

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
APRIL 4, 2017  
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 S. Smith, District 2  
Paul M. Waldron, District 3  
Jay Morris, District 4  
Michael Wanchick, County Administrator  
Patrick McCormack, County Attorney  
Natasha McGee, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; and Paolo Soria, Assistant County Attorney

(04/04/17 - 1 - 9:00 a.m.)  
CALL TO ORDER

Johns called the meeting to order.

(04/04/17 - 1 - 9:00 a.m.)  
ROLL CALL

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

(04/04/17 - 1 - 9:00 a.m.)  
INVOCATION

Pastor Jeff Gatlin, Freedom Church, gave the invocation.

(04/04/17 - 1 - 9:01 a.m.)  
PLEDGE OF ALLEGIANCE

Johns led the Pledge of Allegiance.

(04/04/17 - 1 - 9:02 a.m.)  
PROCLAMATION RECOGNIZING APRIL AS CHILD ABUSE PREVENTION MONTH

Morris presented the proclamation and spoke on the importance of preventing child abuse. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Michael Forster, Program Manager, Family Integrity Program (FIP), spoke on the work of FIP and the importance of recognizing Child Abuse Prevention Month.

(04/04/17 - 2 - 9:08 a.m.)

PROCLAMATION RECOGNIZING APRIL AS WATER CONSERVATION MONTH

Dean presented the proclamation and spoke on the importance of water conservation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record.

(04/04/17 - 2 - 9:14 a.m.)

PROCLAMATION RECOGNIZING APRIL 9-15 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK

Waldron presented the proclamation and spoke on the important role telecommunications play in the community and public safety departments. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Carl Shank, Fire Rescue Chief, spoke on the importance of recognizing National Public Safety Telecommunications week.

(04/04/17 - 2 - 9:20 a.m.)

PROCLAMATION RECOGNIZING APRIL 9-15 AS NATIONAL LIBRARY WEEK

Smith presented the proclamation and spoke on the important role libraries play in the community. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Debra Gibson, St. Johns County Library Director, spoke on National Library Week and the services and programs St. Johns County libraries offer.

(04/04/17 - 2 - 9:27 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(04/04/17 - 2 - 9:27 a.m.)

PUBLIC COMMENT

Andrea Samuels, 110 Mickler Boulevard, requested that the Board direct the county administrator to meet with the Civic Association to negotiate a contract for the St. Augustine Beach Farmers Market.

(9:30 a.m.) Bob Samuels, 110 Mickler Boulevard, requested that the Board direct the county administrator to meet with the Civic Association to negotiate a contract for the St. Augustine Beach Farmers Market.

(9:32 a.m.) Mark Jones, 5 Crassoldi Street, spoke on major event parking for the St. Augustine Amphitheater. He noted he was opposed to parking in residential neighborhoods.

(04/04/17 - 2 - 9:35 a.m.)

DELETIONS TO CONSENT AGENDA

Wanchick requested that Consent Agenda Items 2 and 4 be pulled.

(04/04/17 - 2 - 9:27 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report

*(Item 2 was pulled.)*

2. Motion to approve the final plat for Aberdeen of St. Johns Unit Six
3. Motion to adopt **Resolution No. 2017-101**, approving the final plat for Arbor Mill, Phase One-B (Replat)

**RESOLUTION NO. 2017-**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ARBOR MILL, PHASE ONE-B**

*(Item 4 was pulled.)*

4. Motion to approve the final plat for Arbor Mill, Phase Two
5. Motion to adopt **Resolution No. 2017-102**, approving the final plat for Daniel Park at Town Center

**RESOLUTION NO. 2017-102**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR DANIEL PARK AT TOWN CENTER**

6. Motion to adopt **Resolution No. 2017-103**, approving the final plat for Sebastian Cove, Phase 3

**RESOLUTION NO. 2017-103**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SEBASTIAN COVE, PHASE 3**

7. Motion to adopt **Resolution No. 2017-104**, approving the final plat for Glen St. Johns, Phase 2C

**RESOLUTION NO. 2017-104**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR GLEN ST JOHNS, PHASE 2C**

8. Motion to adopt **Resolution No. 2017-105**, authorizing the notice required by Section 336.10, F.S., for a public hearing on May 1, 2017, 9:00 a.m., or at a date and time, as soon thereafter, as possible, to hear a request for the vacation of the unopened unimproved right-of-way of Riverside Boulevard, located within the Riverdale subdivision. (VACROA 2017-01 Riverside Boulevard)

**RESOLUTION NO. 2017-105**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF MAY 1, 2017, AT 9:00 A.M., TO HEAR A REQUEST FOR THE**

VACATION OF A PORTION OF THE UNOPENED  
UNIMPROVED RIGHT-OF-WAY OF RIVERSIDE  
BOULEVARD

9. Motion to adopt **Resolution No. 2017-106**, accepting a Grant of Easement for placement and future maintenance of traffic signal equipment at the intersection of CR 244/Longleaf Pine Parkway and Rivertown Main Street

**RESOLUTION NO. 2017-106**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR PLACEMENT AND FUTURE MAINTENANCE OF TRAFFIC SIGNAL EQUIPMENT AT THE INTERSECTION OF CR 244/ LONGLEAF PINE PARKWAY AND RIVERTOWN MAIN STREET

10. Motion to adopt **Resolution No. 2017-107**, approving the terms and authorizing the county administrator to execute a License Agreement between St. Johns County and S.W. Cowboy, Inc.

**RESOLUTION NO. 2017-107**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A LICENSE AGREEMENT BETWEEN ST. JOHNS COUNTY AND S.W. COWBOY, INC.

11. Motion to adopt **Resolution No. 2017-108**, authorizing the county administrator, or his designee, to award Bid No. 17-28, Butler Park West Boat Ramp Dredging, and to execute a contract with C & M Dredging, Inc., in substantially the same form and format as the attached draft, for completion of the specified scope of work at a lump sum contract price of \$116,226.00

**RESOLUTION NO. 2017-108**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 17-28 AND TO EXECUTE AGREEMENTS FOR BUTLER PARK WEST BOAT RAMP DREDGING

12. Motion to adopt **Resolution No. 2017-109**, authorizing the county administrator, or his designee, to purchase four 2017 Ford F-150 Pickup Truck Special Service Vehicles, 4X4, from Duval Ford, in accordance with the terms and conditions contained in the Florida Fire Chief's Association, Florida Sheriff's Association, and Florida Association of Counties Contract No. FSA16-VEL24.0, at a total price of \$115,164

**RESOLUTION NO. 2017-109**

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 FOUR NEW 2017 FORD F-150  
PICKUP TRUCKS SPECIAL SERVICE VEHICLES, 4X4**

13. Motion to declare the attachments as surplus and to authorize the county administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274
14. Motion to adopt **Resolution No. 2017-110**, approving and adopting the St. Johns County Local Mitigation Strategy Plan

**RESOLUTION NO. 2017-110**

**A RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
MAKING FINDINGS OF FACT; APPROVING AND  
ADOPTING THE ST. JOHNS COUNTY LOCAL  
MITIGATION STRATEGY PLAN; AND PROVIDING AN  
EFFECTIVE DATE**

15. Motion to adopt **Resolution No. 2017-111**, approving the terms, conditions, and requirements of the grant agreement between St. Johns County and Alpha-Omega Miracle Home, Inc., and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County; and motion to approve a transfer, in the amount of \$98,931, from General Fund Special Contingency Reserves (0083-59902) to Housing - Aid to Private Organizations (0094-58200)

**RESOLUTION NO. 2017-111**

**A RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
ALLOWING THE COUNTY ADMINISTRATOR, OR HIS  
DESIGNEE, TO EXECUTE AN AFFORDABLE HOUSING  
GRANT AGREEMENT BETWEEN THE COUNTY AND  
ALPHA-OMEGA MIRICLE HOME, INC.**

16. Motion to adopt **Resolution No. 2017-112**, approving the terms, conditions, and requirements of the grant agreement between St. Johns County and Home Again St. Johns, Inc., and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County; and motion to approve a transfer, in the amount of \$35,494, from General Fund Special Contingency Reserves (0083-59902) to Housing - Aid to Private Organizations (0094-58200)

**RESOLUTION NO. 2017-112**

**A RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
ALLOWING THE COUNTY ADMINISTRATOR, OR HIS  
DESIGNEE, TO EXECUTE AN AFFORDABLE HOUSING  
GRANT AGREEMENT BETWEEN THE COUNTY AND  
HOME AGAIN ST. JOHNS, INC.**

17. Motion to adopt **Resolution No. 2017-113**, approving the terms, conditions, and requirements of the grant agreement between St. Johns County and Emergency Services and Homeless Coalition of St. Johns County, Inc., and authorizing the county administrator, or designee, to execute the agreement, on behalf of the

County; and motion to approve a transfer, in the amount of \$60,146.17, from General Fund Special Contingency Reserves (0083-59902) to Housing - Aid to Private Organizations (0094-58200)

**RESOLUTION NO. 2017-113**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ALLOWING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE AN AFFORDABLE HOUSING GRANT AGREEMENT BETWEEN THE COUNTY AND EMERGENCY SERVICES AND HOMELESS COALITION OF ST. JOHNS COUNTY, INC.**

18. Motion to adopt **Resolution No. 2017-114**, authorizing the chair to designate the county administrator as the County's Certifying Officer for the Community Development Block Grant Program as defined in 24 CFR 58.2

**RESOLUTION NO. 2017-114**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DESIGNATING THE COUNTY ADMINISTRATOR AS THE CERTIFYING OFFICER FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

19. Motion to adopt **Resolution No. 2017-115**, approving the terms, conditions, and requirements of the contract between St. Johns County and Home Again St. Johns, Continuum of Care (CoC) Lead Agency, and authorizing the county administrator, or designee, to execute the contract, on behalf of the County; and recognizing and appropriating the grant, in the amount of \$12,787, into the General Fund Social Services Department for Fiscal Year 2017

**RESOLUTION NO. 2017-115**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT FUNDS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A CHALLENGE GRANT - SOAR PROGRAM CONTRACT, WITH HOME AGAIN ST. JOHNS, LEAD AGENCY OF THE ST. JOHNS COUNTY CONTINUUM OF CARE, FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES, ON BEHALF OF THE COUNTY; AND APPROPRIATING GRANT FUNDS WITHIN THE SOCIAL SERVICES DEPARTMENT'S BUDGET FOR FISCAL YEAR 2017**

20. Motion to adopt **Resolution No. 2017-116**, approving the terms, conditions, and requirements of the amendment to the Temporary Assistance for Needy Families (TANF) grant agreement between St. Johns County and Home Again St. Johns, Continuum of Care (CoC) Lead Agency, and authorizing the county administrator, or designee, to execute the amendment, substantially in the same form as attached, on behalf of the County

RESOLUTION NO. 2017-116

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SIGN AN AMENDMENT TO THE TEMPORARY ASSISTANCE FOR NEEDY FAMILIES (TANF) GRANT AGREEMENT BETWEEN HOME AGAIN ST. JOHNS, INC., AND THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

21. Motion to authorize the county administrator, or his designee, to execute an agreement, in substantially the same form as the attached agreement, with educational institutions, to allow students to earn academic credit while participating in internships
22. Proofs:
  - a) Proof: Notice of Hearing, Land Use Regulations Ordinance-Signage, published February 9, 2017, in *The St. Augustine Record*
  - b) Proof: Notice of Public Hearings, Ordinance/Regulations affecting the use of land, published February 27, 2017, in *The St. Augustine Record*
  - c) Proof: Notice of Meeting, Notice of Special Meeting of the St. Johns County Board of County Commissioners, published on March 14, 2017, in *The St. Augustine Record*
  - d) Proof: Notice of Meeting, Notice of Cancelled Special Meeting of the St. Johns County Board of County Commissioners, published on March 15, 2017, in *The St. Augustine Record*

(04/04/17 - 7 - 9:35 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Johns noted the revised documents for Regular Agenda Items 6 and 7.

(04/04/17 - 7 - 9:36 a.m.)

APPROVAL OF REGULAR AGENDA

**Motion by Morris, seconded by Smith, carried 5/0, to approve the Regular Agenda, as amended, to include the revised documents for Regular Agenda Items 6 and 7.**

(04/04/17 - 7 - 9:36 a.m.)

1. INFORMATIONAL PRESENTATION BY THE LIBRARY ADVISORY BOARD (LAB) 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 QUARTERLY UPDATES TO THE BCC, OUTLINING ACCOMPLISHMENTS, CHALLENGES, AND OPPORTUNITIES, ON BEHALF OF THE LIBRARY SYSTEM, AND THE INDIVIDUAL BRANCH FRIENDS GROUPS. THE QUARTERLY PRESENTATION WILL INCLUDE AN UPDATE FROM THE LAB AND THE FRIENDS OF THE MAIN LIBRARY

Debra Rhodes Gibson, Library Director, stated the quarterly update would be on the Hastings Library. She introduced Mike MacNamara, Chair of the Library Advisory Board, 1551 County Road 13 South. MacNamara expressed his appreciation, on behalf of the LAB, to the library staff for fostering community needs. He introduced Mary Geer, representative of the LAB and member of the Hastings Friends of the Library, 1165 County Road 13 South. She spoke on how libraries served the community and suggested that the Board members and residents visit their local libraries.

(9:42 a.m.) Wendy Jo Williams, President of the Hastings Friends of the Library, 10460 Turpin Avenue, expressed her appreciation to the Board and public for the continued support of the Hastings Friends of the Library. She also extended an invitation to attend the Hastings Annual School Supply Giveaway on August 5, 2017.

(9:43 a.m.) Rhodes introduced the photo slideshow for the Hastings Library, via PowerPoint.

(04/04/17 - 8 - 9:48 a.m.)

2. PUBLIC HEARING, MAJMOD 2016-16, TOMOKA PINES PLANNED UNIT DEVELOPMENT (PUD). MAJMOD 2016-16, TOMOKA PINES PUD, IS A REQUEST FOR A MAJOR MODIFICATION TO REDUCE THE MINIMUM LOT WIDTH ON LOTS 14-44 FROM 63 FEET TO 53 FEET

Proof of publication of the notice of public hearing on MAJMOD 2016-16, Tomoka Pines PUD, was received, having been published in *The St. Augustine Record* on February 2, 2017.

Cynthia May, Senior Planner, presented details of the request, via PowerPoint.

(9:51 a.m.) Doug Burnett, applicant, St. Johns Law Group, 104 Sea Grove Main Street, presented details of the modified plan, via PowerPoint.

(9:55 a.m.) **Motion by Dean, seconded by Morris, carried 5/0, to enact Ordinance No. 2017-12, MAJMOD 2016-16, Tomoka Pines, based upon six Findings of Fact.**

#### **ORDINANCE NO. 2017-12**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, APPROVING A MAJOR  
MODIFICATION TO TOMOKA PINES PLANNED UNIT  
DEVELOPMENT (PUD), ORDINANCE NO, 2016-09, AS  
AMENDED; MAKING FINDINGS OF FACT;  
PROVIDING A SAVINGS CLAUSE; REQUIRING  
RECORDATION; AND PROVIDING AN EFFECTIVE  
DATE**

(04/04/17 - 8 - 9:56 a.m.)

3. PUBLIC HEARING, REZ 2016-18, AUGUSTINE REZONING. REQUEST TO REZONE APPROXIMATELY 0.35 ACRES FROM COMMERCIAL GENERAL (CG) TO RESIDENTIAL SINGLE FAMILY (RS-3) TO ALLOW FOR THE CONSTRUCTION OF A SINGLE FAMILY HOME. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL BY A VOTE OF 6-0

Proof of publication of the notice of public hearing on REZ 2016-18, Augustine Rezoning, was received, having been published in *The St. Augustine Record* on January 26, 2017.

Valerie Stukes, Planner, Growth Management, presented details of the request, via PowerPoint.

(9:58 a.m.) Scott Augustine, 1430 North Whitney Street, stated he was available for questions.

(9:58 a.m.) Motion by Dean, seconded by Morris, carried 5/0, to enact Ordinance No. 2017-13, REZ 2016-18, Augustine Rezoning, a request to rezone approximately 0.35 acres from Commercial General (CG) to Residential Single Family (RS-3), based upon four Findings of Fact.

#### ORDINANCE NO. 2017-13

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL GENERAL (CG) TO RESIDENTIAL SINGLE FAMILY (RS-3); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

*(Items 4 and 5 were presented together.)*

(04/04/17 - 9 - 9:59 a.m.)

4. PUBLIC HEARING, COMPAMD 2016-07, PROJECT FAMILY (5404 RACE TRACK ROAD). ADOPTION HEARING FOR COMPAMD 2016-07, KNOWN AS PROJECT FAMILY, A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP DESIGNATION FROM RURAL SILVICULTURE (R/S) TO INTENSIVE COMMERCIAL (IC) FOR APPROXIMATELY 42.3 ACRES AND TO ADD A TEXTUAL POLICY TO LIMIT THE INTENSITY OF DEVELOPMENT TO 175,000 SQUARE FEET OF RECREATIONAL USES AND 125,000 SQUARE FEET OF COMMERCIAL THAT IN COMBINATION DO NOT GENERATE MORE THAN 700 P.M. PEAK HOUR EXTERNAL TRIPS. THE PROPERTY IS LOCATED AT 5404 RACE TRACK ROAD, ADJACENT TO THE DESIGNATED URBAN SERVICE AREA. A COMPANION REZONING APPLICATION (PUD 2016-14) WILL BE HEARD CONCURRENTLY WITH THIS PROPOSED AMENDMENT. THE PLANNING AND ZONING AGENCY RECOMMENDED ADOPTION OF THE AMENDMENT, AT THE NOVEMBER 17, 2016, MEETING, WITH A 7-0 VOTE

Proof of publication of the notice of public hearing on COMPAMD 2016-07, Project Family, was received, having been published in *The St. Augustine Record* on March 15, 2017.

Smith disclosed ex parte communication with the applicant, Lisa Davis, St. Johns Development Partners, LLC, and the applicant's representative, Susan Bloodworth, McClure Bloodworth, P.L., regarding project details and the impediments of transportation funding. Dean, Morris, and Waldron disclosed ex parte communication with the applicant and the applicant's representative. Johns disclosed ex parte communication with the applicant and the applicant's representative regarding project details, traffic generation concerns, compatibility, and planned services and recreational needs that would be met by the proposed development.

(10:00 a.m.) Beverly Frazier, Planner, Growth Management, presented details of the requests, including waivers, via PowerPoint. Discussion ensued on the provisions that would allow County staff to evaluate the parking capacity of the facility and the restructuring of the Proportionate Fair Share (PFS) payment.

(10:10 a.m.) Lisa Davis, applicant, CEO of St. Johns Development Partners, LLC, 1303 Mallard Landing Boulevard North, gave an overview of Project Family, via PowerPoint.

(10:15 a.m.) Discussion ensued on the project phasing timeline, transportation services, facility participation, and on the restructuring of the PFS payment that included a 50 percent down payment recommendation by Morris. Additionally, Board members expressed their positions on the proposed project.

(10:28 a.m.) Wil Smith, Director of Parks and Recreation, stated that County facilities were strained due to high participation levels and a lack of field space, and that the proposed project would offset the current demand.

(10:29 a.m.) Commissioner Smith expressed his concern on the proposed approval of Section 11.09.07.B.2: restructure of the PFS payment. He stated that the proposed approval could set a precedent for dissimilar projects. Discussion ensued on the PFS payment.

(10:34 a.m.) McCormack explained that the Board could not adjust the initial PFS payment without the applicant's approval. He also spoke to Commissioner Smith's concern on the proposed approval of Section 11.09.07.B.2. Additionally, he spoke on approving waivers that were beneficial to the County and that were associated with unique development.

(10:39 a.m.) **Motion by Dean, seconded by Smith, carried 5/0, to enact Ordinance No. 2017-14, COMPAMD 2016-07, Project Family, based upon three Findings of Fact.**

#### ORDINANCE NO. 2017-14

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RUAL/SILVICULTURE (R/S) TO INTENSIVE COMMERCIAL (IC) FOR APPROXIMATELY 42.3 ACRES OF LAND, LOCATED AT 5404 RACE TRACK ROAD; PROVIDING A TEXT AMENDMENT TO LIMIT DENSITY OF DEVELOPMENT TO 175,000 SQUARE FEET OF COMMERCIAL USES THAT IN COMBINATION DO NOT GENERATE 700 P.M. PEAK HOUR TRIPS; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND EFFECTIVE DATE**

(04/04/17 - 10 - 9:59 a.m.)

5. PUBLIC HEARING, PUD 2016-14, PROJECT FAMILY (5404 RACE TRACK ROAD). REQUEST TO REZONE FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR 175,000 SQUARE FEET OF INDOOR COMMERCIAL RECREATION AND 125,000 SQUARE FEET OF OTHER COMMERCIAL DEVELOPMENT. THE SUBJECT PROPERTY IS APPROXIMATELY 42.3 ACRES IN AREA AND IS LOCATED AT 5404 RACE TRACK ROAD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REZONING, AT THE NOVEMBER 17, 2016, MEETING, WITH A 7-0 VOTE

Proof of publication of the notice of public hearing on PUD 2016-14, Project Family, was received, having been published in *The St. Augustine Record* on March 17, 2017.

Discussion occurred with Item 4.

(10:40 a.m.) Soria noted the addition of Finding of Fact No. 10: *The waiver to Section 11.09.07.B.2 is granted only due to the unique development of the proposed non-residential project by providing a positive impact on the County Parks and Recreations System for organized youth and adult sports recreations, and on local, regional, and national sporting events in a section of the County experiencing demand for recreational facilities. The grant of this waiver shall not be used as precedent for dissimilar projects.*

(10:41 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2017-15, PUD 2016-14, Project Family, adopting Findings of Fact 1-9 to support the motion, and to include the addition of Finding of Fact No. 10, as described by counsel.**

#### ORDINANCE NO. 2017-15

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

*(Items 6 and 7 were presented together.)*

(04/04/17 - 11 - 10:42 a.m.)

6. PUBLIC HEARING, MAJMOD 2016-13, NORTHEAST QUADRANT INTERCHANGE PARCELS. MAJOR MODIFICATION 2016-13 TO INTERCHANGE PARCELS PLANNED UNIT DEVELOPMENT (PUD), LOCATED WITHIN THE SAINT JOHNS DEVELOPMENT OF REGIONAL IMPACT (DRI), TO ADD TO THE NORTHEAST INTERCHANGE PARCELS 1-14 SINGLE FAMILY AGE-RESTRICTED (SFAR) AND MULTI-FAMILY AGE-RESTRICTED (MFAR) USES, PROHIBIT INDUSTRIAL USES IF ANY SFAR OR MFAR OCCURS AND A RECIPROCAL PROVISION IN THE EVENT INDUSTRIAL DEVELOPMENT PRECEDES RESIDENTIAL DEVELOPMENT, ADD STANDARDS TO ADDRESS INCOMPATIBILITY BETWEEN USES REGARDING BUILDING HEIGHT, ADD DEVELOPMENT STANDARDS FOR SFAR AND MFAR, REDUCE THE BUILDING SETBACK TO 20 FEET FOR CERTAIN RESIDENTIAL USES IN ALL INTERCHANGE PARCELS, AND INCORPORATE LEGISLATIVE EXTENSIONS OF TIME INTO THE DEVELOPMENT OF REGIONAL IMPACT (DRI) AND PUD. THERE IS ONE WAIVER TO ALLOW A REDUCTION TO PARKING FOR MFAR

Proof of publication of the notice of public hearing on MAJMOD 2016-13, Northeast Quadrant Interchange Parcels, was received, having been published in *The St. Augustine Record* on December 14, 2016.

Smith disclosed ex parte communication with David Hudson; Michael Cills, representing Steinemann & Company; Doug Davis, Fletcher Management Company; Bill Schilling, Kimley-Horn and Associates, Inc., representing the applicant; Mark Shelton, Senior Planner of Kimley-Horn and Associates, Inc., representing the applicant; Michael Balanky, Chase Properties, Inc., developer; Brian Brown, Ring Power Property Manager; Randy Ringhaver, Chairman/President of Ring Power Corporation; Former Commissioner Allen Roberts; Doug Burnett, St. Johns Law Group; Jim Davidson; and Art Lancaster. He stated the various aspects of the project that were discussed: St. Johns DRI obligations to transportation and the costs; property entitlements; history of the property; transportation improvements; purchasing the property; opposition to the modification; reasons why the property was not purchased; traffic generation and safety concerns; the need for Industrial Office space; industrial entitlements

relinquished by Sandy Creek; additional project details; traffic mitigation concerns; application modifications regarding parcels 5, 9, 10.1, 10.2, 11, 12, and 14; and the continuation of the application.

(10:47 a.m.) Additionally, Dean disclosed ex parte communication with the applicant and associates, Hudson, Dukes Steinemann, Tom Dobson, Brown, Burnett, and Ellen Avery-Smith regarding transportation, concurrency, density, and compatibility. Morris disclosed ex parte communication with representatives of Ring Power Corporation and Steinemann & Company, Davis, Schilling and additional Kimley-Horn associates, and Avery-Smith. Waldron disclosed ex parte communication with the applicant, Shelton, Schilling, Davis, Balanky, Roberts, Former Commissioner Harry Waldron, Davidson, Brown, Cills, and Burnett. Johns disclosed ex parte communication with Shelton, Schilling, Vanessa Cunningham, Fletcher Management Company, Balanky, Davis, Lancaster, Avery-Smith, Brown, Doug Miller, Burnett, Hudson, and Steinemann regarding comparisons of the proposed development to other developments in the surrounding area, transportation, land use, modifications, and past approved contracts and obligations versus the proposed project contracts and obligations.

(10:49 a.m.) Teresa Bishop, Planning Division Manager, presented details of items 6 and 7, via PowerPoint. She noted revised documents and the parking waiver.

(10:59 a.m.) Bill Schilling, Kimley-Horn and Associates, Inc., 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida, representing the applicant, introduced the project team members.

(11:00 a.m.) Doug Davis, President and CEO of Fletcher Management Company, 512 Sebastian Square, introduced the project and Jerome Fletcher, Vice Chairman of the Fletcher Management Company Board, 141 Harbor Master Court. Fletcher spoke on the heritage and tradition of the developer.

(11:11 a.m.) Schilling presented details of items 6 and 7, via PowerPoint. He highlighted: 1) the proposed revision to Map H: to remove the residential uses from parcels 9, 10.1, 10.2, 11, and 12; 2) proposed height restrictions; and 3) the parking waiver. During the meeting, Schilling offered the following revision: *all uses on the balance of parcel 14 would be restricted to 75 feet in height and there would be no use in parcel 14 that would be greater than 75 feet anywhere in the parcel, to include the height restriction of 45 feet on the 100 foot eastern edge of parcel 14.*

(11:29 a.m.) Michael Balanky, President and CEO of Chase Properties, Inc., developer, 1478 Riverplace Boulevard, Suite 107, Jacksonville, Florida, spoke on the reputation of Chase Properties, Inc., and the vision for the project.

(11:33 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, on behalf of Eastland Partners, LLC, owner and developer of Bannon Lakes, referenced the approved Master Development Plan map for Bannon Lakes and a Northeast Quadrant conceptual site plan and project description, *Exhibit A*. She requested the modification of parcel 14, to include only residential uses to a maximum building height of 45 feet. Discussion ensued between Morris and Avery-Smith on project height compatibility.

(11:43 a.m.) Brian Brown, Ring Power Corporation, Property Manager, 500 World Commerce Parkway, spoke on zoning uses and on traffic and safety concerns. He noted Ring Power Corporation was opposed to the requests.

(11:45 a.m.) In response to public comment, Schilling spoke on height compatibility and zoning uses. He clarified that the master developer of the DRI was SJ Land Associates and IT Land Associates, both managed by Fletcher Management Company.

(11:47 a.m.) Discussion ensued on the number of dwelling units allowed per acre and the purchase date of the property. Additionally, Board members expressed their positions on the proposed project.

(11:59 a.m.) Soria informed the Board that the motion for Item 7 should proceed item 6.

(12:00 p.m.) **Motion by Dean, seconded by Morris, carried 3/2 with Smith and Waldron dissenting, to enact Ordinance No. 2017-16, MAJMOD 2016-13, Northeast Quadrant Parcel, and based upon the six Findings of Fact, as provided in the staff report, to include the revision described by Schilling.**

#### ORDINANCE NO. 2017-16

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO SAINT JOHNS INTERCHANGE PARCELS PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1991-36, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(04/04/17 - 13 - 10:42 a.m.)

7. PUBLIC HEARING, DRIMOD 2016-01, NORTHEAST (NE) QUADRANT INTERCHANGE. REQUEST TO MODIFY THE SAINT JOHNS DEVELOPMENT OF REGIONAL IMPACT (DRI) CONDITION II.A TO ALLOW CONVERSION OF USES AND ADD A LAND USE EQUIVALENCY TABLE (A/K/A LAND USE CONVERSION TABLE), TO ALLOW CONVERSION OF USES WITHIN THE INTERCHANGE PARCELS, REVISE DRI MASTER DEVELOPMENT PLAN (MDP) MAP FOR THE NE INTERCHANGE QUADRANT PARCELS, INCLUDING ALLOWING SINGLE FAMILY AGE-RESTRICTED (SFAR) AND MULTI-FAMILY (MFAR) ON PARCELS 1-14 AND PROHIBIT INDUSTRIAL, IF ANY RESIDENTIAL OCCURS FIRST, AND A RECIPROCAL PROVISION, IN THE EVENT INDUSTRIAL DEVELOPMENT PRECEDES RESIDENTIAL DEVELOPMENT, ADD COMMERCIAL USE TO PARCELS 9-13, PROVIDE FOR LIMITED COMMERCIAL ON PARCEL 14 FOR AGED-RESTRICTED FACILITIES, AND UPDATE BUILD-OUT DATES FOR THE DEVELOPMENT, AS ALLOWED BY LEGISLATIVE EXTENSIONS OF TIME

Proof of publication of the notice of public hearing on DRIMOD 2016-01, Northeast Quadrant Interchange, was received, having been published in *The St. Augustine Record* on December 14, 2016.

Discussion occurred with Item 6.

(12:00 p.m.) **Motion by Dean, seconded by Morris, carried 3/2, with Smith and Waldron dissenting, to adopt Resolution No. 2017-117, DRIMOD 2016-01, Northeast Quadrant Interchange Parcel, based upon the four Findings of Fact, as provided in the staff report.**

#### RESOLUTION NO. 2017-117

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING THE SAINT JOHNS DRI DEVELOPMENT ORDER, AS PREVIOUSLY

APPROVED BY ST. JOHNS COUNTY RESOLUTION NOS. 91-130, 91-183, 94-211, 95-06, 96-102, 96-233, 98-126, 98-179, 99-20, 99-173, 2002-53, 2003-116, 2004-133, 2006-290, AND 2011-335; FINDING THE MODIFICATIONS ARE CONSISTENT WITH ST. JOHNS COUNTY COMPREHENSIVE PLAN 2025, ORDINANCE NO. 2010-38, AND CONSISTENT WITH THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE; FINDINGS THAT THE MODIFICATIONS DO NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE

(04/04/17 - 14 - 12:01 p.m.)

8. PUBLIC HEARING, LAND DEVELOPMENT CODE AMENDMENTS, ARTICLES II, IV, AND VI. THIS IS THE FINAL HEARING OF A THREE-PART SERIES FOR AMENDMENTS TO ARTICLES II, IV, AND VI OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE. THESE AMENDMENTS WOULD UPDATE CURRENT PROVISIONS REGULATING MINI-WAREHOUSES TO REFLECT CURRENT TRENDS AND TECHNOLOGICAL ADVANCEMENTS. THIS AMENDMENT WOULD ALSO REVISE EXISTING PROVISIONS FOR UPLAND BUFFER SETBACKS TO PROVIDE DESIGN FLEXIBILITY. THESE AMENDMENTS WERE BROUGHT BEFORE THE BOARD OF COUNTY COMMISSIONERS AS A "DISCUSSION ITEM" ON JULY 19, 2016, SO THAT STAFF COULD RECEIVE DIRECTION FROM THE BOARD TO MOVE FORWARD WITH AMENDMENTS TO ARTICLES II AND ARTICLE VI. THE BOARD OF COUNTY COMMISSIONERS DIRECTED STAFF TO PROCEED WITH THE REVISIONS. THE PLANNING AND ZONING AGENCY MADE A 6-0 RECOMMENDATION TO APPROVE, WITH THE CHANGES OUTLINED IN THE STAFF REPORT

Proof of publication of the notice of public hearing on Land Use Regulations, was received, having been published in *The St. Augustine Record* on March 21, 2017.

Joseph Cearley, Special Projects Manager, presented details of the amendments, via PowerPoint. He noted an amendment to the parking requirement: to reduce the parking standard, to reflect the current standard, as outlined in the Institute of Transportation Engineers (ITE) parking manual.

(12:04 p.m.) **Motion by Johns, seconded by Smith, carried 5/0, to enact Ordinance No. 2017-17, revisions to Articles II, IV, and VI of the Land Development Code, as presented, as consistent with Florida Law and the St. Johns County Comprehensive Plan.**

#### ORDINANCE NO. 2017-17

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 99-51, AS AMENDED; AMENDING ARTICLE II, PART 2.02.00 USES WITHIN ZONING DISTRICTS AND ARTICLE II, PART 2.03.00 SPECIAL USES; ARTICLE IV, PART 4.01.00 NATURAL RESOURCES; ARTICLE VI, PART 6.05.00 PARKING AND LOADING; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INCLUSION AND CODIFICATION AND SCRIVNERS ERRORS INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR

**SEVERABILITY AND PROVIDING FOR AN EFFECTIVE  
DATE**

The meeting recessed at 12:05 p.m. and reconvened at 12:47 p.m. with Rebecca Lavie, Assistant County Attorney, present.

(04/04/17 - 15 - 12:47 p.m.)

9. PUBLIC HEARING, STATE REVOLVING FUND LOAN APPLICATION FOR CONSTRUCTION OF THE PONTE VEDRA PLAYERS CLUB WATER RECLAMATION FACILITY AND INTERCONNECTING PROJECTS. THE UTILITY DEPARTMENT HAS DETERMINED THAT A FAVORABLE STATE REVOLVING FUND (SRF) LOAN FOR THE PONTE VEDRA UTILITY, PLAYERS CLUB WATER RECLAMATION FACILITY, AND INTERRELATED PROJECTS, MAY BE AVAILABLE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE PROJECTS ARE DESCRIBED IN THE FACILITY PLAN AND CAPITAL FINANCING PLAN, DATED MARCH 2017, PREPARED BY MOTT MACDONALD (THE "PLAN"). TO SUBMIT AN APPLICATION FOR THIS SRF LOAN, THE BOARD OF COUNTY COMMISSIONERS ARE REQUIRED TO: (A) HOLD A PUBLIC HEARING AND DISCUSS THE RESULTS AND RECOMMENDATIONS OF THE PLAN, AT SUCH PUBLIC HEARING AND ADOPT A RESOLUTION APPROVING THE PLAN AS A PLANNING DOCUMENT FOR THE FDEP, AND (B) ADOPT A RESOLUTION AUTHORIZING THE APPLICATION FOR THE SRF LOAN, ESTABLISHING PLEDGED REVENUES AND DESIGNATING AUTHORIZED REPRESENTATIVES

Proof of publication of the notice of public hearing on the Ponte Vedra Players Club Water Reclamation Facility and Interconnecting Projects, was received, having been published in *The St. Augustine Record* on March 21, 2017.

Bill Young, Director of Utilities, presented details of the request, via PowerPoint. He noted that June 2017 was the formal submission date of the application.

(12:55 p.m.) **Motion by Dean, seconded by Morris, carried 5/0, to adopt Resolution No. 2017-118, adopting the Facility and Capital Financing Plan for the Ponte Vedra Utility Players Club Water Reclamation Facility and interconnecting projects dated March 2017; and to adopt Resolution No. 2017-119, authorizing the County to apply for a SRF loan with the Florida Department of Environmental Protection for the construction of the Ponte Vedra Utility Players Club Water Reclamation Facility and interconnecting projects establishing pledged revenues and designating authorized representatives.**

**RESOLUTION NO. 2017-118**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; AUTHORIZING APPLICATION FOR LOAN; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; AUTHORIZING SUBMITTAL OF LOAN APPLICATION; AND PROVIDING AN EFFECTIVE DATE**

**RESOLUTION NO. 2017-119**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,**

**RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; ADOPTING THE FACILITIES PLAN FOR THE PLAYERS CLUB WATER RECLAMATION FACILITY AND INTERCONNECTING PROJECTS; AUTHORIZING THE SUBMITTAL OF THE ADOPTED FACILITIES PLAN TO THE FLORIDA DEPARTMENT OF ENVIROMENTAL PROTECTION; AND PROVIDING AN EFFECTIVE DATE**

(04/04/17 - 16 - 12:57 p.m.)

10. FISCAL YEAR (FY) 2018 BOARD OF COUNTY COMMISSIONERS BUDGET WORKSHOP: FIRE DISTRICT FUND AND TRANSPORTATION TRUST FUND. THIS BOARD OF COUNTY COMMISSIONERS (BCC) BUDGET WORKSHOP IS DESIGNED TO BOTH INFORM AND ESTABLISH BUDGET GUIDELINES FOR THE UPCOMING FY 2018 COUNTY BUDGET PROCESS AND WILL FOCUS ON THE COUNTY'S TRANSPORTATION TRUST FUND AND FIRE DISTRICT FUND

Jesse Dunn, Director of Office of Management and Budget, reviewed the February 21, 2017, Budget workshop; FY 2018 budget process, including balancing the budget for FY 2018 and focusing on the Fire District Fund, via PowerPoint.

McGee left the meeting and Deputy Clerk Bonnie A. Putman entered the meeting at 1:13 p.m.

(1:13 p.m.) Dunn continued the presentation, which included the Fire District Fund, the Transportation Trust Fund, and Public Works. He explained the current revenues versus current services, with and without utilizing reserves and/or enhancing revenue, and the General Fund forecast.

(1:29 p.m.) Johns requested specific costs to maintain services, prior to polling the community, in order to make a decision on whether to decrease current services or increase funding.

(1:33 p.m.) Morris spoke in opposition to utilizing reserves and noted the projected deficit of \$17 million for 2018. He stated that a funding source was needed and felt there was not anything left to cut.

(1:36 p.m.) Dean agreed that revenues needed to be enhanced, but was interested in cost reductions, i.e. health insurance, which had an 18% premium increase. He spoke on the upcoming Request for Proposal (RFP) for annual health insurance, which included County employees, the Sheriff's Office and the other constitutional office employees. He questioned the timing of an updated report on impact fees. Locklear responded. Dean requested information on the different revenue sources and the amount generated from each source, including impact fees, ad valorem taxes, and tourist development monies, prior to the May Administrator's Budget workshops. Discussion ensued on surplus and fund restoration from the State and FEMA.

(04/04/17 - 16 - 1:46 p.m.)

11. PRESENTATION ITEM: VILANO BOAT RAMP SURVEY FINDINGS. PRESENTATION TO PROVIDE INFORMATION ON THE SURVEY'S FINDINGS RELATED TO THE BOAT RAMP

Wil Smith, Director of Parks and Recreation, provided the details of the Vilano Boat Ramp survey's findings, via PowerPoint presentation. He stated that the project looked to be an eligible project for FEMA reimbursement. Additionally, he noted the public's

concerns, EMS and Fire Rescue's concerns, and the loss of economic impact to St. Johns County.

(1:48 p.m.) Discussion ensued on the cost of the project and the quality of the sand for re-use.

(1:52 p.m.) Waldron noted that he had received a lot of feedback from the public; he had concerns with the number of upcoming tournaments and supported moving forward with the project. Discussion continued on funding for the project, including FEMA reimbursement and a RFP.

(2:02 p.m.) Johns questioned the options or recommendations from Florida Inland Navigation District (FIND). Wil Smith stated that the grant deadline was March 31, 2017, which meant they would need to wait until the next grant cycle for possible funding eligibility, which would most likely not take place until November 2018. Discussion ensued on why the grant had not been requested previously, since the Vilano Boat Ramp need had been known for some time, and the availability of matching funds.

**(2:03 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to move forward to seek sealed bids for the Vilano Boat Ramp Dredging Project, with the proviso that all the bids would come back to the Board for consideration and that the Board have the absolute right to reject any and all bids; and with staff working with F.I.N.D. and the Army Corp of Engineers to determine if in fact, the sand's quality was enough to add to the current sand replenishment project; and that the funding source, for this project, come from General Fund Reserves.**

(04/04/17 - 17 - 2:05 p.m.)  
COMMISSIONERS' REPORTS

Commissioner Waldron

Waldron reported on beach access and parking.

Commissioner Morris

No report.

Commissioner Dean

(2:06 p.m.) Dean reported on his recent trips regarding legislative funding and beach restoration, in addition to the Governor's Disaster Recovery Program. He noted that an increase of public access to the beaches would increase the amount of Federal funding. He gave specifics concerning the F.I.N.D. project, with Intra-coastal dredging. Johns questioned the number of access points needed for Federal participation.

(2:14 p.m.) Additionally, Dean stated that he had received a letter from Charles Lee, the Director of Advocacy at Audubon, requesting the Board consider sending a letter to the legislature for funding for Florida Forever and the Rural and Family Lands Protection Program.

The meeting recessed at 2:16 p.m. and reconvened at 2:17 p.m.

(2:18 p.m.) *A consensus was given by the Board to send a letter in support of funding to Florida Forever and the Rural and Family Lands Program.*

Commissioner Smith

(2:19 p.m.) Smith reported on the 4-H Expo, the Tropicana speech contest, UF/IFAS Hastings Extension and the food innovation center in Immokalee, Florida, the Spud Run and the Cabbage Crawl, and amphitheater parking.

Commissioner Johns

(2:22 p.m.) Johns reported on the BCC meeting scheduled for May 2, 2017, which was to include digital billboards and other signage.

(2:23 p.m.) Wanchick expanded on a code package coming forward, pertaining to signage, and stated that the firm handling the proposed pilot program had requested withdrawal of the digital billboard provisions.

**(2:24 p.m.) Motion by Johns, seconded by Dean, carried 5/0, to allow removal of the digital billboard component and to cancel the meeting scheduled at 5:00 p.m. on May 2, 2017, and add this item to the Regular Agenda for the BCC meeting scheduled for May 2, 2017, beginning at 9:00 a.m.**

(2:25 p.m.) Rebecca Lavie, Assistant County Attorney, noted that an audit from 2016 was performed by Carr Riggs & Ingram LLC, and since the County did not have a Board for the Educational Facilities Authority, there was discussion regarding who would sign the letter of representation, as well as the response to the findings noted in the audit, and it was concluded that the appropriate person would be the Chair of the Board of County Commissioners. She provided specific details as to what the letters entailed, *Exhibit A*.

(2:27 p.m.) *Consensus was given by the Board for the Chair, James Johns, to sign both the Letter of Representation and the Response Letter.*

(04/04/17 - 18 - 2:27 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick provided a list of the ranked priorities of the Board of County Commissioners, *Exhibit A*.

(2:28 p.m.) Wanchick requested Board approval, to appoint Mike Dalton, as Head of Facilities Management. He verbalized Dalton's credentials and stated that he had been highly recommended by his staff.

(2:30 p.m.) *Consensus was given by the Board to appoint Mike Dalton as the Head of Facilities Management.*

(2:30 p.m.) Wanchick provided an update on parking at the amphitheater and the educational approach the County had taken regarding the issue.

(04/04/17 - 18 - 2:33 p.m.)

COUNTY ATTORNEY'S REPORT

No report.

(04/04/17 - 18 - 2:33 p.m.)

CLERK OF COURT'S REPORT

No report.

(04/04/17 - 18 - 2:33 p.m.)

ADJOURN

With there being no further business to come before the Board, Johns adjourned the meeting at 2:33 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 543486-543700, totaling \$2,563,177.23 and Voucher Register, Voucher Nos. 28059-28114, totaling \$420,781.25 (3/21/17)
2. St. Johns County Board of County Commissioners Check Register, Check No. 543701, totaling \$6,825 (3/27/17)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 543702-543906, totaling \$1,578,525.56 and Voucher Register, Voucher Nos. 28115-28170, totaling \$412,997.41 (3/28/17)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 543907-543918, totaling \$4,637.21 and Voucher Register, Voucher Nos. 28171-28172, totaling \$639.73 (3/30/17)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 28173-28174, totaling \$9,379.10 (3/30/17)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 543919-543932, totaling \$302,415.07 (3/30/17)
7. St. Johns County Board of County Commissioners Check Register, Check No. 543933, totaling \$754.64 (4/3/17)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 543934-544093, totaling \$754,014.62 and Voucher Register, Voucher Nos. 28175-28206, totaling \$718,598.93 (4/04/17)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 544094-544118, totaling \$37,411.51 and Voucher Register, Voucher Nos. 28207-28222, totaling \$24,526.09 (4/05/17)
10. St. Johns County Board of County Commissioners Check Register, Check No. 544119, totaling \$187.57 (4/6/17)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 544120-544123, totaling \$530 (4/7/17)
12. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 28223, totaling \$285.06 (4/7/17)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 544124-544128, totaling \$197,375.70 (4/10/17)

CORRESPONDENCE:

There was none.

Approved \_\_\_\_\_ May 2 \_\_\_\_\_, 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

