

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
NOVEMBER 7, 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

(11/07/17 - 1 - 9:00 a.m.)
CALL TO ORDER

Johns called the meeting to order.

(11/07/17 - 1 - 9:00 a.m.)
ROLL CALL

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

(11/07/17 - 1 - 9:01 a.m.)
INVOCATION

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

(11/07/17 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Johns led the Pledge of Allegiance.

(11/07/17 - 1 - 9:04 a.m.)
PROCLAMATION RECOGNIZING NOVEMBER AS NATIONAL ADOPTION MONTH

Johns presented the proclamation for National Adoption Month and invited members of the Family Integrity Program to the podium.

(9:06 a.m.) Michael Forster, St. Johns County Family Integrity Program, expressed his appreciation to the Board and staff, for their continued support of the program, noting that there were over 800 children in the State of Florida in the adoption system.

(11/07/17 - 2 - 9:09 a.m.)

PROCLAMATION RECOGNIZING NOVEMBER 11, 2017, AS VETERANS DAY

Morris presented the proclamation for Veterans Day and invited Bill Dudley, Mac McDermott, Ray Quinn and members of the St. Johns County Veterans Council to come to the podium. He honored the veterans for their service to our Country.

(9:12 a.m.) Bill Dudley, St. Johns County Veterans Council, expressed his appreciation to the Board for recognizing the veterans and their continued support. He presented each Board and staff member with a framed lithograph of the Blue Angels.

(11/07/17 - 2 - 9:20 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(11/07/17 - 2 - 9:22 a.m.)

PUBLIC COMMENT

Ed Slavin, PO Box 3084, spoke of his father's years of military service. He referenced an article in *The St. Augustine Record*, by Jake Martin, regarding the contract on the Ardurra Group.

(9:25 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on following the law during commission meetings, *Exhibit A*; and voiced his concern with having Jerry Cameron as a liaison.

(9:29 a.m.) Aaron Enos, 737 Porto Cristo Avenue, spoke in opposition to the development of the Buc-ee's Gas Station, in the World Golf Village area, due to the increased traffic and lack of infrastructure.

(9:31 a.m.) Dean wanted to inform the general public that due to the proposed location and the current zoning, the Buc-ee's Gas Station would not be heard by the Board.

(11/07/17 - 2 - 9:34 a.m.)

DELETIONS TO CONSENT AGENDA

There was none.

(11/07/17 - 2 - 9:34 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to approve PFS AGREE 2016-03; and authorize the county administrator to execute the Worthington Estates Concurrency and Impact Fee Credit Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code
3. Motion to adopt **Resolution No. 2017-350**, authorizing the county administrator, or designee, to execute an Easement to Florida Power & Light Company, to allow installation of transmission lines at the corner of Deerpark Boulevard and State Road 207

RESOLUTION NO. 2017-350

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO FLORIDA POWER AND LIGHT COMPANY TO ALLOW INSTALLATION OF TRANSMISSION LINES AT THE CORNER OF DEERPARK BOULEVARD AND STATE ROAD 207

4. Motion to adopt **Resolution No. 2017-351**, approving the terms of a Purchase and Sale Agreement for a Permanent Drainage Easement for improvements along Four Mile Road

RESOLUTION NO. 2017-351

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR A PERMANENT DRAINAGE EASEMENT FOR IMPROVEMENTS ALONG FOUR MILE ROAD

5. Motion to adopt **Resolution No. 2017-352**, authorizing the county administrator, or his designee, to purchase two, 2018 Braun Ambulances, from Ten-8 Fire Equipment Inc., in accordance with the terms and conditions contained in the Florida Fire Chief's Association, Florida Sheriff's Association, and Florida Association of Counties, Contract # FSA16-VEF12.0, at a total price of \$470,157.62

RESOLUTION NO. 2017-352

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND TO EXECUTE A PURCHASE ORDER FOR TWO NEW 2018 BRAUN AMBULANCES

6. Motion to adopt **Resolution No. 2017-353**, authorizing the county administrator, or his designee, to award Bid No. 17-73; negotiate, and upon successful negotiations, execute a contract, in substantially same form and format, as attached hereto, with DataSavers of Jacksonville, for the provision of, as needed, record management and storage services for St. Johns County

RESOLUTION NO. 2017-353

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 17-73; AND TO EXECUTE AN AGREEMENT FOR RECORDS MANAGEMENT AND STORAGE

7. Motion to adopt **Resolution No. 2017-354**, authorizing the county administrator, or his designee, to award RFP No. 17-81, Design Build Services, for Bannon Lakes, 2.0 MG Ground Storage Tank; and execute a contract with Precon Corporation, in

substantially the same form and format, as the attached draft, for completion of the specified scope of work, at a lump sum contract price of \$1,061,000

RESOLUTION NO. 2017-354

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 17-81; AND TO EXECUTE AN AGREEMENT FOR DESIGN-BUILD SERVICES, FOR BANNON LAKES, 2.0 MG GROUND STORAGE TANK

8. Motion to adopt **Resolution No. 2017-355**, authorizing the county administrator, or designee, to execute the Letter of Agreement between St. Johns County and the State of Florida, Agency for Health Care Administration, in substantially the same form, as attached, on behalf of the County, to provide for the intergovernmental transfer of an amount not to exceed \$2,400,000

RESOLUTION NO. 2017-355

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A LETTER OF AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY AND THE STATE OF FLORIDA, AGENCY FOR HEALTHCARE ADMINISTRATION (AHCA); AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE LETTER OF AGREEMENT, ON BEHALF OF THE COUNTY

9. Motion to adopt **Resolution No. 2017-356**, authorizing the county administrator, or his designee, to execute a Memorandum of Understanding, between St. Johns County and Big Brother Big Sisters of St. Johns County

RESOLUTION NO. 2017-356

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AGREEMENT, BETWEEN ST. JOHNS COUNTY AND THE BIG BROTHERS BIG SISTERS OF ST. JOHNS COUNTY, TO PROVIDE LONG TERM, ONE-TO-ONE MENTORING SERVICES, TO YOUTH, FACING ADVERSITY, ENROLLED IN THE PARKS AND RECREATION DEPARTMENT PROGRAMS

10. Motion to adopt **Resolution No. 2017-357**, approving the terms, provisions, and conditions of a maintenance agreement, between St. Johns County and the Florida Department of Transportation, for landscape maintenance, along a portion of SR A1A North and a portion of SR 13; and authorizing the county administrator, or designee, to execute an agreement, in substantially the same form and format, as attached hereto, on behalf of St. Johns County

RESOLUTION NO. 2017-357

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, AND CONDITIONS OF A CONTRACT, BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND ST. JOHNS COUNTY, FLORIDA, TO PROVIDE FOR LANDSCAPE MAINTENANCE ALONG A PORTION OF STATE ROAD A1A AND A PORTION ALONG STATE ROAD 13, LOCATED WITHIN ST. JOHNS COUNTY; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT RENEWAL, ON BEHALF OF THE COUNTY

11. Motion to approve Minutes:

- September 5, 2017, Regular Meeting

12. Proofs:

- a) Proof: Notice of Hearing, 9/19 Emergency Meeting and Cancellation of Regular 9/19 Meeting of the Board of County Commissioners, published on September 16, 2017, in *The St. Augustine Record*
- b) Proof: Notice of Meeting, Cancellation of 9/19 Special Meeting of the Board of County Commissioners, published on September 16, 2017, in *The St. Augustine Record*
- c) Proof: Notice of Hearing, 9/26 Emergency Meeting of the Board of County Commissioners, published on September 23, 2017, in *The St. Augustine Record*
- d) Proof: Notice of Hearing, 10/3 Special Meeting of the Board of County Commissioners, published on September 26, 2017, in *The St. Augustine Record*
- e) Proof: Request for Proposals, RFP No. 18-03; Trash Maintenance Services, SJC Beaches, published on September 20, 2017, and September 27, 2017, in *The St. Augustine Record*
- f) Proof: Request for Proposals, RFP No. 18-16; Demolition & Removal of Structures and Materials, published on September 27, 2017, and October 4, 2017, in *The St. Augustine Record*
- g) Proof: Request for Proposals, RFP No. 18-04; Portable Restroom Rental and Servicing, published September 27, 2017, and October 4, 2017, in *The St. Augustine Record*

(11/07/17 - 5 - 9:34 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested to add Dennis Hollingsworth's annual presentation, which Johns added as Item No. 8; to add the extension to the Declaration of Local State of Emergency, which Johns added as Item No. 9; and to add a letter of agreement for Crime Stoppers, which Johns added as Item No. 10. Additionally, Johns mentioned the back-up paperwork for Item No. 2, received via Red Folder, and the request to hear the Big Island CDD, following Hollingsworth's presentation.

Consensus was given to hear the Big Island CDD following the presentation by Hollingsworth.

(11/07/17 - 6 - 9:36 a.m.)

APPROVAL OF REGULAR AGENDA

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

The meeting moved to Regular Agenda Item No. 8.

(11/07/17 - 6 - 10:01 a.m.)

1. UPDATE AND REQUEST FOR DIRECTION: FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) DUNE RESTORATION PROJECT AND LOCAL SHARE ASSESSMENTS. PURSUANT TO BOARD DIRECTION FROM THE JUNE 20, 2017, MEETING, COUNTY STAFF HAS WORKED WITH NEIGHBORS, GIBLIN & NICKERSON, AND FISHKIND & ASSOCIATES, TO PRODUCE A BENEFITS ANALYSIS, FOR THE USE OF THE BOARD, FOR CONSIDERATION OF CREATING ASSESSMENT AREAS TO FUND THE LOCAL MATCH, FOR A ONE-TIME, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, HURRICANE RECOVERY PROJECT, TO RESTORE PROTECTIVE DUNES, ALONG THE CRITICALLY ERODED BEACHES IN SOUTH PONTE VEDRA AND NORTH BEACH. STAFF WILL PROVIDE AN UPDATE ON THE PROJECT AND ASK FOR DIRECTION, REGARDING THE CREATION OF ASSESSMENT AREAS, WHICH WILL RESULT IN PREPARATION OF APPROPRIATE ORDINANCE/RESOLUTIONS, AS WELL AS, SUBSEQUENT COMMUNITY MEETINGS/PRESENTATIONS, TO FORMALLY SURVEY THE COMMUNITY'S ACCEPTANCE OF THE POTENTIAL PROJECT AND FUNDING MECHANISM

Neal Shinkre, Director of Public Works, presented details of the Florida Department of Environmental Protection (FDEP) Dune Restoration Project and Local Share Assessments, via PowerPoint. He mentioned the number of homes deemed uninhabitable and to be demolished, due to the storms, stating others were yet to be determined uninhabitable, through an assessment analysis.

Heather Encinosa, Neighbors, Giblin & Nickerson, entered the meeting and Soria left the meeting at 10:00 a.m.

(10:08 a.m.) Damon Douglas, spoke on the interim funding memo, pointing out the components of the memo that would help allocate benefits. He spoke on the two funding mechanisms available for the project: one being the Municipal Service Taxing Unit (MSTU) and the other being the Municipal Service Benefit Unit (MSBU). He explained the difference between the two, pointing out that the MSTU helped to receive more easements, making the project possible and incentivizes participation. Douglas noted that the consultants provided a hypothetical cost analysis on a \$20 million project.

(10:16 a.m.) Shinkre said the recommended mechanism was an MSTU and noted that an approval did not commit the County to levy assessment; however, kept the project in the timeline. He stated that the parameters were securing Florida Department of Environmental Protection (FDEP) funding and the requirement of creating the MSTU prior to December 31, 2017; although, the County would not be obligated until the project commenced. He said the request was for direction to secure the project funding and to move forward with the details of the creation of the MSTU.

(10:20 a.m.) BJ Kalaidi, 8 Newcomb Street, noted that the presentation was available online.

(10:22 a.m.) Tom Turnage, 2809 South Ponte Vedra Boulevard, spoke on the damages from the hurricanes, recognized the homeowners in attendance, and the next steps needed to preserve the properties at the beach.

(10:25 a.m.) Kelly Sullivan, 141 Kingston Drive, spoke on solving the sand issues on Vilano Beach.

(10:28 a.m.) Barbara Jenness, 313 Porpoise Point Drive, spoke on beach re-nourishment and urged the County to approve the 25% match.

(10:30 a.m.) Linda Chambless, 3043 South Ponte Vedra Boulevard, spoke in support of approving the request to restore the shoreline.

(10:33 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of approving the request.

(10:36 a.m.) Johns questioned the cost presented to the Board and the financial burden to the homeowners.

(10:37 a.m.) Shinkre explained that the MSTU was based on the taxable value of the properties. Discussion ensued on securing the funding for the project and the respective responsibilities.

(10:43 a.m.) Waldron questioned the Army Corp of Engineers' timeline for restructuring of the St. Augustine Inlet. Shinkre said there had been conversation regarding the jetties; however no design plan had been made.

(10:45 a.m.) Morris and Dean expressed their support for the project.

(10:46 a.m.) Ross presented a proposed *Motion: to schedule the first of two public hearings on December 5, 2017, to consider an Ordinance to establish a Municipal Services Taxing Unit (MSTU) or MSTU's, to facilitate completion of the Dunes Restoration Project, described by staff in the presentation.*

(10:47 a.m.) Discussion ensued on the direction to staff.

(10:49 a.m.) Heather Encinosa, consulting attorney from Neighbors, Giblin & Nickerson, clarified that the action at the first meeting would be to approve an Ordinance that would only create the taxing units and would not levy millage.

(10:50 a.m.) Smith questioned when the community survey was to be performed. Shinkre responded that the surveys would be mailed to impacted community members in early January, with the results of the survey presented to the Board in March. Smith questioned the content of the survey. Douglas responded that the survey would question the property owners for their willingness to participate in the MSTU and provide the estimated cost analysis.

(10:55 a.m.) Johns requested copies of the survey that was sent after Hurricane Matthew and a copy of the survey that was to be mailed in January. Discussion ensued on the content of the survey and parameters of the MSTU.

Morris questioned whether the funding from FDEP would be secured prior to the results of the survey. Shinkre stated that the goal was to secure the funds.

(10:58 a.m.) Smith questioned whether multiple MSTU's could be enacted, depending on the favorability. Discussion ensued on participation in an MSTU or MSBU.

(11:05 a.m.) Motion by Dean, seconded by Waldron, carried 5/0, to schedule the first of two public hearings on December 5, 2017, to consider an Ordinance to establish a Municipal Services Taxing Unit (MSTU) or MSTU's, to facilitate completion of the Dunes Restoration Project, described by staff in the presentation.

(11:06 a.m.) Motion by Dean, seconded by Morris, carried 5/0, authorizing administration and staff to move forward with securing Florida Department of

Environmental Protection (FDEP) funding, via the agreement, or issue request for FDEP for the funding to complete the project.

Ross and Encinosa left the meeting at 11:00 a.m.

The meeting moved to Item No. 3.

(11/07/17 - 8 - 9:41 a.m.)

2. REQUEST FOR THE BOARD OF COUNTY COMMISSIONERS TO CONSIDER WHETHER TO HOLD AN OPTIONAL PUBLIC HEARING, FOR THE ESTABLISHMENT OF THE BIG ISLAND COMMUNITY DEVELOPMENT DISTRICT (CDD). THE PURPOSE OF THIS HEARING IS FOR YOUR CONSIDERATION TO HOLD AN OPTIONAL PUBLIC HEARING. ST. JOHNS COUNTY HAS RECEIVED A PETITION TO ESTABLISH THE BIG ISLAND COMMUNITY DEVELOPMENT DISTRICT (CDD). THE PROPOSED BIG ISLAND CDD ENCOMPASSES APPROXIMATELY 5,701 ACRES, WITHIN THE SILVERLEAF DEVELOPMENT OF REGIONAL IMPACT (DRI) AND PUD. FLORIDA STATUTES, CHAPTER 190, PROVIDES THAT CDD PROPOSALS OF 2,500 ACRES OR GREATER, ARE REQUIRED TO BE HEARD BY THE FLORIDA LAND AND WATER ADJUDICATORY COMMISSION (FLWAC), WHO WILL RULE ON THE PROPOSED PETITION. CHAPTER 190 FURTHER PROVIDES THAT THE LOCAL GOVERNMENT, IN WHICH THE CDD IS LOCATED, MAY CONDUCT A PUBLIC HEARING, TO CONSIDER THE RELATIONSHIP OF THE PETITION TO THE SIX FACTORS SPECIFIED IN STATUTE. THE PURPOSE OF THIS DISCUSSION, IS TO DETERMINE IF THE BOARD OF COUNTY COMMISSIONERS' OPTION IS TO HAVE A PUBLIC HEARING ON THE PROPOSED BIG ISLAND CDD. ACCORDING TO THE PETITION, THE CDD COVERS APPROXIMATELY 5,701 ACRES OF LAND AND IS ESTIMATED TO SERVE APPROXIMATELY 7,203 RESIDENTIAL DWELLING UNITS, ALL WITHIN THE BOUNDARIES OF THE PROPOSED CDD. THE CDD PROPOSES TO FUND ROADWAYS, STREET LIGHTING, STORMWATER MANAGEMENT, IRRIGATION AND LANDSCAPING, PUBLIC AND PRIVATE PARKS/AMENITY CENTERS, WETLAND MITIGATION, AND WATER/SEWER/REUSE. THE ESTIMATED COST OF THE PLANNED IMPROVEMENTS, UNDER THIS CDD, IS APPROXIMATELY \$328,623,730

Smith, Dean, Morris, and Waldron disclosed meeting with John Metcalf, regarding the parameters of the CDD, the exempt parcel, and reasons for the exemptions. Johns disclosed receiving a phone call from Metcalf and Doug Miller, regarding the same content.

(9:43 a.m.) Teresa Bishop, AICP, Planning Division Manager, presented details of the request for an optional public hearing, on the proposed establishment of the Big Island Community Development District (CDD), via PowerPoint.

(9:46 a.m.) Dean expressed his opinion regarding the need for an optional hearing.

(9:47 a.m.) Jennifer Kilinski, on behalf of the applicant, stated she was available for questions and noted the scheduled public hearing on November 13, 2017, at 1:00 p.m., in the administration building, with the Division of Administrative Hearing, which was required by statute.

(9:48 a.m.) McCormack clarified the request was for the Board to have a public hearing, in addition to the hearing required by statute, noting that the implementation of the CDD was a State decision, not a decision for this Board.

(9:49 a.m.) BJ Kalaidi, 8 Newcomb Street, expressed her opinion in support of an additional hearing. Additionally, she expressed her disapproval of rearranging the order of items on the agenda.

(9:52 a.m.) Ed Slavin, PO Box 3084, requested the names of investors, beneficial owners, information on foreign money, costs, and benefits of the developments,.

(9:56 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in opposition of the Big Island CDD.

(9:58 a.m.) Dean and Morris both stated that there was no need for an additional public hearing.

(9:59 a.m.) Motion by Dean, seconded by Smith, carried 5/0, to not hold a Board of County Commission public meeting; and recognized the Department of Administrative Hearings (DOAH) hearing, on November 13, 2017, at 1:00 p.m.

The meeting moved to Item No. 1.

Regular Agenda Item Nos. 3 and 4 were presented together.

(11/07/17 - 9 - 11:07 a.m.)

3. PUBLIC HEARING, DRI MOD 2017-01, CABALLOS DEL MAR (QUADRILLE). REQUEST TO AMEND MAP H, TO CONVERT 89,900 SQUARE FEET OF OFFICE/RETAIL TO 20 SINGLE FAMILY RESIDENTIAL DWELLING UNITS. THE SUBJECT PROPERTY IS LOCATED NORTH OF SOLANA ROAD AND EAST OF MARSH LANDING PARKWAY. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF DRI MOD 2017-01, CABALLOS DEL MAR (QUADRILLE), WITH A VOTE OF 4-0, AT THE OCTOBER 5, 2017, HEARING, BASED ON FOUR FINDINGS OF FACT, AS PROVIDED IN THE STAFF REPORT

Proof of publication of the notice of public hearing on DRI MOD 2017-01, CABA, was received, having been published in *The St. Augustine Record* on August 31, 2017.

Soria stated that Item Nos. 3 and 4 were being presented together and were quasi-judicial items that required ex parte communication.

(11:07 a.m.) Smith, Dean, Waldron, and Johns disclosed receiving an email from Catherine Whittington, offering to meet if deemed necessary. Morris disclosed that he saw the Planning and Zoning meeting on October 5, 2017.

(11:05 a.m.) Danielle Handy, AICP, Chief Planner, presented details of the requests to amend Map H, from commercial to residential; and to convert 89,900 square feet of office and retail to 20 single family residential units, via PowerPoint. She noted the waiver request, to reduce required active recreation from 1.0 acre to 0.2 acres. She stated that the Planning and Zoning Agency recommended approval, with a 4/0 vote.

(11:14 a.m.) Catherine Whittington, 236 San Marco Avenue, on behalf of the applicant, presented background on the builder, home designs, and the history of Quadrille. She showed the existing approved plan and the proposed plan, the decrease in trips on the roads, and the compatibility to the surrounding properties.

(11:24 a.m.) Hal Young, President of Marsh Landing Master Association, 1228 Arbor Drive, expressed his support for the project and stated he was available for questions.

(11:26 a.m.) Ed Slavin, P.O. Box 3084, requested detailed ex parte disclosures and disclosure of every investor and owner involved with the project.

(11:27 a.m.) Smith expressed his support of the project.

(11:28 a.m.) Morris commented on his involvement and support of the project.

(11:28 a.m.) Waldron noted his concern with changing from commercial to residential; however, given the situation felt it was a good fit. He questioned whether the recreation was adequate for the amount of growth. Handy noted the compliance with the codes, regarding active recreation.

(11:30 a.m.) **Motion by Morris, seconded by Dean, carried 5/0, to adopt Resolution No. 2017-358, DRI MOD 2017-01, Caballos del Mar (Quadrille), based upon four Findings of Fact.**

RESOLUTION NO. 2017-358

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 1997-02; RESOLUTION 1997-24; 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

(11/07/17 - 10 - 11:07 a.m.)

4. PUBLIC HEARING, MAJMOD 2017-04, MARSH LANDING (QUADRILLE). REQUEST TO AMEND THE MASTER DEVELOPMENT PLAN, TO CONVERT 89,900 SQUARE FEET OF OFFICE/RETAIL TO 20 SINGLE FAMILY RESIDENTIAL DWELLING UNITS. THE SUBJECT PROPERTY IS LOCATED NORTH OF SOLANA ROAD AND EAST OF MARSH LANDING PARKWAY. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF MAJMOD 2017-04, MARSH LANDING (QUADRILLE), WITH A VOTE OF 4-0, AT THE OCTOBER 5, 2017, HEARING, BASED ON SIX FINDINGS OF FACT, AS PROVIDED IN THE STAFF REPORT

Proof of publication of the notice of public hearing on MAJMOD 2017-04, QUADRILLE, was received, having been published in *The St. Augustine Record* on August 31, 2017.

Item No. 4 was presented with Item No. 3.

(11:31 a.m.) **Motion by Morris, seconded by Dean, carried 5/0, to enact Ordinance 2017-50, MAJMOD 2017-04, Marsh Landing (Quadrille), based upon six Findings of Fact.**

ORDINANCE NO. 2017-50

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, APPROVING A MAJOR
MODIFICATION TO THE MARSH LANDING
(QUADRILLE) 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**

(11/07/17 - 11 - 11:31 a.m.)

5. PUBLIC HEARING, REZ 2016-08, 2015 STATE ROAD 16. REQUEST TO REZONE APPROXIMATELY 20.38 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG), TO ALLOW FOR AN EXISTING HOUSE TO BE CONVERTED INTO A GIFT SHOP. THE SUBJECT PROPERTY IS LOCATED ON SR 16 EAST OF I-95 AND JUST WEST OF FORTNER ROAD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 6-0 VOTE

Proof of publication of the notice of public hearing on REZ 2016-08, 2015 State Road 16, was received, having been published in *The St. Augustine Record* on August 31, 2017.

There was no ex parte communications.

(11:31 a.m.) Kim K. Del Rance, Senior Planner, provided details on the request, via PowerPoint, noting an error in the report that the property was 20.38; and should read 0.38 acres.

(11:35 a.m.) Motion by Smith, seconded by Dean, carried 5/0, to enact Ordinance 2017-51, REZ 2016-08, 2015 State Road 16, a request to rezone approximately 0.38 acres from Open Rural (OR) to Commercial General (CG), specifically located at 2015 State Road 16, based upon four Findings of Fact.

ORDINANCE NO. 2017-51

**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**

Regular Agenda Item Nos. 6 and 7 were presented together.

(11/07/17 - 12 - 11:35 a.m.)

6. RECOGNITION OF UNANTICIPATED STATE REVOLVING FUND REVENUE AND TEMPORARY TRANSFER OF RESERVE BALANCES TO THE PLAYERS CLUB WATER RECLAMATION FACILITY PROJECT. THE ST. JOHNS COUNTY UTILITY DEPARTMENT WAS AWARDED AN ALLOCATION OF \$32,614,400, BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), AT THE STATE REVOLVING FUND (SRF) PRIORITY LIST MEETING, ON AUGUST 9, 2017. FUNDING IN THE AMOUNT OF \$20,000,000 WAS MADE AVAILABLE FOR FISCAL YEAR 2018, AND \$12,614,400 WAS PLACED ON THE WAITING PORTION, FOR FUNDING IN FISCAL YEAR 2019. THE CURRENTLY FUNDABLE PORTION OF THE ALLOCATION, OR \$20,000,000, NEEDS TO BE ADDED TO BE RECOGNIZED IN THE FISCAL YEAR 2018, UTILITY SYSTEM ENTERPRISE FUND BUDGET. THE RECOGNITION OF THESE FUNDS, AS CURRENT YEAR REVENUES IS REQUIRED TO ENABLE

THEIR APPROPRIATION TOWARDS THE AWARD OF THE PLAYERS CLUB WATER RECLAMATION FACILITY, BID NO. 17-63 THROUGH THE COUNTY'S FORMAL BID PROCESS, WHARTON SMITH, INC., WAS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER TO PERFORM THE WORK, FOR A BID AMOUNT OF \$32,778,000. THE UTILITY DEPARTMENT PROPOSES THAT THE REMAINING AMOUNT OF \$12,778,000, NEEDED TO AWARD THE PROJECT AFTER THE CURRENTLY FUNDABLE PORTION OF THE SRF, BE ALLOCATED FROM THE UTILITY SYSTEM ENTERPRISE FUND RESERVE BALANCES, ON A TEMPORARY BASIS, UNTIL THE PORTION OF THE FDEP SRF LOAN, PRESENTLY ON THE WAITING LIST, FOR ANTICIPATED FUNDING AT THE NEXT FISCAL YEAR PRIORITY LIST MEETING, IN 2018. THE NOTICE OF FINAL AGENCY ACTION, FROM THE SRF PRIORITY LIST MEETING ON AUGUST 9, 2017, IS ATTACHED FOR THE BOARD'S REFERENCE

William Young, Utility Director, presented details of the unanticipated State Revolving Fund Revenue and temporary transfer of reserve balances to the Players Club Water Reclamation Facility Project; and the award of Bid No. 17-68, to execute the contract with Wharton Smith, Inc., in the amount of \$32,778,000, via PowerPoint.

(11:44 a.m.) Motion by Morris, seconded by Smith, carried 5/0, to adopt Resolution 2017-359, recognizing unanticipated revenue in the amount of \$20,000,000, from the Florida Department of Environmental Protection State Revolving Loan program; adjusting the Ponte Vedra Utility Fund (4450) revenue and expenditure budgets to account for unanticipated revenue; and authorizing temporary transfer of \$12,778,000, from Utility System Enterprise Fund (4444), reserve balances to Ponte Vedra fund (4450), for the remaining portion of the Players Club Water Reclamation Facility project.

RESOLUTION NO. 2017-359

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2018, UTILITY FUND BUDGET, IN ORDER TO RECOGNIZE AND APPROPRIATE UNANTICIPATED REVENUE, AVAILABLE FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION STATE REVOLVING LOAN PROGRAM; AND COMPLETE A REQUIRED RESERVE TRANSFER, TO AUTHORIZE ITS EXPENDITURE FOR THE PLAYERS CLUB WATER RECLAMATION FACILITY PROJECT, BY THE ST. JOHNS COUNTY UTILITY DEPARTMENT

(11/07/17 - 13 - 11:35 a.m.)

7. BID NO. 17-63, PLAYERS CLUB WATER RECLAMATION FACILITY. THIS PROJECT CONSISTS OF THE CONSTRUCTION OF THE PLAYERS CLUB WATER RECLAMATION FACILITY, WHICH GENERALLY INCLUDES THE PROVISION OF ALL LABOR, MATERIALS, EQUIPMENT, AND INCIDENTALS, REQUIRED TO CONSTRUCT NEW FACILITIES AND EQUIPMENT, TO SERVE AS AN ADVANCED WASTEWATER TREATMENT FACILITY, WITH A RATED CAPACITY OF 2.4 MILLION GALLONS PER DAY, ON AN ANNUAL AVERAGE DAY BASIS. THE PROJECT WILL BE CONSTRUCTED ON AN ACTIVE WASTEWATER TREATMENT PLANT (WWTP) SITE AND EXISTING WWTP OPERATION SHALL BE MAINTAINED, UNTIL COMMISSIONING OF THE NEW FACILITY. THE SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO, ALL NEW PROCESSES, EQUIPMENT,

BUILDINGS, PIPING, APPURTENANCES, SITE WORK, PAVING, GRADING, DRAINAGE, DEMOLITION OF THE EXISTING WASTEWATER TREATMENT PLANT FACILITY, TESTING, AND ALLOWANCES; AND PERMITTING ALL, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. A DETAILED SCOPE OF WORK, INCLUDING BID ITEMS AND ALLOWANCES, CAN BE FOUND IN THE BID DOCUMENTS. THIS PROJECT IS FUNDED THROUGH A STATE REVOLVING FUND LOAN AND SHALL BE SUBJECT TO ALL FEDERAL-CONTRACT REQUIREMENTS, AS PROVIDED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS, CONTAINED IN THE BID DOCUMENTS. THE BID WAS ADVERTISED ON AUGUST 14, 2017, IN ACCORDANCE WITH ST. JOHNS COUNTY PURCHASING POLICY AND PROCEDURES. THREE BIDS WERE SUBMITTED ON SEPTEMBER 27, 2017, WITH THE LOWEST RESPONSIVE, RESPONSIBLE BID SUBMITTED BY WHARTON SMITH, INC., IN A STIPULATED PRICE OF \$32,778,000. STAFF RECOMMENDS THE BID BE AWARDED TO WHARTON SMITH, INC.; AND A CONTRACT EXECUTED FOR THE COMPLETION OF THE WORK SPECIFIED IN BID NO. 17-63. DUE TO THE SIZE OF THE ADDENDUMS, TECHNICAL SPECIFICATIONS, AND DRAWINGS, PLEASE CONTACT JAIME LOCKLEAR FOR THOSE DOCUMENTS

(11:45 a.m.) **Motion by Morris, seconded by Smith, carried 5/0, to adopt Resolution 2017-360, authorizing the county administrator, or his designee, to award Bid No: 17-63, Players Club Water Reclamation Facility; and execute a contract with Wharton Smith, Inc., in substantially the same form and format, as the attached draft, for completion of the specified scope of work, at a stipulated agreement price of \$32,778,000.**

(11:46 a.m.) Dean commented on the outstanding work of the St. Johns County Utility Department.

RESOLUTION NO. 2017 -360

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 17-63; AND TO EXECUTE AN AGREEMENT FOR THE CONSTRUCTION OF THE PLAYERS CLUB WATER RECLAMATION FACILITY

(11/07/17 - 14 - 9:36 a.m.)

8. TAX COLLECTOR'S REPORT OF TOTAL EARNED, UNUSED, REVENUE

Dennis Hollingsworth, St. Johns County Tax Collector, presented a report regarding the total unused revenue, to the County, totaling \$4,479,435.65. Additionally, he noted that the total 2017 tax roll was \$436,069,375.15.

(9:40 a.m.) Johns, Waldron, and Smith thanked Hollingsworth and his staff for keeping the citizens needs a priority; and Morris noted that Hollingsworth's report was the most positive report presented in several months.

(9:41 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, expressed his appreciation to Hollingsworth on his user-friendly website.

The meeting moved to Regular Agenda Item No. 2.

(11/07/17 - 14 - 11:46 a.m.)

9. EXTENSION OF THE DECLARATION FOR LOCAL STATE OF EMERGENCY

Wanchick presented details of the request to extend the Local State of Emergency. He noted the continued requests for temporary armoring permits along the coast. He noted that the State of Florida had extended the State's Emergency Declaration for an additional 60 days.

(11:48 a.m.) **Motion by Waldron, seconded by Morris, carried 5/0, extending the Declaration of Local State of Emergency, as provided by Chapter 252, Part 1, Florida Statutes and by St. Johns County Ordinance No. 94-25; and adopting Emergency Proclamation No. 2017-13.**

RESOLUTION NO. 2017-13

A PROCLAMATION EXTENDING THE DECLARATION OF A STATE OF LOCAL EMERGENCY, AS PROVIDED BY CHAPTER 252, PART I, FLORIDA STATUTES AND BY ST. JOHN COUNTY, ORDINANCE NO. 94-25

(11:48 a.m.) McCormack noted the shelf life of the Declaration being seven days and requested the Board announce a tentative date of Tuesday, November 14, 2017. Dean announced that he would be available that day.

(11/07/17 - 14 - 11:50 a.m.)

10. LETTER OF AGREEMENT FOR CRIME STOPPERS OF NORTHEAST FLORIDA TRUST FUND

Wanchick presented the details of the request for a letter of agreement for Crime Stoppers of Northeast Florida Trust Fund.

(11:52 a.m.) **Motion by Waldron, seconded by Smith, carried 5/0, to send a letter of agreement to Crime Stoppers of Northeast Florida Trust Fund.**

(11/07/17 - 15 - 11:52 a.m.)

COMMISSIONERS' REPORTS

Commissioner Waldron

Waldron reported that he had met with staff on the Winton Circle drainage issues and hoped to update the Board in December.

Commissioner Morris

No report.

Commissioner Dean

(11:53 a.m.) Dean reported testifying, October 25, 2017, on behalf of the County, to the Senate Sub-Committee, regarding support of the pending Beach Restoration Legislation, at the request of the president of the State Beach Preservation Association.

Commissioner Smith

(11:54 a.m.) Smith presented an agricultural report. He mentioned the Town of Hastings' election for dissolving the township.

(11:55 a.m.) Waldron mentioned the returned revenue from the Tax Collectors office, which could help with some of the drainage issues.

Commissioner Johns

(11:56 a.m.) Johns requested feedback from the Board, regarding the Ardurra Group. Smith questioned whether the BCC's investment in Ardurra was a prudent use of tax dollars; were the citizens of St. Johns County getting the value equal to or exceeding the appropriated funding; was the input excessive, and was Ardurra doing the job contracted to be done. He noted that it didn't appear that they were in complete compliance of the contract. Morris commented on the funding allocation covering expenses for both hurricanes and spoke against changing firm's mid-stream. Waldron voiced his concerns regarding the RFP with Ardurra and suggested continuing with Ardurra, using more scrutiny.

(12:02 p.m.) Dean spoke in response to the headline in *The St. Augustine Record*, regarding hurricane recovery; the original Ardurra contract; and protecting tax payers going forward with hurricane reimbursement. Johns said he was disappointed in the answers to his previous questions to Ardurra; questioned the status of the task orders; and questioned the need for a five year contract. Wanchick responded.

(12:08 p.m.) Giammacho stated that the contract was a standard, multi-year, continuing contract.

(12:09 p.m.) Johns requested accountability from the consultant. Giammacho responded that the process was moving forward and to develop specific timelines for the consultant to follow, as new task orders were written. Johns requested to see Task Order No. 6, before it was submitted.

(12:18 p.m.) Wanchick spoke on the frustrations with the lack of reimbursement; Ardurra's responsibility in the process; and the damage an inaccurate article had caused.

(12:25 p.m.) Ed Slavin, P.O. Box 3084, spoke on the accountability, of all contractors and developers, and the need for background checks.

(12:30 p.m.) Johns mentioned that he received a request to revisit Mill Creek Forrest Comprehensive Plan Amendment. Discussion ensued.

(11/07/17 - 16 - 12:32 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick spoke on fee items to be considered by the Board, including athletic fields, boat ramps, off beach parking, and the County Golf Course. He said that tentative dates of December 6 and 12, 2017 were offered, to host a workshop on the items. Additionally, he requested concurrency by the Board to allow the Food for Fines program, to collect outstanding library fines.

(12:34 p.m.) *Consensus was given to allow the Food for Fines Program.*

(12:34 p.m.) Wanchick noted that the PGA Tour incentive program won the Regional Award for Excellence for economic development and that St. Johns County won the Statewide Healthiest Weight Champion Award.

(11/07/17 - 16 - 12:35 p.m.)

COUNTY ATTORNEY'S REPORT

No report.

(11/07/17 - 16 - 12:35 p.m.)
CLERK OF COURT'S REPORT

No report.

(11/07/17 - 16 - 12:35 p.m.)
ADJOURN

With there being no further business to come before the Board, Johns adjourned the meeting at 12:35 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 551114-551184, totaling \$43,974.90 and Voucher Register, Voucher Nos. 31033-31145, totaling \$71,157.89 (10/18/17)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 551185-551186, totaling \$1,166,688 (10/18/17)
3. St. Johns County Board of County Commissioners Check Register, Check No. 551187, totaling \$1,053.42 (10/23/17)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 551188-551391, totaling \$1,546,148.34 and Voucher Register, Voucher Nos. 31146-31229, totaling \$1,441,880.35 (10/24/17)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 551392-551411, totaling \$43,348.19 and Voucher Register, Voucher Nos. 31230-31232, totaling \$755.11 (10/26/17)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 31233-31234, totaling \$8,991.66 (10/26/17)
7. St. Johns County Board of County Commissioners Check Register, Check No. 551412, totaling \$8,845.86 (10/26/17)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 551413-551425, totaling \$257,393.15 (10/26/17)
9. St. Johns County Board of County Commissioners Check Register, Check No. 551426, totaling \$8,845.86 (10/27/17)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 551427-551429, totaling \$68,587.85 (10/30/17)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 551430-551628, totaling \$2,426,600.45 and Voucher Register, Voucher Nos. 31235-31318, totaling \$677,958.26 (10/31/17)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 551629-551774, totaling \$581,349.83 and Voucher Register, Voucher Nos. 31319-31375, totaling \$244,203.59 (11/07/17)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 551775-551815, totaling \$43,831.81 and Voucher Register, Voucher Nos. 31376-31392, totaling \$40,226.10 (11/08/17)

CORRESPONDENCE:

None.

Approved ____January 16_____, 2018

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Henry Dean
Henry Dean, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: Pam Salteman
Deputy Clerk

