

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
APRIL 18, 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  
Sindy Wiseman, Deputy Clerk

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

(04/18/17 - 1 - 9:00 a.m.)  
CALL TO ORDER

Johns called the meeting to order.

(04/18/17 - 1 - 9:00 a.m.)  
ROLL CALL

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

(04/18/17 - 1 - 9:01 a.m.)  
INVOCATION

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

(04/18/17 - 1 - 9:01 a.m.)  
PLEDGE OF ALLEGIANCE

Johns led the Pledge of Allegiance.

(04/18/17 - 1 - 9:02 a.m.)  
PUBLIC COMMENT

Mark Jones, 5 Crassoldi Street, spoke on the paid parking in the neighborhoods near the Amphitheatre.

(9:05 a.m.) Cathleen Thorpe, 1410 San Rafael Court, spoke on the parking for the Amphitheatre.

(9:07 a.m.) Linda Chambliss, 3043 South Ponte Vedra Boulevard, spoke on the dredging on Vilano Beach and the additional sand needed on the beach.

(9:10 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on the parking for the Amphitheatre and the use of alcohol at the Wednesday Music by the Sea.

(04/18/17 - 2 - 9:14 a.m.)  
DELETIONS TO CONSENT AGENDA

McCormack requested to pull Consent Item No. 7. Wanchick requested to pull Consent Item No. 8.

(04/18/17 - 2 - 9:14 a.m.)  
APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2017-120**, approving the final plat for Lakes at Mill Creek Plantation

**RESOLUTION NO. 2017-120**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR LAKES AT MILL CREEK PLANTATION**

3. Motion to adopt **Resolution No. 2017-121**, approving the final plat for Riverwood by Del Webb, Phase 3E

**RESOLUTION NO. 2017-121**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVERWOOD BY DEL WEBB, PHASE 3E**

4. Motion to adopt **Resolution No. 2017-122**, approving the final plat for Sea View, Tracts "G", "H", and "L" (Replat)

**RESOLUTION NO. 2017-122**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SEA VIEW, TRACTS "G", "H" AND "L"**

5. Motion to adopt **Resolution No. 2017-123**, approving the final plat for Coastal Oaks at Nocatee, Phase 4, Unit 5

**RESOLUTION NO. 2017-123**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR COASTAL OAKS AT NOCATEE, PHASE 4, UNIT 5**

6. Motion to adopt **Resolution No. 2017-124**, approving the final plat for Northridge Lakes, Unit 7

RESOLUTION NO. 2017-124

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR NORTHRIDGE LAKES, UNIT 7

*(Consent Item 7 was pulled from the agenda)*

7. Motion to approve the final plat for Aberdeen of St. Johns, Unit Six

*(Consent Item 8 was pulled from the agenda)*

8. Motion to approve the terms, provisions, conditions, and requirements of an amendment to the Master Tract Grant Agreement with the Florida Department of Environmental Protection; authorizing the county administrator, or designee, to execute the amendment on behalf of the County; approving the terms, provisions, conditions, and requirements of an amendment and restatement of the Memorandum of Agreement with the St. Johns River Water Management District; and authorizing the county administrator, or designee, to execute the amendment and restatement, on behalf of the County
9. Motion to adopt **Resolution No. 2017-125**, approving the terms of a grant agreement between St. Johns County, Florida, and the State of Florida Department of Transportation regarding the Multi-use Trail Planning Study; authorizing the county administrator, or designee, to execute said agreement; recognizing unanticipated revenue in the amount of \$750,000; increasing the Traffic and Transportation Department's budget; and authorizing its expenditure on the Multi-use Trail Planning Study

RESOLUTION NO. 2017-125

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A FLORIDA SHARED-USE, NONMOTORIZED TRAIL NETWORK AGREEMENT, ON BEHALF OF THE COUNTY, WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION; AND TO RECEIVE UNANTICIPATED REVENUE AND TO AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT

10. Motion to adopt **Resolution No. 2017-126**, approving the terms and provisions of an Interlocal Agreement with the St. Augustine Port, Waterway, and Beach District, for the County to substitute as applicant, for a Joint Coastal Permit from the Department of Environmental Protection (FDEP), allowing the placement of sand between R-84 to R-117, with the District to pay all fees and costs related to the application; and authorizing the chair of the Board of County Commissioners to execute, on behalf of the County

RESOLUTION NO. 2017-126

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AN INTERLOCAL AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA (COUNTY), AND THE ST. AUGUSTINE PORT, WATERWAY AND BEACH DISTRICT

(DISTRICT), FOR THE COUNTY TO ACT AS APPLICANT, FOR A JOINT COASTAL PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), ALLOWING THE PLACEMENT OF SAND ALONG PORTIONS OF SOUTH PONTE VEDRA BEACH AND VILANO BEACH, AND FOR THE DISTRICT TO PAY FEES, COSTS, AND EXPENSES RELATED TO THE APPLICATION, FOR THE BENEFIT OF THE PUBLIC; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO EXECUTE THE INTERLOCAL AGREEMENT, ON BEHALF OF THE COUNTY; AND INSTRUCTING THE CLERK OF THE CIRCUIT COURT TO FILE THE INTERLOCAL AGREEMENT, IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY

11. Motion to adopt **Resolution No. 2017-127**, accepting an Amended and Restated Grant of Drainage Easement, to drain stormwater runoff from County Road 210, in connection with the Twin Creek Development of Regional Impact (DRI); and authorizing the county administrator, or designee, to join in the execution of the easement

**RESOLUTION NO. 2017-127**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN AMENDED AND RESTATED GRANT OF DRAINAGE EASEMENT, TO DRAIN STORMWATER RUNOFF FROM COUNTY ROAD 210, IN CONNECTION WITH THE TWIN CREEK DRI; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO JOIN IN THE EXECUTION OF THE EASEMENT

12. Motion to declare the attachments as surplus; and to authorize the county administrator, or his designee, to dispose of the same in accordance with the Purchasing Policy 308 and Florida Statute 274
13. Motion to adopt **Resolution No. 2017-128**, authorizing the county administrator, or designee, to enter into an agreement with the Sheriff's Office and the Southaven Community Development District (CDD), for the sheriff to provide traffic enforcement and for the CDD to allow golf cart usage on roads owned and maintained by the CDD

**RESOLUTION NO. 2017-128**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH THE SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT AND THE ST. JOHNS COUNTY SHERIFF'S OFFICE, FOR OPERATION OF GOLF CARTS AND FOR TRAFFIC CONTROL, UPON ROADS OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT

14. Motion to adopt **Resolution No. 2017-129**, approving the Local Housing Assistance Plan for fiscal years 2017/2018, 2018/2019, and 2019/2020, as required by the State Housing Initiatives Partnership Program Act

**RESOLUTION NO. 2017-129**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE LOCAL HOUSING ASSISTANCE PLAN FOR FISCAL YEARS 2017/2018, 2018/2019, AND 2019/2020, AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AUTHORIZING AND DIRECTING THE BOARD CHAIR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE COUNTY ADMINISTRATOR TO DO ALL THINGS NECESSARY AND PROPER TO CARRY OUT THE TERMS AND CONDITIONS OF THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM; AND PROVIDING AN EFFECTIVE DATE**

15. Motion to adopt **Resolution No. 2017-130**, approving the recognition and appropriation of received FY 2016 and FY 2017 library donations, in the amount of \$32,859, amending the FY 2017 Budget

**RESOLUTION NO. 2017-130**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2017 GENERAL FUND TO INCLUDE CERTAIN UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE LIBRARY SYSTEM**

16. Approval of Minutes: February 21, 2017, Regular Meeting

(04/18/17 - 5 - 9:15 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested an item be added regarding the proposed increase of the Homestead Property Tax Exemption. The Chair added it as Item No. 17.

(04/18/17 - 5 - 9:15 a.m.)

APPROVAL OF REGULAR AGENDA

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

(04/18/17 - 5 - 9:16 a.m.)

1. CIRCUIT 7 COMMUNITY ALLIANCE PRESENTATION. THE CIRCUIT 7 COMMUNITY ALLIANCE IS A COLLABORATIVE GROUP OF COMMUNITY

PARTNERS THAT INCLUDES STATE AND LOCAL AGENCIES AS WELL AS PRIVATE AND NON-PROFIT GROUPS FROM FLAGLER, PUTNAM, ST. JOHNS, AND VOLUSIA COUNTIES. THE ALLIANCE IS A LEGISLATIVELY-MANDATED INITIATIVE THAT HELPS TO PROMOTE STRATEGIC PLANNING, PARTNERSHIPS, GENERATES REFERRALS, AND ASSIST IN IMPLEMENTING BEST PRACTICES TO BENEFIT THE RESIDENTS OF THE FOUR-COUNTY CIRCUIT. THE PRESENTATION WILL PROVIDE INFORMATION REGARDING THE PURPOSE OF THE ALLIANCE AND ITS VALUE TO THE CITIZENS OF ST. JOHNS COUNTY

Calvin Martin, Regional Director, presented details of the mandated Community Alliance, including its purpose and value to the County. He said the Alliance had a membership of 30 members representing State, County, and Local Government, as well as law enforcement, courts, health, education, and an at-large community representation.

(9:26 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, commented on the presentation regarding foster care.

(04/18/17 - 6 - 9:28 a.m.)

2. PROJECT BOILERMAKER ECONOMIC DEVELOPMENT INCENTIVE REQUEST. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT PUBLIC AGENCY (PUBLIC AGENCY) HAS RECEIVED AN APPLICATION FROM PROJECT BOILERMAKER (APPLICANT), FOR ECONOMIC DEVELOPMENT INCENTIVES TO CONSIDER RELOCATING THEIR HEADQUARTERS. THE APPLICANT IS REVIEWING POTENTIAL SITES TO CONSTRUCT A BUILDING, WHICH COULD SERVE AS ITS NEW CORPORATE HEADQUARTERS IN ST. JOHNS COUNTY. PROJECT DETAILS ARE PROVIDED IN THE PUBLIC AGENCY REPORT, AS BACK-UP FOR THIS ITEM

Melissa Glasgow, Director of Economic Development, provided details of the request, via PowerPoint. She stated that the proposed motion included supporting the project to be approved as a State QTI project and to provide direction to draft an Economic Grant Agreement in the amount of \$2,758,310, upon Project Boilermaker's consideration of St. Johns County.

(9:31 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, voiced his concern with corporate incentives and requested not to approve the motion.

(9:35 a.m.) Morris clarified that the new company would bring \$88 million dollars of new capital to the County, with a 6.3 year pay back to the County, no cost from the County, and \$7 million dollars in revenue over 20 years.

(9:35 a.m.) Smith questioned whether the business would directly compete with any other business in St. Johns County. Glasgow responded that it would not.

**(9:36 a.m.) Motion by Dean, seconded by Morris, carried 5/0, to adopt Resolution No. 2017-131, recommending Project Boilermaker be approved as a Qualified Target Industry (QTI) Business for the State of Florida, QTI tax refund program, to commit to pay up to \$203,000 as 20% local financial support, to attract a corporate headquarters company; and instructing the County Attorney to draft an Economic Development Grant Agreement of \$2,758,310, for later discussion by the Board, upon final selection of St. Johns County by Project Boilermaker.**

RESOLUTION NO. 2017-131

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOMMENDING PROJECT BOILERMAKER BE APPROVED AS A QUALIFIED TARGET INDUSTRY BUSINESS, PURSUANT TO SECTION 288.106, FLORIDA STATUTES; PROVIDING FOR LOCAL FINANCIAL SUPPORT IN THE FORM OF CASH, FOR THE QUALIFIED TARGET INDUSTRY TAX REFUND WITH HIGH-IMPACT SECTOR BONUS; DIRECTING THE COUNTY ATTORNEY TO DRAFT AN ECONOMIC DEVELOPMENT GRANT AGREEMENT; PROVIDING FOR THE CORRECTION OF ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

(9:37 a.m.) Dean recognized Bob Porter and Isabell Rodriguez for their work with the St. Johns Chamber.

*(Regular Item Nos. 3 and 4 were presented together.)*

(04/18/17 - 7 - 9:37 a.m.)

3. PUBLIC HEARING, DRIMOD 2016-02, RIVERTOWN. DRIMOD 2016-02, RIVERTOWN, A REQUEST TO MODIFY THE EXISTING DEVELOPMENT ORDER TO RELOCATE SCHOOL SITES; SPECIFY LOCATIONS OF 5 ROUNDABOUTS, ON STATE ROAD 13; SHOW THE LOCATIONS OF 5 ADDITIONAL PRIVATE DOCKS AND DIFFERENTIATE WHICH OF THE TOTAL PROPOSED DOCKS ARE PRIVATE SHARED DOCKS, PRIVATE RESIDENCE DOCKS, AND PRIVATE COMMUNITY DOCKS; MODIFY THE CONVERSION TABLE TO INCREASE THE POSSIBLE NUMBER OF RESIDENTIAL UNITS WITHIN THE LIMITS ESTABLISHED BY STATUTES; AND UPDATE TIME PERIODS, BASED ON STATE STATUTORY EXTENSIONS. THE RIVERTOWN DRI AND PUD ARE LOCATED OFF STATE ROAD 13 NORTH AND LONGLEAF PINE PARKWAY, AND ALSO PARTIALLY ABUTS GREENBRIAR ROAD. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON APRIL 6TH. STAFF WILL REPORT ITS DISCUSSION AND RECOMMENDATION AT THE BOARD'S HEARING

Proof of publication for the notice of public hearing on DRI MOD 2016-02, RiverTown, having been published in *The St. Augustine Record* on March 16, 2017.

Waldron disclosed that he had spoken with the applicant, Ellen Avery-Smith, received numerous emails, and had visited the site. Morris disclosed he had met with Avery-Smith, the applicant, had been to the site, and had watched the Planning and Zoning meeting on the item. Dean disclosed he had toured the site with Avery-Smith and Jason Sessions and received emails in support of the changes. Smith disclosed he had met with the applicant, Avery-Smith, and Sessions regarding the four major parts of the Major Modification, Special-Use Schools, 87 lots, in regards to docks, and roundabouts, and had also received emails. Johns disclosed he had spoken with Avery-Smith and Sessions, toured the site progress and proposed changes to date, and had received emails.

Lavie left the meeting at 9:41 a.m.

(9:39 a.m.) Patrick Doty, Planner, presented the details of the project, including amending Map H, amending the Land-Use Conversion, modifying the Land-Use Equivalency Matrix, and incorporating legislative time extensions, via PowerPoint. He

provided history the of the RiverTown Development of Regional Impact (DRI). He noted that with the changes, there would be no access taken off of SR 13; the 10% maximum limit on the companioned equivalency table was a clean-up item and anything exceeding the 10% would be subject to substantial deviation; and if there were changes to the existing number of approved dwelling units, the entire agreement between the developer and St. Johns County Schools would have to be revisited. He presented the details to the Major Modification application, stating that the biggest change was the amendment to the unified sign plan; limiting the height of the proposed signs to six, eight, and ten feet, based on their distance from SR 13 right-of-way, which was consistent with the requirements of the scenic highway.

(9:47 a.m.) Soria clarified that the land-use conversion of the RiverTown DRI was previously approved. He said that the changes added were to the RV Boat Storage and Dry-Stack Marina; it had been requested they adhere to the 10% maximum, as provided in the Statutes, which capped the conversion table.

(9:48 a.m.) Ellen Avery-Smith, 100 Whetstone Place, provided the history of the project. She spoke on the private docks, school locations, roundabouts, and land-use safeguards for school mitigation.

(9:53 a.m.) Ryan Stillwell, Prosser Engineering, 13901 Sutton Park Drive, presented the requested roundabout additions and benefits to the DRI.

(9:56 a.m.) Avery-Smith spoke on boat/RV storage, water multi-purpose paths, electric cart pathways, a waiver for temporary construction access, and revising the unified sign plan. She noted that she received emails from Nichole Cabbage, agreeing to the school site, *Exhibit A*.

(9:59 a.m.) Smith questioned what the difference between the original and revised conversion tables; and whether the change would have a probable net increase of residential units. Avery-Smith responded and presented a copy of the revised conversion table, *Exhibit B*.

(10:04 a.m.) Soria clarified that the conversion table was allowed up to an implied 10% of the total number of residential units.

(10:05 a.m.) Waldron spoke on the impact on traffic.

(10:07 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, agreed with the approval of the two items.

(10:09 a.m.) Pamela Keramati, 411 Sternwheel Drive, spoke in opposition of the project due to protection of the drinking water, wildlife, and the way of life for the area. She voiced concern with the excessive lighting and presented photos of the billboards entrance signs and provided a list of existing public boat ramps, marinas, and dry storage businesses near RiverTown, *Exhibit C*.

(10:12 a.m.) Peter Adams, 215 Chipola Trace, spoke on the benefit of the roundabouts to the speeding traffic on the road.

(10:14 a.m.) Johns questioned the change of speed limit and the maintenance of the roundabouts. Stillwell responded that the Department of Transportation was open for discussion regarding the speed limits and that the Community Development District (CDD) would maintain the roundabouts. Johns also questioned whether the RV/boat storage would be open storage and whether the school site would have access to SR 13.



Stillwell responded that the RV/boat storage would be secure with fencing and gates and there would be no access to SR 13 from the school.

(10:17 a.m.) Avery-Smith responded to Keramati's concerns regarding the lighting on the St. Johns River and stated that they would comply with the Land Development Code.

(10:18 a.m.) **Motion by Johns, seconded by Dean, carried 5/0, to adopt Resolution No. 2017-132, DRIMOD 2016-02, RiverTown, based upon the four Findings of Fact.**

#### RESOLUTION NO. 2017-132

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING AND RESTATING RESOLUTION NOS. 2004-45, 2010-286, AND 2014-326, DEVELOPMENT ORDER FOR RIVERTOWN, A DEVELOPMENT OF REGIONAL IMPACT, UNDER CHAPTER 380, FLORIDA STATUTES, AUTHORIZING DEVELOPMENT OF APPROXIMATELY 4,170 ACRES IN NORTHWEST ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS, INCLUDING MITIGATION FOR TRANSPORTATION AND RECREATION IMPACTS; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND ESTABLISHING AN EFFECTIVE DATE

(04/18/17 - 9 - 9:37 a.m.)

4. PUBLIC HEARING, MAJMOD 2016-14, RIVERTOWN. MAJMOD 2016-14, A REQUEST FOR A MAJOR MODIFICATION TO THE RIVERTOWN PUD TO ADD BOAT & RV STORAGE, WELCOME/INFORMATION CENTERS, 5 PRIVATE DOCKS, EXTEND PHASING PURSUANT TO LEGISLATIVE EXTENSIONS, REVISING SCHOOL SITE LOCATIONS, AND REVISE THE EXISTING UNIFIED SIGN PLAN. THE RIVERTOWN DRI AND PUD IS LOCATED OFF STATE ROAD 13N AND LONGLEAF PINE PARKWAY, AND ALSO PARTIALLY ABUTS GREENBRIAR ROAD. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON APRIL 6TH. STAFF WILL REPORT ON THAT DISCUSSION AND THEIR RECOMMENDATION AT THE BOARD'S HEARING

Proof of publication for the notice of public hearing on MAJMOD 2016-14, Rivertown, having been published in *The St. Augustine Record* on March 16, 2017.

Discussion occurred with Item 3.

(10:18 a.m.) **Motion by Johns, seconded by Dean, carried 5/0, to enact Ordinance No. 2017-18, approving MAJMOD 2016-14, Rivertown PUD, based upon the six Findings of Fact.**

#### ORDINANCE NO. 2017-18

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO RIVERTOWN PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2005-100, AS AMENDED; MAKING FINDINGS OF FACT;

**PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(10:19 a.m.) Dean commended Mattamy Homes for recognizing the environmental significance and uniqueness of Hallowes Cove.

(04/18/17 - 10 - 10:20 a.m.)

5. PUBLIC HEARING, REZ 2016-16, NORQUIST PROPERTY. REQUEST TO REZONE APPROXIMATELY .34 ACRES FROM COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL MANUFACTURED/MOBILE HOME OR SINGLE FAMILY (RMH(S)), TO ALLOW FOR THE CONSTRUCTION OF A SINGLE FAMILY HOME, SPECIFICALLY LOCATED AT 5900 COSTANERO ROAD

Proof of publication for the notice of public hearing on REZ 2016-16, Norquist Property, having been published in *The St. Augustine Record* on February 28, 2017.

Valerie Stukes, Planner, presented details of the rezoning, via PowerPoint.

(10:22 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of the rezoning. Reynolds also stated he had to leave the meeting, however he wanted to support a yes vote for Items 6-14, and 16, but did not support Item 15.

(10:23 a.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to enact Ordinance No. 2017-19, REZ 2016-16, Norquist Property, a request to rezone approximately .34 acres from Commercial Neighborhood (CN) to Residential Manufactured/Mobile Home or Single Family (RMH(S)), based upon four Findings of Fact.**

**ORDINANCE NO. 2017-19**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL MOBILE HOME SINGLE FAMILY (RMH(S)); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

*(Regular Item Nos. 6 and 7 were presented together.)*

(04/18/17 - 10 - 10:24 a.m.)

6. PUBLIC HEARING, NZVAR 2016-12, SEASIDE PLAZA. THIS IS A REQUEST FOR A NON-ZONING VARIANCE TO LAND DEVELOPMENT CODE (LDC), SECTION 3.08.07.A.2, LIMITING GROUND SIGNS TO 12-FEET IN HEIGHT, TO ALLOW A 17-FOOT, 2-INCH TALL, GROUND SIGN; TO LDC, SECTION 3.08.07.B.1, LIMITING GROUND SIGNS TO A MAXIMUM ADVERTISING DISPLAY AREA OF 32 SQUARE FEET, TO ALLOW AN ADVERTISING DISPLAY AREA OF UP TO 68 SQUARE FEET; AND LDC, SECTION 3.08.07.B.3, REQUIRING EXTERNAL ILLUMINATION TO ALLOW FOR INTERNAL ILLUMINATION, IN THE MID-ANASTASIA OVERLAY DISTRICT. THE MID-ANASTASIA DESIGN REVIEW BOARD (MADRB) RECOMMENDED APPROVAL, WITH CONDITIONS OF THE RECOMMENDED APPROVAL OF THE REQUESTED NON-ZONING VARIANCE, TO THE OVERLAY STANDARDS, AT THEIR MEETING ON MARCH 9, 2017. THIS APPLICATION IS COMPANION TO MADRB 2016-12, WHICH ARE TO BE HEARD CONCURRENTLY

Proof of publication for the notice of public hearing on NZVAR MADRB, Seaside having been published in *The St. Augustine Record* on April 6, 2017.

Kim K. Del Rance, Senior Planner, presented details of the non-zoning variance and Mid-Anastasia Design Review Board's requests, via PowerPoint.

(10:28 a.m.) Abe Vanjaria, Vanjaria Management, 5454 Fifth Street, explained that there were two parcels and two signs that were damaged by Hurricane Matthew. He said the proposal was to replace the two signs with one.

**(10:30 a.m.) Motion by Waldron, seconded by Morris, carried 5/0, to approve NZVAR 2016-12, Seaside Plaza Signage, a Non-Zoning Variance to LDC, Section 3.08.07.A.2, limiting ground signs to 12 feet in height, to allow a 17-foot 2-inch tall ground sign; a Non-Zoning Variance to LDC, Section 3.08.07.B.1, limiting ground signs to a maximum Advertising Display Area of 32 square feet, to allow an Advertising Display Area of 68 square feet; and a Non-Zoning Variance to LDC, Section 3.08.07.B.3, requiring external illumination, to allow for internal illumination, specifically located at 4255 A1A South, based on the five conditions and five Findings of Fact.**

*(Regular Item Nos. 6 and 7 were presented together.)*

(04/18/17 - 11 - 10:24 a.m.)

7. PUBLIC HEARING, MADRB 2016-12, SEASIDE PLAZA SIGNAGE. THIS IS A REQUEST FOR DESIGN APPROVAL FOR A NEW 17 FEET 2 INCH TALL, INTERNALLY ILLUMINATED MONUMENT SIGN, WITH AN ADVERTISING DISPLAY AREA OF 68 SQUARE FEET. THE MID-ANASTASIA DESIGN REVIEW BOARD (MADRB) RECOMMENDED APPROVAL, WITH CONDITIONS, OF THE REQUESTED DESIGN APPROVAL AT THEIR MEETING ON MARCH 9, 2017. THIS APPLICATION IS COMPANION TO NZVAR 2016-12, WHICH IS TO BE HEARD CONCURRENTLY

Proof of publication for the notice of public hearing on NZVAR MADRB, Seaside having been published in *The St. Augustine Record* on April 6, 2017.

**(10:32 a.m.) Motion by Waldron, seconded by Morris, carried 5/0, to approve MADRB 2016-12, Seaside Plaza Signage, a request for design approval of a new 17-foot 2-inch tall, internally illuminated, monument sign, with an Advertising Display area of 68 square feet, specifically located at 4255 A1A South, subject to one Finding of Fact and eight conditions, to support the motion.**

*(Regular Item Nos. 8 and 9 were presented together.)*

(04/18/17 - 11 - 10:32 a.m.)

8. PUBLIC HEARING, ARCCC 2017-05, LANDRUM LANE PUMP STATION. THIS IS A REQUEST FOR DESIGN APPROVAL OF A PUMP STATION BUILDING, LOCATED AT 324 LANDRUM LANE. THE PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE RECOMMENDED APPROVAL OF THE REQUEST WITH A VOTE OF 4-0, ON MARCH 20TH, 2017. THIS ITEM IS COMPANION TO NZVAR 2017-04, WHICH WILL BE HEARD CONCURRENTLY. PLEASE REFER TO THE ATTACHED STAFF REPORT FOR ADDITIONAL DETAILS

Smith, Morris, and Waldron disclosed that they received an email from Ms. Jane Evans, Palm Valley Community Association, expressing the desire to approve.

(10:33 a.m.) Kim K. Del Rance, Senior Planner, presented details of the Landrum Lane Pump Station requests, via PowerPoint. She explained that due to larger pump equipment, a larger building was required; therefore, requiring the modified setbacks.

She also spoke on the color of the building and the replacement of the gate to conform to the standards. She noted the correspondence received, in support of an approval, *Exhibit A*.

(10:37 a.m.) Robert Fehr, 2331 L' Atrium Circle North, stated that the new pump station was needed and was available for questions.

(10:38 a.m.) Morris commented on the condition of the old pump station and supported the construction of a new building.

**(10:39 a.m.) Motion by Morris, seconded by Dean, carried 5/0, to approve ARCCC 2017-05, Landrum Lane Pump Station, a request for design approval of a pump station building, specifically located at 324 Landrum Lane, subject to one Finding of Fact and two conditions to support the motion.**

*(Regular Item Nos. 8 and 9 were presented together.)*

(04/18/17 - 12 - 10:32 a.m.)

9. PUBLIC HEARING, NZVAR 2017-04, LANDRUM LANE PUMP STATION. THIS IS A REQUEST FOR A NON-ZONING VARIANCE TO LAND DEVELOPMENT CODE (LDC), SECTION 3.06.05.A.5, TO REDUCE THE REQUIRED REAR YARD SETBACK FROM 30 FEET TO 7 FEET; AND TO LDC, SECTION 3.06.06.A.3, TO REDUCE THE REQUIRED REAR BUFFER FROM 10 FEET TO 7 FEET; TO ALLOW FOR THE CONSTRUCTION OF A REPLACEMENT BUILDING, TO STORE STORMWATER PUMPING EQUIPMENT, IN THE PALM VALLEY OVERLAY DISTRICT. THE PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE (ARC) RECOMMENDED APPROVAL OF THE REQUESTED NON-ZONING VARIANCE AT THE MARCH 20, 2017, HEARING, WITH A VOTE OF 4-0. THIS APPLICATION IS COMPANION TO ARCCC 2017-05, WHICH ARE TO BE HEARD CONCURRENTLY

Proof of publication for the notice of public hearing on NZVAR 2017-04, ARC 2017-05, having been published in *The St. Augustine Record* on March 29, 2017.

**(10:39 a.m.) Motion by Morris, seconded by Dean, carried 5/0, to approve NZVAR 2017-04, Landrum Lane Pump Station, a request for a Non-Zoning Variance to Land Development Code (LDC), Section 3.06.05.A.5, to reduce the required rear yard setback from 30 feet to 7 feet, and to LDC, Section 3.06.06.A.3, to reduce the required rear buffer from 10 feet to 7 feet, to allow for the construction of a replacement building, to store stormwater pumping equipment, specifically located at 324 Landrum Lane, subject to five conditions and six Findings of Fact to support the motion.**

*(Regular Item Nos. 11,12, and 13 were presented together.)*

(04/18/17 - 12 - 10:40 a.m.)

10. PUBLIC HEARING, REZ 2017-02, VERITAS CLASSICAL SCHOOL. REQUEST TO REZONE APPROXIMATELY 4.17 ACRES FROM RESIDENTIAL, SINGLE FAMILY (RS-3) TO COMMERCIAL, GENERAL (CG), SPECIFICALLY LOCATED AT 555 STATE ROAD 16

Proof of publication for the notice of public hearing on REZ 2017-02 Veritas School, having been published in *The St. Augustine Record* on February 21, 2017.

Morris disclosed that he watched the planning and zoning meeting on the item. Waldron disclosed that he drove by the site and spoke to neighbors Mike Carr and Sharon Badger about the project.

(10:41 a.m.) Patrick Doty, Planner, presented details of the rezoning, special use permit, and zoning variance, via PowerPoint; and provided a history of the existing church building. He stated that with the special use permit, an additional finding was added regarding hazards with the golf course.

(10:48 a.m.) Matt Baker, 305 Ocean Forrest Drive, commented that the plan was for a private academic school of approximately 40 students, for the first year. He noted that they were to construct an 8' solid fence on the western and eastern boundaries for privacy and to prevent injury from golf balls.

(10:52 a.m.) **Motion by Dean, seconded by Smith, carried 5/0, to enact Ordinance No. 2017-20, approving REZ 2017-02, Veritas Classical School, a request to rezone approximately 4.17 acres from Residential Single Family (RS-3) to Commercial General, specifically located at 555 State Road 16, based upon four Finding of Fact.**

#### ORDINANCE NO. 2017-20

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

(04/18/17 - 13 - 10:40 a.m.)

11. PUBLIC HEARING, SUPMAJ 2017-03, VERITAS CLASSICAL SCHOOL. REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR A PRIVATE SCHOOL IN COMMERCIAL, GENERAL (CG) ZONING PURSUANT TO THE LAND DEVELOPMENT CODE (LDC), SECTION 2.03.17, SPECIFICALLY LOCATED AT 555 STATE ROAD 16

Proof of publication for the notice of public hearing on SUPMAJ 2017-03, Veritas School, having been published in *The St. Augustine Record* on March 29, 2017.

Discussion occurred with Item 10.

(10:53 a.m.) **Motion by Dean, seconded by Smith, carried 5/0, to approve SUPMAJ 2017-03, Veritas Classical School, a request for a Special Use Permit, to allow for a Private School, in Commercial General (CG) zoning pursuant to Land Development Code (LDC), Section 2.03.17, specifically located at 555 State Road 16, subject to eight conditions and six Findings of Fact, as presented by staff.**

(04/18/17 - 13 - 10:40 a.m.)

12. PUBLIC HEARING, ZVAR 2017-01, VERITAS CLASSICAL SCHOOL. REQUEST FOR A ZONING VARIANCE FROM SECTION 2.03.17.C OF THE LAND DEVELOPMENT CODE, TO ALLOW FOR THE ESTABLISHMENT OF A PRIVATE SCHOOL WITHIN 1,000 FEET OF AN ESTABLISHED VENDOR OF ALCOHOLIC BEVERAGES, SPECIFICALLY AT 555 STATE ROAD 16

Proof of publication for the notice of public hearing on ZVAR 2017-01 Vendor Separation, having been published in *The St. Augustine Record* on March 16, 2017.

Discussion occurred with Item 10.

(10:54 a.m.) **Motion by Dean, seconded by Smith, carried 5/0, to approve ZVAR 2017-01, Veritas Classical School, a Zoning Variance, from Section 2.03.17.C, of the Land Development Code, to allow for the establishment of a private school within 1,000 feet of an established vendor of alcoholic beverages, specifically at 555 State Road 16, subject to five conditions and five Findings of Fact.**

(04/18/17 - 14 - 10:55 a.m.)

13. PUBLIC HEARING, VACROA 2015-12, A PUBLIC HEARING TO VACATE A PORTION OF OAK STREET (SCHRECK). THE APPLICANT REQUESTS THE VACATION OF AN UNOPENED, UNIMPROVED PORTION OF OAK STREET, WITHIN THE NORTH BEACH SUBDIVISION, LYING BETWEEN LOTS 1 AND 2, BLOCK 15, AND LOTS 15 AND 16, BLOCK 14. BASED ON STAFF'S REVIEW, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED, AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION

Proof of publication for the notice of public hearing on VACA, Oak Street, having been published in *The St. Augustine Record* on April 4, 2017.

Benjamin Powelson, Engineer, presented details of the Oak Street vacation, via PowerPoint, noting that the County would retain the drainage easement which was down the middle of the corridor.

(10:57 a.m.) Nita Schreck, 302 Fifth Street, commented that there was no intention to change anything on Oak Street and the intent was to preserve it.

(10:59 a.m.) **Motion by Dean, seconded by Smith, carried 5/0, to adopt Resolution No. 2017-133, approving VACROA 2015-12, Oak Street (Schreck), petition to vacate a portion of Oak Street, within the North Beach subdivision.**

#### RESOLUTION NO. 2017-133

#### A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE 50 FOOT RIGHT-OF-WAY, KNOWN AS OAK STREET

(04/18/17 - 14 - 10:59 a.m.)

14. PUBLIC HEARING, VACROA 2016-05, A PUBLIC HEARING TO VACATE PARK PLACE IN VERMONT HEIGHTS SUBDIVISION. THE APPLICANT REQUESTS THE VACATION OF THE UNOPENED, UNIMPROVED RIGHT-OF-WAY OF PARK PLACE, WHICH IS LOCATED BETWEEN THE OPENED RIGHT-OF-WAY OF SEVENTH STREET AND THE UNOPENED RIGHT-OF-WAY OF SIXTH STREET, LOCATED WITHIN THE VERMONT HEIGHTS SUBDIVISION. BASED ON STAFF'S REVIEW THUS FAR, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION. STAFF ANTICIPATES WE WILL HAVE NO OBJECTIONS TO THE REQUEST

Proof of publication for the notice of public hearing on VACA, Park Place, having been published in *The St. Augustine Record* on April 4, 2017.

Eric Clark, Engineer, presented details of the Park Place vacation, via PowerPoint, noting that the drainage easement, would be retained by request of The Public Works.

(11:02 a.m.) Jonathan Green, 3344 7<sup>th</sup> Street, was available for question.

(11:02 a.m.) Motion by Smith, seconded by Morris, carried 5/0, to adopt Resolution No. 2017-134, approving VACROA 2016-05 Park Place (Green), petition to vacate Park Place within the Vermont Heights Subdivision.

**RESOLUTION NO. 2017-134**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING THE 50 FOOT RIGHT-OF-WAY, KNOWN AS PARK PLACE**

(04/18/17 - 15 - 11:03 a.m.)

15. PUBLIC HEARING, FIRST READING OF ORDINANCE RELATING TO THE SAFE OPERATION OF SMALL UNMANNED AIRCRAFT. AT ITS FEBRUARY 21, 2017, REGULAR MEETING, THE BOARD OF COUNTY COMMISSIONERS AUTHORIZED THE OFFICE OF THE COUNTY ATTORNEY TO DRAFT AN ORDINANCE, PROVIDING FOR LIMITED REGULATION OF THE OPERATION OF SMALL UNMANNED AIRCRAFT SYSTEMS, COMMONLY REFERRED TO AS "DRONES," WITHIN THE UNINCORPORATED AREAS OF THE COUNTY, IN ORDER TO ADDRESS LEGITIMATE PUBLIC CONCERNS REGARDING SAFETY, PRIVACY, NUISANCE, TRESPASS, AND OTHER PROPERTY RIGHTS, IMPLICATED BY THEIR OPERATION. THIS ORDINANCE, IF ADOPTED, ADDRESSES THESE CONCERNS, THROUGH THE APPROPRIATE EXERCISE OF THE BOARD'S POLICE POWERS, IN PROHIBITING THE OPERATION OF SMALL UNMANNED AIRCRAFT (A) OVER INDIVIDUALS, OPEN AIR ASSEMBLY, AND PRIVATE PROPERTY, WITHOUT THE INDIVIDUAL'S OR OWNER'S CONSENT; (B) WHILE UNDER THE INFLUENCE OF DRUGS OR ALCOHOL; (C) THAT IS EQUIPPED WITH A WEAPON; (D) WITH THE INTENT TO CAUSE HARM; (E) RECKLESSLY OR CARELESSLY; OR (F) IN VIOLATION OF ANY FEDERAL OR STATE LAW. THIS ORDINANCE WOULD AUTHORIZE THE ST. JOHNS COUNTY SHERIFF'S OFFICE OR THE CODE ENFORCEMENT DIVISION TO ENFORCE THE ORDINANCE AS A MISDEMEANOR OR BY NONCRIMINAL CITATION. THE ORDINANCE IS EXPRESSLY INTENDED TO NOT CONFLICT WITH ANY APPLICABLE FEDERAL OR STATE LAW OR TO EITHER PROHIBIT OR AUTHORIZE ANY OPERATIONS CONTRARY TO FEDERAL OR STATE LAW

Bradley Bulthuis, Assistant County Attorney, gave the presentation, regarding drone operation and the request for an ordinance, to prohibit certain drones within the unincorporated areas of the County, via PowerPoint. He noted that included were provisions, not prohibiting anything that State or Federal laws would allow or prohibiting anything that State or Federal law prohibited. He said in speaking with representatives with the Federal Aviation Administration (FAA), any local effort would conflict with the Federal regulations; however, recognized that local governments had general police powers over issues of public safety.

(11:11) Sterling Hart, P. O. Box 346, on behalf of the Academy of Model Aviation, voiced his concern with the drone regulations affecting the Academy of Model Aeronautics (AMA).

(11:16 a.m.) Morris questioned whether a license was necessary to operate a model aircraft. Hart explained the need for a license.

(11:19 a.m.) Steve Olson, 428 Enrede Lane, spoke on the drone operation during the Professional Golfers' Association of America (PGA) Golf Tournaments.

(11:21 a.m.) Discussion ensued on education.

(11:23 a.m.) Smith questioned whether State Legislature addressed the flights of public assembly. Bulthuis explained what the legislature addressed. Discussion ensued on whether the FAA could provide a restriction to the PGA for protection during THE PLAYERS Championship (TPC). Bulthuis said that PGA had made application to the FAA and was not successful.

(11:25 a.m.) Smith suggested suspending until State Legislature had made a decision whether or not to address the issue; however, with the concern with Open Air Assembly, during the PGA Tour, suggested the Board offer a recommendation to the FAA, to meet the requirement for restricted air space for the event. Bulthuis said the Board could authorize the County Attorney's office to send a letter of support; however, was not sure whether there was time for the FAA to review in time for the event.

(11:28 a.m.) Olson commented that there had been no incidents involving injury across the 47 tournaments that the PGA and that taking a proactive approach would help prevent an incident.

(11:29 a.m.) Morris agreed with Smith regarding waiting to see what the State did and questioned whether model planes would be affected by the ordinance. Discussion ensued.

(11:36 a.m.) McCormack offered that the Board could direct staff to 1) bring the ordinance back May 2, 2017, as is, 2) direct staff to scope down the reach of the ordinance, focusing on Open Air Assembly, or 3) wait for legislature, with direction to assist in education of the existing State and Federal law. Discussion ensued on current State, Federal, and local regulations, investigations, and enforcements.

(11:48 a.m.) Hart stated that air space was exclusively the domain of the FAA and said that local law enforcement had the power to arrest a known threat of unlawful activity.

(11:51 a.m.) Smith questioned whether there was an enforcement that accompanied FS 934.50, regarding voyeurism, the freedom from unwarranted surveillance. Bulthuis said that the Statute provided for a civil remedy and the exclusion of evidence at trial; however, Criminal Statutes, 810.14 and 810.145, dealt with video voyeurism.

(11:54 a.m.) Waldron suggested suspending the Item until the results of the State's decisions were completed.

(11:54 a.m.) Dean suggested moving forward with an ordinance for Open Air Assemblies, to prevent drones along with an exemption for the radio control model airplanes.

(11:56 a.m.) McCormack suggested entertaining a motion to see where the Board stood and go from there.

(11:57 a.m.) **Motion by Dean, to set the item for May 2, 2017, for further discussion, incorporating the suggestions made by Board members.**

(11:57 a.m.) Morris clarified that the discussion was with Open Air Assembly for the PGA and then waiting to see what happened with the State Legislation.

(11:59 a.m.) Bulthuis stated that the Open Air Assembly would include anything that was considered open air. Discussion ensued on Open Air Assembly. Morris suggested focusing on just the PGA and hold off on anything else until the State ended session.

(12:00 a.m.) Smith suggested adjusting the scope to just Open Air Assembly and monitor the upcoming State Legislature, to determine whether they addressed the



issues, and if so, remove the item from the agenda. Johns stated that without a way to enforce he was reluctant to vote for it.

(12:07 p.m.) **Motion by Dean, seconded by Morris, carried 4/1, with Johns dissenting, to concentrate on Open Air Assembly and bring the item back May 2, 2017 for further discussion.**

(12:06 p.m.) McCormack clarified that the item would already be on the agenda; however, could be removed during the meeting if necessary.

(04/18/17 - 17 - 12:08 p.m.)

16. CONSIDER APPOINTMENTS TO THE PONTE VEDRA ZONING & ADJUSTMENT BOARD. CURRENTLY THERE ARE FOUR VACANCIES ON THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD. ONE VACANCY IS DUE TO A RESIGNATION AND THREE ARE DUE TO EXPIRED TERMS. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION, SEVEN APPLICATIONS (THOMAS BRAD SCOTT, DANIEL COOK, RICHARD C. BROWN, JEFFERY A. CRAMMON, MEGAN K. MCKINLEY, TIMOTHY H. POWELL AND FRANCIS STANTON), ALONG WITH A RECOMMENDATION FROM THE PONTE VEDRA ZONING & ADJUSTMENT BOARD, TO REAPPOINT TWO PRIOR MEMBERS (BRAD SCOTT AND DAN COOK) AND APPOINT TWO NEW MEMBERS (TIMOTHY POWELL AND MEGAN MCKINLEY). PONTE VEDRA ZONING DISTRICT REGULATIONS, ORDINANCE 2011-20, SECTION XII.B.2 STATES, "APPOINTMENTS OF BOARD MEMBERS SHALL BE FOR A FOUR-YEAR TERM, WITH A TOTAL SERVICE LIMITED TO TWO SUCH TERMS". THE SUGGESTED MOTIONS BELOW REFLECT SUCH TERMS

Melissa Lundquist, Assistant to the Board of County Commissioners, presented the details of the vacancies to the Ponte Vedra Zoning and Adjustment Board, noting that no meetings had been missed by Mr. Scott or Mr. Cook, as well as no recusals or conflicts of interest.

(12:09 p.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to accept the recommendation of the Ponte Vedra Zoning and Adjustment Board, to reappoint Brad Scott and Dan Cook; and to appoint Timothy Powell and Megan McKinley; authorizing Mr. Scott, Mr. Cook, and Mr. Powell to serve a full four-year term, scheduled to expire April 18, 2021, and Ms. McKinley, to serve a partial term, scheduled to expire March 17, 2019. (NOTE: Ms. McKinley would be eligible for two additional four-year terms).**

(04/18/17 - 17 - 12:11 p.m.) *(New Item Added)*

17. UPDATE ON Senate Joint Resolution 1774: PROPOSED INCREASE OF THE HOMESTEAD PROPERTY TAX EXEMPTION REPORT

Wade Schroeder, Office and Management, presented the details regarding the proposed Property Tax increase. He presented information from the Property Appraisers Office on the current number of exempt parcels in the County, *Exhibit A*. He stated that if the \$25 thousand exemption was applied to the parcels, it would equate to a six percent decrease in property value for the County. He explained how the exemption equated to the County-wide mileage rates and said the overall impact for the mileage rates would be a \$9.9 million dollar reduction in property taxes to the County.

(12:15 p.m.) Wanchick said the intent of the presentation was to consider sending a letter to the Legislative Delegation.

(12:15 p.m.) Smith commented that the proposed tax cut was a reappropriation of funds and suggested writing a letter in recommendation to oppose.

(12:18 p.m.) Morris concurred with Smith that a letter opposing should be sent to Tallahassee and voiced his concern with the budget.

(12:20 p.m.) *Consensus was given to draft a letter of recommendation to oppose.*

(04/18/17 - 18 - 12:21 p.m.)  
COMMISSIONERS' REPORTS

#### Commissioner Waldron

Waldron spoke on the safety issues on A1A at Matanzas and requested the Board send a letter to Congressman DeSantis to assist in reopening the Matanzas Inlet Beach Ramp.

(12:22 p.m.) *Consensus was given to send a letter to DeSantis.*

(12:23 p.m.) Waldron also requested Board decision on how to proceed regarding safety pertaining to parking at the Amphitheater.

(12:24 p.m.) Wanchick stated that there was an ongoing communication/education program for inappropriately parked vehicles which included leaving warning notices on the vehicles.

(12:25 p.m.) Ryan Murphy, Director of Cultural Events, explained that everyone who purchases a ticket received a notice regarding parking and the shuttle system.

(12:26 p.m.) Smith commented on the safety issue, with pedestrians crossing randomly. Discussion ensued on safety.

(12:29 p.m.) Morris suggested putting a stop to the parking on private home owner's property. Wanchick suggested a process to proceed with more rigorous enforcement.

(12:31 p.m.) *Consensus was given to proceed with a more regulatory enforcement.*

#### Commissioner Morris

(12:32 p.m.) Morris reported on the estimated cost for restoration of both the Vilano and Butler Park boat ramps and the Treasure Beach dredging project.

#### Commissioner Dean

No report.

#### Commissioner Smith

(12:34 p.m.) Smith commented on the costs of dredging, gave an agricultural report, spoke on a burn ban, *Exhibit A*, and provided an update on the Hastings dissolutionment.

(12:38 p.m.) Wanchick spoke on the questionnaire regarding the dissolutionment of the Town of Hastings. Discussion ensued.

(12:41 p.m.) Chris Stanton, 111 West Lattin Street, spoke on the process to dissolve the Town of Hastings.

(12:43 p.m.) Smith spoke on the security breaches at the Hastings Youth Academy. He requested that the Board review the contract between G4S Security and the Department of Juvenile Justice and to compose a letter to the appropriately overseeing entity outlining the following concerns: *the relaxation of security, lack of immediate notification of a breach of the security/escape, and a restitution of costs incurred by the St. Johns County taxpayer.*

(12:46 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, shared her views on the consolidation of the Town of Hastings with the County.

(12:48 p.m.) Consensus was given to compose a letter to the overseeing entity outlining the mentioned concerns.

(12:48 p.m.) Smith questioned Wanchick on when the consultant report, regarding recommendations for the County Golf Course, would be presented. Wanchick responded. Smith spoke on budget topics, regarding incentives for cost efficiency and savings and maximizing revenue intake.

#### Commissioner Johns

(12:53 p.m.) Johns spoke on Administrative Assistants' week and thanked staff for their efforts.

(04/18/17 - 19 - 12:54 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

Wanchick reported on the questionnaire, regarding Dr. Predrag Bulic, Medical Examiner. Additionally, he spoke on the faulty equipment in the auditorium.

(04/18/17 - 19 - 12:56 p.m.)  
COUNTY ATTORNEY'S REPORT

McCormack mentioned that Tera Meeks, Director of the Tourist Development Council, gave birth to a boy.

(04/18/17 - 19 - 12:56 p.m.)  
CLERK OF COURT'S REPORT

No report.

(04/18/17 - 19 - 12:56 p.m.)  
ADJOURN

With there being no further business to come before the Board, Johns adjourned the meeting at 12:56 p.m.

#### REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 544129-544392, totaling \$2,335,814.82 and Voucher Register, Voucher Nos. 28224-28291, totaling \$1,269,731.38 (4/11/17)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 544393-544397, totaling \$2,971 and Voucher Register, Voucher Nos. 28292-28299, totaling \$5,188 (4/12/17)

3. St. Johns County Board of County Commissioners Check Register, Check Nos. 544398-544409, totaling \$4,637.21 and Voucher Register, Voucher Nos. 28300-28301, totaling \$639.73 (4/13/17)
4. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 28302-28303, totaling \$9,159.81 (4/13/17)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 544410-544657, totaling \$1,560,599.04 and Voucher Register, Voucher Nos. 28304-28364, totaling \$1,477,885.50 (4/18/17)

CORRESPONDENCE:

There was none.

Approved \_\_\_\_\_ May 16 \_\_\_\_\_, 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

