

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
OCTOBER 3, 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; Regina Ross, Deputy County Attorney; Bradley Bulthuis, Assistant County Attorney.

(10/03/17 - 1 - 9:00 a.m.)
CALL TO ORDER

Johns called the meeting to order.

(10/03/17 - 1 - 9:01 a.m.)
ROLL CALL

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

(10/03/17 - 1 - 9:02 a.m.)
INVOCATION

Pastor Jeff Gatlin, Freedom Church, gave the invocation.

(10/03/17 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Johns led the Pledge of Allegiance.

(10/03/17 - 1 - 9:04 a.m.)
PROCLAMATION RECOGNIZING THE 58TH ANNUAL ST. JOHNS COUNTY
CRACKER DAY FESTIVAL

Smith presented the proclamation to Steve Brandvold, Terrell Jones, and other members of the St. Johns County Cattlemen's Association. Smith mentioned that the Cattlemen's Association had put on the longest, continuous Cracker Day in the State of Florida. Jones expressed his appreciation to the Board's support and invited everyone out to the Cracker Day event.

(10/03/17 - 1 - 9:08 a.m.)
PROCLAMATION RECOGNIZING OCTOBER 1-7 AS NATIONAL 4-H WEEK

Johns presented the proclamation to Kayla Smith, 4-H Club, who expressed her appreciation for the opportunity she had to grow through the 4-H program and spoke on the benefits of the 4-H Club to the community.

(10/03/17 - 2 - 9:13 a.m.)

PROCLAMATION RECOGNIZING OCTOBER 2017 AS DOMESTIC VIOLENCE AWARENESS MONTH

Dean presented the proclamation to Joyce Mahr, Betty Griffin Center, who expressed her appreciation for the support in recognizing domestic violence awareness, and spoke on the history of Domestic Violence Awareness.

(10/03/17 - 2 - 9:17 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(10/03/17 - 2 - 9:18 a.m.)

PUBLIC COMMENT

Amelia Green, 9355 Byrd Road, spoke on the drainage issue in Hastings and requested assistance from the Board.

(9:20 a.m.) Obie Lands, 9360 Byrd Road, spoke on the drainage issues in Hastings and requested assistance from the Board.

(9:21 a.m.) Kenneth McClain, 701 East Street, spoke on the flooding in Hastings. He referenced the State of Florida, Department of Environmental Protection website that had issued an Emergency Authorization for repairs, replacement, restoration, and other measurements made necessary by Hurricane Irma. He read from the Board's Capital Improvement elements and requested the Board address the issues in Hastings.

(9:25 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke on the Treasure Beach Canal Project and the amount appropriated to the project since 2002. She stated that it should not be the responsibility of the taxpayers to maintain the dredging for a project that solely benefits the residents of that area, *Exhibit A*.

(9:29 a.m.) Scott Boutwell, 1371 Kings Estate Road, spoke on drainage in the Kings Estate area.

(9:32 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, expressed his appreciation to staff for their great job during Hurricane Irma. He spoke on Public Private Partnership with the new hotel next to the Pier Park.

(9:35 a.m.) Dale Barnes, 7470 Cow Pen Branch Road, spoke about the drainage issues associated with Deep Creek. He said that there was so much timber that had fallen in the creek after Hurricane Matthew that it made it unnavigable and suggested clearing out the creek to help improve the drainage.

(10/03/17 - 2 - 9:38 a.m.)

DELETIONS TO CONSENT AGENDA

There were none.

(10/03/17 - 2 - 9:38 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2017-296**, recognizing and appropriating \$30,802 in unanticipated revenue, generated from the Adult Sports recreation program, into the Fiscal Year 2017 General Fund Parks and Recreation department

RESOLUTION NO. 2017-296

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2017, PARKS AND RECREATION PROGRAMS BUDGET, TO RECEIVE UNANTICIPATED REVENUE AND AUTHORIZING ITS EXPENDITURES BY PARKS AND RECREATION'S PROGRAMS DEPARTMENT

3. Motion to adopt **Resolution No. 2017-297**, amending the St. Johns County Fee Schedule for services provided by St. Johns County Departments, for Fiscal Year 2018

RESOLUTION NO. 2017-297

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

4. Motion to approve the write-off of the following delinquent accounts receivable accounts, effective September 30, 2017: 3,930 EMS accounts totaling \$1,565,417.65; 340 Utility Service accounts totaling \$102,930.08; and 50 Ponte Vedra Utility Service accounts totaling \$11,814.35
5. Motion to adopt **Resolution No. 2017-298**, approving the Fourth Amendment to Research Agreement #0909-001 with UNF, and to authorize the County Administrator, or designee, to execute the amendment, substantially in the same form as attached, on behalf of the County

RESOLUTION NO. 2017-298

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A FOURTH AMENDMENT TO RESEARCH AGREEMENT #0909-001, WITH THE UNIVERSITY OF NORTH FLORIDA, FOR SMALL BUSINESS DEVELOPMENT SERVICES, ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

6. Motion to adopt **Resolution No. 2017-299**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines, serving Ashby Landing North, Phase One, located off Dobbs Road Cutoff

RESOLUTION NO. 2017-299

A RESOLUTION OF 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 ASHBY LANDING NORTH, PHASE ONE, LOCATED OFF DOBBS ROAD CUTOFF

7. Motion to adopt **Resolution No. 2017-300**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines, to serve Las Calinas, Parcel 3A, Unit 1, Phase 5 and 6, off US 1 North

RESOLUTION NO. 2017-300

A RESOLUTION OF 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 LAS CALINAS, PARCEL 3A, UNIT 1, PHASE 5 AND 6, OFF US 1 NORTH

8. Motion to adopt **Resolution No. 2017-301**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines, to serve RaceTrac Petroleum, located at the corner of Old Moultrie Road and US 1 South

RESOLUTION NO. 2017-301

A RESOLUTION OF 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 RACETRAC PETROLEUM, LOCATED AT THE CORNER OF OLD MOULTRIE ROAD AND US 1 SOUTH

9. Motion to Adopt **Resolution No. 2017-302**, accepting a Special Warranty Deed, conveying a lift station site, serving Sea View subdivision, located off A1A South

RESOLUTION NO. 2017-302

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED, CONVEYING A LIFT STATION SITE, SERVING SEA VIEW SUBDIVISION, LOCATED OFF A1A SOUTH

10. Motion to adopt **Resolution No. 2017-303**, accepting an Easement for Utilities and a Bill of Sale, conveying all personal property associated with the water and sewer system, to serve Palencia North, Phase II, C-1, located off US 1 North

RESOLUTION NO. 2017-303

A RESOLUTION OF 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 SEWER SYSTEM, TO SERVE PALENCIA NORTH, PHASE II C-1, LOCATED OFF US 1 NORTH

11. Motion to adopt **Resolution No. 2017-304**, accepting an Easement for Utilities and a Bill of Sale, conveying all personal property associated with the water and sewer system, to serve Oasis Club Drive, located off Ponte Vedra Boulevard

RESOLUTION NO. 2017-304

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM, TO SERVE OASIS CLUB DRIVE, LOCATED OFF PONTE VEDRA BOULEVARD

12. Motion to adopt **Resolution No. 2017-305**, accepting an Easement for Utilities and a Bill of Sale, conveying all personal property associated with the water and sewer system, to serve Greenside at World Golf Village, located off International Golf Parkway

RESOLUTION NO. 2017-305

A RESOLUTION OF 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 SEWER SYSTEM, TO SERVE GREENSIDE AT WORLD GOLF VILLAGE, LOCATED OFF INTERNATIONAL GOLF PARKWAY

13. Motion to adopt **Resolution No. 2017-306**, accepting 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 1B-1A, located off International Golf Parkway

RESOLUTION NO. 2017-306

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING 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 1B-1A, LOCATED OFF INTERNATIONAL GOLF PARKWAY

14. Motion to adopt **Resolution No. 2017-307**, accepting Easements for Utilities and Access, and a Bill of Sale, conveying all personal property associated with the water and sewer system, to serve Trailmark (FKA. Whisper Creek), Phase 4, Unit D, located off Pacetti Road

RESOLUTION NO. 2017-307

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING EASEMENTS FOR UTILITIES AND ACCESS AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM, TO SERVE TRAILMARK (FKA WHISPER CREEK), PHASE 4, UNIT D, LOCATED OFF PACETTI ROAD

15. Motion to adopt **Resolution No. 2017-308**, 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 Trailmark (FKA. Whisper Creek), Phase 4, Unit B, located off Pacetti Road

RESOLUTION NO. 2017-308

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING EASEMENTS FOR UTILITIES AND ACCESS AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM, TO SERVE TRAILMARK (FKA WHISPER CREEK), PHASE 4, UNIT B, LOCATED OFF PACETTI ROAD

16. Motion to adopt **Resolution No. 2017-309**, authorizing the county administrator, or designee, to execute an Easement to Florida Power & Light Company, to install electrical service to the new public works facility, located off State Road 16

RESOLUTION NO. 2017-309

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY, TO INSTALL ELECTRICAL SERVICE TO THE NEW PUBLIC WORKS FACILITY, LOCATED OFF STATE ROAD 16

17. Motion to adopt **Resolution No. 2017-310**, approving the final plat for RiverTown, Phase Two-B

RESOLUTION NO. 2017-310

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVERTOWN, PHASE TWO-B

18. Motion to adopt **Resolution No. 2017-311**, approving the final plat for Palencia North, Phase III, A-4

RESOLUTION NO. 2017-311

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PALENCIA NORTH, PHASE III, A-4

19. Motion to adopt **Resolution No. 2017-312**, authorizing the county administrator to execute the Impact Fee Credit Agreement with White's Ford Timber, LLC (IFA 2017-02), with a total road impact fee credit of \$78,528,877

RESOLUTION NO. 2017-312

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN IMPACT FEE CREDIT AGREEMENT WITH WHITE'S FORD TIMBER, LLC

20. Motion to adopt **Resolution No. 2017-313**, approving the final plat for Dolphin Cove

RESOLUTION NO. 2017-313

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR DOLPHIN COVE

21. Motion to adopt **Resolution No. 2017-314**, approving the final plat for Celestina, Phase 4A

RESOLUTION NO. 2017-314

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR CELESTINA, PHASE 4A

22. Motion to adopt **Resolution No. 2017-315** approving the terms, conditions, provisions, and requirements of a Local Agency Program (LAP) Agreement, between the State of Florida Department of Transportation and St. Johns County, for the project management of the design for Wildwood Drive and U.S. 1 intersection improvements; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2017-315

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF A LOCAL AGENCY PROGRAM (LAP) AGREEMENT, BETWEEN THE STATE OF FLORIDA AND ST. JOHNS COUNTY, FOR DESIGN OF THE WILDWOOD DRIVE AND US 1 INTERSECTION; AND PROVIDING AN EFFECTIVE DATE

23. Motion to adopt **Resolution No. 2017-316**, approving the terms, conditions, provisions, and requirements of a Local Agency Program (LAP) Agreement, between the State of Florida Department of Transportation and St Johns County, for the project management of the design for County Road 13 paved shoulders, from County Road 208 to State Road 16 East; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2017-316

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF A LOCAL AGENCY PROGRAM (LAP) AGREEMENT, BETWEEN THE STATE OF FLORIDA AND ST. JOHNS COUNTY, FOR DESIGN OF COUNTY ROAD 13 PAVED SHOULDERS, FROM COUNTY ROAD 208 TO STATE ROAD 16 EAST; AND PROVIDING AN EFFECTIVE DATE

24. Motion to adopt **Resolution No. 2017-317**, approving of the terms, provisions, conditions, and requirements of the Cost-Share Funding Agreement, with the St. Johns River Water Management District, for the Players Club Water Reclamation Facility; and authorizing the county administrator, or his designee, to execute the agreement, on behalf of St. Johns County

RESOLUTION NO. 2017-317

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF COST-SHARE AGREEMENTS, BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, PURSUANT TO THE DISTRICT'S COOPERATIVE COST-SHARE INITIATIVE PROGRAM; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY

25. Motion to adopt **Resolution No. 2017-318**, authorizing the county administrator, or his designee, to award Bid No. 17-78; and to execute a purchase order in the amount of \$61,630.49 to X-Training Equipment; and a purchase order in the amount of \$58,410 to Centurion Partners, for the purchase of Commercial Fitness and Training Equipment for St Johns County Fire Stations

RESOLUTION NO. 2017-318

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 17-78; AND TO EXECUTE AGREEMENTS FOR THE PURCHASE OF FITNESS & TRAINING EQUIPMENT, FOR ST. JOHNS COUNTY FIRE STATIONS

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. 2017-319**, authorizing the Chair to execute an agreement in substantially the same form and format, as attached hereto, between St. Johns County and Jacksonville Area Legal Aid, Inc., to provide legal services to indigent persons residing within St. Johns County

RESOLUTION NO. 2017-319

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR TO EXECUTE A CONTRACT, BETWEEN ST. JOHNS COUNTY, FLORIDA, AND JACKSONVILLE AREA LEGAL AID, INC., TO PROVIDE LEGAL SERVICES TO INDIGENT PERSONS RESIDING WITHIN ST. JOHNS COUNTY, FLORIDA

28. Motion to adopt **Resolution No. 2017-320**, approving the terms, conditions, and requirements to Amendment 11, to the Community-Based Care contract NJ206, between St. Johns County, Florida, and the State of Florida, Department of Children and Families; and authorizing the county administrator, or designee, to execute Contract Amendment 11, on behalf of the County; and recognize unanticipated revenue of \$261,310

RESOLUTION NO. 2017-320

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN THE ELEVENTH AMENDMENT TO CONTRACT NJ206, BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE DEPARTMENT OF CHILDREN AND FAMILIES

29. Motion to adopt **Resolution No. 2017-321**, authorizing the Chair to sign a letter, addressed to the HUD Senior Community Planning and Development Representative, which provides details of the amendments; and authorize the county administrator, or his designee, to submit the amendments to the 2016-2020 Consolidated Plan and the 2016-2017 Annual Action Plan, through HUD's Integrated Disbursement and Information System

RESOLUTION NO. 2017-321

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SUBMIT A SUBSTANTIAL AMENDMENT TO THE 2016-2020 CONSOLIDATED PLAN AND THE 2016-2017 ACTION PLAN, TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

30. Motion to adopt **Resolution No. 2017-322**, approving the terms, conditions, and requirements of the Sub-Recipient Agreement, between St Johns County and the West Augustine Historical Community Development Corporation; and

authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2017-322

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO IMPLEMENT A SUB-RECIPIENT CONTRACT, FOR THE WEST AUGUSTINE HISTORICAL COMMUNITY DEVELOPMENT CORPORATION, UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

31. Motion to adopt **Resolution No. 2017-323**, approving the terms of the attached Partial Release of Mortgage (the Partial Release); and authorizing the county administrator, or his designee, to execute the Partial Release substantially in the same form, as attached

RESOLUTION NO. 2017-323

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PARTIAL RELEASE OF MORTGAGE UNDER THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) REHABILITATION STRATEGY, FOR RECIPIENTS; BOBRA POWELL AND DAVID POWELL; AND TO RELEASE ONE OF TWO LOTS CURRENTLY MORTGAGED

32. Motion to adopt **Resolution No. 2017-324**, approving the terms, provisions, conditions, and requirements of the contract, between the Board of County Commissioners of St. Johns County and the State of Florida Department of Health, for operation of the St. Johns County Health Department, to provide environmental health services, communicable disease control services, and primary care services, from October 1, 2017, through and until September 30, 2018; and authorizing the Chair to execute the contract, on behalf of the County

RESOLUTION NO. 2017-324

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONER OF ST. JOHNS COUNTY AND THE STATE OF FLORIDA DEPARTMENT OF HEALTH, FOR OPERATION OF THE ST. JOHNS COUNTY HEALTH DEPARTMENT; AND AUTHORIZING THE CHAIR TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

33. Motion to adopt **Resolution No. 2017-325**, approving the terms, conditions, provisions, and requirements of St. Johns County's State Aid to Libraries Grant Application, Grant Agreement; and authorizing the Chair of the Board of County

Commissioners to execute the Grant Application and Grant Agreement, on behalf of the County

RESOLUTION NO. 2017-325

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, AND REQUIREMENTS OF A STATE OF FLORIDA STATE AID TO LIBRARIES GRANT APPLICATION AND GRANT AGREEMENT; AND AUTHORIZING THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

34. Motion to adopt **Resolution No. 2017-326**, authorizing the county administrator, or his designee, to award RFP No. 17-71, negotiate, and upon successful negotiations, execute a contract with W.W. Gay Fire Protection d/b/a W.W. Gay Fire & Integrated Systems Inc., for the provision of installation and repair services of County-wide Access Control and CCTV Systems

RESOLUTION NO. 2017-326

35. Motion to adopt **Resolution No. 2017-327**, approving the final plat for Twin Creeks North, Parcel 12, Phase 1

RESOLUTION NO. 2017-327

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TWIN CREEKS NORTH, PARCEL 12, PHASE 1

36. Motion to adopt **Resolution No. 2017-328**, approving the final plat for Twin Creeks North, Parcel 13, Phase 1

RESOLUTION NO. 2017-328

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TWIN CREEKS NORTH, PARCEL 13, PHASE 1

37. Motion to adopt **Resolution No. 2017-329**, approving the final plat for Beachwalk Boulevard at Twin Creeks North, Phase 2

RESOLUTION NO. 2017-329

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BEACHWALK BOULEVARD AT TWIN CREEKS NORTH, PHASE 2

38. Motion to adopt **Resolution No. 2017-330**, approving the final plat for Twin Creeks North, Parcel 14, Phase 1

RESOLUTION NO. 2017-330

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TWIN CREEKS NORTH, PARCEL 14, PHASE 1

39. Motion to adopt **Resolution No. 2017-331**, approving the final plat for Twin Creeks North, Parcels 10 and 11, Phase 1

RESOLUTION NO. 2017-331

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TWIN CREEKS NORTH, PARCELS 10 AND 11, PHASE 1

40. Motion to adopt **Resolution No. 2017-332**, approving the final plat for Riverwood By Del Webb, Phase 3D, Unit 3

RESOLUTION NO. 2017-332

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

41. Motion to adopt **Resolution No. 2017-343**, approving the final plat for Pineland Bay Drive Extension, Phase 2

RESOLUTION NO. 2017-333

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PINELAND BAY DRIVE EXTENSION, PHASE 2

42. Motion to adopt **Resolution No. 2017-334**, authorizing the county administrator, or his designee, to award Bid No: 17-75, Riverdale and Doug Crane Boat Ramp Dredging; and to execute a contract with Brance Diversified, 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 \$179,069

RESOLUTION NO. 2017-334

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 17-75; AND TO EXECUTE AN AGREEMENT FOR RIVERDALE AND DOUG CRANE BOAT RAMP DREDGING

43. Motion to adopt **Resolution No. 2017-335**, authorizing the county administrator, or his designee, to award Bid No. 17-74, Ponte Vedra Sanitary Sewer Manhole Rehabilitation, Group 1; and execute a contract with Hinterland Group, 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 \$184,081

RESOLUTION NO. 2017-335

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 17-74; AND TO EXECUTE AN AGREEMENT FOR PONTE VEDRA SANITARY SEWER MANHOLE REHABILITATION, GROUP 1

44. Motion to adopt **Resolution No. 2017-336**, approving the terms, provisions, conditions, and requirements of a Drainage Facilities Construction Cost-Sharing Agreement, between St. Johns County, Daniel A. Mowrey, and Heather M. Mowrey; authorizing the county administrator, or designee, to execute the agreement; and accepting a Grant of Easement, for current drainage facilities across the Mowrey Property

RESOLUTION NO. 2017-336

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A DRAINAGE FACILITIES CONSTRUCTION COST-SHARING AGREEMENT, BETWEEN ST. JOHNS COUNTY, FLORIDA, DANIEL A. MOWREY AND HEATHER M. MOWREY; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA; AND ACCEPTING GRANT OF EASEMENT

45. Motion to adopt **Resolution No. 2017-337**, authorizing the Sheriff of St. Johns County, Florida, or designee, to submit an application seeking funding assistance through the Florida Department of Law Enforcement Federal Fiscal Year 2017 Edward Byrne Memorial Justice Assistance Grant (JAG); and authorizing the Chair to execute the attached Certifications and Assurances documents, on behalf of the County

RESOLUTION NO. 2017-337

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE SHERIFF, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE, THROUGH THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT, FEDERAL FISCAL YEAR 2017, EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG), STATE SOLICITATION; AND AUTHORIZING THE CHAIR TO EXECUTE A CERTIFICATIONS & ASSURANCES DOCUMENT, ON BEHALF OF THE COUNTY

46. Motion to approve Minutes:
- 08/08/17 BCC Joint Meeting

(10/03/17 - 14 - 9:38 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested to add two items; one to extend the existing Emergency Declaration, which was added as Item 17; and the other for the proposed "Food for Florida" event; which was added as Item 18. Johns noted the red folder items, regarding items 2, 3, 4, 6, and 12.

(9:39 a.m.) McCormack mentioned that Regular Item 6 was adjacent, geographically, with Items 10, 11, and 12 and suggested hearing them consecutively.

(9:40 a.m.) *Consensus was given by the Board.*

(9:40 a.m.) Johns noted that he had a request to hear Item 8 earlier in the agenda, due to a conflict and requested it to be heard after Item 4.

(9:40 a.m.) *Consensus was given by the Board.*

(10/03/17 - 14 - 9:40 a.m.)

APPROVAL OF REGULAR AGENDA

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

Regular Agenda Item Nos. 1 - 4 were presented together.

(10/03/17 - 14 - 9:40 a.m.)

1. PUBLIC HEARING, DRI MOD 2017-04, CABALLOS DEL MAR (PGA TOUR). REQUEST TO AMEND THE DEVELOPMENT ORDER TO CONSOLIDATE THE ACREAGE AND USES OF THE PGA TOUR PROPERTY AND THE ANNEX PARCEL, IN A UNIFIED MASTER DEVELOPMENT PLAN MAP H; ADD A LAND USE EQUIVALENCY TABLE; AND EXTEND BUILDOUT AND COMPLETION DATES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF DRI MOD 2017-04, CABALLOS DEL MAR (PGA TOUR), AT THE AUGUST 17, 2017, HEARING, WITH A VOTE OF 6-0

McCormack suggested presenting items 1-4 together, as they pertain to the same property with Items 1 and 2 being Quasi-Judicial and the Board should provide any ex parte communications. Additionally, he noted that some of the red folder items pertain to these agenda items and was available if the Board had questions.

Consensus was given to hear items 1-4 concurrently.

(9:43 a.m.) Smith disclosed ex parte communications with Phil Mays, Jim Triola, and Carrie McCarthy, regarding the proposed building, including the economic impact to the area; centralizing the PGA Tour Headquarters; the importance of annex acquisition; and the values placed upon them. Dean disclosed speaking with Phil Mays on the phone. Waldron disclosed speaking with Phil Mays; met with Carrie McCarthy, Phil Mays, and Jim Triola, regarding the annexation recreation; and overall development. Additionally, he spoke with Brian Teeple, and former commissioner Harry Waldron, regarding the original DRI. Morris disclosed seeing the presentation at the Planning and Zoning meeting and speaking with Phil Mays. Johns disclosed speaking with Phil Mays and Jim Triola, regarding the details of the four items being discussed; received emails from various constituents, regarding the lights in the waiver, traffic, other details related to changes requested; and the property being sold by the County for the development.

(9:45 a.m.) Danielle Handy, AICP, Chief Planner, presented details for the DRI modification, via PowerPoint, including changes to the Master Development Plan (MDP) text.

She presented details of the changes to the MAJMOD, via PowerPoint, including the thirteen waiver requests. She said that Planning and Zoning recommended approval with a 6-0 vote.

(10:00 a.m.) Melissa Glasgow, Director of Economic Development, provided detail for the Economic Development Grant Agreement, via PowerPoint, noting additional approved incentives by the State. She said that one component of the Economic Incentive Agreement was a land conveyance related to the Ponte Vedra annex building and cell tower.

(10:04 a.m.) McCormack spoke on the revisions to the language based on the Board's concerns and that any late language would be addressed, should it be required. He provided the Board with supplemental paperwork, *Exhibit A*.

(10:05 a.m.) Damon Douglas, Project Manager, presented details and changes to the language of the Purchase and Sale Agreement and changes to the location of the tower.

(10:10 a.m.) Glasgow summarized the Economic Benefits for the County.

(10:13 a.m.) Waldron questioned the lease from the existing building. Douglas said there was no charge.

(10:14 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, presented details regarding the modifications to the PGA International Tour, via PowerPoint. She provided larger copies of the revised maps in the Board's packet, for better viewing, *Exhibit B*. She said the Tour was consolidating corporation headquarters to one location, which would employ over 1100 people with minimum wages of \$79,442 per employee, and a maximum reimbursement to the County in taxes of \$2.8 million over nine years. She noted the Purchase and Sale Agreement; the purchase of 1.8 acres by the Tour, of the County Annex parcel; construction of a new communications tower, with no communication interruption, which would be able to withstand wind speeds of up to a Category 5 hurricane, which would be leased to the County, at no cost, for as long as needed. Additionally, she noted that approval of all requests were imperative to the project. She spoke on the history of the existing property, with the proposed incorporation of the existing, approved land uses for the additional property requested.

(10:26 a.m.) Bill Schilling, Kimley Horn Associates, 12740 Grand Bay Parkway West, Suite 2350, Jacksonville, FL, spoke on the Planned Unit Development (PUD) waivers, thanking the Sawgrass Players Association for working with the PGA Tour, regarding concerns with modifications to the lighting schedule, the location of the Golf Villas, and the entry features on the annex parcel.

(10:30 a.m.) Johns requested to see a map showing the location of the Villas and the lighting on the practice greens. Schilling responded, showing a map incorporating the villas and lighting.

(10:33 a.m.) Mary Kohnke, 29 South Roscoe Boulevard, spoke in opposition to the approval, due to the fact that the requests did not follow the overlay rules and was unfair to other citizens and businesses.

(10:36 a.m.) Gerard Klingman, President of Sawgrass Players Club, 6519 Burnham Circle, spoke on the relationship with residents and the PGA Tour.

(10:39 a.m.) McCormack spoke on the time requirement during public comment.

(10:39 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of Items 1, 2, and 4; and in opposition to Item 3, regarding the incentive waiver of the Economic Development Agreement.

(10:43 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in opposition of selling the 1.8 acres of County property to the PGA Tour.

(10:45 a.m.) Isabel Rodriguez, President of the St. Johns County Chamber of Commerce, 1 News Place, spoke on the effect of bringing a primary industry to St. Johns County.

(10:47 a.m.) Victor Ramos, 458 Hefferon Drive, spoke in support of of all four items, due to enhancing economic development within the County.

(10:48 a.m.) Denver Cook, 266 Topsail Drive, questioned the new location of the Tax Collector and the cost related to the move.

(10:49 a.m.) Avery-Smith commented on the active recreation component, signage, annex parcel, and economic incentive.

(10:52 a.m.) Johns spoke on the dedication of the PGA Tour to the County and his concern with the annex parcel and the lease agreement for the communications tower.

(10:57 a.m.) McCormack commented on the terms of the lease agreement for the communications tower. Discussion ensued on the communications tower.

(10:58 a.m.) Morris responded to the concerns regarding the waivers and explained the Return on Investment (ROI) to the County, including \$7 million to the General Fund, \$1.3 million to the Transportation Trust Fund (TTF), \$12 million to the School District Fund, and \$2.6 million to the Fire Rescue Fund.

(11:02 a.m.) Smith voiced his concerns with negotiations and the value assessed to the annex, which he said had been satisfied. He said his main concern was with the displacement of the Tax Collector and asked the Tax Collector to speak on the subject.

(11:03 a.m.) Dennis Hollingsworth, St. Johns County Tax Collector, spoke on the history of the PGA Tour. He was in support of the applications the relocation of the annex building.

(11:06 a.m.) Smith questioned whether the language for the additional 120-day inspection period was still in the text. Douglas responded that it was.

(11:07 a.m.) Waldron voiced his concern with the zoning of the recreational portion of the project and questioned the number of units on the DRI. Avery-Smith responded that there were 684 residential units within the Tours property and that any other development would still needed to come before the Board.

(11:12 a.m.) **Motion by Morris, seconded by Smith, carried 5/0, to adopt Resolution No. 2017-338, DRI MOD 2017-04, Caballos del Mar (PGA Tour), based upon four Findings of Fact.**

RESOLUTION NO. 2017-338

A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, MODIFYING THE CABALLOS DEL

MAR DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER, AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY ON JULY 8, 1975, AND AS PREVIOUSLY MODIFIED BY RESOLUTION 1983-36; RESOLUTION 1983-75; RESOLUTION 1984-54; RESOLUTION 1984-146; RESOLUTION 1985-59; RESOLUTION 1985-128; RESOLUTION 1986-176; RESOLUTION 1988-250; RESOLUTION 1994-210; RESOLUTION 2002-41; RESOLUTION 2002-88; RESOLUTION 2007-341; AND RESOLUTION 2014-317; FINDING THAT THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

Regular Agenda Item No. 2 was presented with Item No. 1.
(10/03/17 - 17 - 9:40 a.m.)

2. PUBLIC HEARING, MAJMOD 2017-13, PLAYERS CLUB (PLAYERS GOLF ASSOCIATION (PGA) TOUR). REQUEST FOR A MAJOR MODIFICATION TO THE PLAYERS CLUB PLANNED UNIT DEVELOPMENT (PUD), TO CONSOLIDATE THE ACREAGE AND USES OF THE PGA TOUR PROPERTY AND THE ANNEX PARCEL, IN A UNIFIED PUD DOCUMENT; ALLOW FOR THE RELOCATION OF THE EXISTING ANTENNA TOWER, CURRENTLY LOCATED ON THE ANNEX PARCEL; AND TO UPDATE THE UNIFIED SIGN PLAN. THE PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE RECOMMENDED APPROVAL OF MAJMOD 2017-13, PLAYERS CLUB (PGA TOUR), AT THE AUGUST 9TH HEARING, WITH A VOTE OF 4-0, AND THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL AT THE AUGUST 17, 2017, HEARING, WITH A VOTE OF 6-0

(11:12 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to enact Ordinance No. 2017-44, MAJMOD 2017-13, Players Club (PGA Tour), based upon six Findings of Fact.**

(11:12 a.m.) McCormack noted that Waldron's concern, regarding recreation zoning, could be addressed with future applications.

ORDINANCE NO. 2017-44

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PLAYERS CLUB PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1975-15, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

Regular Agenda Item No. 3 was presented with Item No. 1.
(10/03/17 - 17 - 9:40 a.m.)

3. PGA TOUR INC., ECONOMIC DEVELOPMENT GRANT AGREEMENT. ON APRIL 18, 2017, THE BOARD APPROVED A REQUEST TO DRAFT A GRANT AGREEMENT FOR PROJECT BOILERMAKER, WHICH HAS NOW BEEN IDENTIFIED AS PGA TOUR, INC. PGA TOUR, INC. IS EVALUATING CONSOLIDATION OF THEIR CORPORATE HEADQUARTERS FACILITIES INTO A SINGLE BUILDING AND RELOCATING THE OPERATION ON PGA TOUR, INC. OWNED PROPERTY, ALONG PALM VALLEY ROAD IN PONTE

VEDRA BEACH. THE PGA TOUR PROVIDED A LETTER TO THE ST. JOHNS COUNTY PUBLIC ECONOMIC DEVELOPMENT AGENCY, GRANTING PERMISSION TO DISCLOSE THEIR PROJECT AS PROJECT BOILERMAKER. UPON DECISION BY THE PGA TOUR TO MOVE FORWARD WITH THIS PROJECT, THEIR ANTICIPATED OCCUPANCY OF THE BUILDING IS MARCH 2020. BASED ON THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FISCAL YEAR 22, WITH AN ESTIMATED ANNUAL PAYOUT OF \$440,320. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$2,758,310. THE PGA TOUR HAS DEEMED THAT A CONVEYANCE OF REAL PROPERTY, OWNED BY THE COUNTY, IS NECESSARY IN ORDER TO RELOCATE THE CONSOLIDATED CORPORATE HEADQUARTERS TO THIS LOCATION. THIS ECONOMIC DEVELOPMENT AGREEMENT ALSO INCORPORATES A PURCHASE AND SALES AGREEMENT, DETAILING THE PARAMETERS OF THE REAL PROPERTY CONVEYANCE, FOR PURPOSES OF ECONOMIC DEVELOPMENT

Melissa Glasgow, Director of Economic Development, presented details of the grant agreement, via PowerPoint.

(11:13 a.m.) **Motion by Morris, seconded by Smith, carried 5/0, to adopt Resolution No. 2017-339, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form, as the attached, Economic Development Agreement with PGA Tour, Inc., on behalf of St. Johns County.**

RESOLUTION NO. 2017-339

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT, WITH THE PGA TOUR, INC., ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

Regular Agenda Item No. 4 was presented with Item No. 1.
(10/03/17 - 18 - 9:40 a.m.)

4. PGA TOUR, INC. AGREEMENT TO SELL AND PURCHASE REAL ESTATE, A LICENSE AGREEMENT, AND A COUNTY LEASE. ON APRIL 18, 2017, THE BOARD APPROVED A REQUEST TO DRAFT A GRANT AGREEMENT FOR PROJECT BOILERMAKER, WHICH HAS NOW BEEN IDENTIFIED AS PGA TOUR, INC. PGA TOUR, INC. IS EVALUATING CONSOLIDATION OF THEIR CORPORATE HEADQUARTERS FACILITIES INTO A SINGLE BUILDING AND RELOCATING THE OPERATION ON PGA TOUR-OWNED PROPERTY, ALONG PALM VALLEY ROAD IN PONTE VEDRA BEACH. THE PGA TOUR HAS DEEMED THAT A CONVEYANCE OF 1.83 ACRES OF REAL PROPERTY, OWNED BY THE COUNTY, IS NECESSARY IN ORDER TO RELOCATE THE CONSOLIDATED CORPORATE HEADQUARTERS TO THIS LOCATION. THE PROPERTY CURRENTLY CONTAINS THE COURTHOUSE ANNEX, AS WELL AS A COUNTY-OWNED COMMUNICATIONS TOWER. THIS RESOLUTION AUTHORIZES THE SALE OF THE 1.83 ACRES OF PROPERTY, A LICENSE AGREEMENT FOR THE COUNTY TO LOCATE ITS COMMUNICATION EQUIPMENT ON A REPLACEMENT COMMUNICATION TOWER, AND A LEASE AGREEMENT FOR USE OF THE PROPERTY BY THE COUNTY, AS A COURTHOUSE ANNEX, FOR A PERIOD OF TIME. THE PROPOSED

AGREEMENTS REPRESENT VALUE EQUIVALENT TO THE APPRAISED
VALUE OF THE PROPERTY

(11:14 a.m.) **Motion by Morris, seconded by Smith, carried 5/0, to adopt Resolution No. 2017-340, approving the terms of the Agreement to Sell and Purchase Real Estate, A License Agreement, and A County Lease; and authorizing the county administrator, or designee, to execute the respective agreements, in substantially the same form, as attached hereto.**

RESOLUTION NO. 2017-340

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE PGA TOUR, INC., TO SELL COUNTY-OWNED REAL ESTATE, FOR THE PURPOSE OF INCREASING ECONOMIC DEVELOPMENT WITHIN ST. JOHNS COUNTY; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY; PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR FILING OF AGREEMENT

The meeting moved to Item 8.

(10/03/17 - 19 - 11:32 a.m.)

5. Public Hearing, COMPAMD 2015-06, Steeplechase. Transmittal Hearing for COMPAMD 2015-06, Steeplechase, a request for a Comprehensive Plan Amendment, to change the Future Land Use Map designation from Rural/Silviculture (R/S) and Park/Recreation to Residential-B, for approximately 851.6 acres; and add a textual policy to limit development to 980 single family, residential dwelling units. The subject property is located east of Pacetti Road, south of County Road 16A, and north of County Road 208. The Planning and Zoning Agency recommended denial of transmittal of COMPAMD 2015-06, Steeplechase, with a vote of 4-3, on May 18, 2017, based on four Findings of Fact, as provided in the staff report

Danielle Handy, AICP, Chief Planner, presented details of the transmittal, via PowerPoint, including the requested Future Land Use Map and the Impact Analysis.

(11:39 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, introduced the owner, contract purchasers for Steeplechase, transportation engineer, environmental consultant, and civil engineer, who were all in attendance.

(11:40 a.m.) Larry Pacetti, 366 Jardine Avenue, owner, presented the history of the property. He urged the Board to approve the project.

(11:44 a.m.) Avery-Smith presented details of the surrounding developments, land designations and uses, zoning, property size, future land use designation, and the requested changes.

(11:46 a.m.) Bob Porter, D. R. Horton, 4420 Race Track Road, described the timeline and the concerns of the neighbors on Scaff Road, regarding the project. He spoke on the multi-purpose trail, to be used for emergency vehicles; doubling the buffer between the project

and Scaff Road; the added equestrian trails and a three-acre trail head; three parks with parking and bathroom facilities; archeological sites; 251 age-restricted units; private roads; 300 acres of undisturbed land; over \$1 million dollars in fees for park impacts; and the donation of 170 acres to the County, to contribute toward wetland credits. He spoke on the prop-share for traffic, which would be enough to four-lane Pacetti Road, from Samara Lakes to the Trail Mark entrance.

(11:54 a.m.) Avery-Smith, stated that the market showed a need for housing and the tax revenue that would be generated from Steeplechase, would be 12 percent higher than the operating cost of a single family home in St. Johns County. She said the project would assist in moving the water and sewer lines that would be in the right-of-way of CR 2209; location being within 3 miles of a fire station; the provisions for school concurrency; privately owned roads, maintained by a CDD or HOA, and the \$8.6 million dollar project for the proportionate share.

(12:01 p.m.) Ron Foster, 4300 CR 208, spoke in support of the development and mentioned the benefit to the County, four lanes on Pacetti Road, and the increased tax base.

(12:03 p.m.) Morgan Olds, 5005 Scaff Road, spoke in opposition of the project and voiced her concern with the lack of infrastructure, impact to the traffic, no high school capacity, the uncertainty of impact to the existing unoccupied developments, and zoning.

(12:06 p.m.) Ann Olds, 251 South Matanzas Boulevard, spoke in opposition of the project. She stated that the previous notifications for continuances did not display enough time for residents to adjust their schedules and said that area of the County was already over built.

(12:10 p.m.) Paul Green, 2410 Pacetti Road, spoke in support of the project and the quality of the development.

(12:12 p.m.) Johns questioned where in the development timeline would Pacetti Road need to be extended to four lanes. Avery-Smith responded that depending on how the agreement was written, either the \$8 million dollars would be paid to the County or DR Horton would commence construction of the four-lanes within a certain period of time, whichever the County preferred. She provided rebuttal to public comment's regarding the continuances and school capacity.

(12:18 p.m.) Smith voiced his concerns to the safety of the "S" curves in the road.

(12:19 p.m.) Phong Nguyen, Transportation Development Manager, responded regarding prop share amount, construction cost, not including an acquisition for right-of-way and pond sites; and estimated cost for road improvements totaling \$15-19 million. He said the \$8.6 million was not agreed upon and would be reviewed at the concurrency application.

(12:23 p.m.) Johns questioned whether the Pacetti family ever owned the property along the "S" curves in the road. Nguyen said that they did not own it now and he was not sure whether they had owned it in the past. Discussion ensued on road deficiencies.

(12:25 p.m.) Morris questioned the shortfall for the roads.

(12:26 p.m.) Motion by Dean, seconded by Waldron, carried 4/1, with Smith dissenting, to transmit COMPAMD 2015-06, Steeplechase, based upon four Findings of Fact.

(12:24 p.m.) Dean commented that not approving this project would not solve the transportation problem in the Northwest quadrant. He said that projects needed to be reviewed to see whether they were a net positive benefit to the overall problem.

(12:28 p.m.) Waldron stated that he was interested in the comments from the State regarding the project and whether the builder would be open to adjustments.

(12:29 p.m.) Morris questioned whether there would be a report issued from the State after transmittal. Nguyen responded, regarding the level of detail received from the State. Discussion ensued on the lack of information received from the State.

(12:32 p.m.) Avery-Smith commented on the traffic study, received by Porter, and requested the opportunity to work with staff to determine finite details that the Board would accept and the builder could afford. Discussion ensued.

Deputy Clerk Bonnie A. Putman entered the meeting at 12:45 p.m.

(10/03/17 - 21 - 12:45 p.m.)

6. Public Hearing, COMPAMD 2016-09, Byrlne Ricketts Trust. Adoption hearing for COMPAMD 2016-09, known as Byrlne Ricketts Trust, a Comprehensive Plan Amendment, to amend the Future Land Use Map designation from Rural Silviculture (R/S) to Residential-A (RES-A) and provide a text amendment to limit the residential development, to a total of eight dwelling units and Open Rural zoning, for approximately 19.36 acres of land, located on State Road 13 North. The Board of County Commissioners voted to transmit the Comprehensive Plan Amendment on June 6, 2017, to the Department of Economic Opportunity (DEO) and other State and Regional agencies for review. On August 3, 2017, the Planning and Zoning Agency recommended adoption of the amendment, with a 6-0 vote, based on four Findings of Fact, as provided in the staff report

Beverly Frazier, Growth Management, Planner, presented details of the comprehensive plan amendment hearing, via PowerPoint.

(12:48 p.m.) Karen Taylor, 77 Saragossa Street, spoke on the project, including the size of the land and the number of proposed units. Johns questioned the approximate timeline for buildout. Taylor stated that there was not a timeline.

(12:50 p.m.) **Motion by Johns, seconded Morris, carried 5/0, to enact Ordinance No. 2017-45, COMPAMD 2017-09, Byrlne Ricketts Trust, subject to four Findings of Fact to support the motion.**

ORDINANCE NO. 2017-45

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A) AND A TEXT AMENDMENT LIMITING USES AND DEVELOPMENT, TO NO MORE THAN EIGHT RESIDENTIAL UNITS IN THE OPEN RURAL ZONING DISTRICT, FOR APPROXIMATELY 19.36 ACRES OF LAND, LOCATED AT 3329 STATE ROAD 13N; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

The meeting moved to Regular Agenda Item No. 10.

(10/03/17 - 22 - 2:12 p.m.)

7. PUBLIC HEARING, PUD 2017-03, WOODLAWN OAKS PUD. PUD 2017-03, WOODLAWN OAKS PUD, A REQUEST TO REZONE APPROXIMATELY 4.4 ACRES FROM RESIDENTIAL MOBILE HOME (RMH) AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR THE DEVELOPMENT OF A 26 UNIT TOWNHOME DEVELOPMENT. THE PUD REZONING APPLICATION WAS HEARD BY THE PLANNING AND ZONING AGENCY ON AUGUST 3, 2017, AND RECEIVED A FAVORABLE RECOMMENDATION FOR APPROVAL, BY A VOTE OF 6-0

All commissioners disclosed ex parte communication, having met with John Latshaw Jr, Attorney; Jeffery and James Sole, Accordion Real Estate, LLC; and Patrick McCormack, St. Johns County Attorney.

(2:13 p.m.) Cynthia May, Senior Planner Growth Management, presented the details of the rezoning request, via PowerPoint.

(2:18 p.m.) Fredrick Schmelzer, 1770 Woodlawn Road, spoke in support of removing the abandoned trailers; however, was concerned with the large number of units on 4.4 acres, the noise, the density, and the increased traffic.

(2:21 p.m.) **Motion by Dean, seconded by Morris, carried 5/0, to enact Ordinance No. 2017-46, PUD 2017-03, Woodlawn Oaks PUD, based upon nine Findings of Fact.**

ORDINANCE NUMBER: 2017-46

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

The meeting moved to Regular Agenda Item No. 9.

(10/03/17 - 22 - 11:14 a.m.)

8. PUBLIC HEARING, NZVAR 2017-02, CENTURY ACRES LANE LOT ADDITION. NZVAR 2017-02, CENTURY ACRES LANE LOT ADDITION, A REQUEST FOR A NON-ZONING VARIANCE FROM THE LAND DEVELOPMENT CODE, SECTION 6.04.07.B.1, TO ALLOW FOR AN ADDITIONAL UNIT TO TAKE ACCESS, FROM AN EASEMENT THAT ALREADY PROVIDES ACCESS FOR TWO OR MORE UNITS; AND SECTION 6.04.07.B.2.B, FOR A MINIMUM TWENTY-FOOT WIDE STABILIZED SURFACE, WITH EIGHT-INCH THICK LBR 40 MATERIAL

Ross left the meeting and Brad Bulthuis, Assistant Count Attorney, entered the meeting at 11:14 a.m.

Eric Clark, Engineer, presented details of the non-zoning variance, via PowerPoint.

(11:19 a.m.) Johns noted the quasi-judicial item an asked for disclosure. Smith disclosed ex parte communication with Debra Simon and Clark, regarding the property's easement and its' relationship to the church, road conditions, the analysis that was completed, and an emergency access point. Dean disclosed that he met with Simon and Clark, regarding the project; and received an email from a neighbor with concerns. Morris disclosed that

he had the same communications as Smith. Waldron disclosed his communication with Simon and a member of the church, regarding access to the property, road usage, and received the same email as Dean. Johns disclosed that he had the same meetings, on the same topics, and had also received the same email as the other commissioners. Additionally, Johns spoke on his request to demonstrate that a 25-foot strip of property would meet the fire code requirements, thus, preventing an emergency vehicle from becoming stuck when maneuvering around another vehicle.

(11:22 a.m.) Deborah Simon, 1662 Century Acres Lane, applicant, stated the request would provide only emergency access across the Diocese property, with a Knott Box for emergency access.

(11:23 a.m.) Thomas Dylewski, 1634 Century Acres Lane, spoke in support of the project yet voiced his concern with the connection of the Century Acres Lane, Marywood Drive, and the additional traffic to Century Acres Lane. He presented a letter, *Exhibit A*, from Leta Swatzell, 1648 Century Acres Lane, who could not make the meeting, who was in opposition of the connection of the two roads, due to additional traffic on Century Acres Lane.

(11:28 a.m.) Paul Porter, 192 Martinique Circle, on behalf of the Diocese of St. Augustine, noted that there would be not access from Marywood to Century Acres Lane.

(11:29 a.m.) James Deon, 1652 Century Acres Lane, voiced his concerns on the inaccuracy of the surveys submitted to the Board. He said that the survey dated April 2017 showed the diocese owned the property, at 1652 Century Acres Lane, which he and his wife bought in October of 2015. He stated that one survey showed an easement through their property, which was not on record. He presented copies of the Warranty Deed and surveys, for the record, *Exhibit B*.

(11:31 a.m.) Johns requested staff confirm that the documents conformed to the regulations. Clark confirmed that the surveys had been updated and corrected with the addition of the homeowner's name and the deletion of the easement from the survey.

(11:31 a.m.) Motion by Johns, seconded by Morris, carried 5/0, to approve NZVAR 2017-02, a request for a non-zoning variance from the Land Development Code, Section 6.04.07.B.1, to allow for an additional unit to take access, from an easement that already provides access for two or more units, and Section 6.04.07.B.2.b, for a minimum twenty-foot wide stabilized surface, with eight inch thick LBR 40 material, subject to the six Findings and five Conditions as provided in the Staff Report.

The meeting moved to Item No. 5.

(10/03/17 - 23 - 2:21 p.m.)

9. PUBLIC HEARING, MAJMOD 2017-12, DEERFIELD MEADOWS PUD. REQUEST FOR A MAJOR MODIFICATION TO THE DEERFIELD MEADOWS PUD, TO ELIMINATE RECREATIONAL VEHICLE/BOAT STORAGE AS AN ALLOWED USE; TO ESTABLISH A MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWANCE; INCREASE LOT COVERAGE BY BUILDINGS PER LOT, FROM 35% TO 50%; TO REDUCE THE ACTIVE PARK RECREATION, FROM 2.67 ACRES TO 1 ACRE; TO ADD WAIVERS FROM THE LAND DEVELOPMENT CODE, FOR REDUCED FRONT AND CORNER LOT SETBACKS; AND CONSTRUCTION ACCESS RELIEF. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF MAJMOD 2017-12, DEERFIELD MEADOWS PUD, ON AUGUST 17, 2017, WITH A VOTE OF 6-0, SUBJECT TO MODIFICATIONS TO THE MASTER DEVELOPMENT PLAN AS FOLLOWS: A REDUCTION IN THE PROPOSED MAXIMUM LOT COVERAGE STANDARD FROM 65% TO 50%; THE ELIMINATION OF THE WAIVER REQUEST TO REDUCE THE SETBACK STANDARD FOR MECHANICAL EQUIPMENT

FROM FIVE FEET TO THREE FEET; AND THE INCREASE IN THE SIDE YARD
SETBACK FROM FIVE FEET TO SEVEN-AND-A-HALF FEET

Ex-parte communication was disclosed by Smith and Dean, who met with the applicant, Matt Lahti, P.E., Gulfstream Design Group, LLC; Kelly Smith, Developer; Doug Burnett, St. Johns Law Group; and Brad Bulthuis, Assistant County Attorney for St. Johns County. Morris disclosed that he had heard the presentation from the Planning and Zoning meeting and had also met with Smith and Burnett. Waldron disclosed that he had met with Burnett and had also visited the site. Johns disclosed that he had also met with Smith and Burnett.

(2:22 p.m.) Danielle Handy, Chief Planner, presented the details of the request, including three waivers, via PowerPoint.

(2:30 p.m.) Doug Burnett, St. Johns Law Group, 104 Seagrove Main Street, spoke on the project, including the location, current construction plans, and the modifications to the Planned Unit Development (PUD). He provided correspondence, from a homeowner adjacent to the property, who was in support of the project, *Exhibit A*. Discussion ensued on lot coverage, incompatibility, and density.

Brad Bulthuis, Assistant County Attorney, entered the meeting at 2:44 p.m.

(2:44 p.m.) Motion by Waldron, seconded by Morris, carried 4/1, with Smith dissenting, to enact Ordinance No. 2017-47, approving MAJMOD 2017-12, Deerfield Meadows, subject to six Findings of Fact.

ORDINANCE NUMBER 2017-47

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, APPROVING A MAJOR
MODIFICATION TO THE DEERFIELD MEADOWS
PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE
NO. 2004-20, AS AMENDED; MAKING FINDINGS OF
FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING
RECORDATION; AND PROVIDING AN EFFECTIVE
DATE**

The meeting moved to Regular Agenda Item No. 13.

Regular Agenda Item Nos. 10-12 were presented together.

(10/03/17 - 24 - 12:51 p.m.)

10. PUBLIC HEARING, NZVAR 2017-09, ACTON ACADEMY. REQUEST FOR A NON-ZONING VARIANCE FROM POLICY A.2.1.3, OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN, TO ALLOW A REDUCTION IN THE REQUIRED 35 FOOT DEVELOPMENT EDGE, SPECIFICALLY LOCATED AT 3355 STATE ROAD 13 NORTH, JUST SOUTHWEST OF RIVERTOWN PARK. THIS REQUEST IS TO ALLOW FOR EXISTING STRUCTURES, EXISTING CONCRETE PAD, AND PROPOSED PARKING AREA, WITHIN THE REQUIRED DEVELOPMENT EDGE. THIS APPLICATION IS COMPANIONED TO ZVAR 2017-09 AND SUPMAJ 2017-07

Proof of publication of the notice of public hearing on NZVAR 2017-09, Acton Academy, was received, having been published in *The St. Augustine Record* on September 18, 2017.

Smith, Dean, Waldron and Johns disclosed ex parte communication, stating they had met with Lara K. Diettrich, planning consultant; and had phone conversations with the construction company for the project.

(12:51 p.m.) Marie Colee, Growth Management, Assistant Program Manager for Planning and Zoning Division, presented details of the requests, via PowerPoint.

(1:02 p.m.) Lara K. Diettrich, Diettrich Planning Consultant, LLC, 1332 Avondale Avenue, Jacksonville, provided a description of the school curriculum and details of the project, referring to the site plan, *Exhibit A*, and additional documents that she provided to the Board.

(1:13 p.m.) Rajesh Chindalur, Chindalur Traffic Solutions Inc., presented the results from the Traffic Analysis Study. Johns questioned the timeline for the construction of the school. Diettrich responded that completion was scheduled for September 2018.

(1:17 p.m.) Motion by Johns, seconded by Smith, carried 5/0, to approve NZVAR 2017-09, request for a non-zoning variance from Policy A32.1.3, of the St. Johns County 2025 Comprehensive Plan, to allow a reduction in the required 35 foot Development Edge, specifically located at 3355 State Road 13 North, subject to the five Conditions and six Findings of Fact, as provided by staff.

Regular Agenda Item No. 11 was presented with Item No. 10

(10/03/17 - 25 - 12:51 p.m.)

11. PUBLIC HEARING, ZVAR 2017-09, ACTON ACADEMY. REQUEST FOR A ZONING VARIANCE FROM LAND DEVELOPMENT CODE, TABLE 6.20 AND SECTION 6.06.04.B.4, TO ALLOW A REDUCTION IN THE REQUIRED 20 FOOT BUFFER, WITH B STANDARD, SPECIFICALLY LOCATED AT 3355 STATE ROAD 13 NORTH. THIS REQUEST IS TO ALLOW FOR EXISTING STRUCTURES, PREVIOUSLY PERMITTED, TO REMAIN WITHIN THE REQUIRED BUFFER AREA. THIS APPLICATION IS COMPANIONED TO APPLICATION NZVAR 2017-09 AND SUPMAJ 2017-07

(1:18 p.m.) Motion by Johns, seconded by Smith, carried 5/0, to approve ZVAR 2017-09, request for a zoning variance from LDC, Table 6.20 and Section 6.06.04.B.4, to allow a reduction in the required 20 foot buffer, with B standard, specifically located at 3355 State Road 13 North, subject to six Conditions and three Findings of Fact.

Regular Agenda Item Nos. 10-12 were presented together.

(10/03/17 - 25 - 12:51 p.m.)

12. PUBLIC HEARING, SUPMAJ 2017-07, ACTON ACADEMY. REQUEST FOR SPECIAL USE PERMIT TO ALLOW A PRIVATE SCHOOL, WITH CONVENTIONAL ACADEMIC CURRICULUM, IN OPEN RURAL (OR) ZONING, PURSUANT TO LAND DEVELOPMENT CODE, SECTION 2.03.17, ON AN APPROXIMATE 1.2 ACRE PARCEL, SPECIFICALLY LOCATED AT 3355 STATE ROAD 13 NORTH. THIS IS A COMPANION APPLICATION TO NZVAR 2017-09 AND ZVAR 2017-09

(1:18 p.m.) Motion by Johns, seconded by Smith, carried 5/0, to approve SUPMAJ 2017-07, request for a Special Use Permit, to allow a private school, with Conventional Academic Curriculum, in Open Rural (OR) zoning, pursuant to LDC, Section 2.03.17, specifically located at 3355 State Road 13 North, subject to eight Conditions and five Findings of Fact.

The meeting recessed at 1:19 p.m. and reconvened at 2:12 p.m. with Wanchick, Locklear, McCormack, all Commissioners, and Bonnie A. Putman in attendance.

(2:12 p.m.) The meeting moved to Regular Agenda Item No. 7.

(10/03/17 - 26 - 2:45 p.m.)

13. PUBLIC HEARING, PUD 2016-22, MURABELLA STATION. PUD 2016-22, MURABELLA STATION, A REQUEST TO REZONE APPROXIMATELY 1.45 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR A 13,300 SQUARE FOOT COMMERCIAL SHOPPING CENTER. THE USES PROPOSED WITHIN THIS PUD ARE NEIGHBORHOOD COMMERCIAL USES, OFFICE PROFESSIONAL USES, AND CULTURAL INSTITUTIONAL USES

Morris disclosed ex parte communication stating he had heard the presentation at the Planning and Zoning meeting. Johns disclosed that he had spoken, via telephone, with Karen Taylor.

(2:46 p.m.) Valerie Stukes, Planner, presented the details of the rezoning request, via PowerPoint.

(2:49 p.m.) Karen Taylor, 77 Sargossa Street, spoke on the project, including the location, the site plan, and the waiver.

(2:59 p.m.) **Motion by Smith, seconded by Dean, carried 5/0, to enact Ordinance No. 2017-48, PUD 2016-22, Murabella Station, based upon nine Findings of Fact.**

ORDINANCE NUMBER: 2017-48

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

(10/03/17 - 26 - 3:00 p.m.)

14. CONSIDER APPOINTMENTS TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS. CURRENTLY THERE ARE FIVE VACANCIES ON THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS, DUE TO EXPIRED TERMS. THE BOARD HAS AUTHORITY OVER THE COUNTY'S UNSAFE BUILDING ABATEMENT CODE AND FUNCTIONS AS THE LOCAL APPELLATE BOARD FOR INTERPRETATIONS OF THE BUILDING CODE AND BUILDING OFFICIAL. ONE OF THESE POSITIONS IS FOR AN ALTERNATE MEMBER. QUALIFICATIONS REQUIRE APPLICANTS WITH KNOWLEDGE AND/OR EXPERIENCE IN TECHNICAL CODES, FIELDS, AND THOSE FROM THE GENERAL PUBLIC. MEMBERS ARE REQUIRED TO BE A REGISTERED VOTER IN ST. JOHNS COUNTY. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A RECOMMENDATION FROM THE ADJUSTMENT AND APPEALS BOARD, TWO REQUESTS FOR RE-APPOINTMENT (JACKSON KEITH BURNEY - DISTRICT 2 AND TAD LEWEK - DISTRICT 1) AND THREE NEW APPLICATIONS (KRISTEN ADAMS - DISTRICT 1, STACY JOHNSON - DISTRICT 4 AND WILLIAM LANNI - DISTRICT 3). THE BOARD RECOMMENDED RE-APPOINTMENT FOR MR. BURNEY AND MR. LEWEK, AND RECOMMENDED APPOINTMENT FOR MS. ADAMS, MS. JOHNSON, AND MR. LANNI

Melissa Lundquist, Assistant to the Board of County Commissioners, spoke on the five vacancies.

(3:01 p.m.) Motion by Smith, seconded by Morris, carried 5/0, to reappoint Keith Burney to the Construction Board of Adjustment and Appeals, for a full four-year term scheduled to expire March 18, 2020.

(3:02 p.m.) Motion by Smith, seconded by Morris, carried 5/0, to reappoint Tad Lewek to the Construction Board of Adjustment and Appeals, for a full four-year term scheduled to expire March 18, 2020.

(3:02 p.m.) Motion by Smith, seconded by Morris, carried 5/0, to appoint William Lanni to the Construction Board of Adjustment and Appeals, for a full four-year term scheduled to expire September 19, 2021.

(3:02 p.m.) Motion by Smith, seconded by Morris, carried 5/0, to appoint Stacy Johnson to the Construction Board of Adjustment and Appeals, for a full four-year term scheduled to expire September 19, 2021.

(3:03 p.m.) Motion by Smith, seconded by Morris, carried 5/0, to appoint Kristen Adams to the Construction Board of Adjustment and Appeals, as an alternate member, for a full four-year term scheduled to expire September 19, 2021.

(10/03/17 - 27 - 3:03 p.m.)

15. CONSIDER APPOINTMENTS TO THE TOURIST DEVELOPMENT COUNCIL. CURRENTLY THERE IS ONE VACANCY ON THE TOURIST DEVELOPMENT COUNCIL. THIS VACANCY IS FOR AN ELECTED MUNICIPAL OFFICIAL. HISTORICALLY, THIS HAS BEEN A MUNICIPAL OFFICIAL FROM THE CITY OF ST. AUGUSTINE BEACH. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A LETTER FROM THE CITY OF ST. AUGUSTINE BEACH, RECOMMENDING MAYOR RICH O'BRIEN AS THE CITY'S REPRESENTATIVE, A LETTER FROM TERA MEEKS, DIRECTOR OF TOURISM AND CULTURAL DEVELOPMENT, NOTING THE TOURIST DEVELOPMENT COUNCIL'S DESIRE TO HONOR THE CITY'S NOMINATION, AND A CURRENT APPLICATION FROM MAYOR RICH O'BRIEN

Melissa Lundquist, Assistant to the Board of County Commissioners, spoke on the vacancy for the elected municipal official.

(3:04 p.m.) Motion by Morris, seconded by Dean, carried 5/0, to appoint Mayor Rich O'Brien, to the Tourist Development Council, as the City of St. Augustine Beach Representative, for a partial term scheduled to expire April 1, 2020.

(10/03/17 - 27 - 3:04 p.m.)

16. CONSIDER AN APPOINTMENT TO THE HEALTH & HUMAN SERVICES ADVISORY COUNCIL. THERE IS CURRENTLY ONE VACANCY ON THE HEALTH & HUMAN SERVICES ADVISORY COUNCIL, DUE TO AN EXPIRED TERM. THIS POSITION REQUIRES APPOINTMENT OF A PROFESSIONAL FROM THE DISCIPLINES IN THE HEALTH & HUMAN SERVICES. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION, A RECOMMENDATION LETTER FROM THE HEALTH & HUMAN SERVICES ADVISORY COUNCIL, RECOMMENDING DR. VASCO VALOC FOR APPOINTMENT AND THREE APPLICATIONS (KRISTEN ADAMS - DISTRICT 1, SHANE KNELL - DISTRICT 2, AND VASCO VALOV - DISTRICT 4)

Melissa Lundquist, Assistant to the Board of County Commissioners, spoke on the vacancy, which was due to an expired term. She noted that Kristen Adams was appointed to the Construction Board of Adjustment and Appeals.

(3:05 p.m.) Johns stated that Adams name would be withdrawn due to appointment to the Construction Board of Adjustment and Appeals, as an alternate.

(3:06 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to appoint Dr. Vasco Valoc, to the Health and Human Services Advisory Council, for a full four-year term scheduled to expire September 21, 2021.

(10/03/17 - 28 - 3:06 p.m.)

17. EXTENSION TO THE EMERGENCY DECLARATION

McCormack provided a proposed emergency proclamation and introduced the drone footage on the County's current circumstances post Hurricane Irma.

(3:07 p.m.) Wanchick provided a summary of the damage and requested extension of the emergency declaration for another week.

(3:08 p.m.) Johns questioned whether the surrounding counties were also in a State of Local Emergency. Wanchick responded that the counties were as well as the State of Florida. Discussion ensued on the number of permits for hardening being issued and the possible extension from the Department of Environmental Protection (DEP).

(3:09 p.m.) Motion by Dean, seconded by Smith, carried 5/0, approving Emergency Proclamation No. 2017-8, extending the Declaration of a State of Local Emergency.

(10/03/17 - 28 - 3:09 p.m.)

18. FOOD FOR FLORIDA

Wanchick provided details on the proposed event hosted by the Department of Children and Family Services. He requested Board approval to schedule the event at the St. Johns County Fairgrounds, October 11-15, 2017, in order to pass out SNAP cards, up to \$250 for food replacement, for those directly impacted by Hurricane Irma; and to waive the fairgrounds fee of \$1100.

(3:11 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to waive the fairgrounds fee of \$1100, for the Children and Family Services event to be held October 11-15, 2017, at the St. Johns County Fairgrounds.

(10/03/17 - 28 - 3:12 p.m.)

COMMISSIONERS' REPORTS

Commissioner Waldron

Waldron reported on the past weekend's rain event and the damage ensued by the beaches and the southern part of the County.

Commissioner Morris

(3:13 p.m.) Morris reported on the lack of school zone signs on Valley Ridge Road South at Valley Ridge Academy. He noted that the estimated cost was \$20,000 for the blinking caution lights and that he had hoped to split the cost between the County and Roger O'Steen, President of the PARC Group. O'Steen agreed that the PARC Group and the Davis Family would pay the entire cost, which would end up costing \$28,000.

Additionally, he reported on calls he had received regarding the increase in the St. Johns County employee's health care costs. He suggested a step approach, with a 50/50 split over two years, to ease the burden for the employees. He noted that the County's benefits were a perk and with cost increases, the County may lose employees to the private sector.

Discussion ensued on the cost increase, the high deductible plan, and phasing the cost increase over two years.

(3:22 p.m.) Wanchick, on behalf of the Insurance Committee, stated that after almost a year long discussion on health care rates and deciding upon a recommendation, the committee had two options: a one-time cost increase or phasing the increase over two years. He noted that the vote to have a once-time increase was prior to the hurricane and before they had heard the employees' concerns. He informed the Board that he had contacted all the constitutional officers, who were very supportive of phasing the increase over two years, if the Board felt it was in the best interest of the employees. Discussion ensued on the 50/50 split over the next two year; the phasing for only the PPO plan with the HPDP remaining the same; and the plus or minus health care cost adjustment, which would be added to the remainder of the increase in year two.

(3:28 p.m.) Motion by Dean, seconded by Morris, carried 5/0, approving to phase-in all four tiers of the PPO healthcare plan's monthly premium rate increase over a two-year period, with year one being a 50% increase, effective January 1, 2018, and year two being the remainder of the increase, plus or minus any premium adjustments, effective January 1, 2019.

Commissioner Dean

(3:28 p.m.) Dean reported on the state of SummerHaven, with the major breach during Matthew. He noted that there was not a breach during Hurricane Irma due to the work on the dunes by the contractor and the St. Augustine Port, Waterway & Beach District Authority. He hoped that through Federal Emergency Management Agency (FEMA), they would receive cost reimbursement. Waldron commented on visiting the site and options for reimbursement.

Commissioner Smith

(3:33 p.m.) Smith reported on the congestion in Deep Creek, beginning at Highway 13, pushing to the west, and his site visit. He stated that he would like to see St. Johns River Water Management District (SJRWMD) move forward and allow the cleaning/ de-snagging of the creek, by the United States Army Corps of Engineers (USACE), as the Hastings Drainage District was compromised, due to impediments in the channel.

Commissioner Johns

(3:39 p.m.) Johns reported on the hurricane, teamwork, and communication, statewide. He requested that staff contact the Water Management District about Deep Creek. He spoke on the communication at the Federal level, regarding FEMA and asked the staff to provide data and a timeline on FEMA reimbursement, at the next meeting.

Regina Ross entered the meeting 3:40 p.m.

(10/03/17 - 30 - 3:52 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick thanked the Commission and the staff for their support during the Hurricane. He state that the Administrative Code sets procedures of holidays and requested Christmas and the day after Christmas as holidays for the County employees.

(3:55 p.m.) Consensus was given to designate Christmas Day and the day after Christmas as holidays, for all County employees.

(3:55 p.m.) Additionally, Wanchick requested that County employees be allowed to carry over two weeks of vacation pay, over the allowed 240 hours, into 2018, due to Hurricane Irma and the needs of the County employees during recovery.

(3:56 p.m.) *Consensus was given to allow County employees to carry over two weeks of vacation time, over the allowed 240 hours, into 2018.*

(10/03/17 - 30 - 3:56 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack echoed compliments of County staff, administration, and St. Johns County citizens during Hurricane Irma. Additionally, he provided information on the county administrator signing Emergency Proclamation No. 2017-6.

(10/03/17 - 30 - 3:58 p.m.)

CLERK OF COURT'S REPORT

No report.

(10/03/17 - 30 - 3:58 p.m.)

ADJOURN

With there being no further business to come before the Board, Johns adjourned the meeting at 3:58 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 549627-549668, totaling \$61,997.04 and Voucher Register, Voucher Nos. 30381-30401, totaling \$27,632.27 (09/06/17)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 549669-549673, totaling \$181,087.22 (09/07/17)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 549674-549833, totaling \$3,059,100.55 and Voucher Register, Voucher Nos. 30402-30471, totaling \$1,989,560.20 (09/07/17)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 549834-549843, totaling \$4,267.05 and Voucher Register, Voucher Nos. 30472-30474, totaling \$755.11 (09/07/17)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 30475-30476, totaling \$9,035.36 (09/07/17)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 549844-549863, totaling \$39,152.51 (09/14/17)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 549864-549871, totaling \$5,323 and Voucher Register, Voucher Nos. 30477-30482, totaling \$4,368 (09/14/17)
8. St. Johns County Board of County Commissioners Check Register, Check No. 549872, totaling \$417 (09/18/17)
9. St. Johns County Board of County Commissioners Check Register, Check No. 549873, totaling \$17,877.17 (09/19/17)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 549874-549977, totaling \$964,427.41 and Voucher Register, Voucher Nos. 30483-30521, totaling \$736,554.28 (09/19/17)
11. St. Johns County Board of County Commissioners Check Register, Check No. 549978, totaling \$614,329 (09/19/17)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 549979-550124, totaling \$712,187.40 and Voucher Register, Voucher Nos. 30522-30581, totaling \$589,504.23 (09/26/17)

13. St. Johns County Board of County Commissioners Check Register, Check Nos. 550125-550196, totaling \$745,633.10 and Voucher Register, Voucher Nos. 30582-30693, totaling \$70,392.69 (09/27/17)
14. St. Johns County Board of County Commissioners Check Register, Check Nos. 550197-550206, totaling \$4,057.09 and Voucher Register, Voucher Nos. 30694-30696, totaling \$755.11 (09/28/17)
15. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 30697-30698, totaling \$9,035.36 (09/28/17)
16. St. Johns County Board of County Commissioners Check Register, Check Nos. 550207-550220, totaling \$233,763.83 (09/29/17)
17. St. Johns County Board of County Commissioners Check Register, Check Nos. 550221-550588, totaling \$2,617,416.72 and Voucher Register, Voucher Nos. 30699-30817, totaling \$1,069,153.10 (10/03/17)

CORRESPONDENCE:

Letter dated September 25, 2017, regarding Heritage Landing Community Development District's Resolution 2017-12, identifying the Fiscal Year 2017/2018 meeting schedule.

Letter dated September 27, 2017, regarding Glen St. Johns Community Development District's Public Facilities Report.

Letter dated September 27, 2017, regarding Heritage Landing Community Development District's Public Facilities Report.

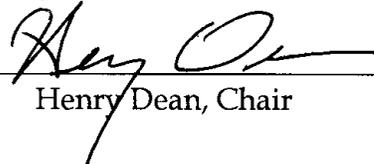
Letter dated September 27, 2017, regarding Maderia Community Development District's Resolution 2017-09, identifying the Fiscal Year 2017/2018 meeting schedule.

Letter dated September 26, 2017, regarding Maderia Community Development District's Final Adopted Fiscal Year 2017/2018 Budget.

Letter dated September 27, 2017, regarding Trout Creek Community Development District's Public Facilities Report.

Approved ___November 21_____, 2017

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Henry Dean, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: 
Deputy Clerk

