

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
MAY 16, 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; Joy Andrews, Assistant County Administrator; Paolo Soria, Assistant County Attorney; and Rebecca Lavie, Assistant County Attorney

(05/16/17 - 1 - 9:00 a.m.)
CALL TO ORDER

Johns called the meeting to order.

(05/16/17 - 1 - 9:00 a.m.)
ROLL CALL

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

(05/16/17 - 1 - 9:01 a.m.)
INVOCATION

Chaplain Kelly Kemp, St. Johns County Sheriff's Office, gave the invocation.

(05/16/17 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Johns led the Pledge of Allegiance.

(05/16/17 - 1 - 9:03 a.m.)
PROCLAMATION RECOGNIZING MAY 2017 AS FOSTER PARENT APPRECIATION MONTH

Smith presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Michael Forster, St. Johns County Family Integrity Program Manager, spoke on the hard work of foster parents and the importance of recognizing Foster Parent Appreciation Month. Forster presented the proclamation to Kim Mayo, Foster Parent. She expressed appreciation for the continued support and for recognizing the hard work of foster parents.

(05/16/17 - 2 - 9:07 a.m.)

PROCLAMATION RECOGNIZING MAY 2017 AS CIVILITY MONTH

Dean presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Patrick McCormack, County Attorney, spoke on the importance of civility.

(05/16/17 - 2 - 9:11 a.m.)

PROCLAMATION RECOGNIZING MAY 21-27, 2017, AS NATIONAL EMERGENCY MEDICAL SERVICES (EMS) WEEK

Johns introduced the EMS video, *Exhibit A*; and presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Chief Carl Shank, St. Johns County Fire Rescue, and Deputy Chief Stephanie Whaley, EMS Operations, spoke on the importance of recognizing Emergency Medical Services personnel.

(05/16/17 - 2 - 9:18 a.m.)

PROCLAMATION RECOGNIZING MAY 21-27, 2017, AS NATIONAL PUBLIC WORKS WEEK

Morris presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Neal Shinkre, St. Johns County Public Works Director, spoke on the importance of recognizing Public Works personnel.

(05/16/17 - 2 - 9:23 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(05/16/17 - 2 - 9:24 a.m.)

PUBLIC COMMENT

McCormack noted that Regular Agenda Items 2 and 3 were proposed to be pulled from the Agenda. He recommended that the Board allow public comment.

(9:26 a.m.) Eric Becher, President of the Florida Chamber Music Project, 13532 Isla Vista Drive, Jacksonville, Florida, introduced Elizabeth Colledge, Florida Chamber Music Project Board Member and Gala Chair, 2358 Riverside Avenue, Jacksonville, Florida. Colledge extended an invitation to the upcoming Spring Gala event on June 3, 2017, at the Ponte Vedra Concert Hall, in Ponte Vedra Beach. Becher extended an invitation to the free Art at Oak Bridge event on June 4, 2017, at the Oak Bridge Country Club, and invited the Commissioners to serve as hosts. Becher submitted a PowerPoint, an overview of the events, but was not displayed.

(9:28 a.m.) David Reynolds, 217 Arbor Green Place, spoke in opposition to Regular Agenda items 2 and 3, with regard to new construction, school capacity, and preserving the natural landscape. He suggested that the zoning stay natural or planned for a public park.

(9:30 a.m.) J.B. Roth, 44 Tribeca Court, spoke in opposition to the continuance of Regular Agenda Items 2 and 3.

(9:32 a.m.) BJ Kaildi, 8 Newcomb Street, spoke on St. Johns County impact fees.

(9:34 a.m.) Karen Hudgins, 1217 A1A South, spoke in favor of parking in residential neighborhoods during major events at the St. Augustine Amphitheater.

(05/16/17 - 3 - 9:38 a.m.)
DELETIONS TO CONSENT AGENDA

Waldron requested that Consent Agenda Item 18 be pulled and added to the Regular Agenda as Item 6.

(9:39 a.m.) Johns requested to Consent Agenda Item 25 be pulled and added to the Regular Agenda Item 7.

(05/16/17 - 3 - 9:39 a.m.)
APPROVAL OF CONSENT AGENDA

Motion by Johns, carried 5/0, to approve the Consent Agenda, as amended, [to include the revised document for Consent Agenda Item 18].

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2017-148**, accepting the St. Johns County Intergovernmental Committee's recommendation that the Committee be dissolved

RESOLUTION NO. 2017-148

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE ST. JOHNS COUNTY INTERGOVERNMENTAL COMMITTEE THAT THE COMMITTEE BE DISSOLVED

3. Motion to adopt **Resolution No. 2017-149**, approving the final plat for Aberdeen of St. Johns, Unit Six

RESOLUTION NO. 2017-149

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ABERDEEN OF ST. JOHNS, UNIT SIX

4. Motion to adopt **Resolution No. 2017-150**, approving the final plat for Shearwater, Phase 1B, West-3 (Replat)

RESOLUTION NO. 2017-150

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 1B, WEST-3

5. Motion to adopt **Resolution No. 2017-151**, approving the final plat for Makarios South Planned Unit Development (PUD)

RESOLUTION NO. 2017-151

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR MAKARIOS SOUTH PUD

6. Motion to adopt **Resolution No. 2017-152**, approving the final plat for Shearwater, Phase 1B, East-3 (Replat)

RESOLUTION NO. 2017-152

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 1B, EAST-3

7. Motion to approve the Worthington Estates School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2017-03)
8. Motion to adopt **Resolution No. 2017-153**, accepting an Easement for Utilities and access, and a Bill of Sale, conveying all personal property associated with the water and sewer system to serve Crescent Key, Phase Two, located off US 1 South

RESOLUTION NO. 2017-153

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND ACCESS, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM TO SERVE CRESCENT KEY, PHASE TWO, LOCATED OFF US 1 SOUTH

9. Motion to adopt **Resolution No. 2017-154**, accepting an Easement for Utilities and access to the water meter serving FRE St. Augustine Medical Office Building, located off Old Moultrie Road

RESOLUTION NO. 2017-154

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND ACCESS TO THE WATER METER SERVING FRE ST. AUGUSTINE MEDICAL OFFICE BUILDING LOCATED OFF OLD MOULTRIE ROAD

10. Motion to adopt **Resolution No. 2017-155**, accepting an Easement for Utilities and a Bill of Sale, conveying all personal property associated with the water and reuse systems to serve Burger King at Golf Park Center, located off International Golf Parkway

RESOLUTION NO. 2017-155

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND REUSE SYSTEMS TO SERVE BURGER KING, AT GOLF PARK CENTER, LOCATED OFF INTERNATIONAL GOLF PARKWAY

11. Motion to adopt **Resolution No. 2017-156**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines to serve a Commercial Retail Store, located off Stokes Landing Road and US 1 North

RESOLUTION NO. 2017-156

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE A COMMERCIAL RETAIL STORE, LOCATED OFF STOKES LANDING ROAD AND US 1 NORTH

12. Motion to adopt **Resolution No. 2017-157**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines to serve Simone & Simone Administration Hall, located off State Road (SR) 16

RESOLUTION NO. 2017-157

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVENING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE SIMONE & SIMONE ADMINISTRATION HALL, LOCATED OFF SR 16

13. Motion to adopt **Resolution No. 2017-158**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines serving Trailmark, Phase 4C (fka Whisper Creek, Phase 4, Unit C), located off Pacetti Road

RESOLUTION NO. 2017-158

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES SERVING TRAILMARK, PHASE 4C (FKA WHISPER CREEK, PHASE 4, UNIT C), LOCATED OFF PACETTI ROAD

14. Motion to adopt **Resolution No. 2017-159**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines to serve Premium Seafood Retail/Raw Bar, located off A1A South

RESOLUTION NO. 2017-159

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES

**TO SERVE PREMIUM SEAFOOD RETAIL/RAW BAR,
LOCATED OFF A1A SOUTH**

15. Motion to adopt **Resolution No. 2017-160**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines to serve Sea View Subdivision (fka Peppertree), located off A1A South

RESOLUTION NO. 2017-160

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE SEA VIEW SUBDIVISION (FKA PEPPERTREE), LOCATED OFF A1A SOUTH

16. Motion to adopt **Resolution No. 2017-161**, accepting Special Warranty Deeds conveying lift station sites, Special Warranty Deeds conveying utility tracts, Easements for Access and Utilities, and Bill of Sale, conveying all personal property associated with the reuse, water and sewer systems to serve Creekside at Twin Creeks, Phase 1A, 1C, and 1D, located off US 1 North and CR 210

RESOLUTION NO. 2017-161

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO SPECIAL WARRANTY DEEDS CONVEYING LIFT STATION SITES, THREE SPECIAL WARRANTY DEEDS CONVEYING UTILITY TRACTS, THREE EASEMENTS FOR ACCESS AND UTILITIES, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER AND SEWER SYSTEMS TO SERVE CREEKSIDE AT TWIN LAKES, PHASE 1A, 1C, AND 1D, LOCATED OFF US 1 NORTH AND CR 210

17. Motion to adopt **Resolution No. 2017-162**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water lines to serve Murabella Crossing, Phase 2 Retail Building, located off State Road 16

RESOLUTION NO. 2017-162

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER LINES TO SERVE MURABELLA CROSSING, PHASE 2 RETAIL BUILDING, LOCATED OFF STATE ROAD 16

(Consent Agenda Item pulled to Regular Agenda Item 6.)

18. Motion accepting a Non-Exclusive Grant of Pedestrian Access Easement from Pine Island Acquisition Company, LLC, to St. Johns County, to allow public dock/boat access, as required, in the Palencia North Planned Unit Development, approved under St. Johns County Ordinance No. 2005-108

19. Motion to approve three new positions in the Utility Department, effective June 1, 2017.
20. Motion to adopt **Resolution No. 2017-163**, authorizing St. Johns County Fire Rescue to proceed with Florida Inland Navigation District (FIND) grant application, in support of additional funding, for a public safety docking facility

RESOLUTION NO. 2017-163

A RESOLUTION OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AUTHORIZING A PUBLIC SAFETY DOCKING FACILITY PROJECT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO MAKE APPLICATION TO THE FLORIDA INLAND NAVIGATION DISTRICT FOR ASSISTANCE WITH THE PROJECT ON BEHALF OF ST. JOHNS COUNTY; AND MAKING CERTIFICATIONS WITH RESPECT TO THE PROJECT

21. Motion to adopt **Resolution No. 2017-164**, authorizing the county administrator to execute State of Florida Department of Environmental Protection (DEP) Contract No. RP783, to provide services from May 26, 2017, to September 4, 2017

RESOLUTION NO. 2017-164

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE EXECUTION OF DEP CONTRACT NO. RP783, TO PROVIDE LIFEGUARDS TO ANASTASIA RECREATION AREA

22. Motion to adopt **Resolution No. 2017-165**, approving the terms, provisions, conditions, and requirements of an agreement between the County and the owner, Ronald Jones, conveying title of abandoned vessel to the County, and authorizing the county administrator to execute same

RESOLUTION NO. 2017-165

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY AND THE OWNER OF A VESSEL, WITH FLORIDA REGISTRATION FL2394CL, TO CONVEY TITLE OF THE VESSEL TO THE COUNTY; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

23. Motion to adopt **Resolution No. 2017-166**, approving the terms, provisions, conditions, and requirements of a Construction Agreement between St. Johns County and D.R. Horton, Inc., Jacksonville; authorizing the county administrator, or designee, to execute the Construction Agreement on behalf of the County; and recognizing and appropriating revenue received, in an amount not to exceed \$406,397, within the Fiscal Year 2017 Impact Fee Roads Zone B Budget [1188] for Woodlawn Road, Phase II

RESOLUTION NO. 2017-166

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONSTRUCTION AGREEMENT BETWEEN THE COUNTY AND D.R. HORTON, INC., JACKSONVILLE; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONSTRUCTION AGREEMENT ON BEHALF OF THE COUNTY; AMENDING THE FISCAL YEAR 2017 IMPACT FEE BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZING EXPENDITURE OF THE UNANTICIPATED REVENUE BY THE ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT

24. Motion to approve the Fiscal Year 2017 Capital Improvement Program re-appropriation and associated budget transfers per the attached schedule

(Consent Agenda Item pulled to Regular Agenda Item 7.)

25. Motion to approve the use of up to \$140,000 from General Fund Reserves to subsidize Beach Services for the remainder of Fiscal Year (FY) 2017
26. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274
27. Motion to adopt **Resolution No. 2017-167**, authorizing the county administrator, or his designee, to award Bid No. 17-31; A1A Ground Storage Tank and Booster Pump Station and execute a contract with SGS Contracting Services, 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 \$1,613,500

RESOLUTION NO. 2017-167

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 17-31 AND TO EXECUTE AGREEMENTS FOR A1A GROUND STORAGE TANK AND BOOSTER PUMP STATION

28. Motion to adopt **Resolution No. 2017-168**, authorizing the county administrator, or designee, to execute the Multidisciplinary Team Protocol and the Circuit 7 Interagency Agreement between St. Johns County and the First Coast Children's Advocacy Center/Child Protection Team

RESOLUTION NO. 2017-168

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE THE CIRCUIT 7 PROTOCOL AND INTERAGENCY AGREEMENT BETWEEN THE UNIVERSITY OF FLORIDA, BOARD OF TRUSTEES, FOR THE BENEFIT OF THE FIRST COAST

**CHILDREN'S ADVOCACY CENTER/CHILD
PROTECTION TEAM AND THE COUNTY**

29. Motion to adopt **Resolution No. 2017-169**, authorizing the county administrator, or his designee, to execute the Interagency Agreement between the [Department of Children and Families], St. Johns County Family Integrity Program, and the St. Johns County School District regarding children in foster care

RESOLUTION NO. 2017-169

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE THE INTERAGENCY AGREEMENT BETWEEN THE DEPARTMENT OF CHILDREN AND FAMILIES, THE SCHOOL BOARD OF ST. JOHNS COUNTY, AND THE ST. JOHNS COUNTY COMMUNITY BASED CARE AGENCY, FAMILY INTEGRITY PROGRAM

30. Motion to adopt **Resolution No. 2017-170**, approving the terms, provisions, conditions, and requirements of the agreement between St. Johns County, Florida, and Community Partnership for Children, substantially in the same form as attached, and authorizing the county administrator, or his designee, to execute the agreement on behalf of St. Johns County

RESOLUTION NO. 2017-170

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND COMMUNITY PARTNERSHIP FOR CHILDREN

31. Motion to ratify St. Johns County Industrial Development Authority Resolution No. 2017-1, approving amendments to the trust indenture and loan agreement for outstanding health care revenue bonds related to the Vicar's Landing project 2014B bonds
32. Approval of Minutes: April 18, 2017, BCC Regular

(05/16/17 - 9 - 9:40 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested that Regular Agenda Items 2 and 3 be pulled and that Regular Agenda Item 4 be pulled and rescheduled to June 6, 2017, at 9:00 a.m.

(9:40 a.m.) McCormack requested that the Board consider the addition of an Emergency Ordinance, relating to the Burn Ban, as Regular Agenda Item A1.

(9:40 a.m.) Wanchick requested that the Board consider the addition of appointments to the Arts, Culture and Heritage Funding Panel, as Regular Agenda Item 8.

(05/16/17 - 10 - 9:41 a.m.)
APPROVAL OF REGULAR AGENDA

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

(05/16/17 - 10 - 9:42 a.m.)

A1. EMERGENCY ORDINANCE RELATING TO THE BURN BAN

Proof of publication of the notice of public hearing on an Emergency Ordinance, providing for a burn ban, to include the discharge of fireworks, was received, having been published in *The St. Augustine Record* on May 12, 2017.

Rebecca Lavie, Assistant County Attorney, presented details of the ordinance.

(9:46 a.m.) Chief Carl Shank, St. Johns County Fire Rescue, spoke on weather conditions and stated that all surrounding counties had enacted burn bans.

(9:47 a.m.) McCormack stated that the proposed ordinance would apply countywide, both to the unincorporated and incorporated areas of St. Johns County. Discussion ensued on the provisions of the ordinance, which included the utilization of fireworks, firework sales, and professional firework displays.

(9:49 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to wave the notice requirements of Section 125.66(2), Florida Statutes, due to the finding that an emergency exists and that immediate enactment of the emergency ordinance, relating to the burn ban, was necessary.

(9:50 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to enact St. Johns County Ordinance No. 2017-23, providing for a temporary ban on outdoor burning and discharge of fireworks.

(9:50 a.m.) Lavie gave an overview of the Emergency Proclamation. She noted that the proposed Emergency Proclamation would provide an additional seven day local state of emergency that would address any gap period between the expiration of the current state of emergency and the effectiveness of the ordinance, which would become effective upon filing with the Secretary of State.

(9:52 a.m.) Motion by Johns, seconded by Smith, carried 5/0, to approve Emergency Proclamation No. 2017-3.

(9:53 a.m.) Lavie and Andrews left the meeting.

(05/16/17 - 10 - 9:53 a.m.)

1. GOLF COURSE MASTER PLAN PHASE II. THE PRESENTATION DELIVERED BY STAFF AND LARSEN GOLF INCLUDED THE SUMMARY OF THE RESULTS OF PHASE I AND PROVIDED THE BOARD INFORMATION REGARDING THE AUTHORIZATION TO PROCEED WITH PHASE II OF THE GOLF COURSE MASTER PLAN. IF APPROVED BY THE BOARD, PHASE II WOULD PRODUCE COMPLETE CONSTRUCTION DOCUMENTS FOR THE REDESIGN OF THE GOLF COURSE AND A LAND PLAN THAT WOULD ALLOW FOR THE SURPLUS/SALE OF THE LAND THAT IS NOT PART OF THE REDESIGNED GOLF COURSE. THESE DOCUMENTS WOULD BE COMPLETED WITHIN SIX MONTHS. IF THE COMMISSION DESIRES TO MOVE FORWARD WITH PHASE II, FUNDING IS AVAILABLE WITHIN GOLF COURSE RESERVES

Billy Zeits, Assistant Director of Parks and Recreation, presented details of the request, via PowerPoint. He noted that the Commission's direction for Phase I was to retain a consultant at the cost of \$26,000 to conduct an analysis of the site and to offer future golf course alternatives. He also noted two primary golf course alternatives: 1) divest (sale of the golf course) or 2) reinvest (pursue a public-private partnership). He stated that moving forward with Phase II would provide the Board with information to aide future decisions regarding the asset.

(10:01 a.m.) Erik Larsen, President and Owner of Larsen Golf, 45 Village Walk Drive, summarized the Phase I results and provided the Board with information regarding the authorization to proceed with Phase II. He noted three vital areas that were in need of sustainable renovations: 1) drainage, 2) irrigation, and 3) greens construction; and spoke on the golf course neighborhood in-fill model. He recommended continuing forward with a comprehensive land plan for the extra land and cost estimates for redevelopment of the golf course.

(10:18 a.m.) Discussion ensued on the following: in-fill model and the sale of the surplus land; the mandated membership structure; Phase II scope of work; return on investment; drainage; purchase history of the additional nine holes, including the total acreage and number of golf courses in 1989; surrounding area round rates; average annual rounds of play; additional revenue generators; golf course design; comparisons to the Atlantic Beach Country Club; and Phase II and Phase III costs. Wanchick provided additional comments on the potential sale of the surplus land and Wes Tucker, Director of Golf, provided additional comments on the purchase history and the closest municipality with a golf course and competitive round rates.

(10:45 a.m.) McCormack stated that he needed to determine the proposed legality of mandated memberships in a publicly owned golf course/property.

(10:50 a.m.) Andrews entered the meeting.

(10:54 a.m.) Wanchick clarified that Phase II would provide the Commission information to make an informed decision on the course of action to for the golf course.

(10:55 a.m.) Smith requested a document that outlined the Phase II scope of Work.

(10:57 a.m.) William Burns, 109 Golden Guard Drive, President of the St. Johns Men's Golf Association, spoke in support of Phase II.

(11:01 a.m.) Patricia Bentley, 4712 Bartlett Court, a surrounding community Home Owner's Association President, spoke on deficiencies with amenities, community access concerns, and crowded roadways.

(11:04 a.m.) Jeff Willoughby, 449 High Tide Drive, Executive Director of First Tee, spoke in support of Phase II.

(11:07 a.m.) William McNees, 35213 Harbour Vista Circle, spoke in support of Phase II.

(11:08 a.m.) Mary Felkel, 4863 Coquina Crossing Drive, spoke in support of Phase II.

(11:09 a.m.) Bill Plunk, 452 Gianna Way, spoke in support of Phase II.

(11:11 a.m.) Lynne Cason, 5150 Cypress Links Boulevard, spoke in support of Phase II and Bentley's public comments.

(11:13 a.m.) Louis Geanuleas, 287 St. George Street, spoke in support of Phase II and investing in the Golf Club.

(11:15 a.m.) Dave Reese, Florida's First Coast of Golf, 4300 Marsh Landing Boulevard, Jacksonville, Florida, spoke in support of Phase II. He noted his company's purpose was to market the region as a golf tourist destination.

(11:18 a.m.) Ray Quinn, 1097 Winterhawk Drive, spoke in support of Phase II.

(11:20 a.m.) Rand Middleton, of St. Johns County, spoke in support of leasing the golf course. He also commented on deficiencies with the drainage and irrigation systems.

(11:23 a.m.) Mike Ayala, 572 Christina Drive, Pedro High School Boys Golf Coach, spoke in support of Phase II.

(11:24 a.m.) Karen Hudgins, Senior Women's Administrator for Flagler College Athletic Department, 1217 A1A South, spoke in support of Phase II.

(11:26 a.m.) Chris Shee, 3304 Kinds Road South, spoke in support of selling the surplus land.

(11:29 a.m.) Richard Ottman, 320 Stokes Creek Drive, spoke in support of Phase II.

(11:30 a.m.) Greg Farrer, 5812 Cypress Estates Drive, spoke in support of Phase II. He also commented on developer concerns, with regard to undervaluing homes.

(11:32 a.m.) John Harris, 5488 Cypress Links Boulevard, spoke in support of Phase II.

(11:33 a.m.) BJ Kaildi, 8 Newcomb Street, spoke on the proposed legality of mandated memberships in a publicly owned golf course/property.

(11:35 a.m.) Discussion ensued on deferred maintenance, leasing the golf course, drainage, completion timelines for Phase II and Phase III, and the Phase II scope of work. Additionally, Board members expressed their positions on the golf course master plan Phase II.

(11:55 a.m.) McCormack recommended that the Board continue Regular Agenda Item 1, giving Mr. Zeits, Administration, and Mr. Larsen time to define the Phase II scope of work and provide to the Board later in the meeting.

(11:57 a.m.) Dean recused himself from voting, stating a potential conflict of interest, with regard to a relative employed at the golf course.

(11:57 a.m.) **Motion by Johns, seconded by Smith, carried 4/0, with Dean recusing, to continue Regular Agenda Item 1, until later in the meeting.**

(11:58 a.m.) The Board moved to Regular Item 5.

(1:19 p.m.) Subsequently, Zeits explained that Larsen Golf had provided a revised St. Johns Golf Club Assessment: Phase II Scope of Work, *Exhibit A*, which included the dialogue that staff had received earlier in the day.

(1:20 p.m.) Morris suggested including the irrigation estimate and Johns questioned what would have the largest expense. Zeits responded that the drainage would be the most impactful.

(1:22 p.m.) BJ Kalaidi, 8 Newcomb Street, requested a copy of the revised Phase II Scope of Work and questioned the legalities of membership.

(1:23 p.m.) Wanchick suggested a timeline of four months for the results of Phase II and Smith suggested a language revision of *up to \$125,000*.

(1:24 p.m.) Motion by Waldron, seconded by Morris, carried 4/0, with Dean recusing, to approve a budget transfer from Golf Course Capital Reserves to the contractual line for the revised Phase II Study, in the amount not to exceed \$125,000.

(1:25 p.m.) The Board moved to Commissioner Reports.

(Regular Agenda Item 2 was pulled.)

2. PUBLIC HEARING - COMPAMD 2016-01, ICI/MIDDLEBOURNE

Proof of publication of the notice of public hearing on COMPAMD 2016-01, ICI/Middlebourne, was received, having been published in *The St. Augustine Record* on May 6, 2017, and was continued from the March 21, 2017, meeting.

(Regular Agenda Item 3 was pulled.)

3. PUBLIC HEARING - PUD 2016-03, ICI/MIDDLEBOURNE

Proof of publication of the notice of public hearing on PUD 2016-03, ICI/Middlebourne, was received, having been published in *The St. Augustine Record* on May 6, 2017, and was continued from the March 21, 2017, meeting.

(Regular Agenda Item 4 was pulled and continued to June 6, 2017.)

4. PUBLIC HEARING - COMPAMD 2016-09, BRYLNNE RICKETTS TRUST

Proof of publication of the notice of public hearing on COMPAMD 2016-09, Brylnne Ricketts Trust, was received, having been published in *The St. Augustine Record* on March 15, 2017.

(05/16/17 - 13 - 11:58 a.m.)

5. PUBLIC HEARING - MAJMOD 2017-01, TWIN CREEKS (HEARTWOOD) PUD - BEACON LAKES ENTRY MONUMENT. MAJMOD 2017-01, TWIN CREEKS (HEARTWOOD) PUD - BEACON LAKES ENTRY MONUMENT, A REQUEST FOR A MAJOR MODIFICATION TO THE TWIN CREEKS (HEARTWOOD) PUD, TO ESTABLISH DESIGN STANDARDS FOR ENTRY MONUMENTS, ENTRY COLUMNS, AND COMMUNITY CLUBHOUSE, INCLUDING FLOOR AREA RATIO, IMPERVIOUS SURFACE RATIO, SETBACKS, AND MAXIMUM HEIGHT. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON THIS APPLICATION ON APRIL 20, 2016. AFTER A BRIEF DISCUSSION ABOUT THE SCALE AND CONTEXT OF THE ENTRY MONUMENT, THE PLANNING AND ZONING AGENCY VOTED 6-0 IN FAVOR OF A RECOMMENDATION TO APPROVE THE MAJOR MODIFICATION

Proof of publication of the notice of public hearing on MAJMOD 2017-01, Twin Creeks (Heartwood) PUD - Beacon Lakes Entry Monument, was received, having been published in *The St. Augustine Record* on March 29, 2017.

Cynthia May, Senior Planner, presented details of the request, via PowerPoint. She referenced a letter, submitted by the applicant, requesting to waive the one-year time period for rezonings provided under Section 9.04.05 of the Land Development Code (LDC) for the Beacon Lake (aka Heartwood LLC) Major Modification (File Number 2017-01), *Exhibit A*.

(12:03 p.m.) Soria clarified that the land uses were Residential-A and Residential-B.

(12:03 p.m.) Lindsey Haga, England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida, presented details of the proposed design standards regarding height of the accessory structures, via PowerPoint. Discussion ensued on the entry monuments.

(12:06 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in opposition to modifying the design standards.

(12:09 p.m.) In response to public comment, Haga highlighted the Palencia entryway, for a scale of reference, and stated that there was not a signage component, with regard to the accessory structures.

(12:10 p.m.) Soria noted that the LDC had been recently revised to address non-signage entrance features. He noted that future developments, with regard to non-signage entry features, would be required to request a waiver or remain limited to 25 feet.

(12:10 p.m.) Johns spoke in opposition to the applicant's request to waive the one-year time period for rezonings.

(12:12 p.m.) **Motion by Johns, seconded by Dean, carried 5/0, to enact Ordinance No. 2017-24, MAJMOD 2017-01, Twin Creeks (Heartwood) PUD - Beacon Lakes Entry Monument, based upon six Findings of Fact, without the waiver to the one-year limitation.**

ORDINANCE NO. 2017-24

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO TWIN CREEKS (HEARTWOOD) PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2015-51, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

The meeting recessed at 12:12 p.m. and reconvened at 1:00 p.m., with all five commissioners, Wanchick, Locklear, Lavie, Soria, McCormack, Andrews, and Deputy Clerk Bonnie A. Putman in attendance.

(05/16/17 - 14 - 1:01 p.m.)

6. RESOLUTION ACCEPTING A NON-EXCLUSIVE GRANT OF PEDESTRIAN ACCESS EASEMENT FROM PINE ISLAND PROPERTY ACQUISITION COMPANY, LLC, TO ST. JOHNS COUNTY, TO ALLOW PUBLIC DOCK/BOAT ACCESS, AS REQUIRED, IN THE PALENCIA NORTH PLANNED UNIT DEVELOPMENT (PUD) APPROVED UNDER ST. JOHNS COUNTY ORDINANCE 2005-108

Paola Soria, Assistant County Attorney, presented details of the request for an easement, noting the revised documents.

(1:02 p.m.) Waldron questioned the wording and the intent, with the applicant stating previously that the fish camp remained as public access.

(1:05 p.m.) Lane Gardner, 605 Palencia Club Drive, developer with Hines, spoke on the request, including the access point for a community pier. He spoke on the Comprehensive Plan language at the time of the PUD.

(1:08 p.m.) Discussion ensued on the Bill of Sale of the boat dock, public versus private access of the dock, and the access easement contingency based upon the acceptance of the Bill of Sale.

(1:09 p.m.) Gardner spoke on the contingency of the Bill of Sale.

(1:10 p.m.) Motion by Morris, seconded by Dean, carried 4/1, with Waldron dissenting, to adopt Resolution No. 2017-171, accepting a Non-Exclusive Grant of Pedestrian Access Easement from Pine Island Acquisition Company, LLC, to St. Johns County, to allow public dock/boat access, as required, in the Palencia North Planned Unit Development, approved under St. Johns County Ordinance No. 2005-108, contingent on the Bill of Sale of the boat dock, noting the addition of the revised legal description.

RESOLUTION NO. 2017- 171

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A NON-EXCLUSIVE GRANT OF PEDESTRIAN ACCESS EASEMENT FROM PINE ISLAND PROPERTY ACQUISITION, LLC, TO ST. JOHNS COUNTY, TO ALLOW PUBLIC DOCK/BOAT ACCESS, AS REQUIRED, IN THE PALENCIA NORTH PLANNED UNIT DEVELOPMENT, APPROVED UNDER ST. JOHNS COUNTY ORDINANCE NO. 2005-108

(05/16/17 - 15 - 1:10 p.m.)

7. APPROVAL OF THE USE OF UP TO \$140,000 FROM GENERAL FUND RESERVES TO SUBSIDIZE BEACH SERVICES FOR REMAINDER OF FY2017

(1:11 p.m.) Jesse Dunn, Director of Office of Management and Budget (OMB), spoke on the request, including the estimated revenue losses resulting from poor sand and dune conditions further limiting on-beach vehicle access and an active Army Corps of Engineers sand restoration program, which had temporarily restricted all on-beach vehicle access at the Vilano Beach access point.

(1:14 p.m.) Discussion ensued on the costs of Hurricane Matthew and the drain of existing revenue.

(1:15 p.m.) Billy Zeits, Assistant Director of Parks and Recreation, spoke on the minimal savings from the beach toll staff.

(1:15 p.m.) Motion by Johns, seconded by Morris, carried 5/0, to approve the use of up to \$140,000 from General Fund Reserves to subsidize Beach Services for the remainder of Fiscal Year (FY) 2017.

(05/16/17 - 15 - 1:16 p.m.)

8. CONSIDER APPOINTMENTS TO THE ARTS, CULTURE AND HERITAGE FUNDING PANEL

Melissa Lundquist, Assistant to the Board of County Commissioners, presented details of the vacancy, including the personal recommendation by the Tourist Development Council Chair, Jack Peter.

(1:18 p.m.) Johns questioned the list of applicants.

(1:19 p.m.) Motion by Morris, seconded by Waldron, carried 5/0, to appoint Ann Prior, to the Arts, Culture and Heritage Funding Panel, for a one-year term, scheduled to expire March 21, 2018 (Regular member position residing outside of St. Johns County with a demonstrated interest in tourism/cultural development and promotion.)

(1:19 p.m.) The Board moved to Regular Agenda Item 1.

(05/16/17 - 16 - 1:25 p.m.)
COMMISSIONERS' REPORTS

Commissioner Smith

Smith requested that Wanchick provide an update regarding the town of Hastings. Wanchick responded that he had sent three letters to Hastings, regarding the dissolution of the Town of Hastings, and noted the upcoming community meeting, scheduled for June 5, 2017, at 6:00 p.m. Smith requested that Locklear provide an update on parking at the Amphitheatre. Locklear provided an update. He stated the need for legal backing; maintenance of traffic plans through code enforcement; and legal reviewing possibilities based on other communities to bring back to the Board with recommendations. Smith provided an agricultural update; and reported on the breach of security at the Hastings Youth Academy. Wanchick spoke on Sheriff Shoar's response to the Hastings Youth Academy. He stated he would work with the State. Smith requested the Board provide a letter of support to the United States Department of Agriculture (USDA) for a grant/or loan to assist the tag! Children's Museum of St. Augustine.

(1:35 p.m.) Johns questioned the number of jobs and whether the museum would be a stand-alone facility or part of a franchise. Smith responded.

(1:36 p.m.) Waldron spoke in support of the tag! Children's Museum, stating that there had been public support through Kwanas and other organizations.

(1:36 p.m.) McCormack expanded on Smith's comments regarding the Hasting's Youth Academy breach of security. He spoke on the authorized letter, regarding the Department of Juvenile Justice (DJJ), and recommended a follow-up letter from the County. Smith supported the recommendation.

(1:38 p.m.) Waldron requested a copy of the Inmate Guidelines. McCormack stated that he would request a copy in the letter. Discussion ensued on security protocol at DJJ.

(1:39 p.m.) *There was Board consensus to send letters of support to tag! Children's Museum of St. Augustine and DJJ.*

Commissioner Dean

(1:39 p.m.) Dean questioned the next steps concerning medical marijuana. Soria responded and McCormack clarified that the County should continue in local efforts; however, it was unknown what the state law would dictate, which would preempt the County's local regulations.

Commissioner Morris

(1:44 p.m.) Morris reported on the homestead exemption increase. He stated the increase could very easily break the County. He suggested that the County review the proposed increase.

Commissioner Waldron

(1:44 p.m.) Waldron reported on his tour of the beach with the St. Augustine Beach police. He noted the quality of the sand, the start of a new dune, and the opening of Porpoise Point. He explained his reasoning for pulling Consent Agenda Item 18; and questioned Wanchick regarding a Request for Proposal (RFP) for County healthcare.

Commissioner Johns

(1:47 p.m.) Johns spoke on the effects of the increase to the homestead exemption; and requested an update on FEMA funding. Wanchick responded that a summary would be forthcoming.

(05/16/17 - 17 - 1:48 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick reminded the Board that the Administrative Budget Hearings, located in the Health and Human Services (HHS), would begin on May 17, 2017 and they would be open to the public.

(05/16/17 - 17 - 1:49 p.m.)

COUNTY ATTORNEY'S REPORT

Lavie spoke on amendments to the County's Investment Policy, which in turn would entail changes to the current ordinance related to the investment policy. She requested authorization to develop the ordinance and to bring back to the Board for a public hearing.

(1:50 p.m.) *Consensus was given.*

(05/16/17 - 17 - 1:50 p.m.)

CLERK OF COURT'S REPORT

No report.

(05/16/17 - 17 - 1:50 p.m.)

ADJOURN

With there being no further business to come before the Board, Johns adjourned the meeting at 1:50 p.m.

REPORTS:

1. Memorandum regarding the Public Financial Management's Investment Performance Review for the quarter ended March 31, 2017
2. Memorandum regarding the Public Financial Management's Quarterly OPEB Performance Review for the quarter ended March 31, 2017
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 545026-545114, totaling \$414,328.94 and Voucher Register, Voucher Nos. 28532-28555, totaling \$188,056.74 (5/2/17)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 545115-545149, totaling \$51,615.62 and Voucher Register, Voucher Nos. 28556-28571, totaling \$24,787.31 (5/3/17)
5. St. Johns County Board of County Commissioners Check Register, Check No. 545150, totaling \$146.11 (5/3/17)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 545151-545434, totaling \$1,461,279.55 and Voucher Register, Voucher Nos. 28572-28659, totaling \$1,144,960.77 (5/9/17)

7. St. Johns County Board of County Commissioners Check Register, Check Nos. 545435-545439, totaling \$4,471 and Voucher Register, Voucher Nos. 28660-28667, totaling \$5,188 (5/10/17)
8. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 28668, totaling \$3,548.48 (5/10/17)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 545440-545451, totaling \$4,492.05 and Voucher Register, Voucher Nos. 28669-28670, totaling \$639.73 (5/11/17)
10. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 28671-28672, totaling \$9,407.52 (5/11/17)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 545452-545458, totaling \$125,116.17

CORRESPONDENCE:

There was none.

Approved _____ June 20_____, 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

