

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
DECEMBER 5, 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
Jeb S. Smith, District 2
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; Rebecca Lavie, Assistant County Attorney

(12/05/17 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(12/05/17 - 1 - 9:02 a.m.)
ROLL CALL

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

(12/05/17 - 1 - 9:03 a.m.)
INVOCATION

Reverend Ken Wilcox, Center for Spiritual Living, gave the invocation.

(12/05/17 - 1 - 9:04 a.m.)
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(12/05/17 - 1 - 9:06 a.m.)
PUBLIC COMMENT

Vivian Browning, 30 Beachcomber Way, congratulated the Board on the new appointments, and spoke on the upcoming construction at the Vilano Town Center.

(9:08 a.m.) Dean commented on the outstanding job Browning did with the Vilano CRA.

(9:10 a.m.) BJ Kalaidi, 8 Newcomb Street, addressed concerns with Consent Item No. 22 and requested that it be placed on the Regular Agenda for discussion. Dean requested staff provide Kalaidi with the information she requested.

(12/05/17 - 2 - 9:13 a.m.)
DELETIONS TO CONSENT AGENDA

There was none.

(12/05/17 - 2 - 9:13 a.m.)
APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2017-388**, approving the final plat for Aberdeen (D.R. Horton-Phase 3)

RESOLUTION NO. 2017-388

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ABERDEEN (D.R. HORTON, PHASE 3)

3. Motion to adopt **Resolution No. 2017-389**, approving the final plat for Celestina, Phase 4C

RESOLUTION NO. 2017-389

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

4. Motion to adopt **Resolution No. 2017-390**, approving the final plat for Celestina, Phase 4D

RESOLUTION NO. 2017-390

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

5. Motion to adopt **Resolution No. 2017-391**, approving the final plat for PLAT 2017-44, Twin Creeks North, Parcels 2 and 3, Phase One

RESOLUTION NO. 2017-391

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TWIN CREEKS NORTH, PARCELS 2 AND 3, PHASE ONE

6. Motion to adopt **Resolution No. 2017-392**, approving the final plat for PLAT 2017-45, Twin Creeks North, Parcels 2 and 3, Phase Two

RESOLUTION NO. 2017-392

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TWIN CREEKS NORTH, PARCELS 2 AND 3, PHASE TWO

7. Motion to adopt **Resolution No. 2017-393**, approving the final plat for PLAT 2017-62, Palencia North, Phase III, A-2

RESOLUTION NO. 2017-393

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PALENCIA NORTH, PHASE III, A-2

8. Motion to adopt **Resolution No. 2017-394**, accepting a Temporary Access Easement to a Communication Antenna Tower Site, located off Las Calinas Boulevard, in St. Augustine, Florida

RESOLUTION NO. 2017-394

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A TEMPORARY ACCESS EASEMENT TO A COMMUNICATION ANTENNA TOWER SITE, LOCATED OFF LAS CALINAS BOULEVARD, IN ST. AUGUSTINE, FLORIDA

9. Motion to adopt **Resolution No. 2017-395**, approving the terms and conditions of a first amendment to a Non-Exclusive Communications Tower Lease Agreement, with Verizon Wireless Personal Communications LP; and authorizing the county administrator, or designee, to execute an amendment in substantially the same form and format, at attached hereto

RESOLUTION NO. 2017-395

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A FIRST AMENDMENT TO A NON-EXCLUSIVE COMMUNICATIONS TOWER LEASE AGREEMENT, WITH VERIZON WIRELESS PERSONAL COMMUNICATIONS LP; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AMENDMENT, ON BEHALF OF THE COUNTY

10. Motion to adopt **Resolution No. 2017-396**, authorizing the county administrator, or his designee, to purchase six new X-Series Manual Monitor/Defibrillators, from Zoll Medical Corporation, at a total price of \$194,502, in accordance with Section 302.5, of the St. Johns County Purchasing manual entitled "Standardization"

RESOLUTION NO. 2017 -396

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 SIX CARDIAC MONITORS, FOR ST JOHNS COUNTY FIRE RESCUE

11. Motion to authorize the county administrator, or his designee, to negotiate with the only bidder, Saboungi Construction, Inc., for the purpose of reducing the cost of the construction of the Public Safety Docking Facility, at Vilano Boat Ramp, under Bid No. 18-18, to an amount that is within the current budget
12. Motion to adopt **Resolution No. 2017-397**, authorizing the county administrator, or his designee, to award RFQ No. 17-79, negotiate, and upon successful negotiations, execute contracts, in substantially same form and format, as attached hereto, with CDM Smith, Inc.; Revere Control Systems, Inc.; Infamation Technologies Group, LLC; Curry Controls Company; and Star Controls, Inc., for the provision of as needed SCADA (Telemetry) services, for St. Johns County

RESOLUTION NO. 2017 -397

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 17-79; AND TO EXECUTE AGREEMENTS FOR SCADA SYSTEM SERVICES

13. Motion to adopt **Resolution No. 2017-398**, authorizing the county administrator, or his designee, to award Bid No: 18-16, Demolition & Removal of Structures and Materials, to Construction Debris Removal, Inc., and ERS Corp; and to execute contracts, substantially in the same form and format, as attached, for three years, with one available two-year renewal, for demolition and removal of structures and materials, on an as needed basis

RESOLUTION NO. 2017 -398

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-16; AND TO EXECUTE AN AGREEMENT FOR DEMOLITION AND REMOVAL OF STRUCTURES AND MATERIALS

14. Motion to adopt **Resolution No. 2017-399**, authorizing the county administrator, or his designee, to award Bid No. 18-04, to Amason's Portable Toilets and Holding Tanks, Inc.; and to execute a contract, substantially in the same form and format, as attached, for Portable Restroom Rental and Servicing for St. Johns County

RESOLUTION NO. 2017-399

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-04; AND TO

**EXECUTE AN AGREEMENT FOR PORTABLE
RESTROOM RENTAL AND SERVICING**

15. Motion to adopt **Resolution No. 2017-400**, recognizing and appropriating insurance proceeds, in an amount not to exceed \$30,000, within the Fiscal Year 2018 Transportation Trust Fund Budget [Traffic & Transportation 1125-54605]

RESOLUTION NO. 2017-400

**RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
AMENDING THE FISCAL YEAR 2018,
TRANSPORTATION TRUST FUND BUDGET, TO
RECEIVE UNANTICIPATED REVENUE; AND
AUTHORIZE ITS EXPENDITURE, BY THE TRAFFIC &
TRANSPORTATION DEPARTMENT**

16. Motion to adopt **Resolution No. 2017-401**, recognizing and appropriating \$3,000 in unanticipated revenue, generated from credit checks, related to housing assistance, into the Fiscal Year 2018, General Fund Housing Department

RESOLUTION NO. 2017-401

**RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
AMENDING THE FISCAL YEAR 2018, HOUSING
DEPARTMENT BUDGET, TO RECEIVE
UNANTICIPATED REVENUE; AND AUTHORIZE ITS
EXPENDITURE, BY THE HOUSING DEPARTMENT**

17. Motion to adopt **Resolution No. 2017-402**, approving amendment of the current Administrative Services Agreement, with Blue Cross and Blue Shield of Florida, Inc., D/B/A Florida Blue; modifying the term and Exhibit B: Financial Arrangement; and authorizing the county administrator, or designee, to execute an amendment, in substantially the same form and format, as attached hereto, on behalf of the County

RESOLUTION NO. 2017-402

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
APPROVING AMENDMENTS TO THE CURRENT
ADMINISTRATIVE SERVICES AGREEMENT, WITH
BLUE CROSS AND BLUE SHIELD OF FLORIDA, INC.,
D/B/A FLORIDA BLUE**

18. Motion to approve the renewal of the County's Stop Loss Insurance Policy, with Florida Blue, for the calendar year 2018; and to authorize the transfer of \$94,021, from the Health Insurance Fund Reserves
19. Motion to execute and issue the Certificate of Public Convenience and Necessity, for Courtesy Transport Services, LLC, effective until December 19, 2020
20. Motion authorizing the county administrator, or his authorized designee, to submit the attached grant application, to the Florida Department of Health Emergency Medical Services Program

21. Motion to re-appoint Ms. Tracy Dillon, Social Services Manager, as the St. Johns County representative, on the Board of Directors of the Northeast Florida Community Action Agency
22. Motion to adopt **Resolution No. 2017-403**, authorizing the county administrator, or his designee, to accept \$826,849, in unanticipated Community Development Block Grant (CDBG) funds from HUD; and upon finding of legal sufficiency by the Office of the County Attorney, to execute the grant agreement for the acceptance of the funds; and recognizing, and appropriating the funds, within the Fiscal Year 2017-2018 County Budget

RESOLUTION NO. 2017-403

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT \$826,849, IN U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, FOR FISCAL YEAR 2017; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SIGN THE FUNDING GRANT AGREEMENT

23. Motion to adopt **Resolution No. 2017-404**, approving the terms, provisions, and conditions of a grant award agreement between the Florida Inland Navigation District and St. Johns County, for a Phase I Design, Engineering, and Permitting of a Boat ramp, and associated dock and floating dock, for underneath the west side of the Palm Valley Bridge; and authorizing the county administrator, or designee, to execute the grant award agreement, on behalf of St. Johns County

RESOLUTION NO. 2017-404

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A GRANT AGREEMENT, FOR FUNDING ASSISTANCE, THROUGH THE FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM GRANT, FOR THE PALM VALLEY BOAT RAMP WEST, PHASE I

24. Proofs:
 - a) Proof: Notice of Hearing, 10/24/17 Emergency Meeting, published on October 21, 2017, in *The St. Augustine Record*.
 - b) Proof: Miscellaneous Notice, 2017 Tri-County Agricultural Area Legislative Farm Tour Invitation, published on October 26, 2017, in *The St. Augustine Record*.
 - c) Proof: Request for Bids, Bid No. 18-23; St. Johns County Combined Fire Station 5 & Sheriff's South Regional Command Center, published on October 23, 2017, and October 30, 2017, in *The St. Augustine Record*.
 - d) Proof: Request for Bids, Bid No. 18-10; County Mitigation Conservation Area Services, published on October 25, 2017, and November 1, 2017, in *The St. Augustine Record*.

(12/05/17 - 6 - 9:14 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested to add an item for the extension of the Local State of Emergency Declaration, which Dean added as Regular Agenda Item No. 5. Additionally, Wanchick

requested to hear Regular Item No. 2 before Regular Item No. 1. Wanchick mentioned having difficulty with the Comcast, stating that the meeting would be re-broadcast at a later date.

(12/05/17 - 7 - 9:14 a.m.)

APPROVAL OF REGULAR AGENDA

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

The meeting moved to Regular Item No. 2.

(12/05/17 - 7 - 9:26 a.m.)

1. PUBLIC HEARING, MAJMOD 2017-19, NEW TWIN CREEKS PUD (BEACHWALK APARTMENTS). MAJMOD 2017-19, NEW TWIN CREEKS PUD (BEACHWALK APARTMENTS): REQUESTING A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD) (BEACHWALK APARTMENTS), TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES FOR A PROPOSED 348 UNIT APARTMENT COMPLEX; AND TO REQUEST A WAIVER FROM LDC, SECTION 9.04.05, TO ALLOW FOR MORE THAN ONE REZONING OR MODIFICATION TO A PUD, WITHIN A ONE-YEAR PERIOD. ON OCTOBER 19, 2017, THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING AND VOTED 6-0, IN FAVOR OF RECOMMENDING APPROVAL. DETAILS REGARDING DISCUSSIONS DURING THIS MEETING ARE PROVIDED IN THE ATTACHED STAFF REPORT. THE MASTER DEVELOPMENT PLAN TEXT WAS UPDATED TO INCLUDE RECOMMENDATIONS MADE BY THE PLANNING AND ZONING AGENCY AND IS INCLUDED, AS AN ATTACHMENT, TO THE STAFF REPORT

Proof of publication of the notice of public hearing on MAJMOD 2017-19, New Twin Creeks PUD (Beachwalk Apartments), was received, having been published in *The St. Augustine Record* on October 2, 2017.

Ex parte communication was provided with Regular Agenda Item No. 2.

Cynthia May, Senior Planner, presented the details of the request, via PowerPoint. She stated that the reduced parking would result in increased green space and space was available should additional parking be required at a later date.

(9:31 a.m.) Waldron questioned whether there would be PUD text requiring the additional parking location in the green space. May responded.

(9:32 a.m.) Dean clarified for the record that the ex parte communication was the same for Regular Agenda Items 1 and 2. Smith noted that his discussion with Kensey, Avery-Smith, and Williams regarding the project was in great detail; as well as the request for the variance and the projects comparable sites in the region. Waldron noted that his discussion with the same individuals was regarding the study, the green space, the parking, and where the other apartments were located.

(9:33 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, Suite 200, provided an overview of the project and the benefits to the County, noting that Crystal Lagoon would open in the spring.

Lavie left the meeting at 9:34 a.m.

(9:37 a.m.) Joe DiCristina, 1 Town Center, Boca Raton, spoke on the long-term plan for the property and the parking.

(9:38 a.m.) Avery-Smith clarified that there were no new apartments in St. Johns County to study, so the study was conducted in Duval County.

(9:40 a.m.) Johns questioned the target rental rates for the apartments.

(9:42 a.m.) DiCristina responded that the rental rates were from \$1,000 to \$1,600, per month, and the apartments ranged from 624 square feet to 886 square feet.

(9:48 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the lack of affordable rentals in the County.

(9:50 a.m.) **Motion by Johns, seconded by Morris, carried 5/0, to enact Ordinance No. 2017-56, approving MAJMOD 2017-19, New Twin Creeks PUD, based upon six Findings of Fact.**

ORDINANCE NO. 2017-56

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2015-52, AS AMENDED; MAKING FINDINGS OF FACT, PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(12/05/17 - 8 - 9:15 a.m.)

2. PUBLIC HEARING, MAJMOD 2017-16, NEW TWIN CREEKS PUD. MAJMOD 2017-16, NEW TWIN CREEKS PUD: REQUESTING A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), TO INCREASE LOT COVERAGE BY BUILDINGS FOR SINGLE FAMILY UNITS, BY 5% (FROM 50% TO 55%); TO CHANGE THE METHOD OF MEASURING SIDE YARD SETBACKS, FOR RESIDENTIAL UNITS; TO UPDATE THE MDP MAP; AND TO INCORPORATE REVISIONS, FROM RECENTLY APPROVED MODIFICATIONS, INTO THE PUD TEXT. ON OCTOBER 19, 2017, THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING AND VOTED 6-0, IN FAVOR OF RECOMMENDING APPROVAL. DETAILS REGARDING DISCUSSIONS DURING THIS MEETING ARE PROVIDED IN THE ATTACHED STAFF REPORT

Proof of publication of the notice of public hearing on MAJMOD 2017-16, New Twin Creeks PUD, was received, having been published in *The St. Augustine Record* on October 2, 2017.

Smith disclosed ex parte communication, having met with John Kensey, Ellen Avery-Smith, and Ryan Williams on November 9, 2017, regarding the project and the lot coverage. Waldron also met with the Kensey, Avery-Smith, and Williams, discussing the same topics, as well as the proximity of surrounding neighborhoods, and the size of the houses. Dean and Morris also met with the same individuals, discussing similar topics. Morris stated he had attended the Planning and Zoning meeting and visited the site. Johns also stated he had visited the site.

(9:16 a.m.) McCormack clarified that Items 1 and 2 would be heard and voted on separately, with Item 2 being heard first.

(9:17 a.m.) Cynthia May, Senior Planner, presented the details of the Twin Creek PUD, via PowerPoint, including the requested waiver.

(9:22 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, provided a history of the project, including the location. She stated the request was to increase lot coverage from 50 percent to 55 percent; change the method of measuring side yard setbacks; and incorporate the various small adjustments and a minor modification, approved from 2004 through today.

(9:25 a.m.) **Motion by Johns, seconded by Morris, carried 5/0, to enact Ordinance No. 2017-55, approving MAJMOD 2017-16, New Twin Creeks PUD, based upon six Findings of Fact.**

ORDINANCE NO. 2017-55

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2015-52, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

The meeting moved to Regular Agenda Item No. 1.

(12/05/17 - 9 - 9:52 a.m.)

3. PUBLIC HEARING, REZ 2017-13, M&O SA HOLDING, LLC. REQUEST TO REZONE 1.0 ACRE FROM INDUSTRIAL WAREHOUSING (IW), WITH CONDITIONS, TO INDUSTRIAL WAREHOUSING (IW), WITH CONDITIONS, TO REMOVE A USE CONDITION, IN ORDER TO ALLOW THE SITE TO BE DEVELOPED AS A VEHICLE MAINTENANCE AND REPAIR SHOP; AND TO REVISE AND REMOVE ADDITIONAL CONDITIONS, WHICH ARE NOW OBSOLETE. THE SUBJECT PROPERTY IS LOCATED AT 1945 STATE ROAD 16. ON NOVEMBER 2, 2017, THE PLANNING AND ZONING AGENCY VOTED 6-0, TO RECOMMEND APPROVAL OF THE REZONING REQUEST, BASED ON FOUR FINDINGS OF FACT

Proof of publication of the notice of public hearing on MAJMOD 2017-19, was received, having been published in *The St. Augustine Record* on October 2, 2017.

Waldron disclosed that he had driven by the site.

(9:52 a.m.) Shannon Acevedo, Planner, presented details of the request, via PowerPoint.

(9:56 a.m.) **Motion by Smith, seconded by Morris, carried 5/0, to enact Ordinance No. 2017-57, REZ 2017-13 M&O SA Holding, LLC, a request to rezone approximately one acre from industrial, Warehousing (IW), with conditions, to Industrial Warehousing (IW), with conditions, based upon four Findings of Fact.**

ORDINANCE NO. 2017-57

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

**ZONING CLASSIFICATION OF INDUSTRIAL
WAREHOUSING, WITH CONDITIONS (IW), TO
INDUSTRIAL WAREHOUSING (IW), WITH
CONDITIONS; MAKING FINDINGS OF FACT;
REQUIRING RECORDATION; AND PROVIDING AN
EFFECTIVE DATE**

(12/05/17 - 10 - 9:56 a.m.)

4. FIRST HEARING OF AN ORDINANCE TO CREATE MUNICIPAL SERVICE TAXING UNITS (MSTU), TO FUND THE LOCAL SHARE OF DUNE AND BEACH RESTORATION COSTS, IN SOUTH PONTE VEDRA AND VILANO BEACHES. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) FUNDING IS AVAILABLE, WITH A REQUIRED 50% LOCAL SHARE MATCH, FOR DUNE-BERM REPLACEMENT, BETWEEN FDEP RANGE MONUMENTS 67 AND 117. THE PROPOSED ORDINANCE WILL CREATE TWO MSTUS, ONE EAST OF A1A AND ONE WEST OF A1A, WITHIN WHICH MILLAGE COULD BE BUDGETED AND LEVIED, TO REPAY THE COST OF THE LOCAL SHARE MATCH

Damon Douglas, Project Manager, Disaster Recovery, presented details of the proposed ordinance, via PowerPoint, including the MSTU options. He explained the timeline needed to create the MSTU. He said the consultant gave an estimate with breaking the project down into three MSTUS, with a five year payback. He requested direction from the Board on whether to move forward with the second hearing on the two MSTU concept or a three MSTU concept that used the coastal control line.

(10:11 a.m.) Johns commended Douglas for the easy to understand presentation that would ensure a successful outcome.

(10:12 a.m.) Waldron questioned how Flagler County funded their dune restoration project.

(10:12 a.m.) Neal Shinkre, Public Works Department, responded. Discussion ensued

(10:14 a.m.) Margaret Bald, 2445 S. Ponte Vedra Boulevard, stated the proposed MSTU did not consider the properties that were not affected by the hurricanes and requested a fourth option, which excluded these properties, *Exhibit A*.

(10:18 a.m.) Tom Barry, 137 Beachside, voiced his concern with sand placement, road protection, and the taxation.

(10:20 a.m.) Irene Kaufman, 2537 S. Ponte Vedra Boulevard, spoke on excluding certain properties that were not impacted, that have natural Aeolian Dunes, and the detriment to placing incompatible sand on top of the natural sand.

(10:24 a.m.) Paul Woods, 401 14th Street, spoke in opposition to the approval of an MSTU prior to the proposed surveys and was in support of a County-wide taxation.

(10:25 a.m.) Joe Honnycutt, 3001 S. Ponte Vedra Boulevard, spoke regarding the benefit of the berm constructed in front of his property.

(10:28 a.m.) John Jeremiah, 2503 S. Ponte Vedra Boulevard, spoke in opposition of the MSTU and requested an investigation as to how Duval and other counties received 100 percent Federal Funding for continuous beach restoration.

(10:30 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, suggested that the homes in the high risk areas be removed.

(10:32 a.m.) Joe Bateman, 220 N. Serenata Drive, spoke in favor of the MSTU for the preservation of the beaches. He recommended reviewing how surrounding counties received 100 percent funding for Beach Renourishment.

(10:35 a.m.) Linda Chambliss, 3043 S. Ponte Vedra Boulevard, requested a special workshop on the beach restoration project, expressing the pros and cons received from the residents.

(10:38 a.m.) Glen Landers, 2901 S. Ponte Vedra Boulevard, requested funds for continued monitoring of the beach erosion and to explore a long term solution.

(10:40 a.m.) Lee Sanders, 2383 S. Ponte Vedra Boulevard, spoke on the cost of the project and excluding the north end of the beach.

(10:41 a.m.) Todd Bishop, 508 12th Street, stated that there needed to be more research on the project and said that the temporary sea walls would accelerate the erosion of the sand, which would affect the sustainability of the project long-term.

(10:43 a.m.) Mike Seidel 2369 S. Ponte Vedra Boulevard, voiced his environmental biological concerns, and requested a consideration to exclude the northern areas which were not impacted.

(10:46 a.m.) Dean voiced his concerns with fairness to all residents, the necessity to move forward, and stated he favored the three-tiered MSTU or a four-tiered MSTU, if considered.

(10:49 a.m.) Smith commented that if the community wanted an MSTU, he would be in favor of a three-tiered MSTU; however, agreed that the northern section that wished to be excluded needed to be delineated.

(10:52 a.m.) Waldron expressed his appreciation for the participation in the workshops and was in favor of a three-tiered MSTU. He questioned whether the MSTU could be removed if the surveys were not in its' favor. McCormack stated that the MSTU could be voided by a subsequent Ordinance or the Board could assign a zero millage.

(10:54 a.m.) Johns questioned whether it had been verified whether multiple MSTUS were allowed for this source of funding. Shinkre stated that the local side of the funding was a local responsibility. Additionally, Johns questioned whether the three MSTUS were all or nothing.

(10:54 a.m.) Heather Encinoza, Nabors Giblin & Nickerson P.A., stated that staggering the project would undermine the overall integrity and would not be feasible. Discussion ensued.

(11:02 a.m.) Morris expressed that he would not vote for something that the majority did not want; however, he noted the urgency to reserve the funds to have the option to move forward with the project.

(11:04 a.m.) Shinkre clarified that the goal was to secure the \$10 million before January 31, 2018.

(11:05 a.m.) Smith questioned when the decision for the five or six year pay-back was required. Encinoza stated that the decisions that needed to be made before January 1, 2018, were the geographic boundaries of the various MSTUS and the uses, which was the

dune restoration project. She said deciding the millage rate and length of amortization would take place during the budget process.

(11:05 a.m.) Wanchick commented on keeping the options open, as the millage would not be considered until the FY 2018 budget process.

(11:06 a.m.) Dean said that staff had been given direction to move forward, with the three-tier MSTU, to be presented at the December 19, 2017, BCC meeting, for consideration. He expressed his appreciation in the public's participation.

Encinoza left the meeting at 11:07 a.m.

(12/05/17 - 12 - 11:07 a.m.)

5. EXTENSION OF THE LOCAL STATE OF EMERGENCY DECLARATION

Wanchick provided details regarding the request to extend the Local State of Emergency Declaration, and recommended the extension.

(11:08 a.m.) Smith questioned the decisions of the surrounding counties

(11:08 a.m.) Locklear responded that Duval and Putnam's Declarations had expired, Clay extended until December 6, 2017, and were expected to extend another week; and Flagler was still under their Local State of Emergency.

(11:09 a.m.) Wanchick noted that all debris should be collected by Christmas and requested residents that still had debris to call Solid Waste as 904-827-6980.

(11:10 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, that Emergency Proclamation No. 2017-17, a proclamation extending the Declaration of a State of Local Emergency, as provided by Chapter 252, Part I, Florida Statutes and by St. Johns County Ordinance No. 94-25.**

EMERGENCY PROCLAMATION NO. 2017-17

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

(12/05/17 - 12 - 11:10 a.m.)

COMMISSIONERS' REPORTS

Commissioner Smith

Smith provided an agricultural report. He extended condolences to the Dilbeck family for the passing of Jim Dilbeck. He congratulated Pedro Menendez High School, for making it to the football play offs; St. Augustine High School for making it to the football semi-finals; and Bartram Trails High School for making it to the football finals.

Commissioner Waldron

No report.

Commissioner Johns

(11:14 a.m.) Johns reported that FEMA had allocated \$3 million for Hurricane Matthew restoration and thanked staff for their efforts. He stated that the County expected to receive 80 percent of the CDBG funding, which was close to \$47 million.

Commissioner Morris

No report.

Commissioner Dean

(11:15 a.m.) Dean reported that the Equal Justice Initiative had requested for Historic Signage. Additionally, he requested the commissioners submit their committee assignment requests.

(12/05/17 - 13 - 11:17 a.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick spoke on the committee assignments received. Additionally, he said that Andrews would respond to the request regarding the Community Development Block Grant (CDBG) funding.

(11:17 a.m.) Andrews provided the requested breakdown of the allocations for the CDBG.

(12/05/17 - 13 - 11:21 a.m.)

COUNTY ATTORNEY'S REPORT

McCormack spoke on the beginning of the Legislative season noting that interested topics were Home Rule and Pre-emption. He suggested compiling a list of some topics that the Board may consider sending correspondence on.

(12/05/17 - 13 - 11:23 a.m.)

CLERK OF COURT'S REPORT

No report.

(12/05/17 - 13 - 11:23 a.m.)

ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 11:23 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 552237-552256, totaling \$43,845.60 and Voucher Register, Voucher Nos. 31582-31584, totaling \$755.11 (11/21/17)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 31585-31586, totaling \$9,144.60 (11/21/17)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 552257-552331, totaling \$47,907.34 and Voucher Register, Voucher Nos. 31587-31700, totaling \$72,660.62 (11/22/17)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 552332-552445, totaling \$355,194.59 and Voucher Register, Voucher Nos. 31701-31745, totaling \$374,694.50 (11/28/17)

5. St. Johns County Board of County Commissioners Check Register, Check No. 552446, totaling \$2,940 (11/28/17)
6. St. Johns County Board of County Commissioners Check Register, Check No. 552447-552461, totaling \$239,407.86 (11/30/17)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 552462-552563, totaling \$6,167,255.69 and Voucher Register, Voucher Nos. 31746-31813, totaling \$1,588,000.33 (12/05/17)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 552564-552605, totaling \$81,079.97 and Voucher Register, Voucher Nos. 31814-31826, totaling \$23,560.31 (12/06/17)

CORRESPONDENCE:

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

