

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
NOVEMBER 21, 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: Henry Dean, District 5, Chair  
Paul M. Waldron, District 3, Vice Chair  
James K. Johns, District 1, Chair  
Jeb S. Smith, District 2  
Jay Morris, District 4  
Michael Wanchick, County Administrator  
Patrick McCormack, County Attorney  
Bonnie A. Putman, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Joy Andrews, Assistant County Administrator; Regina Ross, Deputy County Attorney; and Paolo Soria, Assistant County Attorney

(11/21/17 - 1 - 9:35 a.m.)

CALL TO ORDER THE REGULAR MEETING

Dean called the meeting to order.

(11/21/17 - 1 - 9:36 a.m.)

ROLL CALL

All Commissioners were in attendance.

(11/21/17 - 1 - 9:37 a.m.)

PUBLIC COMMENT

Patricia Medlock, Department of Children and Families, thanked County staff for their support and partnership during Food for Florida. She provided specific details of the Disaster Supplemental Nutrition Assistance Program (D-SNAP).

(9:40 a.m.) Wanchick spoke on rescheduling the proclamation that was on the meeting agenda.

(9:41 a.m.) Dean provided information on approximately 20 homeowners of oceanfront property, in Ponte Vedra Beach, who suffered major damage to their homes as a result of the hurricanes and nor'easters. He requested immediate action under the Emergency Order to authorize sand placement, using the Mickler's Landing parking lot as an access to the beach, with reimbursement to the County for any damages, by the contractors. He requested support to direct the staff to work with the homeowners.

(9:43 a.m.) Wanchick recommended the property owners' aggregate their position, spoke on the terms and conditions with the contractor used after Hurricane Matthew; and requested that staff be given the authority to work with the homeowners.

(9:44 a.m.) Johns questioned the approval to use Mickler's Landing for sand renourishment. Wanchick responded that the permitting of the sand renourishment was

a private initiative. Discussion ensued on the homeowners' costs, the length of time the beach would be closed, and aggregating the permits and the permitting process.

(9:47 a.m.) McCormack read a proposed motion: *A motion to authorize the county administrator to enter into an agreement with one or more property owners, or their agent or contractor, to allow Mickler's Landing Park's parking lot to be used as a staging site for a reasonable time, for a private effort for beach renourishment, with the conditions that costs be reimbursed, to the County, for any damages done to County property.*

(9:47 a.m.) Waldron requested a stop date, with access to the beach reopened within a reasonable timeframe. Discussion ensued on the same process being utilized after Hurricane Matthew.

(9:49 a.m.) Nancy Wong, 1039 Ponte Vedra Boulevard, provided information on sand replacement and requested access, for debris removal and sand replacement, without any financial assistance from the County.

(9:51 a.m.) Kevin Worley, Coastal Erosion Protection System (CEPS), 751 First Street, Jacksonville Beach, spoke on behalf of the Ponte Vedra Beach homeowners, in regards to a sand replacement process.

(9:52 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on the timing for closing access to the beach and questioned the product that was mentioned by Worley.

(9:53 a.m.) **Motion by Waldron, seconded by Johns, carried 5/0, to accept the motion to authorize the county administrator to enter into an agreement with one or more property owners, or their agent or contractor, to allow Mickler's Landing Park's parking lot to be used as a staging site for a reasonable time, for a private effort for beach renourishment, with the conditions that costs be reimbursed, to the County, for any damages done to County property.**

(9:54 a.m.) Kenneth McClain, 701 East Street, Hastings, Florida, read from the *Florida Constitution* and stated, based on the meetings he had attended, he felt the Commission had strayed away from those basic rights and emphasized that new developments were pushing out established communities.

(9:57 a.m.) BJ Kalaidi, 8 Newcomb Street, provided details on County funds given to The Professional Golfers' Association of America (PGA) and stated the County should have the necessary funds to assist Hastings. She requested that the new Board encourage developers, and their attorneys, to leave the auditorium to discuss their presentations and suggested it be added to the *Rules of Decorum*.

(9:59 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, noted the website and the product Worley referred to previously during public comment. He commented on the County hiring an outside agency to work Federal Emergency Management Agency (FEMA) claims; the Tourist Development Council (TDC) needing direction on redirecting funding, specifically safety and an increase of the bed tax; and recommended Commissioner Smith, to replace Morris, as the TDC liaison.

(10:02 a.m.) George Jacobs, 2237 Cascadia Court, President of Murabella's Homeowners Association (HOA), spoke on the rapid growth of the county that had led to insufficient schools, road deficiencies, and an increase in fatalities on the highway. He urged the Commission to slow down County growth by not approving additional housing developments, and begin to look at the quality of life of County residents.

(11/21/17 - 3 - 10:04 a.m.)

## DELETIONS TO CONSENT AGENDA

Wanchick requested that Item Nos. 3, 5, 7, and 24 be pulled from the Consent Agenda.

(10:04 a.m.) McCormack stated that Consent Agenda Item No. 34 had a red folder item substitute and the additional red folder item, pertaining to the Hastings Interlocal Agreement with the St. Johns River Management District was meant to substitute in for Consent Agenda Item No. 26, adopting the Agenda with Item No. 26, being the red folder substitution, instead of the existing No. 26. Wanchick provided additional information.

(10:06 a.m.) Johns questioned the changes in funding from General Fund Reserves noted on the red folder item for Consent Item 34.

(10:07 a.m.) Jesse Dunn, Director of Office of Management and Budget, provided an explanation of the changes. Discussion ensued on appropriations from the General Fund reserves.

(10:10 a.m.) Waldron questioned the amount of contractual services for landfill operations. Dunn provided a response.

(11/21/17 - 3 - 10:11 a.m.)

## APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2017-361**, amending the St. Johns County Fee Schedule, for services provided by St. Johns County Departments, for Fiscal Year 2018

### RESOLUTION NO. 2017-361

#### 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

*Consent Agenda Item No. 3 was pulled.*

3. Motion to approve the final plat for Aberdeen, (D.R. Horton, Phase 3)
4. Motion to adopt **Resolution No. 2017-362**, approving the final plat for Crosswater Village, Phase 1B

### RESOLUTION NO. 2017-362

#### RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR CROSSWATER VILLAGE, PHASE 1B

*Consent Agenda Item No. 5 was pulled.*

5. Motion to approve the final plat for Celestina, Phase 4D

6. Motion to adopt **Resolution No. 2017-363**, approving the final plat for Treaty Oaks, Phase 1, Units 3 and 4

**RESOLUTION NO. 2017-363**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TREATY OAKS, PHASE 1, UNITS 3 AND 4**

*Consent Agenda Item No. 7 was pulled.*

7. Motion to approve the final plat for Celestina, Phase 4C
8. Motion to adopt **Resolution No. 2017-364**, approving the final plat for Shearwater, Phase 1B, East 5

**RESOLUTION NO. 2017-364**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 1B, EAST 5**

9. Motion to adopt **Resolution No. 2017-365**, approving the final plat for Shearwater, Phase 1B, West 5

**RESOLUTION NO. 2017-365**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 1B, WEST 5**

10. Motion to approve a General Fund Reserve Transfer (0083-59920), in the amount of \$195,000 to Library Services (0078-54600), for a fire sprinkler replacement
11. Motion to adopt **Resolution No. 2017-366**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines, serving Trailmark, Phase 4A (FKA Whisper Creek), located off Pacetti Road

**RESOLUTION NO. 2017-366**

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

12. Motion to adopt **Resolution No. 2017-367**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with a force main extension, along North Roscoe Boulevard

**RESOLUTION NO. 2017-367**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH A FORCE MAIN EXTENSION, ALONG NORTH ROSCOE BOULEVARD**

13. Motion to adopt **Resolution No. 2017-368**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with utilities serving the Bannon Lakes Amenity Center, located off International Golf Parkway

**RESOLUTION NO. 2017-368**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE UTILITIES SERVING THE BANNON LAKES AMENITY CENTER, LOCATED OFF INTERNATIONAL GOLF PARKWAY**

14. Motion to adopt **Resolution No. 2017-369**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the utilities serving Whisper Creek, Phase 3, Unit A (aka Trailmark), located off Trailmark Drive

**RESOLUTION NO. 2017-369**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE UTILITIES SERVING WHISPER CREEK, PHASE 3, UNIT A (AKA TRAILMARK), LOCATED OFF TRAILMARK DRIVE**

15. Motion to adopt **Resolution No. 2017-370**, accepting a Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines to serve Elementary School "M" (aka Picolata Crossing Elementary School), located off Pacetti Road

**RESOLUTION NO. 2017-370**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE ELEMENTARY SCHOOL "M" (AKA PICOLATA CROSSING ELEMENTARY SCHOOL), LOCATED OFF PACETTI ROAD**

16. Motion to adopt **Resolution No. 2017-371**, accepting a Bill of Sale, conveying all personal property associated with the reuse, water, and sewer system, to serve International Golf Parkway for Bannon Lakes, located off International Golf Parkway

**RESOLUTION NO. 2017-371**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER, AND SEWER SYSTEM TO SERVE INTERNATIONAL GOLF PARKWAY, FOR BANNON LAKES, LOCATED OFF INTERNATIONAL GOLF PARKWAY

17. Motion to adopt **Resolution No. 2017-372**, accepting an Easement for Utilities serving Windward Ranch, Phase Two, located off State Road 16

**RESOLUTION NO. 2017-372**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES SERVING WINDWARD RANCH, PHASE TWO, LOCATED OFF STATE ROAD 16

18. Motion to adopt **Resolution No. 2017-373**, accepting a Bill of Sale, conveying all personal property associated with the utility lines serving Treaty Oaks, Phase 1, Unit 2, located off State Road 207, an Easement for Utilities and a Special Warranty Deed, conveying a lift station site

**RESOLUTION NO. 2017-373**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE UTILITY LINES SERVING TREATY OAKS, PHASE 1, UNIT 2, LOCATED OF STATE ROAD 207, AN EASEMENT FOR UTILITIES, AND A SPECIAL WARRANTY DEED, CONVEYING A LIFT STATION SITE

19. Motion to adopt **Resolution No. 2017-374**, accepting an Easement for Utilities and a Bill of Sale and Schedule of Values, conveying all personal property serving Southaven, Phase II A, located off International Golf Parkway

**RESOLUTION NO. 2017-374**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY SERVING SOUTHAVEN, PHASE IIA, LOCATED OFF INTERNATIONAL GOLF PARKWAY

20. Motion to adopt **Resolution No. 2017-375**, approving a Purchase and Sale Agreement for a permanent Drainage Easement, for improvements along Four Mile Road

**RESOLUTION NO. 2017-375**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF 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**

21. Motion to adopt **Resolution No. 2017-376**, accepting a Non-Exclusive Grant of Drainage Easement, from Southaven Land Associates, LLC, to St. Johns County in connection with the Southaven PUD

**RESOLUTION NO. 2017-376**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT FROM SOUTHAVEN LAND ASSOCIATES, LLC, TO ST. JOHNS COUNTY, IN CONNECTION WITH THE SOUTHAVEN PUD**

22. Motion to adopt **Resolution No. 2017-377**, approving the terms and conditions of a First Amendment to Air Rights Easement, in connection with the hotel located on the St. Johns County Convention Center property, at the World Golf Village; and authorizing the chair of the Board to execute the Amendment on behalf of the County

**RESOLUTION NO. 2017-377**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A FIRST AMENDMENT TO AIR RIGHTS EASEMENT, IN CONNECTION WITH THE HOTEL, LOCATED ON THE ST. JOHNS COUNTY CONVENTION CENTER PROPERTY, AT THE WORLD GOLF VILLAGE; AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE THE AMENDMENT, ON BEHALF OF THE COUNTY**

23. Motion to adopt **Resolution No. 2017-378**, authorizing the County to apply for a State Revolving Fund loan in an updated amount, with the Florida Department of Environmental Protection, for the construction of the Ponte Vedra Utility, Player's Club Water Reclamation Facility and interconnecting projects, establishing pledged revenues, and designating authorized representatives

**RESOLUTION NO. 2017-378**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; AUTHORIZING APPLICATION FOR LOAN; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; AUTHORIZING SUBMITTAL OF LOAN APPLICATION; AND PROVIDING AN EFFECTIVE DATE**

*Consent Agenda Item No. 24 was pulled.*

24. Motion to approve the terms, provisions, conditions, and requirements of a Memorandum of Agreement, between City of Atlantic Beach, Clay County Utility Authority, City of Gainesville, City of Jacksonville Beach, JEA, City of Neptune Beach, Town of Orange Park, and St. Johns County, to assess groundwater resource sustainability in Northeast Florida; and authorizing the county administrator, or his designee, to execute, on behalf of St. Johns County, the Memorandum of Agreement, as well as, any documents associated with this project
25. Motion to adopt **Resolution No. 2017-379**, approving the terms, provisions, conditions, and requirements of a Reclaimed Water Unit Connection Refund Agreement, between St. Johns County, Florida, and RREF III-P-EP Bannon Lakes JV, LLC, for the provision of a utility reclaimed water unit connection fee refund; and authorizing the county administrator to execute the agreement, on behalf of St. Johns County

**RESOLUTION NO. 2017-379**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND RREF III-P-EP BANNON LAKES JV, LLC, FOR THE PROVISION OF UTILITY RECLAIMED WATER CONNECTION FEE REFUND AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING ON BEHALF OF ST. JOHNS COUNTY**

26. Motion to adopt **Resolution No. 2017-380**, authorizing the county administrator, or his designee, to execute an Assignment of Cost-Share Agreement to complete the St. Johns River Water Management District Cost-Share funded water main replacement in Hastings

**RESOLUTION NO. 2017- 380**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN ASSIGNMENT OF COST-SHARE AGREEMENT TO COMPLETE THE ST. JOHNS WATER MANAGEMENT DISTRICT COST-SHARE FUNDED WATER MAIN REPLACEMENT PROJECT IN HASTINGS**

27. Motion to approve the transfer of \$28,595 from General Fund Reserves to Management Information Services, for completion of the Cisco Emergency Responder project
28. Motion to declare the attachments as surplus; and authorize the county administrator, or his designee, to dispose of same, in accordance with *Purchasing Policy 308* and *Florida Statute 274*
29. Motion to adopt **Resolution No. 2017-381**, authorizing the county administrator, or his designee, to purchase two new 6" Mobile Diesel Pumps and five 4" Mobile

Diesel Pumps, at a total price of \$219,518.98, from Xylem Dewatering Solutions, subject to the terms and conditions of the Florida Sheriff's Association Contract # FSA17-VEH15.0

**RESOLUTION NO. 2017-381**

**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 6" MOBILE DIESEL PUMPS AND FIVE NEW 4" MOBILE DIESEL PUMPS**

30. Motion to approve transfer of \$55,000 from Impact Fee District 1, Capital Outlay Reserve, to Impact Fee District 1, Improvements O/T Buildings, to fund construction documents
31. Motion to adopt **Resolution No. 2017-382**, authorizing the county administrator, or his designee, to execute a Conditional Non-exclusive Use Permit, between St. Johns County and St. Augustine R/C Flyers, allowing for the use of a portion of County-owned property, known as Phase I, of the Tillman Ridge Landfill Site, for recreational operation of unmanned aircrafts

**RESOLUTION NO. 2017-382**

**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 ST. AUGUSTINE R/C FLYERS TO GRANT A CONDITIONAL NON-EXCLUSIVE USE PERMIT TO ALLOW UNMANNED AIRCRAFT (UA) OPERATION FOR HOBBY OR RECREATIONAL PURPOSES ON A PORTION OF COUNTY PROPERTY, KNOWN AS PHASE 1 OF THE TILLMAN RIDGE LANDFILL SITE**

32. Motion to adopt **Resolution No. 2017-383**, approving the Library's Annual Plan of Service 2017-2018, as required by the State Library of Florida, in order to receive annual State Aid to Libraries Grant funding

**RESOLUTION NO. 2017-383**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE LIBRARY'S ANNUAL PLAN OF SERVICE 2017-2018, AS REQUIRED BY THE STATE LIBRARY OF FLORIDA, IN ORDER TO RECEIVE ANNUAL STATE AID TO LIBRARIES GRANT FUNDING IN FY2018**

33. Motion to authorize payment from Educational Facilities Authority (EFA) funds to W.H. O'Connell & Associates, PA, for services rendered to the EFA, in the amount of \$3,025, and to Department of Economic Opportunity, for annual registration, in the amount of \$175

34. Motion to approve the Fiscal Year 2017 end-of-year fund reserve transfers, per the attached schedule, to ensure fiscal year-end positive account balances, per the *Administrative Code*
35. Motion to adopt **Resolution No. 2017-384**, authorizing the county administrator, or designee, to execute an agreement, in substantially the same form and format as attached hereto, between St. Johns County and the City of St. Augustine, to provide tourist related services, including funding, operation of a visitor information center and program implementation

**RESOLUTION NO. 2017-384**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE CITY OF ST. AUGUSTINE TO PROVIDE FOR A DESTINATION RELEVANT VISITOR EXPERIENCE AND OPERATION OF THE A VISITORS INFORMATION CENTER; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

36. Motion to adopt **Resolution No. 2017-385**, authorizing the county administrator, or designee, to execute an agreement, in substantially the same form and format as attached hereto, between St. Johns County and the St. Johns County Chamber of Commerce, providing for tourist related services, as specified

**RESOLUTION NO. 2017-385**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA AND THE ST. JOHNS COUNTY CHAMBER OF COMMERCE TO PROVIDE FOR A DESTINATION RELEVANT VISITOR EXPERIENCE AND OPERATION OF THE PONTE VEDRA BEACH/ST. JOHNS COUNTY VISITORS INFORMATION CENTER; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

37. Motion to adopt **Resolution No. 2017-386**, approving the terms, conditions, and requirements of a Comprehensive Medical Agreement, between St. Johns County and Flagler Hospital, Inc.; and authorizing the county administrator, or designee, to execute the Agreement, on behalf of the County

**RESOLUTION NO. 2017-386**

A RESOLUTION BY 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 COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AND FLAGLER HOSPITAL; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

38. Motion to Approve Minutes:

- 10/03/17, BCC Regular Meeting
- 10/10/17, BCC Emergency Meeting
- 10/17/17, BCC Regular Meeting
- 10/24/17, BCC Emergency Meeting
- 10/31/17, BCC Emergency Meeting

39. Proofs:

- a) Proof: Notice of Hearing, 10/20/17 Legislative Delegation Meeting, published on October 11, 2017, in *The St. Augustine Record*.
- b) Proof: Request for Qualifications, RFQ No. 18-01; St. Johns County (SJC) Sports Tourism Study, published on October 5, 2017, and October 12, 2017, in *The St. Augustine Record*.
- c) Proof: Request for Bids, Bid No. 18-18; Public Safety Docking Facility at Vilano Boat Ramp, published on October 4, 2017, and October 11, 2017, in *The St. Augustine Record*.
- d) Proof: Request for Bids, Bid No. 18-20; Liquid Bio-solid Hauling, published on October 13, 2017, and October 20, 2017, in *The St. Augustine Record*.
- e) Proof: Request for Bids, Bid No. 18-19; Portable Restroom Rental and Servicing, St. Augustine Amphitheatre, published on October 13, 2017, and October 20, 2017, in *The St. Augustine Record*.
- f) Proof: Request for Proposals, RFP No. 18-22; Utility Rehabilitation/Construction Services, published on October 18, 2017, and October 25, 2017, in *The St. Augustine Record*.
- g) Proof: Request for Qualifications, RFQ No. 18-21; Shared-Use Non-Motorized (SUN) Trail - St. Johns River-to-Sea Loop Planning Study, published October 18, 2017, and October 25, 2017, in *The St. Augustine Record*.

(11/21/17 - 11 - 10:11 a.m.)

**ADDITIONS/DELETIONS TO REGULAR AGENDA**

Waldron questioned the removal of the lot coverage on Regular Agenda Item No. 3.

McCormack requested to postpone Regular Agenda Item No. 6. Dean commented that he understood that item to have been withdrawn.

Wanchick proposed adding an item to the Agenda, as Regular Item No. 10, dealing with Task Order No. 6 with Adurra Group.

(10:13 a.m.) Morris questioned whether Item No. 6 was being withdrawn or eliminated. McCormack responded. Dean requested that the item be withdrawn. Morris provided additional information on the item and stated that the item was a legal issue and should not be an item on the Agenda.

(11/21/17 - 12 - 10:15 a.m.)

**APPROVAL OF REGULAR AGENDA**

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

(11/21/17 - 12 - 10:16 a.m.)

1. EMERGENCY MANAGEMENT UPDATE AND DISCUSSION ON EXTENSION OF LOCAL STATE OF EMERGENCY. ST. JOHNS COUNTY EMERGENCY PROCLAMATION NO. 2017-4 DECLARED A STATE OF LOCAL EMERGENCY DUE TO THE SEVERE THREAT AND THE POTENTIAL OF HURRICANE IRMA TO CREATE EXCESSIVE RAINFALL, HIGH TIDES, TROPICAL STORM AND/OR HURRICANE-FORCE WINDS, WHICH POSED A SERIOUS THREAT TO PUBLIC HEALTH AND SAFETY AND CAUSED FLOODING, BEACH EROSION, AND PROPERTY DAMAGE. HURRICANE IRMA CAUSED EXTENSIVE DAMAGE TO PRIVATE AND PUBLIC PROPERTY IN ST. JOHNS COUNTY. THE BOARD OF COUNTY COMMISSIONERS ISSUED EMERGENCY PROCLAMATION NOS. 2017-5, 2017-6, 2017-7, 2017-8, 2017-9, 2017-10, 2017-11, 2017-12, 2017-13, AND 2017-14, WHICH EACH EXTENDED EMERGENCY PROCLAMATION NO. 2017-4, IN ONE-WEEK INCREMENTS. ST. JOHNS COUNTY CONTINUES TO EXERT EFFORTS TO ADDRESS EMERGENCY CONDITIONS AND ASSIST AFFECTED CITIZENS. EXTENDING THE DECLARATION OF STATE OF LOCAL EMERGENCY FACILITATES ST. JOHNS COUNTY'S ABILITY TO EFFECTIVELY RESPOND TO EMERGENCY CONDITIONS AND MITIGATE DISASTER EFFECTS

Wanchick spoke on the request to extend the current Local State of Emergency and stated that the real need was at the beaches.

(10:16 a.m.) Howard White, Building Department, spoke on the County's working relationships with State and Federal entities, as well as the Department of Environmental Protection (DEP). He stated that the Building Department continued to issue repair permits and was focused on temporary armoring permits.

(10:17 a.m.) Waldron requested the number of temporary and permanent armoring permits that had been issued. White responded that combined; there had been approximately 250 permits issued post-hurricane Matthew and 130 post-hurricane Irma.

(10:18 a.m.) Kenneth McClain, 701 East Street, read from the Local State of Emergency Proclamation. He spoke on the property damage in Hastings, due to Deep Creek, and urged the Board to address that issue. He referenced the Governor's Order, which spoke to authorizing repairs to private and public facilities. He requested direction for citizens receiving assistance to repair private facilities, from the relief fund.

(10:21 a.m.) Smith requested information on the extension of emergency proclamations from adjoining counties. McCormack responded with information on Flagler, Clay, and Putnam counties. Additionally, he questioned whether the benefit of the permit process would be available through this extension. Locklear responded.

(10:22 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to approve an extension to the Local State of Emergency, [Emergency Proclamation No. 2017-15].**

(10:22 a.m.) McCormack noted the seven day shelf life of the extension. Ross left the meeting at 10:22 a.m.

(11/21/17 - 13 - 10:23 a.m.)

2. PUBLIC HEARING, REZ 2017-11, 2391 US HIGHWAY 1 SOUTH. REQUEST TO REZONE 3.91 ACRES FROM COMMERCIAL INTENSIVE (CI) TO COMMERCIAL WAREHOUSE (CW) TO PROVIDE GREATER FLEXIBILITY IN MAXIMUM FLOOR AREA RATIO, SPECIFICALLY LOCATED AT 2391 US 1

SOUTH. ON OCTOBER 5, 2017, THE PLANNING AND ZONING AGENCY VOTED 6-0 TO RECOMMEND APPROVAL OF THE REZONING REQUEST, BASED ON FIVE FINDINGS OF FACT

Proof of publication of the notice of public hearing on REZ 2017-11, 2391 US Highway 1 South, was received, having been published in *The St. Augustine Record* on September 19, 2017.

Ex parte communication: Waldron disclosed ex parte communication, stating he had spoken with J.B. Coomes, regarding changes to the project, and Doug Burnett, about the zoning changes. Dean disclosed that he too had spoken with Doug Burnett about the changes.

(10:23 a.m.) Shannon Acevedo, Growth Management Planner, presented the details of the request, via PowerPoint.

(10:27 a.m.) John Hathaway, 2391 U.S. 1 South, stated his concerns with receiving compensation for his home.

(10:29 a.m.) Soria provided details on *Chapter 723, Florida Statutes*, which was information on the Board's jurisdiction over zoning, and a special provision for existing adequate facilities for relocating. Additionally, he stated that there was a state fund available for the relocation of mobile homes, if the homeowner chose to relocate and could not afford it.

(10:32 a.m.) Dean restated that the landowner was unable, legally, to move forward with construction, or any changes to the property, until the relocation of current homeowners had been resolved.

(10:33 a.m.) Hathaway stated that his mobile homes, and most of the others on the property, were too old to be moved. Additionally, he noted that the homeowners had no objection to Mr. Coomes selling the property; however, they needed to be compensated, in order to move.

(10:33 a.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, stated that he would assist the landowners with completing the forms needed to apply for the State fund. He also spoke on the rezoning of the property and the Florida Mobile Home Relocation Application process, stating it was a six month process that had not begun.

(10:35 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition to the new rezoning and questioned the requirement to wait for one year. Additionally, she noted the need for affordable housing and appreciated Burnett speaking with the mobile home owners.

(10:38 a.m.) Soria responded to public comment, stating that in September, the Board waived the limitation on rezoning and that the one-year time frame started in January of 2017.

(10:39 a.m.) **Motion by Waldron, seconded by Johns, carried 5/0, to enact Ordinance No. 2017-52, REZ 2017-11, 2391 US Highway 1 South, a request to rezone approximately 3.91 acres from Commercial Intensive (CI) to Commercial Warehouse (CW), based upon five Findings of Fact.**

#### ORDINANCE NO. 2017-52

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZONING LANDS AS  
DESCRIBED, HEREINAFTER, FROM THE PRESENT

**ZONING CLASSIFICATIONS OF COMMERCIAL,  
INTENSIVE (CI) TO COMMERCIAL, WAREHOUSE (CW);  
MAKING FINDINGS OF FACT; REQUIRING  
RECORDATION; AND PROVIDING AN EFFECTIVE  
DATE**

(11/21/17 - 14 - 10:39 a.m.)

3. MAJMOD 2017-15, SAWMILL LANDING PUD. REQUEST FOR A MAJOR MODIFICATION TO THE SAWMILL LANDING PLANNED UNIT DEVELOPMENT (PUD) TO REDUCE THE FRONT YARD SETBACK TO FIFTEEN (15) FEET FOR THE NON-GARAGE PORTION OF HOMES; TO UPDATE THE TWENTY-FIVE (25) FOOT BUILDING SETBACK REQUIREMENT ADJACENT TO THE UPLAND BUFFER CONSISTENT WITH LAND DEVELOPMENT CODE ALLOWANCES; AND, TO INCREASE THE MAXIMUM LOT COVERAGE BY BUILDINGS FROM 35% TO 50% ON INDIVIDUAL LOTS. ON AUGUST 15, 2017 THE BOARD MADE A MOTION AND VOTED 4-1 TO DENY THE MAJOR MODIFICATION BASED ON CONCERNS THAT THE INCREASE IN LOT COVERAGE PRESENTS UNACCEPTABLE CONCERNS WITH RESPECT TO COMPATIBILITY WITH SURROUNDING PROPERTIES. AT THE REQUEST OF THE APPLICANT, THE BOARD VOTED TO RECONSIDER THAT VOTE TO ALLOW REVISIONS TO BE MADE TO THE MASTER DEVELOPMENT PLAN MAP AND TEXT TO REMOVE THOSE CHANGES ASSOCIATED WITH INCREASING BUILDING COVERAGE STANDARDS AND TO CONTINUE THE ITEM TO THE SEPTEMBER 5 HEARING. ON SEPTEMBER 5, THIS ITEM WAS CONTINUED TO THE OCTOBER 3, 2017 HEARING. THE REVISED AND ORIGINAL MODIFICATION MDP DOCUMENTS ARE INCLUDED IN ATTACHMENT 1 OF THE STAFF REPORT

Proof of publication of the notice of public hearing on MAJMOD 2017-15, Sawmill Landing PUD, was received, having been published in *The St. Augustine Record* on October 31, 2017.

Smith, Waldron, Dean and Morris all disclosed ex parte communication stating that they had spoken with Doug Burnett via phone, regarding added amenities and emails on drainage from Shelli Schmid and Scott Boutwell. Johns stated he had met with Soria, Burnett, Kelly Smith, Matt Lahti, Patrick Metcalf and received many emails from constituents.

(10:41 a.m.) Beverly Frazier, Growth Management Planner, presented the details of the request, via PowerPoint.

(10:44 a.m.) Soria provided clarification that the Master Development Plan (MDP) text was Option B, which included the 35% lot coverage.

(10:45 a.m.) Doug Burnett, St. Johns Law Group, 104 Seagrove Main Street, restated that the request was Option B.

(10:45 a.m.) Jane Campbell, 1295 Kings Estate Road, spoke in opposition to the development, due to the lack of paving, the increase of water and lack of drainage on her property.

(10:47 a.m.) Smith requested staff address Campbell's issues in regards to drainage. Locklear responded.

(10:47 a.m.) Dick Sousa, Growth Management, spoke on the drainage concern and the modification to the current plan. He stated that staff had visited the site multiple times.

(10:48 a.m.) Burnett responded to the drainage concern and what the applicant has done to alleviate the issues.

(10:50 a.m.) Soria noted that the Board was considering Option B, as stated in the amended motion.

(10:50 a.m.) **Motion by Waldron, seconded by Morris, carried 5/0, to enact Ordinance No. 2017-53, approving MAJMOD 2017-15, Sawmill Landing, Option B, which includes the 35% lot coverage, subject to six Findings of Fact.**

#### ORDINANCE NO. 2017-53

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SAWMILL LANDING PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2015-16, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION AND PROVIDING AN EFFECTIVE DATE

(11/21/17 - 15 - 10:52 a.m.)

4. PUBLIC HEARING, PUD 2017-04, BLIND VENTURES. PUD 2017-04 BLIND VENTURES, A REQUEST TO REZONE APPROXIMATELY 2.98 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR DEVELOPMENT OF 23,940 SQUARE FEET OF OFFICE/PROFESSIONAL AND NEIGHBORHOOD COMMERCIAL USES, SPECIFICALLY LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF KINGS ESTATE ROAD AND OLD MOULTRIE ROAD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF PUD 2017-04 BLIND VENTURES WITH A VOTE OF 6-0 AT THE OCTOBER 5, 2017 HEARING BASED ON NINE (9) FINDINGS OF FACT AS PROVIDED. DETAILS REGARDING THE REZONING REQUEST AND THE PROPOSED DEVELOPMENT PLAN ARE INCLUDED IN THE GROWTH MANAGEMENT STAFF REPORT

Proof of publication of the notice of public hearing on PUD 2017-04, Blind Ventures, was received, having been published in *The St. Augustine Record* on September 19, 2017.

Smith disclosed ex parte communication stating he had met with Karen Taylor; Waldron met with Taylor, J.B. Coons, and Jennifer Tibbs, regarding the development; and Dean and Morris also met with Taylor.

(10:53 a.m.) Beverly Frazier, Growth Management Planner, presented the details of the request, via PowerPoint.

(10:58 a.m.) Karen Taylor, 77 Saragossa Street, summarized details regarding the project.

(11:08 a.m.) Waldron stated his concern with traffic. Locklear spoke on access and the County's future modifications.

(11:10 a.m.) **Motion by Waldron, seconded by Morris, carried 5/0, to enact Ordinance No. 2017-54, PUD 2017-04, Blind Ventures, based upon nine Findings of Fact.**

#### ORDINANCE NO. 2017-54

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

(11:11 a.m.) John Cahill provided the origination of the name, *Blind Ventures*, per Waldron's request.

(11/21/17 - 16 - 11:11 a.m.)

5. PUBLIC HEARING, MAJMOD 2017-09, CR 210 TOWN CENTER PUD. REQUEST A MAJOR MODIFICATION TO THE CR 210 TOWN CENTER PUD TO ADD APPROXIMATELY 154.4 ACRES OF LAND FOR A TOTAL OF 198.9 ACRES, INCREASE COMMERCIAL DEVELOPMENT FROM 445,000 SQUARE FEET TO 1,450,000 SQUARE FEET WITHIN THE INTENSIVE COMMERCIAL FUTURE LAND USE DESIGNATION, AND ADD 187,000 SQUARE FEET OF NON-RESIDENTIAL USES CONSISTENT WITH THE RURAL/SILVICULTURE FUTURE LAND USE DESIGNATION. THE PLANNING AND ZONING AGENCY APPROVED A MOTION TO CONTINUE THIS ITEM AT THE OCTOBER 5, 2017 MEETING TO ALLOW THE APPLICANT OPPORTUNITY TO REVISE THE REQUESTED WAIVERS REGARDING SIGNAGE BASED ON CONCERNS EXPRESSED DURING THE HEARING. THE APPLICANT PROVIDED REVISIONS TO THE UNIFIED SIGN PLAN AND ASSOCIATED WAIVERS ON OCTOBER 18, 2017 WHICH WERE PRESENTED TO THE PLANNING AND ZONING AGENCY ON NOVEMBER 2, 2017. THE AGENCY VOTED 4-2 TO RECOMMEND APPROVAL OF THE MODIFICATION WITH THE PROPOSED USP AND ASSOCIATED WAIVERS. DETAILS REGARDING THE MASTER DEVELOPMENT PLAN, INCLUDING THE UNIFIED SIGN PLAN, ARE INCLUDED IN THE GROWTH MANAGEMENT STAFF REPORT

Proof of publication of the notice of public hearing on MAJMOD 2017-09, CR 210 TOWN CENTER PUD, was received, having been published in *The St. Augustine Record* on September 19, 2017.

All commissioners disclosed ex parte communication stating they had met with Bill Shilling and Joe Helow.

(11:13 a.m.) Beverly Frazier, Growth Management Planner, presented the details of the request, including the waivers, via PowerPoint.

(11:26 a.m.) Johns questioned whether Fire Services and the Sheriff's Office had adequate resources to meet the expectancy of services in this area of the County.

(11:27 a.m.) Bill Shilling, Kimley-Horn & Associates Inc., 12740 Gran Bay Pkwy, Suite 2350, Jacksonville, Florida, representing Helow Properties, LTD, provided an overview of the project and stressed that the project was entirely commercial. Additionally, he spoke on the requested waivers and stated the need of the waivers was due to the size of the project.

(11:51 a.m.) Johns stated that waiver requests were being made without a plan, specifically the variance on sidewalks, which would impede vehicular and pedestrian access; and requested the need for specific details for compatibility. Shilling clarified the request regarding sidewalks and responded with the requirement of a concurrency review, future proportionate fair share, the likeliness of similar tenants as Durbin Park, and the details in the PUD, including a signage plan.

(12:07 p.m.) Johns spoke to the applicant's presentation slides on signs and stated that he would like the signs to be vetted for compatibility, including details. Discussion continued on the waivers; the restriction of the signage on outparcels, with the Goodyear sign being used as an example; and local control of banners and snipe signs.

(12:18 p.m.) BJ Kalaidi, 8 Newcomb Street, suggested the item either be denied or continued; spoke in opposition to the waivers and the changes being requested. She spoke on the need to stop overdevelopment.

(12:22 p.m.) Soria stated that staff was available for questions, regarding sidewalks and signage.

(12:22 p.m.) Dick Sousa, Growth Management, provided the sidewalk requirements for those places with heavy pedestrian travel, like shopping centers. He stated that the waiver request was not for County Road 210 or Veterans Parkway.

(12:25 p.m.) Phong Nguyen, Transportation, stated that the request was unacceptable due to the lack of 6-foot sidewalks and that the language does not need to include how the applicant plans on getting the 6-foot sidewalk, only looking that they meet regulation on frontage on Veterans Parkway and County Road 210. Discussion ensued on the proposal on full median openings, access points, and potential signage changes.

(12:33 p.m.) Morris provided a comparison, using a proposal by the PGA Tour and suggested providing a comprehensive bubble plan, which would show location of all parcels, sizes of buildings, including the design and an idea of the color scheme. He commented on the banners for special events. Discussion ensued on the waiver requests and specific details of the proposed PUD.

(12:48 p.m.) Johns questioned the details of the ARC, the County plans for the sidewalks on CR 210, and requested a written plan to be included regarding the cost share or funding for the six foot sidewalks.

(12:52 p.m.) Soria commented on past, stand-alone agreements, with Public Works, that would be similar to this situation and spoke to County's lack of control when dealing with a private ARC.

(12:56 p.m.) Shilling spoke to the mix of uses, with the PUD being retail.

(12:58 p.m.) Waldron questioned whether the changes provided by the applicant were feasible and binding.

(12:59 p.m.) Suzanne Konchan, Director of Growth Management, stated that additional language could be developed to clarify the sidewalk issue and address the architectural details.

(1:02 p.m.) Applicant agreed to work with staff and reschedule for a date certain. Dean suggested the first meeting in January.

(1:03 p.m.) Wanchick suggested adding the item to the next available agenda after the applicant notifies staff that they were ready. Dean and Shilling responded.

**(1:05 p.m.) Motion by Johns, seconded by Morris, carried 5/0, to continue MAJMOD 2017-09, CR 210 Town Center PUD, until 9:00 a.m. at the January 16, 2018, BCC Meeting.**

(1:06 p.m.) Putman left the meeting, and Ross and Deputy Clerk Natasha McGee entered the meeting.

*(Regular Item 6 was pulled.)*

(11/21/17 - 18 - 1:07 p.m.)

6. PALM LAKES PUD, THE MARKETS, DISCUSSION OF DEVELOPMENT TRANSPORTATION MITIGATION

(11/21/17 - 18 - 1:07 p.m.)

7. CONSIDER APPOINTMENTS TO THE TOURIST DEVELOPMENT COUNCIL. CURRENTLY THERE ARE TWO VACANCIES ON THE TOURIST DEVELOPMENT COUNCIL, DUE TO EXPIRED TERMS. THE VACANCIES ARE FOR AN OWNER/OPERATOR OF A TOURIST ACCOMMODATION, SUBJECT TO THE BED TAX, AND FOR A NON-ACCOMMODATION MEMBER INVOLVED IN THE TOURIST INDUSTRY. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A LETTER FROM TERA MEEKS, DIRECTOR OF TOURISM AND CULTURAL DEVELOPMENT, EXPRESSING THE TOURIST DEVELOPMENT COUNCIL'S RECOMMENDATIONS AND THIRTEEN APPLICATIONS: MICHAEL GORDON (DISTRICT 4), CONRAD MATT (DISTRICT 3), MARIELENA SCIBELLI (DISTRICT 3), DANNY BERENBERG (DISTRICT 4), THOMAS DOLAN (DISTRICT 5), JOANNE O'KEEFE (DISTRICT 2), DANIEL PASKY (DISTRICT 4), ALBERT SYELES (DISTRICT 5), GLENN BEAUBIEN (DISTRICT 3), ANN E. COLBY (DISTRICT 5), SID DUA (DISTRICT 5), MYA PATEL (DISTRICT 5) AND ROBERT WILLIAM STEWART (DISTRICT 1). ADDITIONALLY, PLEASE NOTE THAT THE APPOINTMENT OF MR. DANNY BERENBERG WOULD REQUIRE THE SUSPENSION OF BCC RULE 2.203.G, PRIOR TO THE MOTION TO APPOINT AND REINSTATEMENT, FOLLOWING THE APPOINTMENT. SHOULD MR. BERENBERG BE APPOINTED, HE WOULD BE REQUIRED TO FILE A LETTER OF RESIGNATION FROM THE ARTS, CULTURE, AND HERITAGE FUNDING PANEL, EFFECTIVE IMMEDIATELY. BCC RULE 2.203.G READS AS FOLLOWS: "ANY MEMBER OF A BOARD/COMMITTEE MAY APPLY FOR SERVICE ON ANOTHER BOARD/COMMITTEE IF HE/SHE FIRST RESIGNS FROM THE CURRENT BOARD/COMMITTEE ON WHICH HE/SHE SERVES, UNLESS APPLYING FOR DUAL STATUS. IF A MEMBER IS GRANTED DUAL STATUS AND APPOINTED TO A SECOND BOARD/COMMITTEE, THEN RESIGNS THE POSITION ON THE ORIGINAL BOARD/COMMITTEE, IT WILL COUNT AS AN AUTOMATIC REMOVAL FROM BOTH BOARD/COMMITTEES"

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

(1:09 p.m.) Waldron questioned Diane Mataraza's district affiliation.

**(1:11 p.m.) Motion by Morris, seconded by Johns, carried 5/0, to appoint Michael Gordon, as owner/operator of a tourist accommodation, subject to the bed tax, to the Tourist Development Council for a four year term, scheduled to expire November 21, 2021.**

**(1:12 p.m.) Motion by Morris, seconded by Johns, carried 5/0, to suspend BCC Rule 2.203.G, to allow the appointment of Mr. Danny Berenberg for a four year term.**

**(1:12 p.m.) Motion by Morris, seconded by Johns, carried 5/0, to appoint Mr. Danny Berenberg, as a non-accommodation tourism-related representative, to the Tourist Development Council for a four year term, scheduled to expire November 21, 2021.**

**(1:12 p.m.) Motion by Morris, seconded by Johns, carried 5/0, to reinstate BCC Rule 2.203.G.**

(11/21/17 - 19 - 1:13 p.m.)

8. CONSIDER AN APPOINTMENT TO THE NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION (TPO) CITIZEN ADVISORY COMMITTEE. THE NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION CITIZEN ADVISORY COMMITTEE HAS ONE VACANT POSITION, WHICH IS DESIGNATED FOR A ST. JOHNS COUNTY REPRESENTATIVE. THIS VACANT POSITION IS FOR AN AT-LARGE MEMBER. THE TPO HAS FORWARDED THE APPLICATION OF MR. AUSTIN CHAPMAN, FOR REVIEW AND CONSIDERATION, FOR A NOMINATION TO THE VACANT POSITION

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

**(1:13 p.m.) Motion by Johns, seconded by Morris, carried 5/0, to nominate Mr. Austin Chapman to the North Florida Transportation Planning Organization Citizen Advisory Committee, as an at-large St. Johns County representative for a four year term, scheduled to expire in November 2021.**

(11/21/17 - 19 - 1:14 p.m.)

9. RECOGNITION AND APPROPRIATION OF HURRICANE IRMA DISASTER RECOVERY GRANT OF REIMBURSEMENT FUNDS. IN SEPTEMBER 2017, HURRICANE IRMA INFLICTED SEVERE IMPACTS TO THE ENTIRE STATE OF FLORIDA, RESULTING IN A PRESIDENTIAL DECLARATION FOR FEDERAL ASSISTANCE, IN CATEGORIES A THROUGH G, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) PUBLIC ASSISTANCE PROGRAM. AS PART OF THE INITIAL RECOVERY PROCESS, THE COUNTY TOOK THE NECESSARY ACTIONS TO SAVE LIVES, PROTECT PUBLIC HEALTH AND SAFETY, PREVENT DAMAGE TO IMPROVED PUBLIC HEALTH AND SAFETY, AND PREVENT DAMAGE TO IMPROVED PUBLIC PROPERTY. IT IS ESTIMATED THAT FEMA WILL REIMBURSE UP TO 75 PERCENT OF ELIGIBLE EXPENDITURES AND THE STATE WILL REIMBURSE UP TO 12.5 PERCENT OF ELIGIBLE EXPENDITURES, LEAVING ST. JOHNS COUNTY TO FUND THE REMAINING 12.5 PERCENT (WITH SOME EXCEPTIONS). TO DATE, THE COUNTY HAS ESTIMATED \$14,052,947 IN COSTS RELATED TO HURRICANE IRMA; SPECIFICALLY, \$10,596,469 FOR DEBRIS REMOVAL, \$2,057,454 FOR EMERGENCY ACTIVATION, AND \$1,399,024 FOR INUNDATED ROADS. BASED ON THIS ESTIMATE, IT IS ANTICIPATED THAT FEMA AND THE STATE WILL REIMBURSE \$10,539,711 AND \$1,756,618 RESPECTIVELY, REQUIRING THE COUNTY TO FUND THE REMAINING \$1,756,618. THE COUNTY'S 12.5 PERCENT PORTION IS REQUESTED HEREIN, TO BE TRANSFERRED FROM THE FOLLOWING FUND RESERVES: \$1,324,558 FROM SOLID WASTE RESERVES FOR DEBRIS REMOVAL; \$257,182 FROM APPROPRIATE FUNDS FOR EMERGENCY ACTIVATION (LARGELY THE GENERAL FUND); AND \$174,878 FROM THE TRANSPORTATION TRUST FUND FOR INUNDATED ROADS

Jesse Dunn, Director of the Office of Management and Budget, presented details of the recognition and appropriation of Hurricane Irma Disaster Recovery Grant of reimbursement funds, via PowerPoint.

(1:22 p.m.) Discussion ensued on the expenditures that were eligible for reimbursement from FEMA and the State; current reserves in the fund reserve accounts; the minimum reserve requirement regarding bond rating; Hurricane Irma sand renourishment cost; and damaged structures due to Hurricane Irma. Joseph Giammanco, Disaster Recovery Manager, provided additional comments on the damaged structures.

(1:26 p.m.) Motion by Johns, seconded by Morris, carried 5/0, to adopt Resolution No. 2017-387, recognizing and appropriating a Department of Homeland Security FEMA Hurricane Irma Grant of reimbursement funds, in an amount not to exceed \$10,539,711, and a State of Florida Division of Emergency Management Grant of reimbursement funds, in an amount not to exceed \$1,756,618, within the Fiscal Year 2018, and a motion to approve the transfer of \$1,756,618 from the appropriate Fund Reserves.

#### RESOLUTION NO. 17-387

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING A US DEPARTMENT OF HOMELAND SECURITY FEMA GRANT AND A STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT GRANT WITHIN THE FISCAL YEAR 2018 GENERAL FUND AND TRANSPORTATION TRUST HURRICANE IRMA DEPARTMENT

(11/21/17 - 20 - 1:28 p.m.)

#### 10. DISASTER RECOVERY PRESENTATION AND TASK ORDER NO. SIX

Wanchick noted that the Board requested a review of Task Order No. 6 prior to execution.

(1:28 p.m.) Johns questioned Joseph Giammanco, Disaster Recovery Manager, on Ardurra's accountability to services provided; meeting expectations of the Federal Emergency Management Agency's (FEMA) Project Worksheet (PW) approval process; and FEMA's response timelines for PW's. Giammanco responded that accountability was noted in the Task Order by the benchmarked deadline dates and added burn rates. He also noted that there were three current PW's in FEMA's obligation queue for funding in December 2017.

(1:38 p.m.) Smith questioned Tony Vesay, Executive Program Manager for Ardurra Group, LLC, on the Fringe and Overhead column of Exhibit B to the Task Order: Consultant's Rate Sheet, which included provided workspace. Vesay gave an overview of the Preliminary Damage Assessments (PDA) and final damage assessments, with the number of projects, for Hurricane Matthew and Hurricane Irma; the Fringe and Overhead column of Exhibit B; and invoicing of consultant rates, via PowerPoint.

(1:51 p.m.) Waldron questioned Giammanco on PW invoices related to beach walkovers.

(1:56 p.m.) Discussion ensued on the following language, under Schedule, of Task Order No. 6: "This Task Order No. 6 shall be effective for the period of September 23, 2017, through September 22, 2018"; Ardurra's accountability to services provided; reimbursement of allocated funds; third party audit; and the concept of an incentive-based contract. Ross provided additional comments on an incentive-based contract, requesting to consult with FEMA representatives. She also noted that there was County protection, to reject invoices, built into the existing contract that could be amended to strengthen the language and that Task Order No. 6 was an attachment to the main contract and included all of the general provisions, with the ability to reject work and the ability to request additional information. Wanchick provided additional comments on contract administration.

(2:22 p.m.) Additionally, Board members and McCormack expressed their positions to continue Task Order No. 6, with the Ardurra Group, LLC.

(2:30 p.m.) **Motion by Dean, seconded by Morris, carried 4/1, with Johns dissenting, to instruct staff to move forward with Task Order No. 6, with the Ardurra Group, LLC, (Consultant).**

(2:34 p.m.) Jesse Dunn, Director of the Office of Management and Budget, explained the corresponding budget amendment.

(2:35 p.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to approve the transfer of up to \$1,000,000 from the General Fund Hurricane Matthew Disaster Recovery Department to the General Fund Hurricane Irma Disaster Recovery Department.**

(11/21/17 - 21 - 2:36 p.m.)  
COMMISSIONERS' REPORTS

#### Commissioner Johns

Johns expressed his position on Regular Agenda Item 10, and spoke on his tenure as chair.

#### Commissioner Morris

(2:38 p.m.) Morris questioned Wanchick on the backup received for Consent Agenda Item 26: Town of Hastings Water Main Project.

#### Commissioner Dean

(2:38 p.m.) Dean expressed his appreciation for John's tenure as chair.

#### Commissioner Waldron

(2:39 p.m.) Waldron expressed his appreciation for John's tenure as chair and Dean's tenure as vice chair.

(2:40 p.m.) Waldron requested that if there was a material misrepresentation made to the Board, that staff would correct the misrepresented material during that agenda item.

#### Commissioner Smith

(2:41 p.m.) Smith expressed his appreciation for John's tenure as chair. He provided an agricultural and wildlife update. He thanked citizens for their patience with Hurricane Irma debris pickup and congratulated Brad Clark, owner of St. Augustine Glory, a professional basketball organization in the American Basketball Association (ABA), for starting a franchise in St. Johns County. Smith extended an invitation to the St. Augustine Glory basketball clinic scheduled for December 8, 2017. Smith also spoke on the limitations of terms of service for Board members.

(11/21/17 - 22 - 2:47 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

Wanchick recommended that the Board cancel the Tuesday, January 2, 2018, Board of County Commissioners meeting. *Consensus was given.*

(2:48 p.m.) Wanchick addressed a public comment on economic incentives. He noted that the Economic Development program was a reimbursement program. He also addressed a public comment on Hastings, noting that the Board had agreed to spend up to \$1 million

in the first year, and that the Utility Department, through reserves, may need to spend up to \$3 million, over the next five years, on the water treatment facilities.

(11/21/17 - 22 - 2:50 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack reported on lobbying regulations and limitations of terms of service for Board members. He also restated Waldron's request under Commissioners' Comments: If there is a material misrepresentation made to the Board, the Board has an expectation that staff would correct the misrepresented material during the agenda item.

(2:52 p.m.) *McCormack requested Board consensus to review the Golf Cart Ordinance and to bring recommended changes back to the Board. **Consensus was given.***

(11/21/17 - 22 - 2:55 p.m.)

CLERK OF COURT'S REPORT

No report.

(11/21/17 - 22 - 2:55 p.m.)

ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 2:55 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 551816-551825, totaling \$4,370.04 and Voucher Register, Voucher Nos. 31393-31395, totaling \$755.11 (11/09/17)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 551826-551830, totaling \$200,274.09 (11/13/17)
3. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 31396-31397, totaling \$8,991.66 (11/09/17)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 551831-552037, totaling \$690,147.03 and Voucher Register, Voucher Nos. 31398-31491, totaling \$521,455.55 (11/14/17)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 5552038-552047, totaling \$7,835 and Voucher Register, Voucher Nos. 31492-31494, totaling \$1,856 (11/15/17)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 552048-552236, totaling \$2,300,460.44 and Voucher Register, Voucher Nos. 31495-31581, totaling \$1,712,420.19 (11/20/17)

CORRESPONDENCE:

1. Public Financial Management's Quarterly OPEB Performance Review for the Quarter ending on September 30, 2017.
2. Public Financial Management's Quarterly Investment Review for the Quarter ending on September 30, 2017.

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 Halterman  
Deputy Clerk

