

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JUNE 6, 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; Joy Andrews, Assistant County Administrator; Paolo Soria, Assistant County Attorney

(06/06/17 - 1 - 9:00 a.m.)  
CALL TO ORDER

Johns called the meeting to order.

(06/06/17 - 1 - 9:00 a.m.)  
ROLL CALL

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

(06/06/17 - 1 - 9:01 a.m.)  
INVOCATION

Dr. Ronnie Warren, Christ the Redeemer Church of St. Augustine, gave the invocation.

(06/06/17 - 1 - 9:02 a.m.)  
PLEDGE OF ALLEGIANCE

Johns led the Pledge of Allegiance.

(06/06/17 - 1 - 9:03 a.m.)  
PROCLAMATION RAISING HUMAN TRAFFICKING AWARENESS

Smith presented the proclamation to Karen Zalkin, Geraldine Linton, and Anne Laure Wagner with American Association of University Women (AAUW).

Karen Zalkin spoke on the importance of raising awareness of human trafficking and requested an ordinance, requiring posted signs that included the National Human Trafficking Resource Centers' phone number and text, stating that victims of human trafficking were protected under United States and Florida Law. She noted that Florida Statute 787.29 identified the language of the sign and sign location requirements.

(06/06/17 - 2 - 9:07 a.m.)

RECOGNITION OF EMERGENCY OPERATION CENTER (EOC) DIRECTOR LINDA STOUGHTON FOR RECENT ACCOMPLISHMENTS AND AWARDS

Johns expressed his appreciation to Linda Stoughton, Emergency Management Director, who received the Governor's Award, at the Florida Governor's Hurricane Conference, regarding her dedicated service and professionalism displayed prior, during, and after Hurricane Matthew; and out of 67 Counties, was named the 2017 Emergency Manager of the Year by the Florida Emergency Preparedness Association.

(06/06/17 - 2 - 9:10 a.m.)

PRESENTATION AND PERFORMANCE BY THE FLORIDA CHAMBER MUSIC PROJECT

Morris introduced Dr. Eric Becher, Florida Chamber Music Project, spoke on the Florida Chamber Music Project's accomplishments and introduced Susanne Schuenke, World Renowned Artist. She presented the Board with one of her paintings and each Board member with a print. The Florida Chamber Music Project played "To the Shore", as a special thank you to the Commission and County.

(06/06/17 - 2 - 9:17 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(06/06/17 - 2 - 9:18 a.m.)

PUBLIC COMMENT

Julie Parker, 6938 Sea Place Avenue, provided information in relation to the editorials on D.R. Horton, regarding the burning and health hazards from the Lakewood Point PUD, the San Salito development, and the fires burning in Northeast Florida/Southeast Georgia, *Exhibit A*. She voiced her concerns with the burning.

(9:22 a.m.) Darren Rouse, 455 Gerona Road, spoke on County Code 9951, and recreational vehicles being parked in the St. Augustine South area. He requested the Board research the purpose of the code.

(9:26 a.m.) Phillip Johnson, 2310 Dobbs Road, spoke on the air quality and debris, in connection with the mulch produced at North Oakes on Dobbs Road. Additionally, he noted his concern with the danger of the mulch vender being located next to a propane fill station and a terminal for pesticides.

(9:28 a.m.) Tracy Wertz, 929 Ervin Street, spoke on the importance of a 50/50 split for farmers and arts and craft vendors at the Wednesday Farmers Market and at the Amphitheater Farmers Market.

(9:30 a.m.) Tom Shively, 456 Gerona Road, spoke on County Code 9951, recreational vehicles being parked in St. Augustine South and questioned the purpose of the code.

(9:32 a.m.) Phil King, 880 A1A Beach Boulevard, voiced his concern with the split for farmers and arts and craft vendors at the Wednesday Farmers Market and at the Amphitheatre Farmers Market.

(9:35 a.m.) Linda Messenger, 455 Gerona Road, spoke on County Code 9951, and recreational vehicles being parked in St. Augustine South and questioned the purpose of the code.

(9:39 a.m.) Gary Anderson, 6938 Sea Place Avenue, spoke on the Lakewood Point PUD, and the San Salito Development construction, regarding diesel pumps that continually ran and the hazard of the diesel fumes to the neighborhood.

(9:42 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the May Street round-about landscaping, (*via PowerPoint*), and voiced her concern with the project regarding traffic signals, signs, and the one-way road between the Library and the Garden Center. Additionally, she spoke on parking in the neighborhoods surrounding the Amphitheatre; charging for parking on private property referencing the City Ordinance Code, Chapter 17, Sections 17-67 and 17-72; and debris removal from Hurricane Matthew.

(9:45 a.m.) Dean requested staff present a report on the recreational vehicle code violations, in St. Augustine South and the code violations in the Lakewood Pointe Development. Waldron noted the recreational vehicle issues stemmed from as far back as 1985 and also requested a discussion after staff reported. Additionally, he noted that Code Enforcement had been out to the Lakewood Point PUD and the San Salito Development construction sites, and at that time no violation was found.

(06/06/17 - 3 - 9:48 a.m.)  
DELETIONS TO CONSENT AGENDA

Wanchick requested to pull Consent Item No. 3, Ashby Landing North, Phase 3.

(06/06/17 - 3 - 9:48 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
2. Motion to adopt **Resolution No. 2017-172**, recognizing \$21,100 paid by AJ Johns, Inc., as unanticipated, and appropriating the funds to the Fiscal Year 2017 Special Revenue Fund Tourist Development Tax

#### **RESOLUTION NO. 2017-172**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING A CONTRIBUTION BY A.J. JOHNS, INC., FOR THE REPAIR OF MICKLER'S BEACHFRONT PARK, WITHIN THE FISCAL YEAR 2017 SPECIAL REVENUE FLORIDA BOATING IMPROVEMENT FUND**

*Item No. 3 was pulled from the agenda.*

3. Motion approving the final plat for Ashby Landing North, Phase II
4. Motion to adopt **Resolution No. 2017-173**, approving the final plat for Andalusia, Phase 2

#### **RESOLUTION NO. 2017-173**

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

5. Motion to adopt **Resolution No. 2017-174**, approving the final plat for Preserve Pointe

**RESOLUTION NO. 2017-174**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PRESERVE POINTE**

6. Motion to adopt **Resolution No. 2017-175**, approving the final plat for Eventide

**RESOLUTION NO. 2017-175**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR EVENTIDE**

7. Motion to adopt **Resolution No. 2017-176**, approving the final plat for Villages of Valencia, Phase 3

**RESOLUTION NO. 2017-176**

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

8. Motion to adopt **Resolution No. 2017-177**, accepting a Special Warranty Deed, conveying a future reuse pump area to serve Bannon Lakes, located off International Golf Parkway

**RESOLUTION NO. 2017-177**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED, CONVEYING A FUTURE REUSE PUMP AREA TO SERVE BANNON LAKES, LOCATED OFF INTERNATIONAL GOLF PARKWAY**

9. Motion to adopt **Resolution No. 2017-178**, accepting a Deed of Dedication, from Mill Creek Plaza, LLC to St. Johns County, as required, in the Concurrency and Impact Fee Agreement, approved March 7, 2017

**RESOLUTION NO. 2017-178**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM MILL CREEK PLAZA, LLC TO ST. JOHNS COUNTY, AS REQUIRED, IN THE CONCURRENCY AND IMPACT FEE AGREEMENT, APPROVED MARCH 7, 2017**

10. Motion to adopt **Resolution No. 2017-179**, authorizing the chair of the Board, on behalf of the County, to execute and deliver a County Deed and Perpetual

Easements to the State of Florida Department of Transportation conveying right-of-way for the future First Coast Expressway

**RESOLUTION NO. 2017-179**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AND DELIVER A COUNTY DEED AND PERPETUAL EASEMENTS TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONVEYING RIGHT-OF-WAY FOR THE FUTURE FIRST COAST EXPRESSWAY**

11. Motion to adopt **Resolution No. 2017-180**, accepting a Special Warranty Deed, conveying a lift station site, an Easement for Utilities, and a Bill of Sale conveying all personal property associated with the water and sewer system to serve Lakewood Pointe, located off State Road 206 E

**RESOLUTION NO. 2017-180**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED, CONVEYING A LIFT STATION SITE, AN EASEMENT FOR UTILITIES, AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM TO SERVE LAKEWOOD POINTE, LOCATED OFF STATE ROAD 206 E**

12. Motion to adopt **Resolution No. 2017-181**, accepting a Special Warranty Deed, conveying a lift station site, Easements for Utilities and Access, and a Bill of Sale conveying all personal property associated with the reuse water and sewer system to serve Bannon Lakes, Phase 1, Segment 1, located off International Golf Parkway

**RESOLUTION NO. 2017-181**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED, CONVEYING A LIFT STATION SITE, EASEMENT FOR UTILITIES AND ACCESS, AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE WATER AND SEWER SYSTEM TO SERVE BANNON LAKES, PHASE 1, SEGMENT 1, LOCATED OFF INTERNATIONAL GOLF PARKWAY**

13. Motion to adopt **Resolution No. 2017-182**, accepting a Special Warranty Deed, conveying a lift station site, Easement for Utilities, and a Bill of Sale conveying all personal property associated with the reuse water and sewer system to serve Bannon Lakes, Phase 1, Segment 2, located off International Golf Parkway

RESOLUTION NO. 2017-182

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED, CONVEYING A LIFT STATION SITE, EASEMENT FOR UTILITIES, AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE WATER AND SEWER SYSTEM TO SERVE BANNON LAKES, PHASE 1, SEGMENT 2, LOCATED OFF INTERNATIONAL GOLF PARKWAY

14. Motion to adopt **Resolution No. 2017-183**, authorizing the county administrator, or his designee, to award Bid No. 17-30, CR 210 at CR 2209 Intersection Improvements; and to execute a contract with Florida Safety Contractors, 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 \$426,750

RESOLUTION NO. 2017-183

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 17-30, AND TO EXECUTE AGREEMENTS FOR CR 210 AT CR 2209 INTERSECTION IMPROVEMENTS

15. 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
16. Motion to adopt **Resolution No. 2017-184**, approving the terms, conditions, and requirements of the second contract extension agreement between St. Johns County and the Children's Home Society, Inc.; and authorizing the county administrator, or designee, to execute a contract extension agreement, substantially in the same form, as the attached agreement, on behalf of the County

RESOLUTION NO. 2017-184

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, FLORIDA, AND CHILDREN'S HOME SOCIETY, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE SECOND CONTRACT EXTENSION AGREEMENT, ON BEHALF OF THE COUNTY

17. Motion to adopt **Resolution No. 2017-185**, approving the terms, conditions, and requirements between St. Johns County and the Children's Home Society, Inc.; and authorizing the county administrator, or designee, to execute the extension agreement, on behalf of the county

RESOLUTION NO. 2017-185

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, FLORIDA, AND CHILDREN'S HOME SOCIETY, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT EXTENSION AGREEMENT, ON BEHALF OF THE COUNTY

18. Motion to adopt **Resolution No. 2017-186**, certifying that the St. Johns Housing Partnership's Affordable Housing Project, which provides for the repair and construction of housing for very-low-income County residents, is consistent with local plans and regulations and is eligible for the Community Contribution Tax Credit Program

RESOLUTION NO. 2017-186

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, CERTIFYING THAT THE ST. JOHNS HOUSING PARTNERSHIP, INC., PROGRAMS FOR THE REPAIR AND CONSTRUCTION OF HOUSING FOR LOW INCOME PERSONS, IS CONSISTENT WITH LOCAL PLANS AND REGULATIONS; AND PROVIDING AN EFFECTIVE DATE

19. Motion to adopt **Resolution No. 2017-187**, approving the terms, conditions, and requirements of Amendment 2, between St. Johns County, Florida, and Community-Based Care Integrated Health, LLC; and authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form, as the attached agreement, on behalf of the County

RESOLUTION NO. 2017-187

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AMENDMENT 2, TO THE SERVICES AGREEMENT, BETWEEN ST. JOHNS COUNTY AND COMMUNITY-BASED CARE INTEGRATED HEALTH, LLC, (CBCIH); AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENTS, ON BEHALF OF THE COUNTY

20. Motion to adopt **Resolution No. 2017-188**, amending the St. Johns County Fee Schedule, for services provided by St. Johns County Departments, for Fiscal Year 2017

RESOLUTION NO. 2017-188

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

**APPROVING THE AMENDED SCHEDULE OF FEES,  
FOR CERTAIN COUNTY DEPARTMENTS; AND  
PROVIDING AN EFFECTIVE DATE**

21. Motion to approve the Memorandum of Understanding with employU, Inc., allowing an on the job training program for qualified individuals
22. Motion to adopt **Resolution No. 2017-189**, authorizing the county administrator, or designee, to execute an agreement with Florida Drug Testing, Inc., in substantially the same form and format, as attached hereto, to provide drug screenings and related services for the St. Johns County Drug Court Programs

**RESOLUTION NO. 2017-189**

**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, FLORIDA, AND FLORIDA DRUG TESTING, INC., TO PROVIDE DRUG SCREENINGS AND RELATED SERVICES FOR THE ST. JOHNS COUNTY DRUG COURT PROGRAMS; AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT, ON BEHALF ST. JOHNS COUNTY; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE**

23. Approval of Minutes:
  - May 1, 2017, BCC Joint Meeting
  - May 2, 2017, BCC Regular Meeting
  - May 9, 2017, BCC Emergency Meeting
24. Proofs:
  - a) Proof: Request for Proposals, RFP No. 17-33, Amphitheatre Farmer's Market Management, published April 07, 2017, and April 14, 2017, in *The St. Augustine Record*
  - b) Proof: Request for Bids, Bid No. 17-43, SJC Utility Department Warehouse Expansion, published April 14, 2017, and April 21, 2017, in *The St. Augustine Record*
  - c) Proof: Notice of Meeting, Joint BCC and COSAB Meeting, published on April 20, 2017, in *The St. Augustine Record*
  - d) Proof: Request for Proposals, RFP No. 17-29, St. Johns County Auditorium and Control Room Audio/Visual and Broadcast System Upgrades, published April 20, 2017, and April 27, 2017, in *The St. Augustine Record*
  - e) Proof: Request for Bids, Bid No. 17-41, Fencing for the Tillman Ridge Landfill, published April 26, 2017, and May 03, 2017, in *The St. Augustine Record*
  - f) Proof: Notice of Hearing: Drone Ordinance, published April 21, 2017, in *The St. Augustine Record*
  - g) Proof: Notice of Public Hearing: Establishment of Ordinance/Regulations Affecting the use of Land Signs, published April 21, 2017, in *The St. Augustine Record*

(06/06/17 - 9 - 9:48 a.m.)  
ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested to pull Item No. 9 to a date certain of July 18, 2017.

(06/06/17 - 9 - 9:49 a.m.)  
APPROVAL OF REGULAR AGENDA

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

(06/06/17 - 9 - 9:49 a.m.)

1. CONSTITUTIONAL OFFICERS' FISCAL YEAR 2018 BUDGET PRESENTATIONS. PRESENTATION OF THE CONSTITUTIONAL OFFICERS' TENTATIVE BUDGETS, FOR FISCAL YEAR 2018. UNDER F.S. 129.03(2), ON OR BEFORE JUNE 1 OF EACH YEAR, CONSTITUTIONAL OFFICERS SHALL SUBMIT TO THE BOARD OF COUNTY COMMISSIONERS (BCC), A TENTATIVE BUDGET, FOR THEIR RESPECTIVE OFFICES, FOR THE ENSUING FISCAL YEAR. SINCE THE TAX COLLECTOR AND PROPERTY APPRAISER ARE FEE-BASED, IT IS NOT REQUIRED FOR THEIR BUDGETS TO BE SUBMITTED TO THE BCC AT THIS TIME. EACH CONSTITUTIONAL OFFICER WILL MAKE A BRIEF ORAL PRESENTATION TO THE BCC, RELATIVE TO THEIR RESPECTIVE TENTATIVE BUDGET. THE TENTATIVE PRESENTATION ORDER WILL BE SUPERVISOR OF ELECTIONS, VICKY OAKES, FOLLOWED BY THE CLERK OF COURT, HUNTER S. CONRAD. SHERIFF DAVID B. SHOAR WILL MAKE HIS BUDGET PRESENTATION TO THE BOARD ON JUNE 20, 2017

Jesse Dunn, Assistant Director of OMB, gave the Board an overview of the item. He noted the increase in the Property Appraiser's Budget by 7.27% and said the Sheriff would present his budget on June 20, 2017. He noted that the Supervisor of Election's Initial Budget reflected a 9.4% from 2017, and that the Clerk of Court's Budget remained unchanged from 2017.

(9:52 a.m.) Vicky Oakes, Supervisor of Elections, stated that the Budget Report, presented in the Commissioner's packets, was an overview of the Supervisor of Election's (SOE) responsibility, roles, and the cost for each year. She noted that the Budget for the SOE fluctuated on a four-year cycle set by the number of elections, type, and projected voter turn-out in each budget cycle. She commented that Florida would join a number of other states on October 1, 2017, with online registrations.

(9:55 a.m.) Hunter S. Conrad, Clerk of Courts, presented the clerk's budget, noting the decrease in Personnel Services and an increase in operating expenditures, with no change to this years requested budget. He stated that contractual services increased, due to the upgrade in the payroll/time-keeping system. Additionally, Conrad presented the court subsidy budget with an anticipated 3.5% cut in court operations.

(9:58 a.m.) Johns questioned the ratio of court services that affected local versus State issues. Conrad explained that court operations, Recording, and Finance functions were primarily local; however, the appropriation process was controlled by the State.

(06/06/17 - 9 - 10:00 a.m.)

2. PRESENTATION ON NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION (TPO) TRANSPORTATION IMPROVEMENT PROGRAM (TIP) FY 2017/18-2021/22. THE TIP IDENTIFIES ALL PUBLICLY FUNDED HIGHWAY, TRANSIT, AND AVIATION PROJECTS WITHIN THE NORTH

FLORIDA TPO AREA. THIS AREA INCLUDES ALL OF DUVAL COUNTY AND SIGNIFICANT PORTIONS OF CLAY, ST. JOHNS, AND NASSAU COUNTIES. THIS REPORT WILL COVER PROJECTS SIGNIFICANT TO ST. JOHNS COUNTY

Wanda Forrest, North Florida TPO, Transportation Planning Manager, presented the TIP projects, via PowerPoint, highlighting some of the projects.

(10:04 a.m.) Johns questioned whether the dates for the larger projects were the beginning or end of construction dates. Additionally, he questioned the benefit to the County. Forrest responded

(06/06/17 - 10 - 10:07 a.m.)

3. PUBLIC HEARING, MAJMOD 2017-02, ST. AUGUSTINE SHORES. MAJMOD 2017-02, ST. AUGUSTINE SHORES, A REQUEST FOR A MAJOR MODIFICATION TO THE ST. AUGUSTINE SHORES PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR A 2,500 SQUARE FOOT RESTAURANT WITH A DRIVE-THROUGH; AND TO ALLOW 27,500 SQUARE FEET OF ADDITIONAL COMMERCIAL AND OFFICE SPACE ON TRACT L. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHEASTERN QUADRANT OF THE INTERSECTION AT SHORES BOULEVARD AND SANTA MARIA BOULEVARD, JUST EAST OF US HIGHWAY 1. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL AT THE MAY 4, 2017, REGULAR MEETING, WITH A 5/0 VOTE

Proof of publication of the notice of public hearing for MAJMOD 2017-02, St. Augustine Shores, was received, having been published in *The St. Augustine Record* on April 12, 2017.

Smith disclosed that he met with Tom Filloramo, St. Augustine Shores Board member, regarding traffic and the waiver for alcohol distance requirement; and Ellen Avery-Smith, Bernard Smith, and John Griffey, regarding the design of the driveway and the waiver needed for the alcohol beverage distribution requirement.

(10:08 a.m.) Dean disclosed that he met with Avery-Smith, Griffey, and Smith regarding the application.

(10:08 a.m.) Johns disclosed that he met with Filloramo, regarding the traffic intersection and access to and from the community.

(10:08 a.m.) Morris disclosed that he met with Avery-Smith, Griffey, Filloramo, and Smith regarding the agenda item.

(10:08 a.m.) Waldron disclosed that he met with Avery-Smith, Smith, Griffey, and Filloramo regarding design and construction and had also visited the site.

(10:08 a.m.) Zachary Moore, Planner, presented details of the request including the background of the property, a summary of the item, and requested waivers, via PowerPoint. He noted the waivers included as 1) the sale of alcohol within 1000 feet of a church or school; 2) request to allow for a single, 15 year phase; 3) to allow a deviation from the unified sign plan; 4) the request to allow a 10' setback between property boundary lines and buildings, parking, and storage areas; 5) reduce distance between the drive-through order box and the nearest residential property line from 200 feet to 150 feet with no buffer in between; 6) request to allow the proposed restaurant, without a drive-through and signage on the northern, southern, and western facades of the building.

(10:19 a.m.) Smith expressed appreciation to staff for reaching out to the neighboring church.

(10:19 a.m.) Johns questioned control of the open space buffer, to ensure that it served the purposed of a typical 25 foot buffer and not be allowed to clear cut the property. Moore responded that it would be a violation to the PUD to clear cut the property and noted that there was no limitation on the vegetation; however, if the St. Augustine Shores Community eliminated Tract M from the PUD, it would require a modification.

(10:22 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, presented on the location of the property, Future Land Use Designation, and the history of the PUD, via PowerPoint. She noted that the driveway would be moved further south, to allow better access to the existing turn lane.

(10:30 a.m.) Ron Zamora, 126 Shores Boulevard, spoke in opposition of the MAJMOD, due to the loss of the existing walking trail.

(10:31 a.m.) BJ Kalaidi, 8 Newcomb Street, commented on holding the developers responsible for affected infrastructure related to their developments; requesting waivers to extend the required build time; and voiced her objection to allowing waivers to the Comprehensive Plan.

(10:34 a.m.) Avery-Smith responded to the existing zoning of the property, the preservation of an oak tree, and the replacement of vegetation.

(10:36 a.m.) **Motion by Waldron, seconded by Morris, carried 5/0, to enact Ordinance 2017-25, MAJMOD 2017-02, St. Augustine Shores, based upon six Findings of Fact.**

#### ORDINANCE NO. 2017-25

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE SHORES PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1974-16, AS AMENDED; TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH; AND TO ALLOW FOR 30,000 SQUARE FEET OF COMMERCIAL AND/OR OFFICE SPACE; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(06/06/17 - 11 - 10:36 a.m.)

4. PUBLIC HEARING, COMPAMD 2016-09, BYRLNNE RICKETTS TRUST. REQUEST TO TRANSMIT A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A), FOR APPROXIMATELY 19.36 ACRES. THE PROPERTY IS COMPRISED OF THREE PARCELS OF LAND, LOCATED ON THE EAST SIDE OF STATE ROAD 13 NORTH, JUST SOUTH OF SWAMP OAK TRAIL AND ADJACENT TO RIVERTOWN PARK. THE PLANNING AND ZONING AGENCY RECOMMENDED TRANSMITTAL AT THE APRIL 6, 2017, REGULAR MEETING, WITH A 7/0 VOTE

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

Beverly Frazier, Planner, presented details of the request, via PowerPoint, pointing out the density of the surrounding properties; discussion for a requirement to rezone to PUD, for increased intensity; Special Use permit submitted for a private school, adjacent to the lands for the amendment; Planning and Zoning Agency's discussion of property developed under the Family Farm Provision.

(10:43 a.m.) Smith questioned the impediments created as a result of a violation of the Family Farm. Frazier responded.

(10:43 a.m.) Johns questioned the number of existing homes on the 19 acres. Discussion ensued on the actual number homes which could be built and access to the property.

(10:45 a.m.) Karen Taylor, 77 Saragossa Street, gave a history of the division of the original 12 acre property and changes to the land use restrictions for the existing homes, the proposed school, and school capacity.

(10:57 a.m.) Smith requested to see the sketch of a possible layout and questioned whether there was ever any silviculture or timber operation on the property. Taylor stated that there were originally orange trees that ran along CR 13; however, no agricultural activity. She presented a sketch of the possible layout, *Exhibit A*, and proposed language to limit the number of potential homes, *Exhibit B*.

(11:01 a.m.) Smith requested *to restrict the total number of homes to 8*.

**(11:03 a.m.) Motion by Johns, seconded by Morris, carried 5/0, to transmit COMPAMD 2016-09, Byrlne Ricketts Trust, adopting three Findings of Fact, with the text amendment, as proffered and agreed upon by the applicant, as amended.**

(06/06/17 - 12 - 11:04 a.m.)

5. PUBLIC HEARING, MAJMOD 2017-06, OXFORD ESTATES. MAJMOD 2017-06, OXFORD ESTATES, A REQUEST FOR A MAJOR MODIFICATION TO THE OXFORD ESTATES PLANNED UNIT DEVELOPMENT (PUD), TO ADD A WAIVER TO LAND DEVELOPMENT CODE (LDC), SECTION 2.02.04.B.5, TO ALLOW MECHANICAL AND POOL EQUIPMENT, TO BE LOCATED A MINIMUM OF THREE FEET FROM THE SIDE OR REAR LOT LINE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, AT THE MAY 4, 2017, REGULAR MEETING, WITH A 5/0 VOTE

Proof of publication of the notice of public hearing for MAJMOD 2017-06, Oxford Estates, was received, having been published in *The St. Augustine Record* on April 12, 2017.

Beverly Frazier, Planner, presented detail of the modification, via PowerPoint, including a waiver to allow mechanical and pool equipment to be located a minimum of three feet from the side and rear lot lines, leaving the side yard to remain at five feet and the rear yard at ten feet. She stated that the previous waivers, regarding the Unified Sign Plan (USP), Special Event Pendant incremental MDP for recreation, and the average development edge, would remain in effect.

**(11:08 a.m.) Motion by Johns, seconded by Smith, carried 5/0, to enact Ordinance 2017-26, MAJMOD 2017-06, Oxford Estates, based upon six Findings of Fact.**

#### ORDINANCE NO. 2017-26

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, APPROVING A MAJOR

**MODIFICATION TO THE OXFORD ESTATES  
PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE  
NO. 2013-16, AS AMENDED; MAKING FINDINGS OF  
FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING  
RECORDATION; AND PROVIDING AN EFFECTIVE  
DATE**

(06/06/17 - 13 - 11:09 a.m.)

6. PUBLIC HEARING, REZ 2017-01, MOULTRIE HEIGHTS COMPLEX. REZ 2017-01, MOULTRIE HEIGHTS COMPLEX, A REQUEST TO REZONE APPROXIMATELY 6.73 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG) ZONING, FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF US 1 SOUTH AND WATSON ROAD. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON APRIL 20, 2017, RECOMMENDING APPROVAL OF THE REZONING, BY A VOTE OF 6-0, BUT EXPRESSED CONCERNS ABOUT THE MISALIGNMENT OF THE INTERSECTION OF WATSON ROAD AND US HIGHWAY 1. AREAS OF CONCERN DISCUSSED BY THE AGENCY INCLUDED TRAFFIC, SITE ACCESS, THE NEED FOR THE REALIGNMENT, AND IMPROVEMENTS TO THE INTERSECTION, DRAINAGE, AND THE COMPATIBILITY OF A COMMERCIAL USE, WITH THE ADJACENT RESIDENTIAL COMMUNITY

Proof of publication of the notice of public hearing for REZ 2017-01, Moultrie Heights Complex, was received, having been published in *The St. Augustine Record* on March 29, 2017.

Ex parte communication: Smith disclosed that he had received, from residents with concerns; and had visited the site; Dean received a memo from Richard and Cecilia Mallett; Johns disclosed he had received the same memo from the Malletts; Morris watched the Planning and Zoning (PZA) meeting; Waldron disclosed receiving the same memo from the Malletts and an email from Dirk Schroeder.

(11:10 a.m.) Cynthia May, Senior Planner, presented the details of the request, via PowerPoint, including a memo discussing the configuration of the intersection at US 1, speed limits, pavement markings, and traffic accidents. She mentioned the correspondence submitted, *Exhibit A*, regarding traffic, drainage, and incompatibility.

(11:16 a.m.) Smith questioned the amount of drainage and wetlands on the western portion of the property.

(11:17 a.m.) Ryan Mauch, Growth Management, responded that there was approximately 5.5 acres of wetlands on the site in 2006. Discussion ensued on the wetlands and the impact to surrounding residents.

(11:19 a.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, spoke on the location of the property, the alignment of Watson Road intersection, the potential use of the property, and the potential improvements to Watson Road.

(11:25 a.m.) Smith noted his concerns with drainage and the adverse effects to the surrounding properties.

(11:27 a.m.) Waldron questioned the directional flow of the drainage of the property.

(11:27 a.m.) Dick D'Souza, Growth Management, responded that the flow would be north toward the creek. Discussion ensued on the drainage of the property, the impact to Watson Road, and storm water regulations.

(11:33 a.m.) Richard Mallett, 210 Watson Road, spoke in opposition of the rezoning due to the impacts to the environment, traffic, area, and quality of life.

(11:36 a.m.) Art Stevens, 151 Watson Road, stated that the water flowed east on Watson Road.

(11:38 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition to the request for lack of information and questioned the allowable height of a building on the property.

(11:40 a.m.) Johns questioned the width of the right-of-way on either side of Watson Road. Burnett responded.

(11:42 a.m.) Smith questioned whether there was a previous denial on the property. Burnett responded that the denial was from the PZA and was withdrawn before going before the Board.

(11:43 a.m.) Suzanne Konchan, Director Growth Management, responded that the denial was based on the characteristics of the residential neighborhood near the US 1 corridor.

(11:43 a.m.) Johns questioned whether the item would come back to the Board if approved. Kanchan responded. Johns questioned the legality of a requirement to come back before the Board, with details of a proposed development.

(11:45 a.m.) Paolo Soria, Assistant County Attorney, provided reasons to require conditions for a General Zoning.

(11:46 a.m.) Johns questioned whether the applicant would consider a special condition for site plan approval. Burnett agreed to present to PZA for site plan approval.

(11:50 a.m.) Dean commented on the concerns with the amount of wetlands on the property and agreed to require *a potential site plan, with minimal impact to the wetlands, to come before the Board*, with the full range of options, including denial.

(11:53 a.m.) Morris questioned whether a conditional rezoning would solve the wetland impact concerns. Dean explained that the special condition would give the Board the option to review a proposed site plan, to ensure protection of the wetlands, drainage, and potential flooding to adjacent owners.

(11:55 a.m.) McCormack suggested continuing the item. Johns questioned the legal guidelines for approval or denial. Discussion ensued.

(12:02 p.m.) Johns recommended continuing the item until the afternoon.

(12:05 p.m.) Waldron recused himself from voting on the item, due to family owned property nearby.

(12:06 p.m.) Johns requested that the width of Watson Road and East Watson Road rights-of-way be presented upon return and whether the Army Corp of Engineers would have jurisdiction over permitting.

(12:07 p.m.) D'Souza responded that the rights-of-way were 80 feet on the east side of Watson Road and just under 80 feet on the west side of Watson Road. Burnett confirmed that the Army Corp of Engineer had jurisdiction over permitting.

The meeting moved to Item No. 9.

(1:05 p.m.) Subsequently, Soria presented details of the revised ordinance, *Exhibit B*.

(1:06 p.m.) Burnett stated, for the record, that the applicant approved the revised ordinance.

(1:07 p.m.) **Motion by Dean, seconded by Morris, carried 4/0, with Waldron recusing, to enact Ordinance No. 2017-27, REZ 2017-01, Moultrie Heights Complex, based upon four findings of fact to support the motion, as amended by counsel.**

#### ORDINANCE NO. 2017-27

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

(1:07 p.m.) The Board moved to Regular Agenda Item 8.

(06/06/17 - 15 - 1:01 p.m.)

7. PUBLIC HEARING - DRIMOD 2017-02, TWIN CREEKS (HEARTWOOD). DRIMOD 2017-02, TWIN CREEKS (HEARTWOOD), REQUEST TO AMEND THE DEVELOPMENT OF REGIONAL IMPACT (DRI) (RESOLUTION 2015-239) TO UPDATE SECTION 30 OF THE DEVELOPMENT ORDER (DO), THE SCHOOL PROPORTIONATE SHARE MITIGATION SECTION, TO MATCH THE REVISED AGREEMENT BETWEEN THE APPLICANT AND THE ST. JOHNS COUNTY SCHOOL DISTRICT. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON MAY 4, 2017, AND RECOMMENDED APPROVAL BY A VOTE OF 6/0

Proof of publication of the notice of public hearing on DRIMOD 2017-02, Twin Creeks (Heartwood), was received, having been published in *The St. Augustine Record* on April 17, 2017.

Waldron disclosed ex parte communication with a St. Johns County School Board representative.

(1:01:p.m.) Cynthia May, Senior Planner, presented details of the request, via PowerPoint.

(1:04 p.m.) Zach Miller, Esquire, representing the applicant, 501 Riverside Avenue, Jacksonville, Florida, explained that the request would account for the amount of proportionate share the developer would owe for the development of multi-family and single family housing units.

(1:05 p.m.) **Motion by Johns, seconded by Waldron, carried 5/0, to adopt Resolution No. 2017-190, DRIMOD 2017-02, Twin Creeks (Heartwood), based upon four findings of fact.**

#### RESOLUTION NO. 2017-190

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 2017-190, AN AMENDMENT TO APPROVED AMENDED AND

**RESTATED DEVELOPMENT ORDER NO. 2015-239, ("AMENDMENT") FOR A PORTION OF TWIN CREEKS, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 630+/- ACRES IN NORTHERN ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS; PROVIDING DEVELOPMENT BUILDOUT DATES; AND ESTABLISHING AN EFFECTIVE DATE**

(1:05 p.m.) The Board moved to Regular Agenda Item 6.

(06/06/17 - 16 - 1:07 p.m.)

8. PUBLIC HEARING - VACROA 2016-07, A PUBLIC HEARING TO VACATE A PORTION OF PALM STREET (DE BOER). THE APPLICANT REQUESTS THE VACATION OF THE UNOPENED, UNIMPROVED RIGHT-OF-WAY OF PALM STREET, WITHIN THE NORTH BEACH SUBDIVISION, LYING BETWEEN THE SOUTH LINE OF THIRD STREET AND THE NORTH LINE OF FOURTH STREET. 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

Proof of publication of the notice of public hearing on Palm Street Road Vacation, was received, having been in *The St. Augustine Record* on May 20, 2017.

Dick D'Souza, Chief Engineer, presented details of the request, via PowerPoint. He clarified that the County would retain a 20 foot drainage easement, along the center line of the property. He also noted that a letter was received, prior to public noticing, objecting "all" road vacations in the North Beach area.

**(1:10 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to adopt Resolution 2017-191, approving VACROA 2016-07, Palm Street (De Boer), petition to vacate a portion of Palm Street, within the North Beach subdivision.**

**RESOLUTION NO. 2017-191**

**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 PALM STREET**

The Board moved to Regular Item 10.

(06/06/17 - 16 - 12:08 p.m.)

9. PUBLIC HEARING, CDD 2017-01, DP1 COMMUNITY DEVELOPMENT DISTRICT (CDD) (DURBIN PARK PAVILION). REQUEST FOR THE ESTABLISHMENT OF THE DP1, COMMUNITY DEVELOPMENT DISTRICT (CDD), CONSISTING OF 261.36 ACRES OF LAND, GENERALLY LOCATED NORTH OF RUSSELL SAMPSON ROAD, WEST OF I-95, EAST OF ST. JOHNS PARKWAY AND SOUTH OF RACE TRACK ROAD. THE SUBJECT PROPERTY IS ZONED DURBIN PARK PUD (DURBIN PARK PAVILION), WHICH WAS APPROVED IN DECEMBER 2016, BY THE ENACTMENT OF ORDINANCE NO. 2016-64. THE PUD ALLOWS UP TO 700,000 SQUARE FEET OF COMMERCIAL AND OFFICE USES. THE CDD PROPOSES TO FUND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER, WATER REUSE, AND SEWER FACILITIES; STREET LIGHTING AND OTHER APPLICABLE ELECTRIC FACILITIES; ENTRY MONUMENTS, COMMON

FEATURES, PARKING, LANDSCAPING, RECREATION, AND ON AND OFF-SITE ROADWAYS. THE PETITIONER ESTIMATES APPROXIMATELY \$39,590,931 IN COSTS. THE ESTABLISHMENT OF THE CDD DOES NOT OBLIGATE THE COUNTY TO OWNERSHIP, OPERATION, OR MAINTENANCE OF ANY INFRASTRUCTURE

Proof of publication of the notice of public hearing for DPI CDD , was received, having been in *The St. Augustine Record* on May 9, 2017, May 16, 2017, May 23, 2017, and May 30, 2017.

McCormack requested the Board open and continue the item to a date and time certain of June 20, 2017, at 9:00 a.m.

**(12:09 p.m.) Motion by Johns, seconded by Waldron, carried 5/0, to continue DPI CDD to June 20, 2017, at 9:00 a.m.**

The meeting recessed at 12:08 p.m. and reconvened at 1:00 p.m., with all five commissioners, Wanchick, Locklear, McCormack, Soria, and Deputy Clerk Natasha McGee present.

(1:01 p.m.) The Board moved to Regular Agenda Item 7.

(06/06/17 - 17 - 1:11 p.m.)

10. HURRICANE MATTHEW DISASTER RECOVERY: EMERGENCY PROTECTIVE MEASURES; CONSTITUTIONAL OFFICES. IN OCTOBER 2016, HURRICANE MATTHEW INFLICTED SEVERE IMPACTS TO FLORIDA, GEORGIA, SOUTH CAROLINA, AND NORTH CAROLINA, RESULTING IN A PRESIDENTIAL DECLARATION FOR FEDERAL ASSISTANCE IN CATEGORIES A AND B [DEBRIS REMOVAL AND EMERGENCY PROTECTIVE MEASURES RESPECTIVELY]. AS PART OF THE INITIAL RECOVERY PROCESS, CONSTITUTIONAL OFFICES [ST. JOHNS COUNTY SHERIFF'S OFFICE, ST. JOHNS COUNTY PROPERTY APPRAISER, AND ST. JOHNS COUNTY CLERK] TOOK THE NECESSARY ACTIONS BEFORE, DURING, AND AFTER THE DISASTER TO SAVE LIVES, PROTECT PUBLIC HEALTH AND SAFETY, AND PREVENT DAMAGE TO IMPROVED PUBLIC HEALTH AND SAFETY, AND PREVENT DAMAGE TO IMPROVED PUBLIC PROPERTY. THE COUNTY ESTIMATES THAT THE ELIGIBLE COSTS FOR THESE EMERGENCY PROTECTIVE MEASURES WERE \$1,985,126.82. IT IS ESTIMATED THAT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WILL REIMBURSE UP TO 75 PERCENT OF ELIGIBLE EXPENDITURES AND THE STATE WILL REIMBURSE UP TO 12.5 PERCENT OF ELIGIBLE EXPENDITURES, LEAVING ST. JOHNS COUNTY TO FUND THE REMAINING 12.5 PERCENT. ESTIMATES FOR ELIGIBLE REIMBURSEMENT FOR EXPENSES RELATED TO FORCE ACCOUNT LABOR, FORCE ACCOUNT MATERIAL, AND FORCE ACCOUNT EQUIPMENT: FEMA AT \$1,488,845.12, STATE AT \$248,140.85, AND THE COUNTY AT \$248,140.85. THE COUNTY PORTION IS REQUESTED TO BE TRANSFERRED FROM THE APPROPRIATE FUND RESERVES

Lavie entered the meeting.

(1:11 p.m.) Joseph Giammanco, Disaster Recovery, gave an overview of the request.

**(1:12 p.m.) Motion by Dean, seconded by Morris, carried 5/0, to adopt Resolution 2017-192, recognizing and appropriating a Department of Homeland Security FEMA Hurricane Matthew Grant, in an amount not to exceed \$1,488,845.12, and a State of Florida Division of Emergency Management Grant, in an amount not to exceed**

**\$248,140.85, within the Fiscal Year 2017; and motion to approve the transfer of \$248,140.85 from the appropriate fund reserves.**

**RESOLUTION NO. 2017-192**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING A US DEPARTMENT OF HOMELAND SECURITY FEMA GRANT AND A STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT GRANT, WITHIN THE FISCAL YEAR 2017 GENERAL FUND HURRICANE MATTHEW DEPARTMENT**

(1:13 p.m.) Johns spoke on tracking the County's progress for recovering eligible expenditures from FEMA.

(1:16 p.m.) Wanchick communicated that a commissioners update had been created to facilitate the understanding for the different programs, funding sources, and what the County had submitted and/or would be submitting for FEMA reimbursements.

(06/06/17 - 18 - 1:16 p.m.)

11. CONSIDER TWO APPOINTMENTS TO THE PLANNING AND ZONING AGENCY (PZA). CURRENTLY THERE ARE TWO VACANCIES ON THE PLANNING AND ZONING AGENCY DUE TO THE EXPIRED TERMS OF DICK WILLIAMS (DISTRICT 4) AND ARCHIE WAINRIGHT (DISTRICT 5). PLEASE FIND ATTACHED, FOR YOUR REVIEW AND CONSIDERATION, A RECOMMENDATION FROM THE PLANNING AND ZONING AGENCY ON THE TWO POSITIONS, AS WELL AS, THE FOURTEEN APPLICATIONS CONSIDERED BY THE AGENCY (SEE 5TH PAGE OF AGENDA PACKET FOR LISTING). PLEASE NOTE MR. WAINRIGHT'S APPLICATION INCLUDES A REQUEST FOR REAPPOINTMENT WITH INFORMATION ON RECUSALS AND ATTENDANCE. MR. WILLIAMS HAS SERVED TWO CONSECUTIVE TERMS AND IS NO LONGER ELIGIBLE TO SERVE. THE PLANNING AND ZONING AGENCY IS THE COUNTY'S LOCAL PLANNING AGENCY AND MAKES RECOMMENDATIONS TO THE COMMISSION ON ALL COMPREHENSIVE PLAN AMENDMENTS, REZONINGS, PUDS AND MAJOR MODIFICATIONS, AND LAND DEVELOPMENT REGULATION ORDINANCES. ADDITIONALLY, THEY HAVE APPROVAL AUTHORITY OVER ZONING VARIANCES, MINOR MODIFICATIONS, AND SPECIAL AND TEMPORARY USE PERMITS. PZA MEMBERS ARE NOT APPOINTED BY DISTRICT; HOWEVER, EVERY REASONABLE ATTEMPT WILL BE MADE TO HAVE ALL COUNTY COMMISSION DISTRICTS EQUALLY REPRESENTED

Melissa Lundquist, Assistant to the Board of County Commissioners, presented details of the vacancies.

**(1:19 p.m.) Motion by Morris, seconded by Smith, carried 5/0, to appoint Roy Alaimo to the Planning and Zoning Agency, for a full four-year term, scheduled to expire June 6, 2021.**

**(1:19 p.m.) Motion by Dean, seconded by Smith, carried 5/0, to reappoint Archie Wainright to the Planning and Zoning Agency, for a full four-year term, scheduled to expire June 6, 2021.**

(1:21 p.m.) Andrews entered the meeting.

(06/06/17 - 19 - 1:21 p.m.)  
COMMISSIONERS' REPORTS

Commissioner Waldron

Waldron requested that staff provide the Board with information on Ordinance No. 1999-51, regarding the Land Development Code and the property restrictions for recreational vehicles in St. Augustine South; and on Collier County's affordable housing impact fee system regarding staging payments. Discussion ensued on staging impact fee payments.

(1:29 p.m.) *Johns requested Board consensus to direct staff to research and provide information on Ordinance No. 1999-51, regarding the Land Development Code and property restrictions for recreational vehicles in St. Augustine South; and to research and provide information on Collier County's affordable housing impact fee system regarding staging payments. Consensus was given.*

Commissioner Morris

No report.

Commissioner Dean

(1:30 p.m.) Dean spoke on hurricane preparedness. He urged residents to prepare for hurricane season and to review insurance policies.

Commissioner Smith

(1:31 p.m.) Smith reported on rainfall and agriculture. He requested an update on the proposed Transfer of Title for the Pier Park property, to which Wanchick noted that he had not received a response and would follow up with the City of St. Augustine Beach.

(1:33 p.m.) Smith spoke on the St. Johns County Administrative Code Section: Personnel 404.27 Performance Rewards, *Exhibit A*, and stated that he wanted to withdraw his request from the April 18, 2017, Board of County Commissioners' meeting for additional incentives to be provided. Discussion ensued on promoting performance awards for efficiency measures and cost savings.

(1:39 p.m.) Smith referenced lease agreements, *Exhibit B*, and spoke on leasing the St. Johns County Golf Course. He also recommended that a leasing option be pursued, in addition to Larsen Golf's Phase II Scope of Work.

(1:42 p.m.) Smith spoke on Consent Agenda Item 18: Pine Island public dock/boat access that was pulled and added to the Regular Agenda, as Item 6, on the May 16, 2017, BCC meeting. He stated that he conducted a site visit on May 18, 2017, and reviewed the audio from the meeting. He noted that the dock had not been replaced and that his vote was cast based on the premise that the asset was new, with no need for repair or cost to incur. He questioned McCormack on revisiting the item/vote. McCormack described the process for revisiting the item/vote. Dean spoke on the reconsideration of his vote.

(1:48 p.m.) Smith reported on the Florida Department of Juvenile Justice's (DJJ) analysis findings generated in response to the Hasting's Youth Academy breach of security and on the potential dissolution of the Town of Hastings. Wanchick provided a summary regarding the effect of dissolving the town. Discussion ensued on the town's millage rate, procedures regarding a referendum on the town's charter, and water and sewer rates.

Commissioner Johns

(2:03 p.m.) Johns reported that a letter of support for a General Programming Grant to the St. Augustine Lighthouse and Museum would be provided, *Exhibit A*.

(06/06/17 - 20 - 2:04 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick reported on implementing an established format to track the progress of requests made during meetings from the community and commissioners. He spoke on privatization of the St. Johns County Golf Course, stating that all options would be researched. He also noted the suspension of the burn ban ordinance; and that the budget presented at the Administrator's Budget hearings was built on an anticipated Ad Valorem Property Tax increase of eight percent and that the projected taxes from the St. Johns County Property Appraiser's Office were 1.1 million less than anticipated.

(06/06/17 - 20 - 2:08 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack recognized June 6, 2017, as the anniversary of D-Day, known as the Allied Invasion of Normandy on June 6, 1944.

(06/06/17 - 20 - 2:08 p.m.)

CLERK OF COURT'S REPORT

No report.

(06/06/17 - 20 - 2:09 p.m.)

ADJOURN

With there being no further business to come before the Board, Johns adjourned the meeting at 2:09 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 545459-545670, totaling \$972,662.91 and Voucher Register, Voucher Nos. 28673-28746, totaling \$310,721.59 (5/16/17)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 545671-545673, totaling \$148,277.57 (5/19/17)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 545674-545939, totaling \$4,158,307.98 and Voucher Register, Voucher Nos. 28747-28829, totaling \$2,480,745.38 (5/23/17)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 545940-546015, totaling \$46,984.34 and Voucher Register, Voucher Nos. 28830-28924, totaling \$62,729.42 (5/24/17)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 546016-546038, totaling \$43,420.55 and Voucher Register, Voucher Nos. 28925-28926, totaling \$639.73 (5/25/17)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 28927-28928, totaling \$9,407.52 (5/25/17)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 546039-546236, totaling \$3,020,700.10 and Voucher Register, Voucher Nos. 28929-28986, totaling \$807,534.67 (5/30/17)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 546237-546251, totaling \$290,332.50 (5/30/17)

9. St. Johns County Board of County Commissioners Check Register, Check No. 546252, totaling \$1,305 and Voucher Register, Voucher No. 28987, totaling \$3,750 (5/30/17)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 546253-546257, totaling \$196,823.53 (6/1/17)
11. St. Johns County Board of County Commissioners Check Register, Check No. 546258, totaling \$1,017.30 (6/5/17)

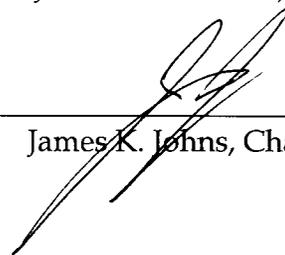
CORRESPONDENCE:

1. Letter dated May 17, 2017, regarding setting a public hearing to consider public comment and testimony on the proposed Fiscal Year 2017/2018 budget for Heritage Landing Community Development District
2. Letter dated May 25, 2017, regarding setting a public hearing to consider public comment and testimony on the proposed Fiscal Year 2017/2018 budget for Glen St. Johns Community Development District
3. Letter dated May 25, 2017, regarding setting a public hearing to consider public comment and testimony on the proposed Fiscal Year 2017/2018 budget for Madeira Community Development District

Approved \_\_\_\_ August 1 \_\_\_\_\_, 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

