

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
DECEMBER 6, 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: James K. Johns, District 1, Chair
Henry Dean, District 5, Vice Chair
Jeb Smith, District 2
Paul Waldron, District 3
Jay Morris, District 4
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; and Regina Ross, Deputy County Attorney.

(12/06/16 - 1 - 9:47 a.m.)
CALL TO ORDER

Smith called the meeting to order.

(12/06/16 - 1 - 9:47 a.m.)
ROLL CALL

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

(12/06/16 - 1 - 9:47 a.m.)
INVOCATION

Pastor Ron Rawls, Pastor of St. Paul AME, gave the invocation.

(12/06/16 - 1 - 9:48 a.m.)
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(12/06/16 - 1 - 9:48 a.m.)
REORGANIZATION OF THE BOARD

McCormack reviewed the Board Rules and Policy's for electing the chair and vice chair.

(9:50 a.m.) **Motion by Morris, seconded by Dean, carried 5/0, nominating Commissioner Johns to serve as chairman.**

(9:51 a.m.) **Motion by Morris, seconded by Johns, carried 5/0, nominating Commissioner Dean to serve as vice chairman.**

The meeting recessed at 9:51 a.m. and reconvened at 9:56 a.m.

(12/06/16 - 2 - 9:56 a.m.)

PUBLIC COMMENT FOR THE ELECTION OF THE CHAIR AND VICE CHAIR.

McCormack congratulated the new chair and vice chair and stated that for the record the Board should hold public comment for the nominations.

There was none.

Motion by Morris, seconded by Dean, carried 5/0, to ratify the selection of chair and vice chair.

(12/06/16 - 2 - 9:58 a.m.)

GENERAL PUBLIC COMMENT

Linda Chambliss, 3043 South Ponte Vedra Boulevard, on behalf of the South Ponte Vedra/Vilano Beach Preservation Association, thanked the commissioners and County staff for meeting with the owners of beach-front properties. She commented on the continuing recovery and the remaining devastation from Hurricane Matthew. She spoke on the available funding for the devastation and urged seeking any available funding be sought after during the 2017 Legislative Session.

(10:02 a.m.) BJ Kalaidi, 8 Newcomb Street, announced a town hall meeting, with FEMA and other agencies, at the Willie Galimore Center, December 7, 2016, at 5:00 p.m., hosted by The City of St. Augustine.

(10:04 a.m.) Mary Beth Wood, Bartram Trail Library, spoke on a "Give Thanks Breakfast" held in honor of the First Responders, in appreciation of their service.

(10:07 a.m.) Joe Bateman, 220 North Serenata Drive, spoke on the devastation on the beaches and how other counties responded to the hurricane and what they had done in the past to take care of their beaches.

(10:10 a.m.) Ellen Whitmere, 1178 Natures Hammock Road South, introduced herself to the new board and stated she looked forward to working with them.

(10:12 a.m.) Johns thanked the Board for nominating him as chair, commented on the outstanding devastation from the storm, and restoration of the County, as quickly as possible.

(12/06/16 - 2 - 10:15 a.m.)

DELETIONS TO CONSENT AGENDA

McCormack requested to pull Consent Item 6 from the Consent Agenda.

(12/06/16 - 2 - 10:15 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2016-359**, approving the final plat for Bannon Lakes, Phase 1B-1A

RESOLUTION NO. 2016-359

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

3. Motion to adopt **Resolution No. 2016-360**, approving the final plat for Twenty Mile at Nocatee, Phase 3B

RESOLUTION NO. 2016-360

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TWENTY MILE AT NOCATEE, PHASE 3B

4. Motion to adopt **Resolution No. 2016-361**, approving the final plat for Shearwater, Phase 1B, East-2

RESOLUTION NO. 2016-361

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 1B, EAST-2

5. Motion to adopt **Resolution No. 2016-362**, approving the final plat for Crescent Key, Phase Two

RESOLUTION NO. 2016-362

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR CRESCENT KEY, PHASE TWO

Consent Item 6 was pulled from the Consent Agenda.

6. Motion to approve the final plat for Greenside at World Golf Village
7. Motion to adopt **Resolution No. 2016-363**, approving the terms and conditions of the Non-Exclusive Franchise Agreement for Construction and Demolition Debris, with Donovan Dumpster, LLC; and authorizing the county administrator, or designee, to execute the Non-Exclusive Franchise Agreement for Construction and Demolition Debris, on behalf of the County

RESOLUTION NO. 2016-363

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A NON-EXCLUSIVE FRANCHISE AGREEMENT FOR CONSTRUCTION AND DEMOLITION DEBRIS, BETWEEN ST. JOHNS COUNTY, FLORIDA, AND DONOVAN DUMPSTERS, LLC; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NON-EXCLUSIVE FRANCHISE AGREEMENT FOR

**CONSTRUCTION AND DEMOLITION DEBRIS, ON
BEHALF OF ST. JOHNS COUNTY**

8. Motion to adopt **Resolution No. 2016-364**, approving the terms and conditions of the Non-Exclusive Franchise Agreement for Commercial/Industrial Solid Waste Collection Franchise, with Donovan Dumpster, LLC; and authorizing the county administrator, or designee, to execute the Non-Exclusive Franchise Agreement, on behalf of the County

RESOLUTION NO. 2016-364

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A NON-EXCLUSIVE FRANCHISE AGREEMENT FOR COMMERCIAL/INDUSTRIAL SOLID WASTE, BETWEEN ST. JOHNS COUNTY, FLORIDA, AND DONOVAN DUMPSTERS, LLC; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NON-EXCLUSIVE FRANCHISE AGREEMENT FOR COMMERCIAL/INDUSTRIAL SOLID WASTE, ON BEHALF OF ST. JOHNS COUNTY

9. Motion to adopt **Resolution No. 2016-365**, accepting a Quit Claim Deed, for right-of-way, per the Concurrency and Impact Fee Credit Agreement, from Alterra Partners, LLC, known as The Lakes at Mill Creek Plantation

RESOLUTION NO. 2016-365

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A QUIT CLAIM DEED, FOR RIGHT-OF-WAY, PER THE CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT, FROM ALTERRA PARTNERS, LLC., KNOWN AS THE LAKES AT MILL CREEK PLANTATION

10. Motion to adopt **Resolution No. 2016-366**, accepting a Deed of Dedication Right-of-Way from Racetrac Petroleum, Inc. to St. Johns County, for additional rights-of-way along Old Moultrie Road, required for a turn lane

RESOLUTION NO. 2016-366

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY, FROM RACETRAC PETROLEUM, INC. TO ST. JOHNS COUNTY, FOR ADDITIONAL RIGHTS-OF-WAY, ALONG OLD MOULTRIE ROAD, REQUIRED FOR A TURN LANE

11. Motion to adopt **Resolution No. 2016-367**, authorizing the county administrator, or his designee, to purchase three, new, 6" Mobile Diesel Pumps, at a price of \$126,716.96, from Xylem Dewatering Solutions, subject to the terms and conditions of the Florida Sheriff's Association & Florida Association of Counties, Contract # FSA16-VEH14.0

RESOLUTION NO. 2016-367

A RESOLUTION OF 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 THREE, NEW, 6" MOBILE DIESEL PUMPS

12. Motion to adopt **Resolution No. 2016-368**, authorizing the county administrator, or designee, to award Bid No. 16-58, St. Andrews Lift Station Improvements, to US Water Services Corporation; and to execute a contract in substantially the same form and format, as the attached hereto, for completion of the County portions of the scope of work, at a contract price, not to exceed \$212,000

RESOLUTION NO. 2016-368

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 16-58; AND TO EXECUTE AGREEMENTS FOR ST. ANDREWS LIFT STATION IMPROVEMENTS

13. Motion to adopt **Resolution No. 2016-369**, approving an amendment of the current Administrative Services Agreement with Blue Cross and Blue Shield of Florida, Inc., D/B/A Florida Blue, modifying the Duties and Responsibilities Section III, for Claims Processing and replacing Providers Outside the State of Florida, with Inter-Plan Arrangements; and authorizing the county administrator, or designee, to execute the amendment, on behalf of the County

RESOLUTION NO. 2016-369

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AMENDMENTS TO THE CURRENT ADMINISTRATIVE SERVICES AGREEMENT WITH BLUE CROSS AND BLUE SHIELD OF FLORIDA, INC., D/B/A FLORIDA BLUE

14. Motion to adopt **Resolution No. 2016-370**, approving the terms, conditions, and requirements of the Contract Extension, between St. Johns County, Florida, and Department of Health; and authorizing the county administrator, or his designee, to execute an agreement substantially in the same form, as the Agreement, on behalf of the County

RESOLUTION NO. 2016-370

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT EXTENSION, BETWEEN ST. JOHNS COUNTY AND FLORIDA DEPARTMENT OF HEALTH (DOH), FUNDING A PUBLIC HEALTH NURSE CARE COORDINATOR POSITION; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

15. Motion to adopt **Resolution No. 2016-371**, authorizing the county administrator, or his designee, to accept \$799,754 in unanticipated Community Development Block Grant funds from HUD and, upon finding of legal sufficiency, by the Office of the County Attorney, to execute the grant agreement, for the acceptance of the funds; and recognizing and appropriating the funds, within the Fiscal Year 2016-2017 County Budget

RESOLUTION NO. 2016-371

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT \$799,754 IN U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, FOR FISCAL YEAR 2016; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SIGN THE FUNDING GRANT AGREEMENT

16. Motion to adopt **Resolution No. 2016-372**, approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida, and SMA Behavioral Health Services, Inc.; authorizing the county administrator, or designee, to execute the Agreement substantially in the same form, as attached, on behalf of the County

RESOLUTION NO. 2016-372

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT, BETWEEN ST. JOHNS COUNTY, FLORIDA, AND SMA BEHAVIORAL HEALTH SERVICES, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

17. Motion to adopt **Resolution No. 2016-373**, approving the terms, conditions, and requirements of the agreement, between St. Johns County, Florida, and ACTION [for Child Protection (ACTION)]; and authorizing the county administrator, or designee, to execute the agreement substantially in the same form, as attached, on behalf of the County

RESOLUTION NO. 2016-373

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT, BETWEEN ST. JOHNS COUNTY, FLORIDA, AND ACTION, FOR CHILD PROTECTION; AND AUTHORIZING COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

18. Motion to adopt **Resolution No. 2016-374**, to provide a State Housing Initiative Partnership (SHIP) Local Housing Assistance Plan (LHAP) technical revision, as described, to serve the housing needs of very low, low, and moderate income eligible participants

RESOLUTION NO. 2016-374

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO PROVIDE A SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP) TECHNICAL REVISION, FOR FISCAL YEARS 2014/2015, 2015/2016, AND 2016/2017, AS PROVIDED, BY STATE STATUTE AND SHIP RULE, TO EXPAND THE HOUSING SERVICES AND HOUSING STRATEGIES, AS APPROVED, BY THE SHIP REVIEW COMMITTEE

19. Motion to adopt **Resolution No. 2016-375**, approving the terms, conditions, and requirements of a Grant Award Agreement, between St. Johns County and the Florida Division of Historical Resources; and authorizing the county administrator, or designee, to execute the Grant Award Agreement and Attendant Restrictive Covenants, on behalf of the County

RESOLUTION NO. 2016-375

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A GRANT AGREEMENT, BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA DIVISION OF HISTORICAL RESOURCES; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

20. Motion to adopt **Resolution No. 2016-376**, authorizing the county administrator, or his designee, to assign the current agreement with Azar's Uniforms, Inc., for supply of fire rescue uniforms, under Bid No. 15-85, to Galls, LLC, under the same terms and conditions as the current agreement

RESOLUTION NO. 2016-376

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ASSIGN THE CONTRACT, WITH AZAR'S UNIFORMS, INC., UNDER BID NO. 15-85, FOR SUPPLY OF FIRE RESCUE UNIFORMS, TO GALLS, LLC

21. Approval of Minutes:
November 1, 2016 - Regular Meeting
November 8, 2016 - Regular Meeting
October 25, 2016 - Emergency Meeting
October 18, 2016 - Regular Meeting
October 4, 2016 - Regular Meeting
October 11, 2016 - Emergency Meeting

22. Proofs:

- a) Proof: Request for Bids, Purchase of Sodium Hydroxide - Bid No. 17-06, published September 30, 2016, in *The St. Augustine Record*
- b) Proof: Notice of Meeting, WS Bonds Series 2016, 9/29 Special Meetings, published September 23, 2016, in *The St. Augustine Record*
- c) Proof: Notice of Meeting, WS Bond Pre-closing, 10/7 Special Meeting, published on October 7, 2016, in *The St. Augustine Record*
- d) Proof: Request for Bids, Bid No. 17-06, Purchase of Sodium Hydroxide 50% and Chlorine Gas, published October 12, 2016, in *The St. Augustine Record*
- e) Proof: Request for Bids, Bid No. 17-05, Purchase of Cold Bituminous Asphalt Patching Mix, published October 4, 2016, and October 11, 2016, in *The St. Augustine Record*
- f) Proof: Notice of Foreclosure, Repealer Ordinances, published October 22, 2016, in *The St. Augustine Record*
- g) Proof: Request for Bids, Bid No. 17-08, Purchase of Cisco Core Network Gear, published October 14, 2016, and October 21, 2016, in *The St. Augustine Record*
- h) Proof: Notice of Meeting, Intergovernmental Committee Cancellation, published October 26, 2016, in *The St. Augustine Record*
- i) Proof: Notice of Public Hearings 10/24-PZA Establishment of Ordinance/Regulations affecting the use of land, published October 24, 2016, in *The St. Augustine Record*
- j) Proof: Notice of Meeting, Value Adjustment Board, published October 10, 2016, in *The St. Augustine Record*

(12/06/16 - 8 - 10:15 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested to add three items: 1) a needed appointment from the Florida Association of Counties' Trust and the Insurancing of the Florida Association of Counties and Cities; 2) to discuss a License Agreement for Mickler Landing parking area; and 3) a review for continuing the disaster agreement. Johns noted the additional documentation provided for Regular Item 7.

(12/06/16 - 8 - 10:17 a.m.)

APPROVAL OF REGULAR AGENDA

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

(12/06/16 - 8 - 10:18 a.m.)

1. INFORMATIONAL PRESENTATION BY THE LIBRARY ADVISORY BOARD AND THE FRIENDS OF THE LIBRARY. AS PART OF THEIR OVERSIGHT AND ADVOCACY ROLES, THE LIBRARY ADVISORY BOARD AND THE FRIENDS OF THE LIBRARY WILL PRESENT AN UPDATE TO THE BCC, OUTLINING ACCOMPLISHMENTS, CHALLENGES, AND OPPORTUNITIES, ON BEHALF OF THE LIBRARY SYSTEM AND THE INDIVIDUAL BRANCH FRIENDS' GROUPS. THIS PRESENTATION WILL INCLUDE AN UPDATE FROM THE LIBRARY ADVISORY BOARD AND THE PONTE VEDRA FRIENDS OF THE LIBRARY

Debra Rhodes Gibson, Library Director, updated the Board on challenges, opportunities, and highlights that the Library Board faced during the year.

(10:19 a.m.) Laurie Kelly, President of the Ponte Vedra Friends of the Library, displayed a video and spoke on the library's events for children, tweens, teens, and adults; as well as other opportunities the library had to offer.

Lavie left the meeting at 10:26 a.m.

(10:25 a.m.) Gibson announced the Grand Re-opening of the Ponte Vedra Beach Library foyer at 6:30 p.m., Thursday December 8, 2016.

(12/06/16 - 9 - 10:26 a.m.)

2. PUBLIC HEARING, CDD AMD 2016-01, TWIN CREEKS NORTH CDD CONTRACTION. A PETITION TO AMEND THE TWIN CREEKS NORTH CDD, TO REMOVE APPROXIMATELY 61.79 ACRES. THE TWIN CREEKS NORTH CDD IS LOCATED ON THE NORTH SIDE OF CR 210. THE PROPERTY BEING REMOVED IS LOCATED JUST WEST OF US 1. THE APPROXIMATE 61 ACRE PARCEL IS NOT PART OF THE RESIDENTIAL COMMUNITY AND RECEIVES NO BENEFIT FROM THE CDD. THE PARCEL IS DESIGNATED FOR FLEX INDUSTRIAL USES, WITHIN THE DRI AND PUD. STAFF RECOMMENDS APPROVAL OF CDD AMD 2016-01, TWIN CREEKS NORTH CDD. THESE FINDINGS ARE BASED UPON THE FOLLOWING INFORMATION: THE PROPOSED CDD PETITION AND SUPPORT MATERIALS, POTENTIAL CONSISTENCY WITH APPLICABLE POLICIES OF THE COMPREHENSIVE PLAN, THE LAND DEVELOPMENT CODE REQUIREMENTS, AND OTHER RELEVANT INFORMATION AVAILABLE TO STAFF

Proof of publication for the notice of public hearing on CDD AMD, Twin Creeks North CDD Contraction, having been published in *The St. Augustine Record* on November 18, 2016.

Teresa Bishop, Planning Division Manager, presented details of the amendment of the CDD, via PowerPoint. Staff found that the removal of the 61.79 acres was consistent with the State and County's comprehensive plans, the removal of the 61.79 acres did not impact the overall function of the CDD or the remaining community served by the CDD, the contracted CDD served as an alternative to provide facilities and services for the community, the contracted CDD did not impact the provision of the facilities and services to the community, and did not impact the community as a whole. Staff found that the amendment met the standards of the Land Development Code and Chapter 190 and recommended approval, with three Findings of Fact.

(10:29 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, provided an overview of Twin Creeks and the status of the project. She explained why the 61.79 acres was being removed, stating that it was more of a scrivener's error to the CDD.

(10:34 a.m.) Jerry Knight, 515 East Las Olas Boulevard, Ft. Lauderdale, Florida, attorney for Twin Creeks North, spoke on the CDD amendment, stating that the 61.79 acres was the only Flex-Industrial parcel within the CDD and would be developed on its own.

(10:37 a.m.) Morris commented on the removal of the property as good business.

(10:38 a.m.) Motion by Johns, seconded by Morris, carried 5/0, to enact Ordinance No. 2016-62, CDD AMD 2016-01, contracting the Twin Creeks North CDD, based upon Findings of Fact 1-3, to support the motion.

ORDINANCE NO. 2016-62

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2016-15; AND GRANTING THE PETITION FOR CONTRACTION, OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2016); DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(12/06/16 - 10 - 10:39 a.m.)

3. PUBLIC HEARING, MAJMOD 2016-12, WOODLAWN PUD. MAJMOD 2016-12 WOODLAWN PUD, REQUEST FOR A MAJOR MODIFICATION TO THE WOODLAWN PLANNED UNIT DEVELOPMENT, TO REDUCE THE FRONT YARD SETBACK FROM A MINIMUM OF 20 FEET TO A MINIMUM OF 15 FEET, ON SPECIFIC LOTS OWNED BY D.R. HORTON; AND TO ADD AN OPTION TO HAVE AGE-RESTRICTED UNITS WITHIN THE PROJECT. PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL WITH A 5-1 VOTE, ON OCTOBER 20, 2016

Proof of publication for the notice of public hearing on MAJMOD 2016-12, Woodlawn PUD, having been published in *The St. Augustine Record* on October 13, 2016.

Valerie Stukes, Planner, presented details of the MAJMOD, via PowerPoint including the requested waivers.

(10:44 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, reviewed the request to change the front yard setback, for the 415 lots owned by D.R. Horton, to a minimum of 15 feet; reducing the secondary and front corners to a 10 foot setback, with vehicular access in only the front yard setback for corner lots; and specific age restricted units. She spoke on being compliant with the Affordable Housing requirements.

(10:48 a.m.) Johns questioned whether the age restriction designation would be a part of the Home Owners Association (HOA) and Covenant Deed Restriction Documents for future home owners. Avery-Smith stated that it would.

(10:50 a.m.) **Motion by Smith, seconded by Morris, carried 5/0, to enact Ordinance No. 2016-63, MAJMOD 2016-12, Woodlawn PUD, adopting Findings of Fact 1-6, to support the motion.**

ORDINANCE NO. 2016-63

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE WOODLAWN PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2013-07, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

Items 4 and 5 were presented together.

(12/06/16 - 11 - 10:51 a.m.)

4. PUBLIC HEARING, DEVAGRMOD 2016-01, DURBIN CREEK NATIONAL DEVELOPMENT AGREEMENT MODIFICATION (SECOND READING). THIS IS THE FIRST AMENDMENT OF THE DURBIN CREEK NATIONAL DEVELOPMENT AGREEMENT THAT WAS APPROVED IN 2015. THE MODIFICATION REQUESTS TO INCREASE THE SHOPPING CENTER SQUARE FOOTAGE IN PHASE 1A BY 100,000 SQUARE FEET AND DECREASE PHASE 1B BY AN EQUAL AMOUNT, TO CLARIFY THAT THE 50% OF ACTIVE RECREATION FACILITIES CAN EITHER BE DEDICATED TO THE COUNTY OR TO A POA OR CDD, PROVIDED THESE FACILITIES REMAIN AVAILABLE FOR PUBLIC USE; AND TO CLARIFY THAT EXHIBIT 11, DEPICTS THE CONCEPTUAL LOCATION OF THE PROJECTED DEVELOPMENT PHASES AND IS SUBJECT TO CHANGE, AS PORTIONS OF THE PROPERTY ARE REZONED. THE LOCATION OF PHASE 1A HAS BEEN IDENTIFIED AND WILL BE RESTRICTED TO THE AREA SHOWN ON EXHIBIT 11 (AS MODIFIED), SITUATED BETWEEN SR 9B AND WEST PEYTON PARKWAY. TRANSPORTATION MITIGATION FOR PHASE 1A HAS BEEN COMPLETED, BY THE DONATION OF THE SR 9B RIGHT-OF-WAY TO FDOT. THE INCREASE TO 700,000 SQ. FT. IN PHASE 1A, DOES NOT INCREASE PROJECT IMPACTS WITH THE COMPANION DECREASE IN PHASE 1B; AND IDENTIFYING THE SPECIFIC LOCATION FOR PHASE 1A, IN AN AREA WHERE ROADWAY IMPROVEMENTS/WIDENING IS CURRENTLY UNDER CONSTRUCTION, WHEN THE LOCATION WAS PREVIOUSLY UNKNOWN, IS A POSITIVE CHANGE. THIS IS THE FINAL PUBLIC HEARING THAT IS SCHEDULED BEFORE THE BOARD ON DECEMBER 6, 2016

Proof of publication for the notice of public hearing on DEVAGRMOD 2016-01, Durbin Creek National Development Agreement Modification, having been published in *The St. Augustine Record* on September 29, 2016.

Phong Nguyen, Transportation Development Manager, presented details of the Durbin Creek National DEVAGRMOD, via PowerPoint. He reviewed the development phases and the transportation improvement phases, noting that Phase 1A was deemed fully mitigated and complete; and reviewed that requested changes to the Development Agreement. Staff found that the proposed changes did not substantially change the transportation mitigation for the projected development, was consistent with Article XI, and recommended approval of the modification to the existing Development Agreement.

(11:03 a.m.) Smith disclosed ex parte communication with Frank and Frankie Gatlin, Ellen Avery-Smith, Mr. Ken Wilson, Mr. Drew Frick, viewed a virtual tour of the property, and discussed the proposals. Dean noted he had also met with Avery-Smith, Wilson and Gatlin. Johns and Morris both disclosed meeting with the applicants.

(11:04 a.m.) Joseph Cearley, Special Projects Manager, presented the details on the rezoning requests, via PowerPoint, stating that the applicant requested 22 waivers that were listed in the staff report. He said Planning and Zoning recommended approval, with a 6/0 vote, based on nine Findings of Fact.

(11:09 a.m.) Johns questioned the total amount of conservation. Cearley responded that there were 120 acres, of which 99 acres would be preserved.

(11:10 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, presented the history of the property, the Development Agreement, improvements to Race Track

Road, reviewed the building phases, the revisions to Exhibit 11, and the architectural signage and scenic edges. She noted that the 700 feet of retail space would create 1000 jobs, with a capital investment of approximately \$150 million that would generate additional property taxes, annual sales tax would exceed \$25 million, ad valorem taxes would be \$3 million, and at full project build-out, sales tax would exceed \$90 million.

(11:24 a.m.) Drew Frick, 9540 San Jose Boulevard, Jacksonville, FL, Gate Petroleum, played a video of the proposed, completed project.

(11:27 a.m.) Johns questioned the visual appeal of the buildings facing Race Track Road and the location and the amount of acreage that would be recreational.

(11:28 a.m.) Frank Gatlin, Gatlin Construction, responded that there would be fake facades to mirror the front of the building and the loading area would be screened, to hide it from traffic site.

(11:32 a.m.) Avery-Smith reviewed possible recreation plans.

(11:34 a.m.) Johns noted that the funding responsibility would come solely from the developer and the Department of Transportation (DOT), not the taxpayer's.

(11:36 a.m.) Locklear confirmed that DOT was funding 9B and West Commerce Parkway; however there was a Tax Increment Financing (TIF) associated with the project that would reimburse the developer/road builder, through the lift in the property value.

(11:38 a.m.) Nguyen spoke on the phases regarding the widening of Race Track Road.

(11:40 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in support of the visual aspect of the project and that the commercial property would be developed first.

(11:42 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke about the proposed recreation for the area and the projected sales tax to be generated by the commercial property.

(11:43) Motion by Johns, seconded by Smith, carried 5/0, to approve the first amendment of the Durbin Creek National Development Agreement, DEVAGRMOD 2016-01, finding that the proposed changes do not substantially change the transportation or recreation impacts for the projected development; and the finding that the request is consistent with Article XI of the Land Development Code and Florida Statutes.

(12/06/16 - 12 - 10:51 a.m.)

5. PUBLIC HEARING, PUD 2016-17, DURBIN PARK, PHASE 1A. PUD 2016-17, DURBIN PARK, PHASE 1A, A REQUEST TO REZONE APPROXIMATELY 247 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), FOR 700,000 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT. PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 6 - 0 VOTE, ON NOVEMBER 3, 2016

Proof of publication for the notice of public hearing on PUD 2016-17, Durbin Park, Phase 1A, having been published in *The St. Augustine Record* on October 14, 2016.

Item 5 was presented with Item 4.

(11:44 a.m.) Motion by Johns, seconded by Smith, carried 5/0, to enact Ordinance No. 2016-64, PUD 2016-17, Durbin Park, Phase 1A, adopting Findings of Fact 1-9, to support the motion.

ORDINANCE NO. 2016-64

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

(12/06/16 - 13 - 11:44 a.m.)

6. PUBLIC HEARING, MAJMOD 2015-14, VILLA SOVANA PUD. THIS IS A REQUEST FOR A MAJOR MODIFICATION TO THE VILLA SOVANA PLANNED UNIT DEVELOPMENT, TO ELIMINATE THE REQUIREMENT FOR FIVE FOOT WIDE SIDEWALKS, ON THE SOUTH SIDE OF VILLA SOVANA COURT. THIS MAJOR MODIFICATION REQUEST ALSO ACKNOWLEDGES AND REFLECTS THE 2010 APPLICATION, FOR A SMALL ADJUSTMENT TO THE VILLA SOVANA PUD THAT ELIMINATED THE REQUIREMENT FOR FIVE FOOT WIDE SIDEWALKS, ON THE NORTHERN SIDE OF VILLA SOVANA COURT. SIDEWALKS WERE NOT REQUIRED TO BE CONSTRUCTED AT THE TIME EACH HOME WAS BUILT, AS THE DEVELOPER PROVIDED A SIDEWALK BOND FOR \$5,798 TO ENSURE THE CONSTRUCTION OF SIDEWALKS WITHIN VILLA SOVANA. THE SIDEWALK FUND WAS RECENTLY RENEWED IN 2016 AND IS STILL VALID. SHOULD THIS MAJOR MODIFICATION REQUEST BE APPROVED, THE SIDEWALK BOND WOULD BE RETURNED, AND NO SIDEWALKS WOULD BE REQUIRED TO BE CONSTRUCTED IN THE SUBDIVISION. ON OCTOBER 20, 2016, THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, BY A VOTE OF 6-0

Proof of publication for the notice of public hearing on MAJMOD 2015-14, Villa Sovana PUD, having been published in *The St. Augustine Record* on September 29, 2016.

Patrick Doty, CFM, Planner, presented details of the Villa Sovana MAJMOD, removal of the five foot sidewalk requirement, via PowerPoint.

(11:48 a.m.) Brad Davis, Prosser, 13901 Sutton Park Drive South, Suite 200, Jacksonville Florida, spoke on removing the five foot sidewalk requirement, residential approval, and staff recommending approval, with a 6/0 vote. He said sidewalks in this area would be cumbersome and displayed an image of the property, *Exhibit A*. He noted that the five year plan showed no projects anticipated on CR 13, *Exhibit B*.

(11:52 a.m.) Johns questioned whether the funds for the sidewalks could be redirected where they are needed in other parts of the County. Davis indicated that the Sidewalk Bond was \$5,798, and was a cost to the homeowners individually, not to the applicant. Discussion ensued on redirecting the sidewalk funds to another area.

(11:57 a.m.) McCormack suggested recessing so the item could be researched. Discussion ensued on the Sidewalk Bond Funds.

The meeting recessed at 12:04 p.m. and reconvened at 12:49 p.m. with all five commissioners, Wanchick, Locklear, McCormack, Soria, and Deputy Clerk Sindy Wiseman.

(12:49 p.m.) McCormack presented the options to build the sidewalks or remit to the County \$4,000, which was the cost to build the sidewalks.

(12:51 p.m.) Davis said the applicant would agree to remit the \$4,000 to the County.

(12:54 p.m.) Soria provided language for the motion.

(12:54 p.m.) Motion by Johns, seconded by Dean, carried 5/0, to enact Ordinance No. 2016-65, MAJMOD 2015-14, Villa Sovana PUD, based upon the six Findings of Fact, with a payment of approximately \$4,000 to the County Sidewalk Fund, in lieu of actual construction.

ORDINANCE NO. 2016-65

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE VILLA SOVANA PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2005-64, AS AMENDED; REMOVING THE REQUIRED FIVE FOOT SIDEWALK, ALONG THE SOUTH SIDE OF VILLA SOVANA COURT; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

1:00 p.m. Deputy Clerk Halterman entered the meeting and Deputy Clerk Wiseman left.

(12/06/16 - 14 - 12:56 p.m.)

7. PUBLIC HEARING, TRANSMITTAL HEARING FOR COMPAMD 2016-02, WCI C.R. 210. TRANSMITTAL HEARING FOR COMPAMD 2016-02, KNOWN AS WCI C.R. 210, A COMPREHENSIVE PLAN AMENDMENT, TO AMEND THE FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-B (RES-B), WITH A PROPOSED SITE-SPECIFIC AMENDMENT, TO LIMIT DEVELOPMENT OF 818 SINGLE FAMILY DWELLING UNITS AND 160,000 SQUARE FEET OF NEIGHBORHOOD COMMERCIAL USES

Proof of publication for the notice of public hearing on COMPAMD 2016-02, WCI C.R. 210, was received, having been published in *The St. Augustine Record* on October 3, 2016.

Joseph Cearley, Special Projects Manager, presented details of the request to transmit COMPAMD 2016-02, via PowerPoint.

(1:04 p.m.) Richard Barber, WCI Communities, pointed out the history of the company and other developments the company had been involved with in Florida. He noted that the average price for a home would be \$450,000 or higher within the proposed development. He mentioned that they had met with school representatives, and WCI was aware of their concerns with traffic and school concurrency.

(1:08 p.m.) Tony Robbins, Prosser Hallock representative, presented details of the WCI company and the transmittal steps involved with the proposed project. He noted that the project would be a high end luxury development to include a mix of commercial and residential properties. He offered details that included neighborhood commercial, public recreation, conservation, residential, and private recreation.

(1:34 p.m.) Dean voiced that WCI had constructed very high quality developments in south Florida, and suggested that the proposed project was most compatible with the surrounding area, and the Board should allow the transmittal to the State. However, he asked that if the project moved forward, that the supposed deficiencies would be handled appropriately in the future.

(1:37 p.m.) Smith asked staff to clarify what roadway work was currently being completed by Rivertown located on Veterans Parkway extension, as well as the Shearwater development obligations. Nguyen detailed both obligations involving the Rivertown and Shearwater developments.

(1:40 p.m.) Smith suggested that the timing was the greater issue in regards to already approved projects in the process of being completed. Robbins replied that he was part of the team involved in the modification to Rivertown's commitment of Veterans Parkway extension and had been in consultation with the developer of Rivertown.

(1:43 p.m.) Smith pointed out required details of the comprehensive plan in regards to adequate infrastructure.

(1:44 p.m.) Morris stated that he reviewed each application on its own merit and suggested that the county's northwest section currently lacked fire services.

(1:45 p.m.) Jeff Prevatt, Assistant Fire Chief, spoke on fire services in the northwest area. He noted that the area was adequate in fire safety thus far. Morris voiced concerns with the northwest area already approved developments; however, he stated that he would reluctantly vote to transmit the proposed project to the State for review.

(1:50 p.m.) Waldron stated that he was impressed with WCI and the great facilities they had built, but he agreed that the timing was an issue. However, he voiced reservations with the proposed project involving the roads, fire services and school concurrency.

(1:52 p.m.) Johns pointed out that he had been raised in the area and it had evolved very effectively. He noted that the county could not require developers to construct roadways before the demand existed. He asked that WCI collaborate with other existing land developers in the northwest area in order to meet the infrastructure needs. He agreed that the subject intersection was a prime location for commercial development. Discussion ensued regarding compatibility for the area.

(2:04 p.m.) Morris spoke on the proposed donation of six acres for a public recreational park, but without improvements to the property. He suggested that the developer place ballfields in as part of the property donation.

(2:07 p.m.) **Motion by Dean, seconded by Johns, carried 3/2, with Smith and Waldron dissenting, to transmit COMPAMD 2016-02, WCI C.R. 210, based upon three findings of fact.**

(12/06/16 - 15 - 2:08 p.m.)

8. PUBLIC HEARING, RESOLUTION CREATING THE MOULTRIE CROSSING UTILITY LINE ASSESSMENT AREA AND PROVIDING NOTICE OF INTENT TO USE THE UNIFORM METHOD OF COLLECTION; AND RESOLUTION APPROVING AN AGREEMENT WITH THE TAX COLLECTOR TO COLLECT THE ASSOCIATED ASSESSMENTS. THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, (BOARD), ENACTED ORDINANCE NO. 2013-21 (ORDINANCE), ON MAY 7, 2013, TO PROVIDE FOR THE CREATION OF ASSESSMENT AREAS, TO HELP EXISTING NEIGHBORHOODS WITH MULTIPLE OWNERS, AND ESTABLISHED RESIDENCES ON THE MAJORITY OF LOTS, FILL IN MISSING WATER AND

SEWER LINE INFRASTRUCTURE, WHEN IT WOULD BE POSSIBLE TO DO SO, USING EXISTING RESERVES, WITHOUT NEGATIVELY AFFECTING UTILITY RATES, DEBT CAPACITY, OR BOND FINANCING. THE PROPERTY OWNERS IN THE MOULTRIE CROSSING SUBDIVISION (APPLICANTS) HAVE REQUESTED THE COUNTY CREATE AN ASSESSMENT AREA, TO FINANCE THE REPLACEMENT OF THEIR PRIVATELY OWNED LIFT STATION AND THE ACCEPTANCE OF SAID LIFT STATION BY THE ST. JOHNS COUNTY UTILITY DEPARTMENT, TO INSURE TIMELY AND EFFICIENT MAINTENANCE AND REPAIRS IN THE FUTURE; AND MAINTAIN ESSENTIAL SANITATION AND PUBLIC HEALTH BENEFITS. THE APPLICANTS HAVE COMPLIED WITH THE PROCEDURAL REQUIREMENTS FOR PROPOSED ASSESSMENT AREAS, PER SECTION 3 OF THE ORDINANCE, INCLUDING EIGHTY PERCENT OF THE AFFECTED PROPERTY OWNERS SIGNIFYING APPROVAL OF THE CONTEMPLATED UTILITY LINE IMPROVEMENTS AND ASSOCIATED ASSESSMENT AREA. THE ST. JOHNS COUNTY UTILITY DEPARTMENT HAS PRESENTED WRITTEN VERIFICATION, DEMONSTRATING THAT THE CONTEMPLATED UTILITY LINE IMPROVEMENTS AND THE COUNTY'S OPERATION; THEREOF, WILL NOT ADVERSELY AFFECT THE COUNTY'S OUTSTANDING WATER AND SEWER REVENUE BONDS AND THE FUNDS PLEDGED TO THE PAYMENT OF SUCH REVENUE BONDS; AND WILL NOT IMPAIR THE COUNTY'S COMPLIANCE WITH ANY BOND COVENANTS, CONTAINED IN THE APPLICABLE BOND RESOLUTION. FLORIDA STATUTE 197.3632 REQUIRES THE BOARD TO ADOPT A RESOLUTION, AT A PUBLIC HEARING, CLEARLY STATING ITS INTENT TO USE THE UNIFORM METHOD OF COLLECTING SUCH AN ASSESSMENT, PRIOR TO JANUARY 1, OR IF THE PROPERTY APPRAISER AND TAX COLLECTOR AGREE, MARCH 1

Proof of publication for the notice of public hearing on Moultrie Crossing Utility Line Assessment Unit, was received, having been published in *The St. Augustine Record* on October 25, November 1, November 8, and November 15, 2016.

Damon Douglas, Project Manager, presented a power point presentation regarding the Moultrie Crossing utility line assessment area. He stated that petitions had received an 80% approval from property owners, and noted that no written objections had been received by Staff.

(2:14 p.m.) McCormack noted that existing property owners had already paid their utility connection fees.

Subsequently, John Beall, 144 Moultrie Crossing Lane, spoke on Regular Item # 8.

(2:16 p.m.) Motion by Morris, seconded by Waldron, carried 5/0, to adopt Resolution No. 2016-377, creating the Moultrie Crossing Utility Line Assessment area; and authorizing the county administrator, or designee, to execute, on behalf of the County, any documents required to accomplish the related Utility Line Improvements.

RESOLUTION NO. 2016-377

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, CREATING THE MOULTRIE CROSSING UTILITY LINE MUNICIPAL SERVICE BENEFIT UNIT, FOR THE PURPOSE OF LIFT STATION REPLACEMENT AND ADOPTION OF SAID LIFT STATION, BY THE ST.

JOHNS COUNTY UTILITY DEPARTMENT; DESCRIBING THE PROPERTY TO BE LOCATED IN THE ASSESSMENT AREA; PROVIDING AN ESTIMATE OF THE CAPITAL COST; DESCRIBING THE METHOD OF APPORTIONING THE CAPITAL COST; DESCRIBING PROVISIONS FOR ACCELERATION AND PREPAYMENT OF THE ASSESSMENT; DESCRIBING PROVISIONS FOR REALLOCATING THE ASSESSMENTS, UPON FUTURE SUBDIVISION OF ASSESSED PARCELS; PROVIDING LEGISLATIVE FINDINGS RECOGNIZING THE FAIRNESS OF THE APPORTIONMENT METHODOLOGY; STATING ST. JOHNS COUNTY'S INTENT TO USE THE UNIFORM ASSESSMENT COLLECTION ACT; SETTING THE MAXIMUM AMOUNT OF THE ASSESSMENTS; ESTABLISHING THE INITIAL ASSESSMENT ROLL; PROVIDING THAT THE ASSESSMENTS CONSTITUTE A LIEN ON ASSESSED PROPERTY, UPON ADOPTION OF THE ANNUAL ASSESSMENT ROLLS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE, ON BEHALF OF THE COUNTY, DOCUMENTS OR OTHER PAPERWORK NECESSARY TO ACCOMPLISH THAT PURPOSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

(2:16 p.m.) Motion by Morris, seconded by Smith, carried 5/0, to adopt Resolution No. 2016-378, approving the terms and conditions of the agreement with the Tax Collector, for the collection of the non-ad valorem assessments and the reimbursement of related administrative costs for the Moultrie Crossing Utility Line Assessment Area; and authorizing the Chair of the Board of County Commissioners, to execute said agreement in substantially the form attached.

RESOLUTION NO. 2016-378

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT, BETWEEN ST. JOHNS COUNTY AND THE TAX COLLECTOR; AND AUTHORIZING THE EXECUTION OF SAID AGREEMENT, BY THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

(12/06/16 - 17 - 2:17 p.m.)

9. APPOINTMENT OF MEMBER TRUSTEE TO FACT

Wanchick explained the need to appoint a Commissioner to attend the FACT meetings in Tallahassee to vote for a new member.

(2:22 p.m.) *Consensus was given to appoint Dean as the Member Trustee to FACT.*

(12/06/16 - 18 - 2:22 p.m.)

10. PERMISSIVE USE AGREEMENT FOR MICKLER'S PARKING LOT

Wanchick explained that several residents in the Ponte Vedra area had suffered significant damage to their property and dune systems and decided to pay for the cost for the restoration efforts behind their homes. He stated that several contractors had express desire to utilize the Mickler's parking lot as a staging area to access the beach during restoration. He noted that the cost to restore the parking lot once the project was finished would be 50/50 split between the contractors and the county. He said the project would last approximately 6-8 weeks.

(2:24 p.m.) In response to an inquiry from Smith, Ross clarified that the document was in draft form and an estimate would be confirmed prior to the start of the project. Wanchick pointed out that the percentage cost could be reduced for the county if additional contractors participated in the project.

(2:26 p.m.) Morris pointed out that the county share could be as low as 25% of the project cost.

(2:27 p.m.) Nancy Haung, 1039 Ponte Vedra Boulevard, spoke about the damage Hurricane Matthew had on her property and dune stabilization. She noted that residents were willing to pay 100% of cost; however, residents would like the dunes restored.

(2:32 p.m.) Motion by Smith, second by Waldron, carried 5/0, to adopt Resolution No. 2016-379, authorizing the county administrator, or designee, to execute permission and hold harmless agreements, in substantially the same form and format, as attached hereto, providing use of County-owned property as a staging area to facilitate repairs of coastal damage caused by Hurricane Matthew.

RESOLUTION NO. 2016-379

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AGREEMENTS PROVIDING PERMISSION TO USE COUNTY-OWNED PROPERTY, TO FACILITATE DUNE RE-NOURISHMENT ALONG PORTIONS OF THE LOCAL COASTLINE

The Chair recessed the meeting at 2:33 p.m., and reconvened the meeting at 2:38 p.m.

(12/06/16 - 18 - 2:38 p.m.)

11. EXTENSION OF THE DISASTER RECOVERY PROCLAMATION

Rebecca Lavie, Assistant County Attorney, explained the Emergency Proclamation as an extension of the previous Proclamation due to Hurricane Matthew.

(2:41 p.m.) Wanchick briefed the Board on the purpose of the continuance with the Emergency Proclamation and the benefits to the County.

(2:41 p.m.) Howard White, Building Official, detailed the many benefits provided to the County with issuance of the Emergency Proclamation extension.

(2:46 p.m.) Smith asked why residents had delayed in requesting permits. White explained that some delays involved insurance companies and/or financial issues as

well as the lack of available contractors for residents. Discussion ensued in regards to the number of damaged homes in the county.

(2:49 p.m.) In response to an inquiry from Johns, White advised that the County followed the State guidelines in regards to continuing the issuing of Emergency Proclamations. McCormack stated that the emergency response process was on the downward slope; however, the proclamations offered a more direct method to assist those in need because of the hurricane.

(2:53 p.m.) **Motion by Johns, seconded by Waldron, carried 5/0, to approve and adopt Emergency Proclamation No. 2016-11.**

EMERGENCY PROCLAMATION NO. 2016-11

A PROCLAMATION EXTENDING THE DECLARATION OF A STATE OF LOCAL EMERGENCY AS PROVIDED BY CHAPTER 252, PART 1, FLORIDA STATUTES AND BY ST. JOHNS COUNTY ORDINANCE NO. 94-25

(12/06/16 - 19 - 2:54 p.m.)
COMMISSIONERS' REPORTS

Commissioner Smith

Smith said the recent rains were very helpful. He noted that the Hastings Christmas parade would be held on Saturday, December 10, 2016, at 10:00 a.m. He pointed out that the County Administrator's contract was due to expire on July 30, 2017, and the Board must take action 180 days in advance of the expiration date; therefore, the Board must act by January 31, 2017. He asked that the matter be placed on the next Board meeting agenda.

(2:55 p.m.) Commissioner Dean

Dean explained that he had recently talked with a few City of St. Augustine Beach Commissioners who had asked for a joint workshop meeting. Johns asked staff to review dates for a joint meeting with City of St. Augustine Beach Commission. Wanchick said he would bring back the matter to the Board.

Commissioner Morris

No report.

(2:57 p.m.) Commissioner Waldron

Waldron thanked everyone for the warm welcome and said he looked forward to serving the residents of the county.

(2:58 p.m.) Commissioner Johns

Johns asked the Commissioners to offer two or three topics of concern for discussion and focus within the next few months. He stated that one of his topics included the County Administrator's contract and asked that the matter be placed on the next agenda in December.

(12/06/16 - 20 - 3:03 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Wanchick informed the board that the official FEMA Kickoff meeting would be held on January 8, 2017, 9:00 a.m., at the Health and Human Services building, to discuss impacts to the county. He asked Neal Shinkre to give an update on the County's efforts on addressing the beach restoration.

(3:06 p.m.) Neal Shinkre, Director of Public Works, offered an update concerning the impacts of Hurricane Matthew on local beaches. He noted that the FIND and Army Corps of Engineers were working together on a project, which involved approximately 4 to 5 thousand feet of beach restoration. He said the project would not cost the county or residents. He pointed out that once the FEMA kickoff meeting took place the county had 60 days to identify and report all damages to FEMA. He mentioned a 75% funded project involving sand and beach erosion that came with 12.5% State funding, which would leave a 12.5% unfunded portion of the project. He said staff was working with State representatives on a hurricane recovery plan as a working document, which was updated daily and would offer more substance to the State appropriation bill. He stated that the County had issued Request for Qualification's to be ready for the process. He voiced that three elements would be involved, which include permits, funding, and easements. He stated that staff would survey the public to find their interest in regards to funding issues. Discussion ensued concerning engineers and specialized coastal engineers. Shinkre noted that a letter would be drafted for the Board's approval to make specific request to the State.

(3:16 p.m.) Wanchick spoke on the passing away of the Director of Construction Services, Kevin Wiseman. He stated that Mike Dalton, who had assisted Kevin, would be appointed Director on an interim basis. He noted that Dalton was a certified facilities maintenance manager.

(12/06/16 - 20 - 3:17 p.m.)
COUNTY ATTORNEY'S REPORT

McCormack welcomed the two newest commissioners, and congratulated Chair Johns and Vice-chair Dean with their new positions. He noted that staff had requested an Army Corps of Engineer permit for inlet dredging along St. Augustine Beach, which had been challenged. He advised that the County was not named as a party, but will discuss with Army Corps to bring back a recommendation to the Board. He spoke on former commissioners and their contributions to the county and residents.

(12/06/16 - 20 - 3:20 p.m.)
CLERK OF COURT'S REPORT

No report.

(12/06/16 - 20 - 3:21 p.m.)
ADJOURN

With there being no further business to come before the Board, Johns adjourned the meeting at 3:21 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 539243-539501, totaling \$913,021.88 and Voucher Register, Voucher Nos. 26652-26717, totaling \$1,061,638.05 (11/15/16)

2. St. Johns County Board of County Commissioners Check Register, Check Nos. 539502-539569, totaling \$44,623.76 and Voucher Register, Voucher Nos. 26718-26801, totaling \$53,460.64 (11/16/16)
3. St. Johns County Board of County Commissioners Check Register, Check No. 539570, totaling \$17,341.98 (11/16/16)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 539571-539784, totaling \$972,072.71 and Voucher Register, Voucher Nos. 26802-26854, totaling \$292,461.38 (11/21/16)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 539785-539804, totaling \$38,249.08 and Voucher Register, Voucher No. 26855, totaling \$184.62 (11/23/16)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 26856-26857, totaling \$9,901.04 (11/23/16)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 539805-539938, totaling \$1,128,675.60 and Voucher Register, Voucher Nos. 26858-26894, totaling \$269,912.29 (11/29/16)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 539939-539952, totaling \$264,743.08 (11/30/16)
9. A memorandum regarding the Public Financial Management's Investment OPEB Fund Performance Review for the quarter ended on September 30, 2016

CORRESPONDENCE:

There was none.

Approved _____ February 7 _____, 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

