3. BURKHARDT DISTRIBUTING COMPANY, INC. ECONOMIC DEVELOPMENT INCENTIVE APPLICATION. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED AN APPLICATION FROM BURKHARDT DISTRIBUTING COMPANY, INC. (APPLICANT), FOR ECONOMIC DEVELOPMENT INCENTIVES, TO CONSTRUCT A 113,000 SQUARE FOOT OFFICE/WAREHOUSE BUILDING, TO SERVE AS ITS NEW CORPORATE HEADQUARTERS/DISTRIBUTION OPERATION. THE APPLICANT BEGAN OPERATIONS IN ST. JOHNS COUNTY IN 1989 AND CURRENTLY HAS 84 EMPLOYEES. THE COMPANY EXPANDED AT THE CURRENT LOCATION IN 2006, AND HAS NO ROOM FOR ADDITIONAL EXPANSION. THE PROPOSED NEW FACILITY IS TO BE LOCATED ALONG AGRICULTURAL CENTER DRIVE, JUST WEST OF I-95 IN ST. JOHNS COUNTY. THIS PROJECT REPRESENTS A PROPOSED EXPANSION AND RELOCATION OF AN EXISTING OPERATION,

CURRENTLY LOCATED AT 3935 INMAN ROAD. IF APPROVED, THE COMPANY INTENDS TO MAINTAIN THEIR 84 LOCAL EMPLOYEES AND HIRE 6 NEW EMPLOYEES AT AN AVERAGE WAGE OF \$49,000, WITHIN THE NEXT THREE YEARS. ADDITIONALLY, THE COMPANY PROPOSES FUTURE EXPANSION OF AN ADDITIONAL 88,500 SQUARE FEET; HOWEVER, THE FUTURE PHASE IS NOT INCORPORATED INTO CONSIDERATION OF THIS INCENTIVE REQUEST. THE PROJECT SCORED 7 POINTS UNDER THE 'EXISTING INDUSTRY' CATEGORY OF THE COUNTY'S BUSINESS INCENTIVE PROGRAM, WHICH MAKES IT ELIGIBLE FOR EXPEDITED PERMITTING AND AN ECONOMIC DEVELOPMENT GRANT OF UP TO 100% OF FEES PAID TO THE COUNTY BY THE APPLICANT (IMPACT FEES AND WATER/SEWER CONNECTION FEES), AND FOUR YEARS AD VALOREM TAXES PAID BY THE APPLICANT (GENERAL COUNTY PORTION) ON CAPITAL IMPROVEMENTS AND TANGIBLE PERSONAL PROPERTY. COMPLETION OF THE PROJECT IS ANTICIPATED BY THE LAST QUARTER OF CALENDAR YEAR 2017. WITH THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FY 19. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$426,141. IN ACCORDANCE WITH PROGRAM REQUIREMENTS, THE AGENCY IS REQUIRED TO REVIEW THE APPLICATION AND MAKE A WRITTEN REPORT TO THE BOARD OF COUNTY COMMISSIONERS. STAFF RECOMMENDS SUPPORT OF THIS INCENTIVE APPLICATION

Melissa Glasgow, Director of Economic Development, presented details of the request for Economic Development Incentive, via PowerPoint. She said that Burkhardt Distributing would invest over \$11 million for the construction of a 113,000 square foot facility. If approved, Glasgow stated they would move forward with drafting an agreement to be presented to the Board on a future agenda.

(9:44 a.m.) Bennett clarified for the public that the incentive was a reimbursement, the rebate was on the increase in ad valorem tax, and that the net benefit to St. Johns County took into account only items listed, which did not include jobs, secondary spending, or secondary impacts.

(9:46 a.m.) McClure recognized Burkhardt Distributing Inc. as a community partner for St. Johns and Alachua County's.

(9:47 a.m.) Motion by Smith, seconded by McClure, carried 5/0, to instruct the county attorney to draft an Economic Development Grant Agreement, for Burkhardt Distributing Company, Inc., to construct a 113,000 +/- square foot office/distribution building and place the proposed Grant Agreement for consideration by the Board at a later regularly scheduled meeting.

(10/04/16 - 6 - 9:47 a.m.)

4. PUBLIC HEARING, REZ 2015-25, GREAT EXPECTATIONS. REQUEST TO REZONE 2.79 ACRES FROM OPEN RURAL (OR) TO COMMERCIAL INTENSIVE (CI), TO ALLOW FOR COMMERCIAL DEVELOPMENT AS AUTOMOBILE DEALERSHIP, REAL ESTATE OFFICE, AND AUCTION HOUSE OFFICE, SPECIFICALLY LOCATED AT 1965 STATE ROAD 207. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REZONING, WITH CONDITIONS, ON SEPTEMBER 1, 2016, WITH A 7-0 VOTE. THE CONDITIONS RECOMMENDED INCLUDE AN ENHANCED BUFFER AT THE WESTERN ZONING LINE, WITHIN THE PARCEL AND A MINIMUM 300 FOOT DISTANCE REQUIREMENT FROM RESIDENTIAL LOTS FOR STORAGE TANK(S)

Proof of publication for the notice of public hearing on REZ 2015-25 V2, was received, having been published in *The St. Augustine Record* on August 22, 2016.

Paolo Soria, Assistant County Attorney, entered the meeting at 9:47 a.m.

Bennett disclosed that she had met with the applicant's agent and the applicant, who spoke about the project and the surrounding area. Johns and Morris echoed Bennett. Smith disclosed that he had spoken with Karen Taylor and Jenna Baker-Dennis about the location, sewer, water, adequate buffering, and the intricacies of the project.

(9:48 a.m.) Beverly Frazier, Planner, presented details of the rezoning with two conditions, via PowerPoint. The first condition was to require a 20 foot buffer with a B-screening at the zoning line between the Open Rural (OR) and Commercial Intensive (CI); and the second condition was to restrict the location of storage tanks, with a capacity of 1000 gallons or more of flammable materials to a minimum of 300 feet to any property line adjacent to the residential uses. She stated that correspondence both in support and opposition had been received and was part of the packet.

(9:53 a.m.) McClure questioned whether the minimum distance requirement would be met, by residential, for the Federal Housing Authority (FHA), with the back portion of the property remaining OR.

(9:53 a.m.) Karen Taylor, 77 Saragossa Street, spoke on controversy with neighbors, with an auction house on the property. She stated the applicant decided to leave the back acre as OR to avoid issues with neighbors, and presented photos of the surrounding area showing adjacent properties and vegetation, *Exhibit A*.

(10:00 a.m.) **Motion by McClure, seconded by Morris, carried 5/0, to enact Ordinance No. 2016-50, REZ 2015-25, Great Expectation, with conditions, adopting findings of fact 1-4, to support the motion.**

ORDINANCE NO. 2016-50

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

(10/04/16 - 7 - 10:01 a.m.)

5. PUBLIC HEARING, REZ 2016-04, PRESERVE POINTE. THE APPLICANT IS REQUESTING TO REZONE THE SUBJECT PROPERTY, WHICH TOTALS APPROXIMATELY 8.38 ACRES, FROM OPEN RURAL (OR) TO RESIDENTIAL, SINGLE FAMILY (RS-2). THE EXISTING FUTURE LAND USE DESIGNATION OF RESIDENTIAL-B COULD ACCOMMODATE THE CONSTRUCTION OF UP TO TEN SINGLE-FAMILY HOMES ON 5.56 NET DEVELOPABLE ACRES, IN ACCORDANCE WITH A DENSITY OF 2 DWELLING UNITS PER NET ACRE. UNDER THE RS-2 ZONING CLASSIFICATION, THE MINIMUM LOT AREA IS 10,000 SQUARE FEET AND THE MINIMUM LOT WIDTH IS 90 FEET. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REZONING BY A VOTE OF 6-0, AT THEIR MEETING HELD AUGUST 18, 2016. MEMBERS OF THE AGENCY DISCUSSED THE PRESERVATION OF WETLANDS AND A SIGNIFICANT TREE BUFFER ALONG THE YMCA BOUNDARY (WEST SIDE); TRAFFIC ASSOCIATED WITH SCHOOL DROP-OFF AND PICK-UP HOURS; AND, THE POTENTIAL DEDICATION OF ROW

ALONG PALM VALLEY ROAD, WHICH WOULD INCLUDE A SIDEWALK TO BE CONSTRUCTED ON THE SUBJECT PROPERTY. THERE ARE NO WAIVERS REQUESTED

Proof of publication for the notice of public hearing on Preserve Pointe, was received, having been published in *The St. Augustine Record* on August 3, 2016.

Morris disclosed that he had walked the property; Bennett disclosed meeting with the applicant; and Johns disclosed receiving phone calls and emails, regarding details of the development.

McCormack left the meeting at 10:03 a.m.

Cynthia A. May, Senior Planner, presented details of the rezoning request, via PowerPoint. She noted the proposed eight foot sidewalk fronting Palm Valley Road for the possible right of way dedication and stated that the two dwelling units per acre were similar to surrounding properties. Staff recommended approval, with a 6/0 vote.

(10:07 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, gave an overview of surrounding properties adjacent to the site location. She noted the wetlands and specimen oak tree preserved at the request of staff.

(10:10 a.m.) McClure questioned the sidewalk location. Smith stated that the sidewalk would be constructed on Palm Valley Road and along Landrum Lane within the property.

(10:11 a.m.) **Motion by Morris, seconded by McClure, carried 5/0, to enact Ordinance No. 2016-51, REZ 2016-04, Preserve Pointe, adopting Findings of Fact 1-4, to support the motion.**

ORDINANCE NO. 2016-51

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO RESIDENTIAL, SINGLE-FAMILY (RS-2); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(10/04/16 - 8 - 10:12 a.m.)

6. PUBLIC HEARING, CPA (SS) 2016-06, JOE ASHTON ROAD. ADOPTION OF CPA (SS) 2016-06 JOE ASHTON ROAD; A REQUEST TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A); AND TO ADD A TEXTUAL POLICY TO LIMIT THE NUMBER OF DWELLING UNITS TO ONE. THE SUBJECT PROPERTY IS APPROXIMATELY 4.28 ACRES IN AREA AND IS LOCATED 75 MILES SOUTHEAST OF THE INTERSECTION OF COUNTY ROAD 13 N AND JOE ASHTON ROAD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT REQUEST AT THE SEPTEMBER 1, 2016, HEARING, SUBJECT TO THE THREE FINDINGS OF FACT FOUND WITHIN THE STAFF REPORT, WITH A VOTE OF 7-0

Proof of publication for the notice of public hearing on CPA (SS) 2016-06, was received, having been published in *The St. Augustine Record* on August 15, 2016.

Teresa Bishop, AICP, Planning Division Manager, presented details of the amendment to the Comprehensive Plan Future Land Use Map Designation, via PowerPoint. She noted that the impacts to one dwelling unit were minimal and consistent with the parcels of land immediately surrounding the area.

(10:15 a.m.) Bennett spoke about the non-compliance issues with the small parcels in this part of the County.

(10:17 a.m.) James Whitehouse, St. Johns Law Group, 104 Sea Grove Main Street, commented on the property and the surrounding area and stated that the request was compatible to the area. Discussion ensued on zoning in the area, current and prior to the overlay established in 2000.

McCormack entered the meeting at 10:21 a.m.

(10:25 a.m.) Johns questioned the limitation of the square footage of the home. Discussion ensued on the expansion of the home in the future.

(10:28 a.m.) **Motion by Johns, seconded by Bennett, carried 5/0, to enact Ordinance No. 2016-52, CPA (SS) 2016-06, Joe Ashton Road, adopting Findings of Fact 1-3, to support the motion.**

ORDINANCE NO. 2016-52

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 (RS) TO RESIDENTIAL-A (RES-A); AND ADD A TEXTUAL POLICY, TO LIMIT RESIDENTIAL DWELLING UNITS TO ONE, FOR APPROXIMATELY 4.3 ACRES OF LAND, LOCATED ALONG JOE ASHTON ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(Items 7 and 8 were presented together.)

(10/04/16 - 9 - 10:28 a.m.)

7. PUBLIC HEARING, NZVAR2016-06, TIRE KINGDOM. THIS IS A REQUEST FOR A NON-ZONING VARIANCE TO LAND DEVELOPMENT CODE SECTION 3.06.09.C.2 TO EXCEED THE LIMIT OF 24 SQUARE FEET PER WALL SIGN, ALLOWING FOR A WALL SIGN OF 61.42 SQUARE FEET, IN THE PALM VALLEY OVERLAY DISTRICT. THE PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE (ARC) RECOMMENDED APPROVAL OF THE REQUESTED NON-ZONING VARIANCE TO THE OVERLAY STANDARDS AT THEIR MEETING ON AUGUST 24, 2016. THIS APPLICATION IS COMPANION TO ARCCC 2016-14, WHICH ARE TO BE HEARD CONCURRENTLY

Proof of publication for the notice of public hearing on Tire Kingdom, was received, having been published in *The St. Augustine Record* on September 14, 2016.

Morris disclosed that he had been to this Tire Kingdom.

Kim K. Del Rance, Senior Planner, presented details of the request for a non-zoning variance and the design approval, via PowerPoint. She noted that the Tire Kingdom

was already existing, and the request was to change the sign. She said that the Architectural Review Committee (ARC) recommended approval with the standard condition that the illumination was not past 10:00 p.m.

(10:34 a.m.) Motion by Morris, seconded by McClure, carried 5/0, to approve NZVAR 2016-06, Tire Kingdom, at 880 A1A N, Suite 17C, to exceed the limit of 24 square feet per wall sign, allowing for a wall sign of 61.42 square feet in the Palm Valley Overlay District; adopting conditions 1-5 and Findings of Fact 1-5, to support the motion.

(10/04/16 - 10 - 10:28 a.m.)

8. PUBLIC HEARING, ARCCC2016-14, TIRE KINGDOM. THIS IS A REQUEST FOR DESIGN APPROVAL OF A LARGER SIGN OF 61.42 SQUARE FEET OF ADA IN THE PONTE VEDRA PALM VALLEY OVERLAY DISTRICT. THIS ITEM IS A COMPANION ITEM TO NZVAR 2016-06, WHICH WILL BE HEARD CONCURRENTLY. THE PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE (ARC) RECOMMENDED APPROVAL OF THE DESIGN AT THEIR MEETING ON AUGUST 24, 2016

Proof of publication for the notice of public hearing on Tire Kingdom, ARCCC 2016-14, 2016, was received, having been published in *The St. Augustine Record* on September 23, 2016.

(10:35 a.m.) Motion by Morris, seconded by McClure, carried 5/0, to approve ARCCC 2016-14, Tire Kingdom, at 880 A1A B, Suite 17C, approving the design of the larger sign in the Palm Valley Overlay District, adopting one condition and two Findings of Fact to support the motion.

(10/04/16 - 10 - 10:35 a.m.)

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

Bennett disclosed that she had met with Karen Taylor and discussed the site plan and the buffering. Morris and Johns both stated that they met with Taylor. Smith disclosed that he too had met with Taylor and discussed the contribution to reconstruct Race Track Road, junkyard clean-up, and wetland impacts.

(10:36 a.m.) Joseph Cearley, Special Projects Manager, presented details of the request for rezoning of the Edgewater PUD, via PowerPoint. He noted letters of concern with the substandard right hand turn lane going east on SR 16. He said the turn lane was not triggered by the number of daily trips; however, Section 604.07 of the Land Development Code (LDC) required the development to improve Race Track Road up to the access point. He said staff recommended approval based on the consistency with the LDC.

(10:39 a.m.) Bennett questioned John Burnham, Growth Management, whether the road was public. Burnham responded that it was a County maintained road and had

capacity; however, was not up to County standard and would be upgraded to the access point. Discussion ensued on the drainage of the road.

Lavie entered the meeting at 10:43 a.m.

(10:42 a.m.) Karen Taylor, 77 Saragossa Street, applicant, reviewed the request and the agreement regarding upgrading the road. She presented an overhead showing Race Track Road and the portion of the property to be developed, buffering, recreation, and wetlands, *Exhibit A*.

(10:47 a.m.) McClure questioned if the pond was considered a buffer. Taylor pointed out where the buffer was located.

(10:49 a.m.) **Motion by Johns, seconded by Bennett, carried 5/0, to enact Ordinance No. 2016-53, PUD 2016-02, Edgewater, adopting Findings of Fact 1-9, to support the motion.**

ORDINANCE NO. 2016-53

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

The meeting recessed at 10:50 a.m. and reconvened at 11:00 a.m.

(10/04/16 - 11 - 11:00 a.m.)

10. APPROVAL OF THE ST. JOHNS COUNTY 2016 TRANSIT DEVELOPMENT PLAN. AS A RECIPIENT OF BLOCK GRANT FUNDING FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, WE ARE REQUIRED TO DEVELOP AND MAINTAIN A TRANSIT DEVELOPMENT PLAN. THIS IS A 10 YEAR PLAN THAT ESTABLISHES A STRATEGIC FOCUS AND MISSION, TO GUIDE THE DEVELOPMENT OF THE ST. JOHNS COUNTY PUBLIC TRANSPORTATION SYSTEM. THE PLAN MUST BE UPDATED YEARLY, WITH A MAJOR UPDATE ONCE EVERY 5 YEARS. FOR THIS YEAR, A MAJOR UPDATE WAS REQUIRED. WE ARE REQUESTING THE 2016 ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS APPROVE THIS MAJOR UPDATE, WHICH WILL COVER A TEN YEAR PERIOD, FROM 2017 THROUGH 2026

Phong Nguyen, Transportation Division Manager, explained that in order to continue to receive Federal and State funding, it was required to conduct a major update of the Transit Development Plan (TDP). He introduced April Bacchus, England- Thims & Miller, Inc., to present the details.

(11:01 a.m.) Bacchus presented details of the TDP survey, via PowerPoint. She spoke on the public involvement plan, existing routes, and the proposed route extensions. She said a survey was conducted to determine the greatest need for service and who would be likely to ride. She stated that some goals and objectives were developed to address customer service, mobility and accessibility, interagency regional coordination, improvement in effectiveness and efficiency, quality of life, communication, education, training, and capital improvement. She stated that additional plan recommendations included identifying partnerships, opportunities with other entities, encouraging transit

customers to ride, continued participation in regional park-and-ride efforts, capital improvements to maintain and improve the bus service, and accessing bus maintenance and storage needs, as the service grows.

(11:13 a.m.) Bennett spoke on the insufficient frequency of the rides and stressed that without additional funding, the frequency would not increase.

(11:16 a.m.) Johns questioned whether the ridership increase was new riders or existing riders using the service more frequently and what the cost was on a per unit basis, to compare the revenues to the expense. Bacchus stated that the cost per mile to operate the Sunshine Bus was \$1.94. Bennett requested Bacchus provide for commissioners, an FDOT handbook, which included all the financial breakdowns.

(11:19 a.m.) McClure questioned which line was the current highest ridership route and how many riders were traveling for work. Bacchus responded that it was the connector line that connected all of the routes and 6 to 17 percent were working riders. McClure also questioned service to Wildwood Drive and Bacchus stated the route went to Wildwood but not on Wildwood Drive. Discussion ensued on the funding and revenue sources.

(11:36 a.m.) Morris stated that the survey was a needs analysis and if the funding was not available the needs would drop off.

(11:36 a.m.) Smith questioned if the survey analyzed how to become more efficient with the current operation. Bacchus responded.

(11:39 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, voiced concern that there was no public participation in the decision on the public transit system.

(11:41 a.m.) Motion by Bennett, seconded by Morris, to adopt Resolution No. 2016-311, approving the St. Johns County 2016 Transit Development Plan; and authorizing the county administrator, or his designated representative, to execute any other related documents and take any other actions necessary, in connection with the submittal of the Transit Development Plan to the Florida Department of Transportation.

(11:42 a.m.) McClure voiced his concern on the expansion and possibly making the plan more urbanized. Discussion ensued.

(11:44 a.m.) Johns clarified what the motion was approving. Bennett said it was approving a conceptual plan. Discussion ensued

(11:53 a.m.) McCormack offered addition language: *Whereas any financial commitment or expenditures by the County shall be subject to budget approval by the Board.*

The motion carried 5/0.

RESOLUTION NO. 2016-311

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2016 ST. JOHNS COUNTY TRANSIT DEVELOPMENT PLAN

(10/04/16 - 13 - 11:55 a.m.)
COMMISSIONERS' REPORTS

Commissioner McClure

McClure questioned whether there was a provision for an approval of a waiver for an impact fee, within a CRA community. McCormack said he would research to see if there was any such provision. McClure requested an update on Treasure Beach Ordinance No. 97-54, pertaining to bulkheads and docks. Lavie responded there was a working draft in process. McClure questioned the status of the repealer ordinances. Lavie stated she could have a first reading and the next meeting. McClure mentioned the hum in the broadcasting, making it difficult to hear the meetings. Wanchick stated he would look in to it.

Commissioner Morris

Morris had no comments.

Commissioner Johns

(12:00 p.m.) Johns reported on the meeting hosted by Westminster Woods and stated he appreciated the collaborative effort on the presentation.

Commissioner Bennett

(12:02 p.m.) Bennett commented on the impact that events had on the local residents. She requested administration research the impacts and offer a solution.

(12:04 p.m.) **Motion by Bennett, seconded by McClure, carried 5/0, to direct administration to research the impacts of events to local residents and report to the Board with possible solutions.**

(12:05 p.m.) She commended the response to the potential storm threat that showed the readiness of the County's staff, administration, public safety, and first responders, in the event of a real threat.

Commissioner Smith

(12:06 p.m.) Smith reported on the seriousness of the screw worm infestation and sugar cane leaf virus. He commented on the Florida Office of Insurance Regulation's approval of a average Statewide 14.5 percent increase. He also reminded everyone of the annual St. Johns Cattlemen Cracker Day event.

(10/04/16 - 13 - 12:09 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Wanchick provided an update on the hurricane. He explained that the Vilano Beach Preservation group decided not to challenge the Beach Erosion Dredging permit.

(12:12 p.m.) Locklear submitted two documents, a letter of support and a Self-Certification of Financial Ability, *Exhibit A*, requested by the Army Corp of Engineers to be included in the submittal to finalize the feasibility study, taken place for the area located north of the inlet. He stated that the County was not bound to implement the project, as that would take place later when the Project Participation Agreement was signed.

(12:16 p.m.) **Motion by Bennett, seconded by McClure, carried 5/0, to submit the Letter of Support and the Self-certification of Financial Ability, to be included with the Feasibility Study.**

(12:17 p.m.) Wanchick requested to cancel the January 3, 2017, meeting, due to the holidays.

(12:18 p.m.) **Motion by Morris, seconded by Bennett, carried 5/0, to cancel the January 3, 2017, Board of County Commission meeting.**

(12:19 p.m.) Wanchick gave an update on the Utility Bonds that were sold, saving the County 11.14 million.

(12:20 p.m.) Wanchick reported on the May Street intersection project concerns.

(12:22 p.m.) Locklear noted that there would be a public meeting at the Main Library October 10, 2016, on the proposed modifications surrounding the Library.

(10/04/16 - 14 - 12:24 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack spoke on the bonds' savings Wanchick had referred to. McCormack reported on the potential storm and wanted to make clear the process for an Emergency Proclamation, if necessary. Discussion ensued on whether to issue an Emergency Proclamation.

(10/04/16 - 14 - 12:34 p.m.)

CLERK OF COURT'S REPORT

No report.

(10/04/16 - 14 - 12:34 p.m.)

ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 12:34 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 537335-537336, totaling \$25,270.58 (9/15/16)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 537337-537571, totaling \$2,273,109.77 and Voucher Register, Voucher Nos. 26013-26067, totaling \$1,213,588.55 (9/20/16)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 537572-537637, totaling \$43,993.27 and Voucher Register, Voucher Nos. 26068-26152, totaling \$56,233.76 (9/21/16)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 537638-537890, totaling \$2,454,579.83 and Voucher Register, Voucher Nos. 26153-26209, totaling \$1,448,815.40 (9/27/16)
5. St. Johns County Board of County Commissioners Check Register, Check No. 537891, totaling \$29,981.02 (9/27/16)

CORRESPONDENCE:

Letter dated September 16, 2016, regarding Resolution No. 2016-08, identifying the Fiscal Year 2016/2017 meeting schedule for the Sandy Creek Community Development District

Approved _____ December 6____, 2016

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
James K. Johns, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: Pam Gatterman
Deputy Clerk

