

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
NOVEMBER 1, 2016  
9:00 A.M.**

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

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

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

(11/01/16 - 1 - 9:00 a.m.)  
CALL TO ORDER

Smith called the meeting to order.

(11/01/16 - 1 - 9:00 a.m.)  
ROLL CALL

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

(11/01/16 - 1 - 9:01 a.m.)  
INVOCATION

Reverend Eliut Alicea, Bridges of Live, gave the invocation.

(11/01/16 - 1 - 9:03 a.m.)  
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(11/01/16 - 1 - 9:02 a.m.)  
PROCLAMATION RECOGNIZING NOVEMBER 11, 2016, AS VETERANS DAY

Morris presented the proclamation to Bill Dudley, Ray Quinn, and Mac McDermott of the Veterans Council of St. Johns County. He thanked them and all veterans for their service.

(9:06 a.m.) Bill Dudley, Chairman of Veterans Council of St. Johns County, expressed his appreciation to the Board and invited everyone to attend the Veterans Day parade, the Film Festival, being held at the Corazon Theatre, and the Lee Greenwood Concert, being held at the Amphitheatre. He presented a Vietnam War Documentary CD, to each of the commissioners and to the county administrator. He also mentioned a

program where wreaths were placed on the headstones in the National Cemetery. He noted that wreaths could be purchased for fifteen dollars each.

(11/01/16 - 2 - 9:12 a.m.)

#### ACCEPTANCE OF PROCLAMATION

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

(9:13 a.m.) Michael Peacock, FEMA Intergovernmental Affairs, introduced Robert Pesapane, FEMA Branch Three Director, who provided a status update on the Hurricane Matthew Recovery Effort. He stated that a Disaster Recovery Center was currently set up in the St. Johns Wind Mitigation Building and would soon have a mobile facility to service various pockets of the community. He reviewed the current processes to assist residents of the community.

(9:16 a.m.) Peacock stated there had been 4,076 registrations for FEMA assistance and \$5,370,287 approved for assistance. He gave an overview of the FEMA claim process.

(9:20 a.m.) Cheryl Pitts, Small Business Administration (SBA), reported on the SBA loan eligible amount and the steps required for an individual/business to borrow for replacement/repair of property.

(9:23 a.m.) Bennett expressed appreciation to FEMA for their immediate response.

(9:24 a.m.) McClure noted that a resident with a home business was able to register twice with FEMA.

(9:25 a.m.) Morris echoed the thoughts of Commissioner Bennett.

(9:26 a.m.) Wanchick stated there would be an announcement of an "Open House", scheduled for November 9, 2016, at 5:00 p.m., in the St. Johns County Auditorium, hosted by Peacock and his staff.

(9:27 a.m.) Pesapane thanked the County for the use of their facilities.

(11/01/16 - 2 - 9:29 a.m.)

#### PUBLIC COMMENT

Joe Bateman, 220 North Serenata Drive, Unit 633, a member of the South Ponte Vedra Beach/Vilano Beach Restoration Society, mentioned a website for the Restoration Society with information on long and short term assistance, regarding beach erosion.

(9:32 a.m.) Patrick Juliano, Northeast Florida Regional Manager for Chief Financial Officer Jeff Atwater, expressed appreciation to the Board and the Sheriff's Office for their support through the storm. He provided the phone number and website for the Florida Department of Financial Services Consumer Hotline.

(9:35 a.m.) Cyndi Stevenson, Florida House of Representatives District 17, commented on her research concerning relief from tax bills for those whose homes were significantly damaged and that this type of relief was handled through a Legislative Act.

(9:40 a.m.) Melissa Noeth, 66 Atlantic Oaks Circle, spoke in opposition aerial spraying By Mosquito Control, due to the chemicals used and proposed the Board reconsidered the use of these pesticides.

(9:43 a.m.) BJ Kalaidi, 8 Newcomb Street, mentioned voting and addressed Consent Agenda Item No. 9, warning the public about donations made to certain non-profit organizations.

(11/01/16 - 3 - 9:46 a.m.)

DELETIONS TO CONSENT AGENDA

Wanchick requested that Consent Agenda Item No. 5 be pulled.

(9:47 a.m.) Regina Ross, Deputy County Attorney, provided an explanation, regarding the specific parcels for the non-profit organizations, mentioned during public comment.

(11/01/16 - 3 - 9:47 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2016-332**, authorizing the county administrator, or his designee, to award Bid #16-55; and to execute an agreement with the lowest qualified bidder, E. Vaughn Rivers, Inc., for the completion of the Building Services Renovation and Remodel, at a total contract price of \$1,514,000

**RESOLUTION NO. 2016-332**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 16-55; AND TO EXECUTE AGREEMENTS FOR RENOVATIONS & REMODELING RELATED TO THE BUILDING SERVICES PROJECT**

3. Motion to adopt **Resolution No. 2016-333**, approving the terms, provisions, conditions, and requirements of the grant request from the Board of County Commissioners of St. Johns County, Florida, to the State of Florida Department of Environmental Protection; and authorizing the county administrator to Budget for the Joint Participation Funds Required for Beach Management Funding Assistance

**RESOLUTION NO. 2016-333**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A LONG RANGE BEACH EROSION CONTROL BUDGET PLAN WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTIONS, BUREAU OF BEACHES AND COASTAL SYSTEMS**

4. Motion to adopt **Resolution No. 2016-334**, approving the terms, provisions, conditions, and requirements of the grant request from the Board of County Commissioners of St. Johns County, Florida, to the State of Florida Department of Environmental Protection; and authorizing the county administrator to Budget for the

Joint Participation Funds Required for Beach Management Funding Assistance, for South Ponte Vedra Beach, Vilano Beach, and the Summer Haven Beach area

**RESOLUTION NO. 2016-334**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A LONG RANGE BEACH EROSION CONTROL BUDGET PLAN WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF BEACHES AND COASTAL SYSTEMS**

5. Motion to adopt **Resolution No. 2016-335**, approving the terms, provisions, conditions, and requirements of the grant request from the Board of County Commissioners of St. Johns County, Florida, to the State of Florida Department of Environmental Protection; and authorizing the county administrator to Budget for the Joint Participation Funds Required for Beach Management Funding Assistance, for the St. Augustine Inlet dredging and North Beach Placement Project

**RESOLUTION NO. 2016-335**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A LONG RANGE INLET MANAGEMENT BUDGET PLAN WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION**

6. Motion to adopt **Resolution No. 2016-336**, approving the terms, provisions, conditions, and requirements of the amended and restated agreement between St. Johns County, Florida, and White Ford's Timber, LLC, for the provision of Utility Service and Refund of water, wastewater and reclaimed water unit connection fees; and authorizing the county administrator to execute the agreement on behalf of St. Johns County; providing for an effective date

**RESOLUTION NO. 2016-336**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AMENDED AND RESTATED UTILITY SERVICE AND REFUND AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND WHITE'S FOR TIMBER, LLC, FOR PROVISION OF UTILITY SERVICE AND REFUND OF WATER, WASTE WATER, AND RECLAIMED WATER UNIT CONNECTION FEE REFUND; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY; PROVIDING AN EFFECTIVE DATE**

7. Motion to adopt **Resolution No. 2016-337**, authorizing the county administrator to execute a purchase and sale agreement in substantially the same form and format, as attached hereto, for the sale of certain county-owned property declared surplus by

Resolution No. 2003-9; and authorizing the Chair to execute a county deed, for conveyance of such property, located within Eagle Creek Subdivision

**RESOLUTION NO. 2016-337**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING ACCEPTANCE OF AN OFFER TO PURCHASE CERTAIN COUNTY-OWNED PROPERTY THAT WAS DECLARED SURPLUS BY RESOLUTION NO. 2003-9; APPROVING THE PURCHASE AND SALE AGREEMENT; AND AUTHORIZING THE CHAIR TO EXECUTE A COUNTY DEED**

8. Motion to adopt **Resolution No. 2016-338**, approving the terms and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement for property required, for the CR210 widening project outside of the Twin Creeks DRI

**RESOLUTION NO. 2016-338**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR PROPERTY REQUIRED FOR THE CR210 WIDENING PROJECT OUTSIDE OF THE TWIN CREEKS DRI**

9. Motion to adopt **Resolution No. 2016-339**, in accordance with section 125.38, F.S. and St. Johns County Ordinance 2011-17, authorizing the county administrator to execute a purchase and sale agreement in substantially the same form and format, as attached hereto, for the sale of certain county-owned surplus property situated in the West Augustine Overlay District; and authorizing the Chair to execute a county deed for conveyance of such property

**RESOLUTION NO. 2016-339**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY OWNED PROPERTY AS SURPLUS; AND AUTHORIZING CONVEYANCE OF THE PROPERTY PURSUANT TO FLORIDA STATUTE NO. 125.38 AND ORDINANCE NO. 2011-17, TO THE WEST AUGUSTINE HISTORICAL COMMUNITY DEVELOPMENT CORPORATION, A 501(c)(3) CORPORATION**

10. Motion to adopt **Resolution No. 2016-340**, approving the Memorandum of Understanding authorizing St. Johns County access to the Florida Department of Highway Safety and Motor Vehicles Driver and Vehicle Information Database (DAVID)

**RESOLUTION NO. 2016-340**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR**

**VEHICLES AND ST. JOHNS COUNTY, AUTHORIZING  
ACCESS TO THE FLORIDA DEPARTMENT OF  
HIGHWAY SAFETY AND MOTOR VEHICLES DRIVER  
AND VEHICLE INFORMATION DATABASE (DAVID)**

11. Motion to approve the negotiated amendment (Article 27) to the Collective Bargaining Agreement with the United Brotherhood of Carpenters and Joiners of America, Carpenters Industrial Council #2038; and to direct its execution by the Chair and county administrator

(11/01/16 - 6 - 9:47 a.m.)

**ADDITIONS/DELETIONS TO REGULAR AGENDA**

McClure requested that Regular Agenda Item No. 9 be tabled and placed on the November 15, 2016 BCC Meeting Agenda.

(9:48 p.m.) McCormack spoke on the emergency proclamation extension. Smith stated it would be added to the agenda as Item No. 13.

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

(11/01/16 - 6 - 9:47 a.m.)

**APPROVAL OF REGULAR AGENDA**

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

(11/01/16 - 6 - 9:49 a.m.)

1. REPORT OF EXCESS FEES FOR FISCAL YEAR 2015-16. IN COMPLIANCE WITH FLORIDA STATUTE, 218.36, THE ST. JOHNS COUNTY TAX COLLECTOR, DENNIS HOLLINGSWORTH, WILL PRESENT A REPORT OF EXCESS FEES COLLECTED FOR THE 2015-2016 FISCAL YEAR. PLEASE NOTE THAT THESE EXCESS FEES HAVE ALREADY BEEN ESTIMATED AS A PART OF THE COUNTY BUDGET PROCESS AND THEREFORE THEY DO NOT NECESSARILY REPRESENT ADDITIONAL COUNTY REVENUE

Dennis Hollingsworth, CFC, St Johns County Tax Collector, presented details of the excess fees for FY 2015/2016 and provided the contact phone number for residents with concerns or the inability to pay their tax bill.

(9:55 a.m.) McClure questioned the total amount of excess fees and the tax relief program.

(10:00 a.m.) **Motion by Morris, seconded by McClure, carried 5/0, to approve the total earned unused and undistributed revenue, collected for the 2015-2016 tax year.**

(11/01/16 - 6 - 10:00 a.m.)

2. RESOLUTION TO BORROW FROM THE POOLED COMMERCIAL PAPER LOAN PROGRAM, FOR BEACH RENOURISHMENT AND ACQUISITION OF CERTAIN SHERIFF JAIL CONTROLS AND FIRE STATION IMPROVEMENTS. THE BOARD OF COUNTY COMMISSIONERS (THE "BCC") HAS DETERMINED TO UNDERTAKE CAPITAL PROJECTS, FOR BEACH RENOURISHMENT AND THE ACQUISITION OF CERTAIN SHERIFF JAIL CONTROLS AND FIRE STATION IMPROVEMENTS, WITH THE FUNDING SOURCE BEING THE FLORIDA LOCAL GOVERNMENT FINANCE COMMISSION'S POOLED COMMERCIAL PAPER LOAN PROGRAM. TO ACCOMPLISH THIS BORROWING, THE BCC NEEDS TO ADOPT THE

ATTACHED RESOLUTION. THE RESOLUTION (I) PLEDGES CERTAIN NON-AD VALOREM FUNDS TO THE REPAYMENT OF FUNDS ACTUALLY BORROWED, (II) AUTHORIZES THE ACTUAL BORROWING OF \$6,926,000 FOR THE PROJECTS, AND (III) AUTHORIZES THE EXECUTION AND DELIVERY OF THE LOAN NOTE AND OTHER RELATED DOCUMENTS. JEAN M. MANGU, THE COUNTY'S GENERAL FINANCE COUNSEL, IS SERVING AS COUNSEL FOR THE COUNTY ON THIS BORROWING

Patrick F. McCormack, County Attorney, presented details of the request, including specific funding amounts and the interest rate, via PowerPoint.

(10:02 a.m.) McClure questioned the funds for beach re-nourishment, specifically Tourist Development Council (TDC) funds.

The meeting moved to Agenda Item No. 3 at 10:04 a.m.

(10:39 a.m.) Subsequently, McClure re-iterated his question regarding the \$2.2 million for beach re-nourishment, when there were funds budgeted in the TDC.

(10:40 a.m.) Jesse Dunn, Office of Management and Budget, explained the funding sources and uses, including grant funds. Discussion ensued on additional funding for beach re-nourishment, the fire station and the Capital Improvement Project for the Sheriff's Office facility, including jail control.

McCormack and Lavie left the meeting at 10:50 a.m.

**(10:49 a.m.) Motion by Bennett, seconded by Morris, carried 5/0, to adopt Resolution No. 2016-341, authorizing the execution and delivery of the Loan Note and other related documents associated with the County's participation in the Florida Local Government Finance Commission Pooled Commercial Paper Loan Program; and the borrowing of \$6,926,000, for beach re-nourishment and the acquisition of certain sheriff jail controls and fire station improvements.**

#### RESOLUTION NO. 2016-341

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THAT SUPPLEMENTS ST. JOHNS COUNTY RESOLUTION NO. 2012-341; MAKES FINDINGS; PROVIDES DEFINITIONS; AUTHORIZES THE COUNTY TO BORROW \$6,926,000 (THE "FOURTH LOAN") FOR THE PROJECT DESCRIBED HEREIN, FROM THE POOLED COMMERCIAL PAPER LOAN PROGRAM OF THE FLORIDA LOCAL GOVERNMENT FINANCE COMMISSION; PLEDGES CERTAIN NON-AD VALOREM FUNDS TO THE PAYMENT OF THE FOURTH LOAN; APPROVES THE TERMS AND CONDITIONS OF THE NOTE THAT WILL EVIDENCE THE FOURTH LOAN; AUTHORIZES A NEGOTIATED SALE OF THE FOURTH LOAN NOTE; AUTHORIZES THE EXECUTION AND DELIVERY OF THE FOURTH LOAN NOTE; DIRECTS THE COUNTY ADMINISTRATOR TO ENSURE THAT CERTAIN TASKS ARE PERFORMED; AUTHORIZES THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS; AND PROVIDES AN EFFECTIVE DATE

The meeting moved to Regular Item No. 5.

(11/01/16 - 8 - 10:04 a.m.)

3. BURKHARDT DISTRIBUTING COMPANY, INC. ECONOMIC DEVELOPMENT GRANT AGREEMENT. ON OCTOBER 4, 2016, THE BOARD APPROVED A REQUEST TO DRAFT A GRANT AGREEMENT WITH BURKHARDT DISTRIBUTING COMPANY, INC. THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FY 19, WITH AN ESTIMATED ANNUAL PAYOUT OF \$50,446. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$426,141

Melissa Glasgow, Director of Economic Development, presented details of the Burkhardt Distributing Company, Inc., request for an Economic Development Grant Agreement, via PowerPoint.

(10:06 a.m.) Bennett questioned the length of time the staff had worked with the applicant and the level of competition, within the state, for non-residential.

(11:07 a.m.) **Motion by Smith, seconded by Bennett, carried 5/0, to adopt Resolution No. 2016-340, authorizing the county administrator, or his designee, to execute an agreement substantially in the same form, as the attached Economic Development Grant Agreement, with Burkhardt Distributing Company, Inc., on behalf of St. Johns County.**

#### RESOLUTION NO. 2016-340

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT, WITH BURKHARDT DISTRIBUTING COMPANY, INC., ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

(11/01/16 - 8 - 10:08 a.m.)

4. PRESENTATION BY JOE STEPHENSON, REGIONAL TRANSPORTATION COMMISSION. THE ST. JOHNS COUNTY COMMISSION WAS PRESENTED AN OVER VIEW AND STATUS REPORT BY THE NORTHEAST FLORIDA REGIONAL TRANSPORTATION COMMISSION (RTC), AT THEIR MEETING ON AUGUST 2, 2016. THE RTC HAS SINCE APPROVED A DRAFT REGIONAL MULTIMODAL TRANSPORTATION PLAN DOCUMENT AND IS PREPARING TO CONDUCT A PUBLIC HEARING ON THAT PLAN IN EACH REGIONAL COUNTY. BEFORE HOLDING A PUBLIC HEARING IN ST. JOHNS COUNTY, THE RTC APPRECIATES THE OPPORTUNITY TO KEEP THE ST. JOHNS COUNTY COMMISSION UP-TO-SPEED BY PRESENTING A PREVIEW OF THE UPCOMING PUBLIC HEARING PRESENTATION

Phong Nguyen, Transportation Development Division, introduced Joe Stevenson, Executive Director of the Northeast Florida Regional Transportation Commission (RTC).

(10:09 a.m.) Joe Stevenson, Executive Director of the Northeast Florida Regional Transportation Commission, presented details of the Regional Transportation Plan, via PowerPoint, referencing a brochure, *Exhibit A*.



(10:22 a.m.) McClure spoke on the addition of funding source options.

Soria left the meeting and Locklear entered the meeting at 10:23 a.m.

(10:26 a.m.) Nguyen responded in regarding to County's use of Federal Funding. Discussion ensued on County funds and the Sunshine Bus.

(10:36 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, Fruit Cove, Florida, spoke on the lack of funding from Duval County.

Andrews left the meeting at 10:38 a.m.

Subsequently, the meeting moved back to Regular Item No. 2.

(11/01/16 - 9 - 10:49 a.m.)

5. PUBLIC HEARING, COMPAMD 2016-01, ICI/MIDDLEBOURNE. TRANSMITTAL HEARING FOR COMPAMD 2016-01, KNOWN AS ICI/MIDDLEBOURNE, A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL- B AND COMMUNITY COMMERCIAL, WITH A TEXT AMENDMENT LIMITING THE DEVELOPMENT TO A MAXIMUM OF 450 SINGLE FAMILY DWELLING UNITS, A MAXIMUM OF 187,500 SQUARE FEET OF COMMERCIAL SPACE, AND A MAXIMUM OF 152,500 SQUARE FEET OF OFFICE SPACE. THE SUBJECT PROPERTY IS LOCATED AROUND THE INTERSECTION OF LONGLEAF PINE PARKWAY AND VETERANS PARKWAY. TRANSMITTAL MEANS THE PROPOSED AMENDMENT WILL BE SENT TO STATE AND REGIONAL AGENCIES FOR REVIEW. CONSIDERATION OF ADOPTION WILL BE SCHEDULED AFTER THE COUNTY RECEIVES STATE AND REGIONAL AGENCY COMMENTS. THE PLANNING AND ZONING AGENCY RECOMMENDED TRANSMITTAL, WITH A 5-2 VOTE AT ITS SEPTEMBER 15, 2016, MEETING

Proof of publication for the notice of public hearing on COMPAMD 2016-01, was received, having been published in *The St. Augustine Record* on August 29, 2016.

Teresa Bishop, AICP, Planning Division Manager, presented details of the COMPAMD 2016-01, via PowerPoint, including the impacts to adjacent roadways. She displayed a map of adjacent properties, within a specific radius, *Exhibit A*, and noted the staff concerns with the amount of residential development in the northwest sector of the County, school capacity, road capacity, limited recreational areas and fire services.

McCormack returned to the meeting at 10:58 a.m.

(10:58 a.m.) Johns questioned staff recommendations for compatible uses for this area and available property for recreational uses.

(11:01 a.m.) Bennett mentioned impact fee zones and concurrency zones for recreation, noted that an applicant cannot be held responsible for something the County did not make provisions for and encouraged the Commission to consider defining the zones.

(11:09 a.m.) McClure spoke on team sports and agreed with Bennett. He questioned the five transportation deficiencies, mass transit, and the school capacity in this area.

(11:10 a.m.) Phuong Nguyen, Director of Transportation provided specific details on the transportation deficiencies.

(11:14 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, presented details of the project, via PowerPoint, noting a change to the average sale of the homes would be \$500,000. She spoke to the staff concerns, provided numbers on the costs the applicants were paying in proportion share and potential residents in property taxes and referenced the Planned Unit Development (PUD) map previously presented by Bishop, see *Exhibit A*.

(11:29 a.m.) David Haas, ICI Homes, applicant, spoke on current projects, the interest in the homes, and the traffic on Longleaf Parkway.

(11:32 p.m.) Rajesh Chindalur, Chindalur Traffic Solutions, Inc., 8515 Baymeadows Way, Jacksonville, Florida, displayed a spreadsheet which showed that the project was not causing the initial deficiency and suggested mitigating the current impact.

(11:34 a.m.) Johns questioned the signal at the intersection and the number of lanes. He questioned the cost to widen the entire road.

(11:36 a.m.) Nguyen spoke on the cost of widening of the road, funding through the Department of Transportation (DOT), and the 2018 connection of 9B.

(11:38 a.m.) McClure questioned the location of the preliminary access and the other obligations of segments of the roadway. Discussion ensued on traffic capacity, the segments of roadway that were deficient, the average cost of home sales and the public benefits of this request, specifically jobs created.

(11:52 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, Fruit Cove, Florida, spoke in opposition to the request, due to the timing and questions that had not been adequately addressed.

(11:53 a.m.) Bob Porter, 4420 Racetrack Road, spoke in support of the project, due to it not being urban sprawl and does not need extended utility services. He spoke to the overcrowding in the schools and the consistent A-rating.

(11:55 a.m.) Bennett spoke on the comprehensive plan change. Discussion ensued on the future land use, extension of the road widening, reasons for the lack of commercial marketing and economic development, a timeline for build out, mitigation costs and the cost to the tax payers.

(12:13 p.m.) Jeff Prevatt, Assistant Fire Chief, spoke on the overall impact to fire services in the northwest sector of the County. Discussion ensued on concurrency for fire services and a funding source for a new fire station.

(12:17 p.m.) **Motion by Johns, seconded by Bennett, carried 4/1, with Smith dissenting, to approve transmittal of COMPAMD 2016-01, known as ICI/Middlebourne, subject to three Findings of Fact to support the motion.**

The meeting recessed at 12:20 p.m. and reconvened at 1:15 p.m. with all the Commissioners, Locklear, McCormack, Soria and Deputy Clerk Bonnie Putman in attendance.

(11/01/16 - 10 - 1:15 p.m.)

6. PUBLIC HEARING, MAJMOD 2016-11, WORTHINGTON PUD. MAJMOD 2016-11, WORTHINGTON PUD, REQUEST FOR A MAJOR MODIFICATION TO THE WORTHINGTON PUD TO ADD AND REZONE A 10.22 ACRE PARCEL FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD). THIS MAJOR MODIFICATION PROPOSES NO INCREASE TO THE

NUMBER OF PREVIOUSLY APPROVED SINGLE-FAMILY DWELLING UNITS, WHICH ARE 289. PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 5-0 VOTE, ON SEPTEMBER 15, 2016

Proof of publication for the notice of public hearing on MAJMOD 2016-11, Worthington PUD, was received, having been published in *The St. Augustine Record* on August 28, 2016.

Patrick Doty, Growth Management, CFM, Planner, presented details of the request, including a revised legal description, via PowerPoint presentation.

(1:20 p.m.) McClure questioned the reasoning behind a major modification.

(1:20 p.m.) Suzanne Konchan, AICP Growth Management Director, responded with an explanation.

(1:21 p.m.) Tony Robbins, Prosser, Inc., 13901 Sutton Park Drive South, Jacksonville, Florida, was available for questions.

**(1:22 p.m.) Motion by Johns, seconded by Bennett, carried 5/0, to enact Ordinance No. 2016-55, MAJMOD 2016-11, Worthington PUD, adopting Findings of Fact 1-6 to support the motion, with the revised legal description.**

#### ORDINANCE NO. 2016-55

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE WORTHINGTON PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2008-19, AS AMENDED; ADDING AND REZONING A 10.22 ACRE PARCEL FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(11/01/16 - 11 - 1:23 p.m.)

7. PUBLIC HEARING, MAJMOD 2015-24, ST. JOHNS COMMONS AT CR 210 PUD. MAJMOD 2015-24, ST. JOHNS COMMONS AT CR 210 PUD, A REQUEST FOR A MAJOR MODIFICATION, TO REVISE DEVELOPMENT STANDARDS AND SIGNAGE ALLOWANCES; AND UPDATE PHASING BY TEN YEARS, FOR A 186,000 SQUARE FEET COMMERCIAL PARK PUD, WITH NEIGHBORHOOD, BUSINESS, GENERAL BUSINESS, HIGHWAY COMMERCIAL, AND HIGH INTENSITY COMMERCIAL USES, NEAR THE INTERSECTION OF INTERSTATE I-95 AND CR 210. PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 5-2 VOTE, ON SEPTEMBER 15, 2016

Proof of publication for the notice of public hearing on MAJMOD 2015-24, was received, having been published in *The St. Augustine Record* on October 13, 2016.

Bennett and Johns disclosed ex parte communication stating that they had met with the applicant and his agent. Morris disclosed that he had met with Doug Burnett and the owner of the property. Smith disclosed that he had met with Doug Burnett and Jack Allen and that they had discussed the project's market challenges, waivers, and wetlands.

(1:24 p.m.) Valerie Stukes, Planner, growth management, presented details of the request, including the proposed signage and waivers, via PowerPoint presentation.

Wanchick entered meeting at 1:32 p.m.

(1:32 p.m.) Bennett requested clarification on whether C. E. Wilson was a private road. Soria responded.

(1:33 p.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, spoke on the revisions to the PUD text language which was added at the request of County staff.

(1:33 p.m.) McClure questioned the requirements for big boxes' architectural design. Burnett responded. Discussion ensued on the end users and the architectural design required by non-residential, big box developers, which was implied in Land Development Code and whether this would drive away business.

(1:39 p.m.) Johns restated details of the request, including open space and signage.

(1:42 p.m.) Jack Allen, owner of the project, noted the response from Cracker Barrel.

(1:43 p.m.) Bernard Brown, Meadows Incorporated, 1605 CR 210, questioned the shifting of C. E. Wilson Road and the possibility of a stoplight at that intersection.

(1:44 p.m.) Phong Nguyen, Division Manager of Transportation, spoke on the warranting of signalization with the build out on C. E. Wilson Road and CR 210.

(1:45 p.m.) **Motion by Johns, seconded by Morris, carried 5/0, to enact Ordinance No. 2016-56, MAJMOD 2015-24, St. Johns Commons at CR 210 PUD, adopting Findings of Fact 1-6 to support the motion, including supplemental materials.**

#### ORDINANCE NO. 2016-56

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NORTH ST. JOHNS COMMERCE CENTER PUD, ORDINANCE NO. 1998-69, AS AMENDED; CHANGING THE NAME TO ST. JOHNS COMMONS AT CR 210 PUD; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(11/01/16 - 12 - 1:46 p.m.)

8. PUBLIC HEARING, WAFFLE HOUSE, MAJOR MODIFICATION 2016-08. REQUEST FOR A MAJOR MODIFICATION TO THE ANDERSON PARK PUD, TO EXTEND THE PHASING SCHEDULE FOR ONE YEAR, LIMITED TO AN INCREMENTAL MASTER DEVELOPMENT PLAN MAP AND TEXT CHANGE, TO ALLOW THE CONSTRUCTION OF A WAFFLE HOUSE RESTAURANT, ON APPROXIMATELY .59 ACRES

Proof of publication for the notice of public hearing on MAJMOD 2016-08, Waffle House at SR 16, was received, having been published in *The St. Augustine Record* on August 29, 2016.

Bennett and Johns disclosed ex parte communication stating they had met with applicant's agent. Morris disclosed he had a telephone conversation with Karen Taylor. McClure disclosed he had email communication with Karen Taylor. Smith disclosed he

had met with Karen Taylor and that they had discussed the project, including the requested waiver.

(1:47 p.m.) Georgia Katz, Senior Planner, Growth Management, presented details of the request, including one waiver, via PowerPoint presentation.

(1:51 p.m.) Karen Taylor, 77 Saragossa Street, spoke on the modification and the concerns which were addressed at the community meeting.

(1:52 p.m.) **Motion by Smith, seconded by McClure, carried 5/0, to enact Ordinance No. 2016-57, MAJMOD 2016-08, Waffle House at SR 16, based on the six Findings of Fact.**

#### ORDINANCE NO. 2016-57

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ANDERSON PARK PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1996-66, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

Regular Agenda Item 9 was pulled and moved to date certain, November 15, 2016.

(11/01/16 - 13 - 1:53 p.m.)

9. FIRST READING OF TREASURE BEACH BULKHEAD ORDINANCE. THIS ORDINANCE REGULATES BULKHEADS AND DOCKS, WITHIN THE TREASURE BEACH CANALS. IT CONSOLIDATES AND UPDATES ST. JOHNS COUNTY ORDINANCES 1997-54 AND 1999-7, WHICH CONTAIN THE EXISTING CANAL REGULATIONS. THE REVISIONS ARE BASED ON INPUT RECEIVED FROM BOTH COUNTY STAFF AND RESIDENTS OF THE TREASURE BEACH COMMUNITY; AND INCLUDE UPDATED STANDARDS FOR CONSTRUCTION OF BULKHEADS, A REQUIREMENT THAT A RIGHT-OF-WAY PERMIT BE OBTAINED PRIOR TO NEW DOCKS BEING CONSTRUCTED WITHIN THE CANALS; AND PROVISION FOR AN ADMINISTRATIVE WAIVER FOR CERTAIN MINOR ERRORS, WITH RESPECT TO THE LOCATION OF BULKHEADS, DOCKS, OR OTHER NON-VESSEL STRUCTURES

Rebecca Lavie, Assistant County Attorney entered the meeting at 1:53 p.m.

(11/01/16 - 13 - 1:53 p.m.)

10. PUBLIC HEARING, SECOND READING OF SIXTH REPEALER ORDINANCE. IN SUPPORT OF THE BOARD'S GOALS AND OBJECTIVES, THE OFFICE OF THE COUNTY ATTORNEY IS CONTINUALLY WORKING TO IDENTIFY ORDINANCES THAT HAVE BEEN SUPERSEDED BY STATUTE OR THAT ARE OUTDATED, REDUNDANT, OR NO LONGER IN THE PUBLIC INTEREST. ONCE IDENTIFIED, THESE ORDINANCES CAN BE REMOVED FROM THE COUNTY CODE, THEREBY, PROVIDING THE PUBLIC WITH MORE EFFICIENT ACCESS TO THE COUNTY'S ORDINANCES THAT ARE STILL IN EFFECT. THIS ORDINANCE IDENTIFIES ORDINANCES THAT HAVE EITHER BEEN REPEALED OR THAT HAVE BEEN SUPERSEDED BY STATE LAW, REPEALS THE ORDINANCES THAT HAVE NOT ALREADY BEEN REPEALED, AND REMOVES THE ORDINANCES FROM THE COUNTY CODE

Proof of publication for the notice of public hearing on the Repealer Ordinance, was received, having been published in *The St. Augustine Record* on October 22, 2016.

Rebecca Lavie, Assistant County Attorney, presented details of the Sixth Repealer Ordinance.

**(1:54 p.m.) Motion by McClure, seconded by Bennett, carried 5/0, to enact Ordinance No. 2016-58, repealing outdated and/or superseded ordinances and removing repealed ordinances from the County Code, making the total number of repealed or removed ordinances, 386, over the last three years.**

Lavie left the meeting 1:55 p.m.

(11/01/16 - 14 - 1:55 p.m.)

11. PUBLIC HEARING, LAND DEVELOPMENT CODE AMENDMENT. FIRST HEARING ON REVISED SIGN CODE - ARTICLE VII, AND DEFINITIONS IN ARTICLE XII. REVISING SIGN CODE TO COMPLY WITH FIRST AMENDMENT LAWS. INCLUSION OF DIGITAL BILLBOARDS, ON A LIMITED BASIS, ALONG INTERSTATE 95. THE COUNTY ATTORNEY'S OFFICE AND GROWTH MANAGEMENT RECEIVED DIRECTION FROM THE BOARD TO REVISE THE SIGN CODE TO BE CONSISTENT WITH NEW CASE LAW, RECEIVED FROM THE UNITED STATES SUPREME COURT; AND TO EXPLORE THE ALLOWANCE OF DIGITAL BILLBOARD SIGNS ALONG LIMITED ROAD SEGMENTS. THIS IS THE FIRST HEARING, OF A THREE PART HEARING, TO IMPLEMENT A REVISED SIGN CODE - ARTICLE VII, OF THE LAND DEVELOPMENT CODE. THE CHANGES ARE TO MAKE THE CODE BE COMPLIANT WITH NEW CASE LAW, REGARDING THE CONTENT NEUTRALITY OF SIGNS. THE NEW SIGN CODE CLARIFIES ADMINISTRATIVE AND INTERPRETATION PROVISIONS, REMOVES OR REVISES SPECIAL USE SIGN TYPES TO BE CONTENT NEUTRAL, SETS UP A NEW SYSTEM OF TEMPORARY SIGN ALLOCATIONS, PER PROPERTY, IN LIEU OF A CONTENT BASED SYSTEM, AND FINALLY IMPLEMENTS DIGITAL BILLBOARDS ALONG LIMITED ARTERIAL ROADS, FOR A LIMITED TIME. THE IMPLEMENTATION OF DIGITAL BILLBOARDS IS ON A TRIAL BASIS. THIS IS THE FIRST HEARING OF A REQUIRED THREE-PART HEARING. THE BOARD MAY CHOOSE TO IMPLEMENT ALL OR PART OF THE PROPOSED ORDINANCE. IF THE BOARD CHOOSES TO CONTINUE IMPLEMENTATION, AS PRESENTED OR AS AMENDED, DURING THE HEARING, THE PLANNING AND ZONING AGENCY WILL THEN HEAR AND RECOMMEND ANY CHANGES. THE BOARD OF COUNTY COMMISSIONERS WILL HOLD A THIRD AND FINAL HEARING, AFTER 5:00 P.M., TO ENACT THE REVISED SIGN CODE

Paolo S. Soria, Assistant County Attorney, presented details of the proposed revisions to the sign code, via PowerPoint.

(2:04 p.m.) McClure questioned whether flag signs and/or parking signs would count towards the maximum allotment for Advertising Display Area (ADA), for each commercial site. Soria responded and spoke on special events' signage. Discussion ensued on temporary signs, specifically in a state of emergency, prohibited signs, the application review for permanent signs, and who held the responsibility for measuring and maintaining compliance of the required amount of light source from digital billboards.

(2:11 p.m.) Bennett questioned the definition of temporary signs and requested staff to relook at the sign code. She also questioned the ADA border, height versus grade, snipe signs, window signs, and warning signs, including no trespassing on private

property. She encouraged staff to keep the sections of the code numbered in the same format.

(2:24 p.m.) McCormack spoke on the active participation in the process of revising the sign code.

(2:25 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, Fruit Cove, Florida spoke on the preservation of the Racetrack Road signage overlay and the extension to US 1.

(2:27 p.m.) Karen Taylor, 77 Saragossa Street, spoke concerning the signs on Racetrack Road and the possibility of an extension to the overlay, *Exhibit A*.

(2:32 p.m.) Suzanne Konchan, Director of Growth Management, responded with an explanation of waivers, based on case-by-case situations.

(2:33 p.m.) Smith directed the meeting to move to the second part of this item, digital billboards.

(2:34 p.m.) Joseph Cearley, Special Projects Manager, Growth Management presented details of digital billboards, via PowerPoint.

(2:37 p.m.) Discussion ensued on the removal of billboards on Interstate 95 and other locations in the County, with the swap down of 4-5 billboards for every digital billboard installation.

(2:43 p.m.) Bennett spoke on the public benefit to digital billboards, including the Public Service Announcement (PSA) and the emergency override capability; and would like to see a provision for each digital billboard have a Memorandum of Understanding (MOU) or a special-use permit attached, regarding PSA minutes.

(2:45 p.m.) McClure questioned residential within the mixed-use on Interstate 95. Cearley responded that the billboards must be 200 feet from residential. Discussion ensued on the location of digital billboards, the intent of and recommendations for the pilot program, and the current zoning and non-conforming land use, for existing billboards along Interstate 95.

(3:01 p.m.) Cliff Skarr, 708 Standish Drive, spoke on his participation in the 1998 sign ordinance. He spoke in support of the reduction of billboards and in opposition to digital billboards, based on the safety of drivers.

(3:04 p.m.) Matthew Kline, Undersheriff for St. Johns County Sheriff's Office, spoke in support of electronic billboards, due to law enforcement and public service benefits.

(3:07 p.m.) Phil Leary, Leary Governmental Affairs, 240 South Arabella Way, Out Front Media, spoke in support of the pilot program for electronic billboards.

(3:10 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, Fruit Cove, Florida, spoke in opposition to digital billboards in St. Johns County, due to safety concerns and spoke on the difference between commercial advertising versus Amber Alerts.

(3:15 p.m.) A representative from Out Front Media, spoke on the installation of digital billboards on major roadways, state roads, and evacuation routes, *Exhibit B*.

(3:18 p.m.) Lou Musica, 5333 Old Winter Garden Road, Orlando, Florida, Senior Vice President of Domestic Digital for Clear Channel Outdoor, spoke on digital billboards

and the findings from the Federal Highway Administration (FHA) Study. Discussion ensued on the time of the digital advertisements, the driver's gaze, based on the FHA Study, and the improvements in technology.

(3:27 p.m.) Mary Kohnke, 29 South Roscoe, Ponte Vedra, Florida, stated that the code revisions and digital billboards were not ready to move forward and that the staff and the public needed more time for research. She spoke in opposition to digital billboards, due to safety concerns, *Exhibit C*.

(3:31 p.m.) Wanchick spoke on the item's advertisement to the public and mentioned that digital billboards had been brought before the Board twice in previous meetings.

(3:35 p.m.) Brent Bolick, President of the Jacksonville Division at Clear Channel Outdoor Holdings Inc., spoke on the digital billboards pilot project, the swap down process and advocated the 672 square feet, industry-approved sized sign, displaying a flyer, *Exhibit D*.

(3:38 p.m.) Smith spoke on Item 11 being made up of both the sign code revisions and digital billboards. He stated his concern with the loss of revenue from landowners when billboards were taken down. He requested a consensus from the Board members on the specifics of this item.

(3:42 p.m.) Bennett mentioned the findings from the 2014 FHA survey and applauded the staff for adopting the standards.

(3:44 p.m.) Discussion ensued on adopting the standard-sized billboards on Interstate 95.

(3:45 p.m.) *Consensus was given by the Board to adopt the industry, standard-sized, 672 square feet, billboard, to be installed along Interstate 95.*

(3:46 p.m.) Johns questioned the future of the digital billboards if the pilot program were unsuccessful. Soria responded that the billboards would remain.

(3:48 p.m.) Smith reiterated the additional 25% of swap down points. Discussion ensued on the current swap down process, the implications to the current formula with the industry standard-sized billboards, and ADA.

(3:57 p.m.) *Consensus was given by the Board to deny an increase in the number of points needed, by 25% for digital signs.*

(3:58 p.m.) Soria requested clarification on the 672 square feet for digital billboards only.

(3:58 p.m.) *Consensus was given by the Board to recommend the pilot program, in existing locations only, which met the standards for a digital billboard.*

(4:00 p.m.) *Consensus was given by the Board to install digital billboards at least 200 feet away of any existing residential use property line or platted property.*

(4:02 p.m.) Bennett suggested the Sherriff's Department and Emergency Operations Center (EOC) recommended areas for expansion for the 372 square feet, smaller digital billboards. Morris suggested that we wait until Phase Two. Discussion ensued and the Board agreed to wait on expansion until Phase Two of the pilot program.

(4:04 p.m.) Cearley recommended that the Board hold off on a decision concerning existing locations, due to many current billboard locations being non-conforming. The Board agreed.



(4:05 p.m.) Johns suggested a level playing field for all companies; however, Bennett and McClure did not agree, due to no knowledge of which companies were conforming versus non-conforming.

(4:06 p.m.) Wanchick questioned the number of digital billboards would be installed throughout the pilot program. Bennett commented on conforming versus non-conforming.

(4:07 p.m.) McCormack provided hypothetical, future situations if digital billboards were denied.

Joy Andrews, Assistant County Administrator, entered the meeting at 4:08 p.m.

(4:08 p.m.) Smith reiterated the recommendation for a Public Service Announcement provision being put into a MOU rather than added to Land Development Code (LDC). Discussion ensued on details to include within the MOU; or a development agreement. McClure suggested revenue sharing opportunities.

(4:11 p.m.) *Consensus was given by the Board to recommend a PSA provision, in the form of a MOU/development agreement, for every digital billboard location.*

(4:12 p.m.) McClure continued with his comments on revenue sharing.

**(4:14 p.m.) Motion by Smith, seconded by Morris, carried 5/0, to direct staff and the County Attorney's office to prepare a final ordinance, for enactment, of the amendments to Article VII and Article XII of the Land Development Code; and to set a hearing before the Planning and Zoning Agency, on December 1, 2016; and for the Board of County Commissioners at a time after 5:00 p.m., including the consensus of the Board, as discussed.**

The meeting recessed at 4:14 p.m. and reconvened at 4:25 p.m.

Rebecca Lavie, Assistant County Attorney, entered the meeting and Soria left the meeting at 4:25 p.m.

(11/01/16 - 17 - 4:25 p.m.)

12. RECOMMENDATIONS OF THE AFFORDABLE HOUSING GRANT REVIEW COMMITTEE. ON SEPTEMBER 6, 2016, THE BOARD OF COUNTY COMMISSIONERS APPROVED THE AFFORDABLE HOUSING GRANT PROGRAM. A NOTICE OF FUNDING AVAILABILITY WAS ISSUED ON SEPTEMBER 7, 2016, INDICATING APPLICATIONS WERE BEING ACCEPTED, FOR AFFORDABLE HOUSING PROJECTS OR PROJECTS TO SHELTER THE HOMELESS, WITHIN ST. JOHNS COUNTY. THE SOURCE OF THE FUNDING IS THE ST JOHNS COUNTY HOUSING TRUST FUND. THE APPLICATION DEADLINE WAS SEPTEMBER 30, 2016, AT 5:00 P.M.

Shawna Novak, Director of Health and Human Services presented details of the Affordable Housing Grant recommendations.

(4:27 p.m.) McClure questioned whether Home Again St. Johns had met the guidelines and qualifications, directly related to affordable housing. Novak responded with the staff recommendations and the intent of the funding request.

(4:30 p.m.) Lavie stated that the funding for the infrastructure, to support affordable housing, was permissible use under the grant program. Discussion ensued.

(4:32 p.m.) Bennett stated that she attended the meeting for the scoring and requested Novak state who participated in the scoring panel.

(4:33 p.m.) McCormack noted that the scoring panel was a Sunshine Board; the meeting was noticed and was open to the public. Discussion ensued on applications, applicants, and the funding panel.

(4:34 p.m.) McClure reiterated his question and Lavie responded that Home Again St. Johns had met the requirements of the grant funding program.

(4:35 p.m.) Bill Lazar, Executive Director of St. Johns Housing Partnership, Inc., spoke on the vagueness of DRI funding and the intent of Home Again St. Johns.

(4:36 p.m.) Andrews read from the Home Again St. Johns application, which stated the funding was for construction of a service hall, which includes respite beds.

(4:37 p.m.) Bennett commented that this was the first time the County had used DRI funding for the homeless.

(4:39 p.m.) **Motion by Bennett, seconded by McClure, carried 5/0, to adopt Resolution No. 2016-342, to approve the recommendations of the St. Johns County Affordable Housing Grant Review Committee; and authorizing the county administrator, or his designee, to proceed with the execution of agreements, with the grant recipients.**

#### **RESOLUTION NO. 2016-342**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT THE RECOMMENDATIONS OF THE AFFORDABLE HOUSING GRANT REVIEW COMMITTEE; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO PROCEED WITH THE EXECUTION OF AGREEMENTS BETWEEN THE COUNTY AND GRANT RECIPIENTS**

(11/01/16 - 18 - 4:39 p.m.)

13. EXTENSION OF EMERGENCY PROCLAMATION NO. 2016-06

(4:40 p.m.) McCormack presented the Emergency Proclamation, which was originally approved on October 5, 2016, and extended several times, with the last one expiring at 5:00 p.m.

(4:41 p.m.) Wanchick recommended the extension for one week, due to debris management decisions, the wake zone around Summer Haven on the Intercoastal, and coastal armoring. Discussion ensued on temporary armoring, bulkheads, and next steps.

(4:43 p.m.) Smith requested an update, on the County's recovery efforts, be presented and questioned the State's status of emergency. Locklear responded.

(4:45 p.m.) **Motion by Johns, seconded by McClure, carried 5/0, to approve a proclamation extending a declaration of a state of local emergency, as provided by Chapter 252, Part I, Florida Statutes and by St. Johns County Ordinance No. 94-25**

EMERGENCY PROCLAMATION NO. 2016-06

A PROCLAMATION EXTENDING A DECLARATION  
OF A STATE OF LOCAL EMERGENCY, AS PROVIDED  
BY CHAPTER 252, PART I, FLORIDA STATUTES AND  
BY ST. JOHNS COUNTY ORDINANCE NO. 94-25

Morris left the meeting at 4:47 p.m.

(11/01/16 - 19 - 4:47 p.m.)  
COMMISSIONERS' REPORTS

Commissioner McClure

McClure requested a letter be written to Ed Ward, the District Emergency Coordinator with the Florida Department of Transportation (FDOT), in an effort to help expedite the debris pickup process on State roads. Locklear stated that the County does not get reimbursed for debris pickup on State roads. Discussion ensued on debris pickup. Bennett suggested calling the FDOT.

Commissioner Morris

There was no report.

Commissioner Johns

(4:54 p.m.) Johns reported that he volunteered at "Make a Difference Day" at the St. Francis House and commented on the positive experience.

Commissioner Bennett

(4:56 p.m.) Bennett encouraged all residents to vote; spoke on emails complimenting the staff since the hurricane; and questioned the report on IFAS extension services.

Commissioner Smith

(4:58 p.m.) Smith thanked County staff and encouraged residents to vote. He mentioned the Trunk or Treat and the Breast Cancer Awareness Walk in Hastings. He reported that he had not received any evaluation forms, submitted on behalf of the County Attorney nor the County Administration; therefore, would not be able to recommending an increase in compensation, at this point.

(5:02 p.m.) Bennett stated that she and Morris had given theirs directly to the County Attorney and the County Administrator. Wanchick stated he was under the impression that he had received them. Smith requested the forms.

(11/01/16 - 19 - 5:03 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

Wanchick requested Board approval for "Food for Fines", where library fines would be waived in lieu of food being brought to the library to restock various County food banks, November 2-19, 2016.

(5:05 p.m.) **Motion by Bennett, seconded by McClure, carried 4/0, with Morris absent, to approve *Food for Fines*, beginning November 2, 2016, through November 19, 2016.**

(5:05 p.m.) Wanchick stated 259,000 cubic yards of debris had been collected thus far, which was two-thirds of the approximate total. He requested Board approval for a debris management weekend; a drop-off at the landfill, which would be free to the residents. Smith suggested the drawback for extending it for longer than a weekend. Discussion ensued on ways to improve and the Board supported the request.

(5:12 p.m.) Wanchick stated that the Federal Emergency Management Agency (FEMA) assistance was for both the uninsured and insured property owners; and that FEMA's purpose was to position those affected by the storm in a safe, secure, sanitary environment; and the Small Business Administration's (SBA) purpose was to help those affected get back to a pre-storm condition, through a variety of low interest loans and other programs. He recommended those affected by Hurricane Matthew to apply for FEMA and SBA assistance and mentioned the meeting on November 9, 2016; and for those who were denied, to work through the process to find out why.

(11/01/16 - 20 - 5:16 p.m.)

#### COUNTY ATTORNEY'S REPORT

(5:16 p.m.) McCormack stated that there was no need for Board consensus on the proposed free debris drop-off. He mentioned the Veterans Day proclamation, stated that service comes in many forms, and announced that the IFAS update would take place at the November 15, 2016, BCC meeting.

(11/01/16 - 20 - 5:17 p.m.)

#### CLERK OF COURT'S REPORT

No report.

(11/01/16 - 20 - 5:17 p.m.)

#### ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 5:17 p.m.

#### REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 538216-538226, totaling \$4,221.84 (10/14/16)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 26318-26319, totaling \$11,512.80 (10/14/16)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 538227-538415, totaling \$1,088,953.91 and Voucher Register, Voucher Nos. 26320-26391, totaling \$1,734,932.56 (10/18/16)
4. St. Johns County Board of County Commissioners Check Register, Check No. 538416, totaling \$797.33 (10/18/16)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 538417-538420, totaling \$180,755.96 (10/18/16)
6. St. Johns County Board of County Commissioners Check Register, Check No. 538421, totaling \$93 (10/21/16)
7. St. Johns County Board of County Commissioners Check Register, Check No. 538422, totaling \$17,505.25 (10/24/16)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 538423-538649, totaling \$4,184,651.67 and Voucher Register, Voucher Nos. 26392-26444, totaling \$2,639,567.34 (10/25/16)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 538650-538721, totaling \$46,767.65 and Voucher Register, Voucher Nos. 26445-26526, totaling \$52,516.28 (10/26/16)

10. St. Johns County Board of County Commissioners Check Register, Check Nos. 538722-538741, totaling \$38,138.79 (10/27/16)
11. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 26527-26528, totaling \$11,512.80 (10/27/16)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 538742-838755, totaling \$269,174.42

CORRESPONDENCE:

1. Letter dated October 19, 2016, regarding Heritage Landing Community Development District Final Adopted Fiscal Year 2016/2017 Budget.
2. Letter dated October 19, 2016, regarding Sandy Creek Community Development District Final Adopted Fiscal Year 2016/2017 Budget.
3. Letter dated October 19, 2016, regarding Trout Creek Community Development District Final Adopted Fiscal Year 2016/2017 Budget.
4. Letter dated October 19, 2016, regarding Southaven Community Development District Final Adopted Fiscal Year 2016/2017 Budget.
5. Letter dated October 19, 2016, regarding World Commerce Community Development District Final Adopted Fiscal Year 2016/2017 Budget.
6. Letter dated October 19, 2016, regarding Madeira Community Development District Final Adopted Fiscal Year 2016/2017 Budget.
7. Letter dated October 19, 2016, regarding Glen St. Johns Community Development District Final Adopted Fiscal Year 2016/2017 Budget.

Approved \_\_\_\_December 6\_\_\_\_, 2016

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
James K. Johns, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: Sam Hatterman  
Deputy Clerk

