

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JANUARY 16, 2018
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
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

(01/16/18 - 1 - 9:05 a.m.)
CALL TO ORDER

Johns called the meeting to order.

(01/16/18 - 1 - 9:05 a.m.)
ROLL CALL

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

(01/16/18 - 1 - 9:05 a.m.)
INVOCATION

Nochum Kurinsky, Chabad of the Beaches, gave the invocation.

(01/16/18 - 1 - 9:07 a.m.)
PLEDGE OF ALLEGIANCE

Waldron led the Pledge of Allegiance.

(01/16/18 - 1 - 9:07 a.m.)
PUBLIC COMMENT

James Pavone, 128 Pinehurst Pointe Drive, voiced his concern with the construction of Buc-ee's at St. Johns on World Golf Village, *Exhibit A*.

(9:11 a.m.) Lance Williams, 273 Pinehurst Pointe Drive, voiced his concern with the construction of the Buc-ee's due to safety, via PowerPoint presentation.

(9:14 a.m.) Ven Underwood, 252 Pinehurst Pointe Drive, voiced his concern with the construction of Buc-ee's due to safety, appearance, and property values, via continuing the previous speakers PowerPoint.

(9:17 a.m.) Hester Longstreet, 11 13th Street, on behalf of the St. Augustine Beach Civic Association, spoke on the benefits to the County/City from the Pier Park Farmers Market and requested negotiations of the rent to the vendors.

(9:20 a.m.) Bob Samuels, 110 Mickler Boulevard, St. Augustine Beach Civic Center, spoke in support of the Pier Park Farmers Market, and provided details of the cost to run Pier Park. He requested the Board renegotiate the rent to the vendors.

(9:23 a.m.) Rich Gallik, 471 High Tide Drive, spoke in support of continuing the Pier Park Farmers Market and requested the Board renegotiate the rent to the vendors.

(9:26 a.m.) Phil King, 880 A1A Beach Boulevard, Unit 7202, spoke in support of continuing the Pier Park Farmers Market.

(9:29 a.m.) Peter Smith, 125 Pinehurst Pointe Drive, voiced his concern with the construction of Buc-ee's due to the environment and traffic.

(9:32 a.m.) Joann Williams, 273 Pinehurst Pointe Drive, voiced her concern with the construction of Buc-ee's due to the required variances and the change to the southbound I-95 Exit.

(9:35 a.m.) Daniel Liebowitz, 1 Dondanville Road, #318, spoke in support of continuation of the Pier Park Farmers Market.

(9:37 a.m.) Dan Crowley, 257 Pinehurst Pointe Drive, voiced his concern with the construction of Buc-ee's due to landscaping and referenced a letter, regarding variances to the Planned Unit Development (PUD), *Exhibit B*.

(9:39 a.m.) Lindsay Salvo, 277 Pinehurst Pointe Drive, voiced her concern for young drivers with construction of Buc-ee's due to traffic.

(9:40 a.m.) Joseph DaCosta, 541 Casa Sevilla Avenue, spoke in support of the construction of Buc-ee's, in hopes it would spark more commercial growth in the area.

(9:42 a.m.) Bill McClure, 132 Hidden Palms Lane, spoke on Buc-ee's hazardous mitigation plan and questioned the statutory radius to schools. Additionally, he spoke on leveraging residents of St. Augustine Beach \$1 per year, which would equate to \$583 per month in revenue.

(9:44 a.m.) Kenneth McClain, 701 East Street, spoke regarding the Sanitary Sub-Element and Community Redevelopment Area (CRA). He presented a letter from the Department of Economic Opportunity, (DEO), regarding the termination of the Community Development Block Grant (CDBG) Agreement, between the DEO and the Town of Hastings, *Exhibit C*. He believed the termination was due to the dissolution of the Town of Hastings and requested the Board find funds to recover the costs.

(9:47 a.m.) Ed Slavin, P.O. Box 3084, spoke on Buc-ee's; suggested requiring the constitutional officers to provide their draft budgets by May 1, to be reviewed at the administrators' budget hearing; suggested requiring lobbyists disclosure; spoke on sexual harassment requirements by County employees; and referenced information from the St. Johns County Sheriff's website, regarding L.O. Davis.

(4:43 p.m.) Subsequently, Wanchick spoke on the motion approved on December 19, 2017, regarding the 60 day extension request to extend the Farmers Market Contract at Pier Park. He noted that the motion included a \$500, per week, compensation payment to offset the County's operations cost and that there had been no acceptance of the offer. He

also noted that the contract would expire, with the St. Augustine Beach Civic Association before the Board's next meeting.

(4:44 p.m.) Discussion ensued on extending the existing contract for two months (March 31, 2018), 60 days, with a modification to reduce the compensation payment, from \$500 to \$250 per week, to offset the County's operations costs; and on rescinding the Boards offer to the City of St. Augustine Beach regarding the conveyance of the Pier Park property.

(4:57 p.m.) Bill McClure, 132 Hidden Palms Lane, spoke in favor of the contract extension.

(4:57 p.m.) Motion by Dean, carried 4/0, with Johns absent, to amend the lease fee from \$500 to \$250 per week, with the St. Augustine Beach Civic Association.

(4:58 p.m.) Ed Slavin, P.O. Box 3084, spoke in support to rescind the offer to the City of St. Augustine Beach regarding the conveyance of the Pier Park property.

(4:59 p.m.) Bill McClure, 132 Hidden Palms Lane, stated that the City of St. Augustine Beach should be given a time period to implement a solution to either purchase the property or to take liability away from the County.

(5:00 p.m.) Motion by Waldron, seconded by Morris, carried 4/0, with Johns absent, to rescind the County offer to the City of St. Augustine Beach on the conveyance of the Pier Park property.

(01/16/18 - 3 - 9:51 a.m.)

DELETIONS TO CONSENT AGENDA

Smith requested discussion on Consent Item No. 17, which Dean placed on the Regular Agenda as Item No. 14. McCormack requested to pull Consent Item No. 3 from the agenda.

(01/16/18 - 3 - 9:51 a.m.)

APPROVAL OF CONSENT AGENDA

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

(9:52 a.m.) McCormack commented on the informative public comments and noted that Buc-ee's did not require further review by the Board; however, any concerns would be considered, upon staff review.

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2018-1**, approving the terms, provisions, conditions, and requirements of an Interlocal Agreement between St. Johns County and the State Attorney, Seventh Judicial Circuit, in order to provide the means and procedure for compensating the State Attorney's Office, for prosecuting special laws and county ordinances, punishable by incarceration; authorizing the Chairman of the Board of County Commissioners to execute the Interlocal Agreement, on behalf of St. Johns County; and directing the Clerk of Courts to file the Interlocal Agreement, in the public records of St. Johns County

RESOLUTION NO. 2018-1

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN INTERLOCAL AGREEMENT BETWEEN ST. JOHNS COUNTY AND THE STATE ATTORNEY, SEVENTH JUDICIAL CIRCUIT, IN ORDER TO PROVIDE THE MEANS AND PROCEDURE FOR COMPENSATING THE STATE ATTORNEY'S OFFICE FOR PROSECUTING VIOLATIONS OF SPECIAL LAWS AND COUNTY ORDINANCES, PUNISHABLE BY INCARCERATION, AS DETAILED IN THE INTERLOCAL AGREEMENT; AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE INTERLOCAL AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY; AND INSTRUCTING THE CLERK OF COURT TO FILE THE AGREEMENT IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY

Consent Agenda Item No. 3 was pulled from the agenda.

3. Motion approving the terms, provisions, conditions, and requirements of an Interlocal Agreement between St. Johns County and the Public Defender, Seventh Judicial Circuit, in order to provide the means and procedure for compensating the Public Defender's Office, for representing indigent persons arrested for, or charged with, violations of special laws and county ordinances, punishable by incarceration; authorizing the chairman of the Board of County Commissioners to execute the Interlocal Agreement, on behalf of St. Johns County; and directing the Clerk of Courts to file the Interlocal Agreement, in the public records of St. Johns County
4. Motion to adopt **Resolution No. 2018-2**, approving the final plat for PLAT 2017-37, Cottages at Glenmoor

RESOLUTION NO. 2018-2

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR COTTAGES AT GLENMOOR

5. Motion to adopt **Resolution No. 2018-3**, approving the final plat for PLAT 2017-68, Palms at Old Ponte Vedra Entry Way (replat)

RESOLUTION NO. 2018-3

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PALMS AT OLD PONTE VEDRA ENTRY WAY

6. Motion to adopt **Resolution No. 2018-4**, approving the final plat for PLAT 2017-54, Julington Lakes, Phase 4, Unit 2

RESOLUTION NO. 2018-4

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR JULINGTON LAKES, PHASE 4, UNIT 2

7. Motion to adopt **Resolution No. 2018-5**, approving the final plat for PLAT 2017-59, Rivertown Estate Lots, Phase 2

RESOLUTION NO. 2018-5

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVERTOWN ESTATE LOTS, PHASE 2

8. Motion to adopt **Resolution No. 2018-6**, approving the final plat for PLAT 2017-70, Southaven, Phase IIB

RESOLUTION NO. 2018-6

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

9. Motion to adopt **Resolution No. 2018-7**, approving the final plat for PLAT 2017-56, Tomoka Pines

RESOLUTION NO. 2018-7

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TOMOKA PINES

10. Motion to adopt **Resolution No. 2018-8**, approving the final plat for PLAT 2017-51, Beacon Lake, Phase 1

RESOLUTION NO. 2018-8

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR BEACON LAKE, PHASE 1

11. Motion to adopt **Resolution No. 2018-9**, approving the final plat for PLAT 2017-61, Windward Ranch, Phase Eight

RESOLUTION NO. 2018-9

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WINDWARD RANCH, PHASE EIGHT

12. Motion to adopt **Resolution No. 2018-10**, authorizing the notice required by Section 336.10, Florida Statute, for a Public Hearing on February 20, 2018, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of Debbies Way, near the intersection of Nocatee Parkway and Palm Valley Road (VACROA 2017-04 Debbies Way)

RESOLUTION NO. 2018-10

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF FEBURARY 20, 2018, AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF DEBBIES WAY

13. Motion to adopt **Resolution No. 2018-11**, approving the terms and conditions for a Second Amendment to a Non-Exclusive Communications Tower Lease Agreement, with Verizon Wireless Personal Communications LP; and authorizing the county administrator, or his designee, to execute the Amendment, on behalf of the County

RESOLUTION NO. 2018-11

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A SECOND 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

14. Motion to adopt **Resolution No. 2018-12**, approving the terms, provisions, conditions, and requirements of a Memorandum of Agreement between the City of Atlantic Beach, Clay County Utility Authority, the City of Gainesville, the City of Jacksonville Beach, Jacksonville Electric Authority, the City of Neptune Beach, the 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, any documents associated with this project

RESOLUTION NO. 2018-12

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ATLANTIC BEACH, CLAY COUNTY UTILITY AUHTORITY, THE CITY OF GAINESVILLE, THE CITY OF JACKSONVILLE BEACH, JEA, THE CITY OF NEPTUNE BEACH, THE 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, ANY DOCUMENTS ASSOCIATED WITH THIS PROJECT

15. Motion to adopt **Resolution No. 2018-13**, approving the terms, provisions, conditions, and requirements of the Florida Department of Environmental Protection (FDEP) State Revolving Fund (SRF) loan agreement, for the Ponte Vedra Players Club Water Reclamation Facility; and authorizing the execution and

delivery of the SRF loan agreement. This program is part of the County's approved 2018 budget

RESOLUTION NO. 2018-13

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RELATING TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STATE REVOLVING LOAN PROGRAM; APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CLEAN WATER STATE REVOLVING FUND LOAN AGREEMENT, RELATING TO THE CONSTRUCTION AND FINANCING OF THE PONTE VEDRA PLAYERS CLUB WATER RECLAMATION FACILITY; AUTHORIZING THE EXECUTION AND DELIVERY OF SAID LOAN AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING AN EFFECTIVE DATE

16. Motion to declare the attachments as surplus; and authorize the county administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274

Consent Agenda Item No. 17 was placed as Regular Agenda Item No. 14.

17. Motion to declare one, 1995 Freightliner Fire Truck as surplus; and authorize the county administrator, or his designee, to donate the equipment to Florida Gateway College
18. Motion to adopt **Resolution No. 2018-14**, authorizing the county administrator, or his designee to purchase a furniture package for the new Public Works Facility, approved during the budget process for the amount of \$320,350.74, from Office Environments & Services, subject to the terms and conditions of the Florida State Contract #425-001-12-1

RESOLUTION NO. 2018-14

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND EXECUTE A PURCHASE ORDER FOR A FURNITURE PACKAGE, BASED ON THE STATE CONTRACT #425-01-12-1

19. Motion to adopt **Resolution No. 2018-15**, authorizing the county administrator, or his designee, to enter into negotiations with the top ranked firm, Hanson Professional Services, Inc., and upon successful negotiations, enter into a contract for completion of the work, as specified in RFQ No. 18-21; Shared-Use Non-Motorized (SUN) Trail - St. Johns River-to-Sea Loop Planning Study, as previously approved for funding by the BCC in FY 2017

RESOLUTION NO. 2018-15

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 18-21; SHARED-USE NON-MOTORIZED (SUN) TRAIL - ST. JOHNS RIVER-

TO-SEA LOOP PLANNING STUDY; APPROVE THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO ENTER INTO NEGOTIATIONS, AND UPON SUCCESSFUL NEGOTIATIONS, ENTER INTO AN AGREEMENT, FOR THE COMPLETION OF THE STUDY

20. Motion to adopt **Resolution No. 2018-16**, authorizing the county administrator, or his designee, to assign the current agreement with Integra Realty Resources for appraisal and appraisal related services, under RFQ No. 15-59, to Jones Lang LaSalle Valuation & Advisory Services; and execute a Consent to Assignment Agreement, in substantially the same form and format as provided

RESOLUTION NO. 2018-16

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ASSIGN THE CONTRACT WITH INTEGRA REALTY RESOURCES UNDER RFQ NO. 15-59, FOR APPRAISAL AND APPRAISAL RELATED SERVICES TO JONES LANG LASSALLE VALUATION & ADVISORY SERVICES

21. Motion to adopt **Resolution No. 2018-17**, authorizing the county administrator, or designee, to purchase one, new, 2018 Freightliner M2-112, 4x6 tandem axle transport dump truck, at a total price of \$102,128, from Lou Bachrodt Freightliner, subject to the terms and conditions of the Florida Sheriff's Association contract #FSA17-VEH15.0

RESOLUTION NO. 2018-17

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 ONE, 2018 FREIGHTLINER M2-112 4X6 TANDEM AXEL TRANSPORT DUMP TRUCK

22. Motion to adopt **Resolution No. 2018-18**, authorizing the county administrator, or his designee, to award RFP 18-22, Utility Rehabilitation/Construction Services; and execute contracts, in substantially same form and format, as attached hereto, with eleven firms: Callaway Contracting, Inc., G&H Underground Construction, Inc., Gruhn May, Inc., Hinterland Group Inc., Insituform Technologies, LLC, Layne Inliner, LLC, National Water Main Cleaning Co., PBM Constructors Inc., SGS Contracting Services, Inc., US Water Services Corporation, and Wharton-Smith, Inc., to perform services in accordance with RFP No. 18-22

RESOLUTION NO. 2018-18

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 18-22; AND TO EXECUTE AGREEMENTS FOR UTILITY REHABILITATION/CONSTRUCTION SERVICES

23. Motion to adopt **Resolution No. 2018-19**, authorizing the county administrator, or his designee, to award Bid No. 18-19; Portable Restroom Rental and Servicing St. Augustine Amphitheatre, to The Lovely Loo Portable Restrooms, LLC.; and to execute a contract, substantially in the same form and format, as attached, based on the unit prices submitted and as provided in Bid No. 18-19

RESOLUTION NO. 2018-19

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-19; AND TO EXECUTE AN AGREEMENT FOR PORTABLE RESTROOM RENTAL AND SERVICING ST. AUGUSTINE AMPHITHEATRE

24. Motion to adopt **Resolution No. 2018-20**, authorizing the county administrator, or his designee, to award RFP No. 17-69; Disaster Debris Monitoring Services, and enter into negotiations with the highest ranked firm, Tetra Tech, Inc., and if negotiations are successful, execute a contract, in substantially the same form and format, as attached hereto, as provided in RFP No. 17-69

RESOLUTION NO. 2018-20

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 17-69; AND TO EXECUTE AGREEMENTS FOR DISASTER DEBRIS MONITORING SERVICES

25. Motion to adopt **Resolution No. 2018-21**, authorizing the county administrator, or his designee, to award Bid No. 18-07, Purchase and Installation of Fleet Maintenance Equipment for Public Works Facility; and to purchase the specified equipment from Automotive Development Group, Inc., at a total price of \$500,186.71, in accordance with Bid No. 18-07

RESOLUTION NO. 2018-21

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-07, PURCHASE & INSTALLATION OF FLEET MAINTENANCE EQUIPMENT FOR SJC PUBLIC WORKS FACILITY; AND TO ISSUE A PURCHASE ORDER, FOR THE PURCHASE AND INSTALLATION OF THE SPECIFIED EQUIPMENT

26. Motion to adopt **Resolution No. 2018-22**, authorizing the county administrator, or his designee, to award Bid No. 18-03, Trash Maintenance Services- St. Johns County Beaches, to Lyons Contract Service LLC; and to execute a contract, substantially in the same form and format, as the attached, as provided in Bid No. 18-03

RESOLUTION NO. 2018-22

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-03; AND TO EXECUTE AN AGREEMENT FOR TRASH MAINTENANCE AND RECYCLING SERVICES, FOR ST JOHNS COUNTY BEACHES

27. Motion to adopt **Resolution No. 2018-23**, authorizing the county administrator, or his designee, to award Bid No. 18-14, to A.W.A. Contracting Company, Inc., Constantine Constructors, Inc., G&H Underground Construction, Inc., and VJ Usina Contracting, Inc.; and to execute contracts, substantially in the same form and format, as attached, based on the unit prices submitted for Countywide Roadway Drainage & Infrastructure Maintenance services for St. Johns County, as provided in Bid No. 18-14

RESOLUTION NO. 2018-23

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-14; AND TO EXECUTE AGREEMENTS FOR COUNTYWIDE ROADWAY DRAINAGE & INFRASTRUCTURE MAINTENANCE

28. Motion to approve the transfer of \$20,080 from Golf Carts Lease Debt Service department to the Golf Course Carts department, in order to re-appropriate funds from renewal of lease to maintenance of current fleet
29. Motion to adopt **Resolution No. 2018-24**, approving the terms, conditions, and requirements of the contract between St. Johns County and Flagler Hospital, Continuum of Care (CoC) Lead Agency; authorizing the county administrator, or his designee, to execute the contract, substantially in the same form and format, as attached, on behalf of the County; and recognizing and appropriating the grant in the amount of \$42,336.11 into the General Fund Social Services Department, for Fiscal Year 2018

RESOLUTION NO. 2018-24

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT FUNDS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A HOMELESSNESS UNIFIED CONTRACT AGREEMENT, PROVIDING HOMELESS AND HOMELESS PREVENTION FUNDS, FOR THE CHALLENGE GRANT, EMERGENCY SOLUTIONS GRANT, AND THE TEMPORARY ASSISTANCE FOR NEEDY FAMILIES GRANT, WITH FLAGLER HOSPITAL, LEAD AGENCY OF THE ST. JOHNS COUNTY CONTINUUM OF CARE, FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES, ON BEHALF OF THE COUNTY; AND APPROPRIATING GRANT FUNDS WITHIN THE SOCIAL SERVICES DEPARTMENT'S BUDGET, FOR FISCAL YEAR 2018

30. Motion to approve reserve transfer, not to exceed \$200,500, from Building Services Fund Reserves [190-59920], in order to adjust salaries commensurate with licensure and current market conditions, for certified/licensed Building Inspector and Plans Examiner personnel

31. Motion to approve Minutes:

- 11/07/17, BCC Regular Meeting
- 11/14/17, BCC Emergency Meeting
- 11/21/17, BCC Regular Meeting
- 11/21/17, BCC Special Meeting
- 11/28/17, BCC Emergency Meeting
- 12/05/17, BCC Regular Meeting
- 12/12/17, BCC Emergency Meeting

(01/16/18 - 11 - 9:54 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested to add the Tourist Development Council (TDC) appointment for the City of St. Augustine Beach, which Dean placed as Regular Agenda Item No. 15.

(01/16/18 - 11 - 9:55 a.m.)

APPROVAL OF REGULAR AGENDA

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

(01/16/18 - 11 - 9:55 a.m.)

1. ST. JOHNS GOLF CLUB MASTER PLAN PHASE II PRESENTATION AND PHASE III APPROVAL. ST. JOHNS COUNTY STAFF AND ERIK LARSEN, FROM LARSEN GOLF, WILL BE PRESENTING THE FINDINGS OF PHASE II OF THE ST. JOHNS GOLF CLUB MASTER PLAN. THERE WILL BE A POWERPOINT PRESENTATION THAT WILL INCLUDE INFORMATION REGARDING THE LAND PLAN FOR THE POTENTIAL SINGLE FAMILY DEVELOPMENT, THE FINDINGS OF THE DRAINAGE ANALYSIS, ALONG WITH THE DESIGN AND COST ESTIMATE FOR THE GOLF COURSE

Dean noted that previously he excused himself from participation, due to a possible conflict. He stated that McCormack had determined that there was not conflict; therefore, he would be participating in the item.

(9:56 a.m.) Billy Zeits, Assistant Director of Parks and Recreation, presented details of the St. Johns Golf Club Master Plan, via PowerPoint, including a background of the property and the task order. He noted the potential for a private partner to exchange surplus property for golf course improvements. He said that the team, which included LarsenGolf, County Engineering, and the Golf Course Superintendent, determined that there was not a significant drainage problem and the system was adequate, based on the original drainage permits.

(10:00 a.m.) Johns questioned why the golf course remained wet, days after a storm, if there were no drainage issues. Zeits responded that the original drainage permit was for the golf course alone, and that the subsequent home development compromised some of the drainage system; and stated that the golf course maintenance superintendent identified areas on the interior drainage system that would be addressed with a portion of the funds requested.

Zeits spoke on the Comprehensive Use Plan, appraisal of the golf course and surplus land, and the additional revenue from impact fees and annual ad valorem taxes. He reviewed the cost estimates for the golf design and improvements, including the reduction of space to be maintained.

(10:16 a.m.) McCormack reiterated that any action today would not ensure an approval or denial of any future applications for a Planned Unit Development (PUD), Major Modification (MAJMOD), or Comprehensive Plan Amendment (COMPAMD). He said any future requested modifications would be noticed and heard separately.

(10:16 a.m.) Johns requested to include stormwater treatment in the construction documents, which could be credited toward the County's TMDL requirements and to keep the community involved in the process.

(10:18 a.m.) Morris questioned why the cost of the construction documents was not included in the private partnership. Zeits responded that LarsenGolf may not be the chosen developer. Discussion ensued on drainage costs.

(10:26 a.m.) Anthony Bower, Golf Course Superintendent, St. Johns Golf Club, spoke regarding the quote for infrastructure repair.

(10:29 a.m.) Smith questioned whether the drainage system was adequate enough to include the additional 208 units and the \$25,000 cost for mobilization. Zeits stated that the drainage for the 208 units would be the responsibility of the developer and the \$25,000 was the cost for a construction company to bring their team, tools, and equipment on site. Additionally, Smith questioned the need for a second access, a traffic light, and fire services, to be included in the Comprehensive Plan Use.

(10:36 a.m.) Wanchick noted that the report was completed in a timely fashion; however, was not assembled until last week, causing the late delivery to the Board.

(10:36 a.m.) Phong Nguyen, Transportation Development Division Director, discussed the criteria used in developments with 200-250 residential lots to determine the need for a second access.

(10:41 a.m.) Smith questioned Jeff Prevatt, Assistant Fire Chief, on the radius of the nearest fire station. Prevatt stated that the nearest station was six to seven miles.

(10:42 a.m.) Soria gave an analysis for adequacy of public safety.

(10:44 a.m.) Smith requested the Office of Management and Budget (OMB) provide the Golf Courses' Capital Reserves. Stacia Lando, OMB, stated that the Capital Reserves were \$560,000.

(10:45 a.m.) Johns spoke on having accountability in the contract, having culvert repairs part of the master revisions to the golf course, showing a net zero cost to the County in the contract, accountability from staff, advertisement of meetings to allow participation by the public, and to schedule renovations in phases.

(10:48 a.m.) Waldron questioned the reserve funds. Dunn responded.

(10:51 a.m.) Andy Witt, 84 Ocale Court, spoke in support of the renovation to the golf course.

(10:52 a.m.) Pat Bentley, 4712 Bartlett Court, spoke on the portion of land not included in the project, stating that the residents were paying taxes on property that was under water.

She requested that portion of land be included in the discussion. She noted that previously, property within Coquina Crossing was allocated for a fire station and requested that issue be addressed and to be included in the planning.

(10:55 a.m.) Albert Short, 1051 Espinado Avenue, spoke in support of the improvements to the golf course.

(10:56 a.m.) Roland Marquis, 333 Val Verde Lane, spoke in favor of the phased construction, as to not interrupt playing time on the course.

(10:58 a.m.) Mary Falco, 4863 Coquina Crossing Drive, spoke in support of the improvements to the golf course.

(10:59 a.m.) Monty Campbell, 5021 Cypress Links Boulevard, requested a second access to alleviate the increase in traffic. Additionally, he spoke on insufficient drainage areas, the proposed fire station in Coquina Crossing, and combining all of the Home Owners Associations (HOA), in lieu of creating an additional one.

(11:02 a.m.) Alfred Guido, 104 Dogwood Drive, spoke on the improvements to the golf course and its' benefit to the community.

(11:04 a.m.) Lynne Cason, 5150 Cypress Links Boulevard, spoke on the importance of a second access to the area and the increased traffic.

(11:07 a.m.) Bill Hughes, 120 Cuello Court, spoke on the maintenance of the golf course.

(11:10 a.m.) Ran Middleton, 235 Atlantis Circle, spoke on the proposed costs related to the golf course.

(11:12 a.m.) Jeff Willoughby, 449 High Tide Drive, The First Tee of North Florida, spoke on the First Tee program and the County Golf Course being the only public course available to service the 20,000 children in the County.

(11:14 a.m.) Ed Slavin, P. O. Box 3084, spoke in favor of the improvements; however, was opposed to the new homes.

(11:17 a.m.) Bill McClure, 132 Hidden Palm Lane, spoke in support of the improvements to the golf course, on behalf of the Republican Party. Additionally, he provided history of the golf course property; stated that the cost of developing new golf communities today was not feasible; spoke on the revenue from private versus public courses; and spoke on the HOA's.

(11:20 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on behalf of the County residents regarding the drainage issue and appreciated the questions asked by the commissioners.

(11:23 a.m.) Smith questioned whether the popularity of golf had decreased.

(11:24 a.m.) Wes Tucker, St. Johns Golf Club, responded that participation in the game of golf had decreased.

(11:25 a.m.) Smith question whether the facility used reuse water, the benefit or value of the reuse water, the degradation to the system as a result of using reuse water, and voiced his concerns with investing \$165,000. Zeits responded that they did use reuse water.

(11:31 a.m.) Waldron questioned the reason for redesigning the course. Zeits responded that the redesign was to address the aging infrastructure, drainage concerns, and the ability to play year-round.

(11:32 a.m.) Smith read a letter dated January 16, 2018, regarding the drainage surrounding the golf course, *Exhibit A*. He questioned whether maintaining the drainage would allow the golf course to fix itself.

(11:35 a.m.) Morris spoke on the costs and trying to break even in 2019. Discussion ensued.

(11:41 a.m.) Motion by Morris, seconded by Waldron, carried 4/1, with Smith dissenting, to approve the transfer of \$165,000 from the Capital Reserve Fund 4434-59937 in the amount of Contractual Services 4429-53120, to allow for the Completion of Construction Documents and the initiation of Phase III, of the Golf Course Master Plan.

(01/16/18 - 14 - 11:42 a.m.)

2. PUBLIC HEARING, PUD 2016-21, RAVENSWOOD VILLAGE. REQUEST TO REZONE APPROXIMATELY 50.16 ACRES FROM PLANNED UNIT DEVELOPMENT (PUD) AND OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR A 126 UNIT, SINGLE FAMILY HOME SUBDIVISION. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY ON NOVEMBER 16, 2017, WHO VOTED 6-0, IN FAVOR OF RECOMMENDING APPROVAL. PRIOR TO THIS HEARING, THE APPLICANTS RESPONDED TO PLANNING AND ZONING AGENCY RECOMMENDATIONS, TO MINIMIZE IMPACTS OF PROPOSED DEVELOPMENT, BY REDUCING THE NUMBER OF LOTS FROM 170 TO 126, AND INCREASING THE MINIMUM LOT WIDTH FROM 43 FEET TO 53 FEET, WITH ALL PERIMETER LOTS TO BE NO LESS THAN 63 FEET WIDE. PROPOSED PUD TO REPLACE FRONTIER COMMONS PUD APPROVED FOR 80 TOWNHOUSE UNITS AND 18 EXISTING MOBILE HOMES, FOR A NET INCREASE OF 28 UNITS

Proof of publication of the notice of public hearing on PUD 2016-21, Ravenswood Village, was received, having been published in *The St. Augustine Record* on October 25, 2017.

Smith disclosed receiving phone calls from residents in the area, regarding traffic, a dump site, and drainage issues. Waldron stated he too received phone calls from residents including John George and Mr. Register, regarding traffic, transportation, density, and a dump site. He also stated he had made a site visit.

(11:43 a.m.) Cynthia A. May, Senior Planner, presented details of the rezoning, via PowerPoint, including two waivers to reduce the primary and secondary zones, for Bald Eagle Habitat Management; and to reduce the second front yard to lots 93-95. She said that the project traffic would not cause a change to the classification of Ravenswood Drive, Cervantes, or Varella Avenue and that the two access points provided better ingress and egress and limited the impacts to the roadway. She noted that there was sufficient school capacity at the elementary level but not at the middle and high school levels and additional correspondence would be required with the school district, regarding proportionate share mitigation process in order for the development to proceed.

(11:49 a.m.) Waldron questioned whether the original PUD had expired. May said that the original PUD had expired.

(11:54 a.m.) Scott Banta, 97 Hickory Tree Road, Longwood Florida, presented details of the proposed rezoning, the surrounding properties, access points, lot sizes, buffers, and cost of homes.

(12:01 p.m.) Waldron questioned where the majority of the outflow of water would go.

(12:01 p.m.) Alex Acree, 7 Waldo Street, Matthew Design Group, stated that the outflow would go to the northeast wetland system.

(12:02 p.m.) Smith questioned the drainage flow from the properties to the west. Acree responded that they were flat properties and the flow was to the west.

(12:04 p.m.) Dean spoke in support of the project and the requirements for preventing off-site flooding. Discussion ensued on off-site flooding to surrounding properties.

(12:10 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the lack of affordable housing.

(12:11 p.m.) Smith questioned the proposed elevation of the project. Acree responded.

(12:13 p.m.) Motion by Dean, seconded by Morris, carried 3/2, with Smith and Waldron dissenting, to enact Ordinance No. 2018-1, REZ 2016-21, Ravenswood Village, a request to rezone approximately 50.16 acres of land from Open Rural (OR) and Planned Unit Development (PUD), to allow for the development of 126 unit, Single Family home subdivision, based upon nine Findings of Fact.

(3:39 p.m.) Subsequently, Soria noted that the previously approved ordinance number for Regular Agenda Item 2 should have been Ordinance No. 2018-1.

ORDINANCE NO. 2018-1

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

Regular Agenda Items 3 and 4 were presented together.

(01/16/18 - 15 - 12:15 p.m.)

3. PUBLIC HEARING, DRIMOD 2017-03, CABALLOS DEL MAR (OAKBRIDGE). REQUEST TO AMEND THE DRI TO CONVERT FROM GOLF-COURSE USES AND TO ASSIGN 330 OF THE REMAINING UNALLOCATED RESIDENTIAL UNITS AND FOUR OF THE REMAINING UNALLOCATED COMMERCIAL ACRES TO THE DEVELOPMENT PARCEL, AS ILLUSTRATED ON THE REVISED MAP H. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF DRI MOD 2017-03 CABALLOS DEL MAR (OAKBRIDGE), WITH A VOTE OF 5-0, AT THE DECEMBER 7, 2017, HEARING BASED ON FOUR FINDINGS OF FACT AS PROVIDED IN THE STAFF REPORT

Proof of publication of the notice of public hearing on DRIMOD 2017-03, Caballos Del Mar, was received, having been published in *The St. Augustine Record* on November 17, 2017.

Smith, Morris, and Johns disclosed that they met with Ellen Avery-Smith, David Miller, Jeff Miller, Burney Kelley, Doug Davis, regarding the history of the property and the

Millers involvement with it; the monthly loss of the golf course; the size of the property, involvement by Sawgrass; the number of homes that voted; the proposed units; entitlements from the Fletcher Group to Caballos Del Mar; age restrictions; school impact; and the validity of the Eagle's Nest. Additionally, the three commissioners disclosed that they met with Jane West, Dr. Lavine, Jay Bestic, and Cindey Nordman, regarding the DRI; the definition of substantial deviation; traffic concerns; the reduction and lack of green space; waivers; sight access; the request for postponement; no waivers and the cap on the DRI numbers; phone conversation with Art Lancaster, regarding the development and the agreement between Sawgrass and the applicant; talked to Jimmy Browning regarding buffers and not having the specificity with the plan; and received numerous e-mails.

(12:18 p.m.) Waldron disclosed meeting with Avery-Smith and Miller family, regarding changes in the land use; spoke with West, Lavine, Nordman, Bestic, regarding height changes, and traffic; spoke with Browning, regarding lack of specificity in the MDP map; spoke with Brian Teeple, regarding changing the golf course and substantial deviation, including land use in other golf courses; and noted he had numerous emails.

(12:19 p.m.) Dean disclosed a sight visit with Avery-Smith, David Miller, and Jeff Miller; numerous emails in opposition, traffic concerns, wildlife, compatibility, and drainage; spoke with Steve Diebenow, on behalf of another neighbor; and met with Lavine and Nordman, regarding concerns and suggestions on land uses.

(12:21 p.m.) Morris met with the Board of Directors of Vickers Landing and made a site visit.

(12:22 p.m.) McCormack noted the hearing template that Soria shared with the applicant and councils of both parties, regarding the time limitations for each presenting party, public comment, rebuttal, and the Board for questions and comments.

(12:24 p.m.) Morris entered an email into the record from Jan Coraggio, who could not attend the meeting, *Exhibit A*. McCormack noted that he had shared the email with the applicant and staff. He stated the email pertained to traffic, fire rescue, environmental issues, such as flooding, and was not in favor of granting the major modification.

(12:25 p.m.) Beverly Frazier, Planner, presented details of the Caballos Del Mar DRIMOD and the Players Club at Sawgrass MAJMOD, via PowerPoint. She reviewed the seven waiver requests: 1) the maximum building length, 2) flat roofs, 3) minimum yard requirements, 4) phasing requirements, 5) Master Development Map details, 6) building height, and 7) off-street parking requirements. She said staff recommended approval of the DRI and Major modifications, based upon four Findings of Fact for the DRI modification and six Findings of Fact for the Major Modification.

(12:37 p.m.) Ellen Avery-Smith, Rogers Towers, 199 Whetstone Place, stated that she had not been contacted by any of the opposing parties, asking for changes to the development plan, and did not know what the parties intended to do following the hearing; therefore, would provide the competent substantial evidence by introducing into the record the application documents, as they had been modified along the way, staff reports for the County Commission meeting, Planning and Zoning meeting, and the Ponte Vedra Architectural Review Committee meeting, which all recommended approval of the applications. She introduced David Miller to speak on the project.

(12:38 p.m.) David Miller, Manager of Alta Mar Holdings, LLC, 24753 Harborview Drive, presented an overview, the history, and condition of the property, when acquired and the next course of action. He said they took a vote of all 1800 residents, of which 1300 responded, and they were 3-1 in favor of the redevelopment plan.

(12:48 p.m.) Avery-Smith spoke on the private development agreement with the Sawgrass Players Club Association and Alta Mar Holdings, LLC and provided details of the proposed requests.

(12:57 p.m.) Anthony Robbins, 13901 Sutton Park South, Prosser, presented details of the requests for relief from the Land Development Code (LDC), including the maximum building lengths; request to allow for any structure above three stories to have a flat roof; residential setback from A1A; building height; off-street parking; phasing; and the MDP Map.

(1:06 p.m.) Avery-Smith clarified that the deed restrictions was a Declaration of Restrictive Convenience that expired; and that there was a signed document with Fletcher CDM, LLC, assigning development rights from the DRI to the property.

(1:07 p.m.) Wiseman left the meeting and Deputy Clerk Natasha McGee entered the meeting.

(1:08 p.m.) Steve Diebenow, One Independent Drive, Suite 1200, Jacksonville, Florida, representing MountainStar Capital, stated that the proposal fell short of the Land Development Code and Comprehensive Plan requirements and recommended that the Board deny the application. He also distributed affidavits for the following witnesses: Bradley Wester, Professional Land Use Planner, with Driver, McAfee, Peek and Hawthorne, P.L., and Jeffrey Buckholz, PhD, P.E., PTOE, Chief Transportation Engineer, with Buckholz Traffic, *Exhibit B*.

(1:11 p.m.) Bradley Wester, One Independent Drive, Suite 1200, Jacksonville, Florida, spoke on the lack of details provided in the site plan, to include lack of details for active recreation, open space, and access and phasing.

(1:15 p.m.) Jeffrey Buckholz, 3585 Kori Road, Jacksonville, Florida, spoke on the lack of details provided in the site plan, leading to his inability to evaluate the site plan from a traffic perspective; and the challenges associated with the use of Sawgrass Village Drive and the challenges of A1A access.

(1:20 p.m.) Attorney Jane West, 24 Cathedral Place, Suite 504, St. Augustine, Florida, representing Ponte Vedra Central Park Foundation, Inc., presented details of the proposed alternative land use, via PowerPoint. She reviewed applicable review standards; Substantial Deviations Florida Statute 380.19(b)(8); criteria that triggers substantial deviation review; extension of build out; legal options; practical options; a proposed Ponte Vedra Central Park plan; Comprehensive Plan Policy A.1.3.11; Comprehensive Plan Objective A.1.13; and Comprehensive Plan Policies A.1.18.1 and A.1.18.2. She noted that the request would either require a Comprehensive Plan Amendment or a Substantial Deviation.

(1:28 p.m.) Cindy Nordman, West's client, 92 Tifton Way North, Ponte Vedra Beach, Florida, referenced an article from the *Ponte Vedra Recorder* "New Owners of Golf Course Propose Developing 40 Acres," dated April 14, 2016, *Exhibit C*, and spoke on practical restraints from traffic implications.

(1:31 p.m.) McCormack responded to West's presentation. He noted that the position of the County Attorney's Office was that the request was not a substantial deviation and that the Board's decision should not be based on an increase or decrease of a proposed buyer. (2:36 p.m.) Subsequently, McCormack clarified the position of the County Attorney's Office. He noted that the decision was for the Board to make.

(1:32 p.m.) Smith requested a copy of Comprehensive Plan Policy A.1.18.2.

(1:33 p.m.) John Nagy, 254 Alta Mar Drive, spoke in support of the request from a business owner's perspective.

(1:36 p.m.) Philip Vineyard, 116 Alsace Court, expressed his concern on traffic impacts.

(1:39 p.m.) Mike Borns, 1185 Salt March Circle, expressed his concerns on traffic and flooding implications.

(1:42 p.m.) Marilyn Jacobs, 1173 Neck Road, spoke in support of the proposed Ponte Vedra Central Park plan; and expressed her concerns regarding flash flooding, drainage, and no pedestrian mobility.

(1:45 p.m.) Shelly Simmons, 93 Voyager Court, spoke in support of the request.

(1:46 p.m.) Eric Lycke, 5122 Otter Creek Drive, expressed his concerns on the absence of language in the Development Agreement regarding the \$2,000,000 golf course renovations.

(1:50 p.m.) Tim Tresca, Commissioner of Middle School Golf, 121 Carriage Lamp Way, spoke in support of the request; and expressed his concerns regarding the potential closure of the golf course.

(1:51 p.m.) Lisa Foster, 113 Oak View Circle, spoke in opposition of the request; and expressed her concerns regarding traffic impacts, phasing, drainage, and the widening of A1A.

(1:54 p.m.) Gary Verble, 103 Lucina Lane, spoke in support of the request; and expressed his concerns regarding the potential closure of the golf course.

(1:57 p.m.) Howard Likins, 113 Oak View Circle, spoke in opposition of the request and spoke in support of the proposed Ponte Vedra Central Park plan. He expressed his concern regarding the decrease in property value and waiver number six: building height increase to 58 feet.

(2:00 p.m.) Justin Ragognetti, 100 Citrus Lane, spoke in support of the request; and expressed his concerns regarding the potential closure of the golf course.

(2:03 p.m.) Meg Rohal, 121 Oak View Circle, spoke in opposition of the request; and expressed her concerns regarding phasing, decrease in the property value, and waiver number six: building height increase to 58 feet.

(2:05 p.m.) Belinda Macek, 38 Turtleback Trail, on behalf of Johanna and James Johnson, 1165 Salt March Circle, and Barney Stewart IV, 6563 Commodore Drive, read written public comment supporting the request for the record.

(2:08 p.m.) Timothy Levene, 137 Oak View Circle, spoke in opposition of the request; and expressed his concerns regarding the potential closure of the golf course and traffic impacts.

(2:09 p.m.) Walter Liptak, 3205 Old Barn Court, spoke on his concerns regarding traffic and safety and the developer's request, *Exhibit D*.

(2:12 p.m.) Gerry Klingman, President of the Sawgrass Players Club Board, 6519 Burnham Circle, spoke in support of the request.

(2:15 p.m.) John Flynn, Vice President of the Sawgrass Players Club Board, 1 Players Club Villas, spoke in support of the request.

(2:16 p.m.) Taty Garamoni, 134 Lake Julia Drive, spoke in opposition of the request; and expressed her concern regarding traffic impacts. She also spoke in support of a community park.

(2:19 p.m.) Ed Slavin, P.O. Box 3084, stated he opposed the application and supported a community park. He also spoke about global ocean level rise, unsworn testimony, obtaining a listing of beneficial owners and lobbyists, the lack of discussion on affordable housing, and disclosing ex parte contact information.

(2:22 p.m.) Daniel MacDonald, Vickers Landing in Ponte Vedra Beach, spoke in support of the request and preserving the golf course.

(2:23 p.m.) Judy Ham, Vickers Landing in Ponte Vedra, recommended that the Board obtain a traffic study before voting on the request.

(2:25 p.m.) Jerome Fletcher, Fletcher Land Corporation, 141 Harbourmaster Court, spoke in support of the request.

(2:29 p.m.) Doug Davis, Master Developer for the Caballos del Mar, 101 East Town Place, spoke in support of the request.

(2:29 p.m.) Valerie Levene, 137 Oak View Circle, spoke in opposition of the request and in support of a community park.

(2:32 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of the request; and expressed her concerns regarding alternative uses, lack of details in the site plan, and phasing.

(2:36 p.m.) McCormack explained the rebuttal process.

(2:38 p.m.) West highlighted the lack of traffic data and that utilizing open space constituted a substantial deviation under Florida Statute.

(2:40 p.m.) Avery-Smith referenced the following exhibits: 1) Sawgrass Players Club Homeowners Association Proposed Development Agreement, 2) Caballos del Mar Application of Development Approval (ADA), dated March 1975, 3) Map labeled, Exhibit A – portion of 1980 Master Plan, 4) aerial photos of multi-unit and residential units, and 5) aerial photos of commercial units, *Exhibits E-1 through E-5*. She highlighted the proposed development agreement, stating that the plan conformed to the plan approved by the community with the same level of detail; the Caballos del Mar packet, stating there was not a need for a comprehensive plan amendment or a substantial deviation, and that the golf course was classified as recreation and not open space; access points, stating a perpetual easement agreement was currently being obtained for a second access point; and aerial photographs, noting building heights and existing vegetation regarding the view line.

(2:57 p.m.) Miller spoke on MountainStar Capital and the Ponte Vedra Central Park Foundation's, objections to the proposed applications, and the letter of intent to develop the property with Vicar's Landing.

(2:59 p.m.) McCormack recommended that the Board's decision be based on the criteria in the Comprehensive Plan, Florida Statutes, and the Land Development Code.

(3:01 p.m.) Discussion ensued on the following waivers: phasing deadlines, lack of site plan details, and age-restricted parking; and on traffic and egress and ingress concerns.

(3:25 p.m.) Avery-Smith requested the continuance of Regular Agenda Items 3 and 4 to a date uncertain.

(3:26 p.m.) Motion by Johns, seconded by Morris, carried 5/0, to continue Regular Agenda Item 3 to a date and time to be determined.

(01/16/18 - 20 - 12:15 p.m.)

4. PUBLIC HEARING, MAJMOD 2017-10, PLAYERS CLUB AT SAWGRASS (OAKBRIDGE). REQUEST FOR A MAJOR MODIFICATION TO THE PLAYERS CLUB AT SAWGRASS PLANNED UNIT DEVELOPMENT (PUD) TO ASSIGN 330 VESTED, AGE-RESTRICTED RESIDENTIAL UNITS TO PARCELS A1, A2 AND B COLLECTIVELY, AND TO ALLOW 15,000 SQUARE FEET OF COMMERCIAL USES ON PARCEL B, IN LIEU OF GOLF-COURSE USES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE MODIFICATIONS TO THE CABALLOS DEL MAR DRI AND PLAYERS CLUB AT SAWGRASS PUD (OAKBRIDGE CLUB), WITH A 5-0 VOTE AT THE DECEMBER 7, 2017, REGULAR MEETING, WITH REQUESTED REVISIONS TO THE MASTER DEVELOPMENT PLAN. DETAILS REGARDING THE MODIFICATION REQUEST AND REVISED MDP ARE INCLUDED IN THE GROWTH MANAGEMENT STAFF REPORT

Proof of publication of the notice of public hearing on MAJMOD 2017-10, Players Club at Sawgrass (Oakbridge), was received, having been published in *The St. Augustine Record* on November 17, 2017.

Discussion occurred with Item 3.

(3:27 p.m.) Motion by Johns, seconded by Morris, carried 5/0, to continue Regular Agenda Item 4 to a date and time to be determined.

The meeting recessed at 3:28 p.m. and reconvened at 3:38 p.m., with Johns absent.

(01/16/18 - 20 - 3:39 p.m.)

5. PUBLIC HEARING, CDD AMD 2017-01, BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT CONTRACTION. BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD) PETITIONS THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS TO ADOPT AN AMENDMENT TO ST. JOHNS COUNTY ORDINANCE NO. 2015-60, TO REMOVE APPROXIMATELY 20.28 ACRES FROM THE BANNON LAKES CDD. THE BANNON LAKES CDD CONTAINS APPROXIMATELY 579.53 ACRES OF LAND. THE CONTRACTION PARCEL IS APPROXIMATELY 20.28 ACRES, LOCATED IN THE SOUTHWEST CORNER OF THE CDD, WITH FRONTAGE ON INTERNATIONAL GOLF PARKWAY. SHOWN AS PARCEL A ON THE CURRENT MASTER DEVELOPMENT PLAN MAP, THE CONTRACTION PARCEL IS DESIGNATED FOR OFFICE AND COMMERCIAL USES. THESE FINDINGS ARE BASED UPON THE FOLLOWING INFORMATION: THE PROPOSED CDD PETITION AND SUPPORT MATERIALS, POTENTIAL CONSISTENCY WITH APPLICABLE POLICIES OF THE COMPREHENSIVE PLAN, THE LAND DEVELOPMENT CODE REQUIREMENTS, AND OTHER RELEVANT INFORMATION AVAILABLE TO STAFF

Proof of publication of the notice of public hearing on CDD AMD 2017-01, Bannan Lakes Community Development District Contraction, was received, having been published in *The St. Augustine Record* on December 24, 2017.

Smith disclosed ex parte communication with Art Lancaster on January 11, 2018, via phone. He stated that Lancaster explained that the project had progressed and the designated commercial area was never intended to be within the CDD and requested that the commercial area be removed from the CDD.

Cynthia A. May, Senior Planner, introduced the item.

(3:41 p.m.) Motion by Smith, seconded by Waldron, carried 4/0, with Johns absent, to enact Ordinance No. 2018-2, CDD AMD 2017-01, contracting the Bannan Lakes CDD, based upon Findings of Fact 1-3 to support the motion.

ORDINANCE NO. 2018-2

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE NO. 2015-60 AND GRANTING THE PETITION FOR CONTRACTION OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2017); DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(01/16/18 - 21 - 3:41 p.m.)

6. PUBLIC HEARING, NZVAR 2017-11, SANDY CREEK DEVELOPMENT SELF-STORAGE. REQUEST FOR A NON-ZONING VARIANCE TO LDC, SECTION 7.02.05.B.1, LIMITING POLE SIGNS TO A MAXIMUM ADVERTISING DISPLAY AREA OF 300 SQUARE FEET, TO ALLOW AN ADVERTISING DISPLAY AREA OF UP TO 300 ADDITIONAL SQUARE FEET TO AN EXISTING POLE SIGN, AND A NON-ZONING VARIANCE TO LDC, SECTION 7.09.01, REQUIRING NON-CONFORMING SIGNS TO REMAIN SUBSTANTIALLY UNCHANGED, TO ALLOW AN ENLARGEMENT OF A NON-CONFORMING SIGN, SPECIFICALLY LOCATED AT 9951 SANDY CREEK PARKWAY

Proof of publication of the notice of public hearing on NZVAR 2017-11, Sandy Creek Development Self-Storage, was received, having been published in *The St. Augustine Record* on December 24, 2017.

Smith and Morris disclosed site visits under ex parte communication.

Shannon Acevedo, Planner, presented details of the request, via PowerPoint.

(3:46 p.m.) Motion by Smith, seconded by Morris, carried 4/0, with Johns absent, to approve NZVAR 2017-11, Sandy Creek Development Self-Storage, Non-Zoning Variance, to LDC Section 7.02.05.B.1, to allow an Advertising Display Area of up to 300 additional square feet to an existing interstate pole sign, and Non-Zoning Variance to LDC Section 7.09.01 to allow an enlargement of a non-conforming sign, specifically located at 9951 Sandy Creek Parkway, based on the six Conditions and five Findings, as provided.

(01/16/18 - 22 - 3:47 p.m.)

7. 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 (USP) 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. THIS MODIFICATION REQUEST WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS ON NOVEMBER 21, 2017, AND A CONTINUANCE WAS GRANTED BY 5-0 VOTE, TO ALLOW TIME FOR THE APPLICANT TO WORK WITH STAFF, TO ADDRESS CONCERNS STATED BY THE BOARD. THE APPLICANT SUBMITTED A REVISED MASTER DEVELOPMENT PLAN, INCLUDING THE UNIFIED SIGN PLAN, WHICH 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.

Board ex parte disclosure: no additional information to report since the November 21, 2017, Board of County Commissioners meeting.

(3:47 p.m.) Beverly Frazier, Planner, presented details of the request, via PowerPoint. She noted that the Master Development Plan (MDP) map was labeled to indicate sidewalks and that there was a decrease in waivers. She also reviewed the updated MDP text.

(3:54 p.m.) Soria noted a memorandum, provided to the Board, regarding revisions to the MDP text updates that Frazier reviewed.

(3:55 p.m.) Bill Schilling, Kimley-Horn and Associates, Inc., 12740 Gran Bay Parkway, Suite 2350, Jacksonville, Florida, on behalf of Helow Properties, LTD, and the applicant Joe Helow, stated he was available for questions.

(3:56 p.m.) Waldron questioned the removal of the following language on page 16 of the MDP text: "cost of any signal warrants study would be paid for by the applicant". Frazier noted that the language was now on page 17. Phong Nguyen, Transportation Development Manager, provided additional comments on the study warrant.

(3:58 p.m.) Smith requested that the applicant consider the following request: a 15 year phasing waiver and allowance for three 5-year extension requests, by minor modification. The applicant agreed to the revised waiver.

(4:02 p.m.) Ed Slavin, P.O. Box 3084, spoke in favor of the revised phasing waiver that Smith requested. He also requested that the following be identified for the project: lobbyist, institutional investors and beneficial owner(s).

(4:04 p.m.) Soria noted the following changes to the revised MDP text on pages 25 and 28: *completed within 15 years of the approval of the PUD and up to three 5-year extension requests by minor modification.*

(4:05 p.m.) **Motion by Morris, seconded by Smith, carried 4/0, with Johns absent, to enact Ordinance No. 2018-3, MAJMOD 2017-09, CR 210 Town Center PUD, based upon six Findings of Fact, as amended, to include the revised Master Development Plan text and to incorporate the revisions, as described by counsel.**

ORDINANCE NO. 2018-3

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE CR 210 TOWN CENTER PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2017-4, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(4:05 p.m.) Wanchick requested that Regular Agenda Items 8 and 9 be continued to February 6, 2018. *Consensus was given.*

(Regular Agenda Item 8 was continued to February 6, 2018.)

8. DISCUSSION AND OVERVIEW OF COST RECOVERY FOR SERVICES IN ST. JOHNS COUNTY

(Regular Agenda Item 9 was continued to February 6, 2018.)

9. TOURIST DEVELOPMENT TAX, DISCUSSION OF A 5TH CENT

(4:06 p.m.) Regina Ross, Deputy County Attorney, and Joy Andrews, Assistant County Administrator, entered the meeting.

(01/16/18 - 23 - 4:06 p.m.)

10. HAZARD MITIGATION GRANT PROGRAM UPDATE, JANUARY 2018. HAZARD MITIGATION GRANT PROGRAM FUNDS WERE MADE AVAILABLE TO ST. JOHNS COUNTY, AS PART OF THE FUNDING PACKAGE FROM THE PRESIDENTIAL DISASTER DECLARATION, FOR HURRICANE MATTHEW. THIS PRESENTATION WILL BE A STATUS UPDATE FOR THE HAZARD MITIGATION GRANT PROGRAM, INCLUDING OUR NEXT STEPS IN THE PROCESS

Kelly Wilson, Emergency Management Coordinator, presented a program update, via PowerPoint. She reviewed the 2017 Hurricane Matthew Hazard Mitigation Grant Program Ranked Project List, noted that the County's funding allocation had increased from \$10.6 million to \$15.2 million, and that the grant was a cost share grant.

(4:13 p.m.) Wanchick noted that the upgrade signalization projects had matching funds available through impact fees and requested a General Fund transfer, from Reserves, for the installation of hurricane shutters and an emergency standby generator, for the St. Johns Pet Center project.

(4:14 p.m.) **Motion by Morris, seconded by Dean, carried 3/1, with Johns absent and Smith dissenting, to proceed with the first three traffic signal projects; and to transfer the matching funds from General Fund Reserves, for the installation of hurricane shutters and an emergency standby generator, for the St. Johns Pet Center project.**

(4:15 p.m.) Smith questioned the costs associated with the operation and maintenance of the pet center generator project and the number of pets' loss during Hurricane Irma. Paul Studivant, St. Johns County Animal Control Manager, responded that no pets were lost during Hurricane Matthew or Irma and stated he could not speak to the estimated annual operation and maintenance costs of the generator. Additionally, Wilson explained how the generator would be used for the hurricane shutter system.

(4:16 p.m.) Discussion ensued on power outages at the pet center, damages sustained to the pet center during both storms, purchasing a portable generator, and additional costs associated with the generator.

(4:20 p.m.) Rebecca Lavie, Assistant County Attorney, entered the meeting.

(01/16/18 - 24 - 4:20 p.m.)

11. CONSIDER APPOINTMENTS TO THE HOUSING FINANCE AUTHORITY. CURRENTLY THERE ARE TWO VACANCIES ON THE HOUSING FINANCE AUTHORITY, DUE TO EXPIRED TERMS. PLEASE FIND ATTACHED, FOR YOUR REVIEW AND CONSIDERATION, THREE APPLICATIONS (LINDA DEGRANDE -DISTRICT 2, CURTIS CRAIG HIGGINS - DISTRICT 4, AND BRIAN WARD - DISTRICT 1), ALONG WITH A RECOMMENDATION LETTER FROM THE HOUSING FINANCE AUTHORITY. PER FLORIDA STATUTE 159.605, TERMS FOR THE HOUSING FINANCE AUTHORITY SHALL BE FOUR YEARS. THE MOTIONS BELOW REFLECT SUCH TERMS. ADDITIONALLY, SHOULD MS. DEGRANDE BE REAPPOINTED, IT WOULD REQUIRE SUSPENDING BCC RULE 2.203(C), THAT LIMITS TERMS OF SERVICE TO TWO CONSECUTIVE TERMS AND THE REINSTATEMENT OF SAID RULE, AFTER THE APPOINTMENT IS MADE

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

(4:22 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of the endorsement for Linda DeGrande and the approval to suspend Board Rule 2.203(C).

(4:22 p.m.) Motion by Smith, seconded by Morris, carried 4/0, with Johns absent, to appoint Curtis Craig Higgins, to the Housing Finance Authority for a full four-year term, scheduled to expire January 16, 2022.

(4:23 p.m.) Motion by Smith, seconded by Morris, carried 4/0, with Johns absent, to suspend the Board Rule 2.203(C), limiting terms of service to two consecutive terms.

(4:23 p.m.) Motion by Smith, seconded by Morris, carried 4/0, with Johns absent, to appoint Linda DeGrande, to the Housing Finance Authority for a full four-year term, scheduled to expire January 16, 2022.

(4:24 p.m.) Motion by Smith, seconded by Morris, carried 4/0, with Johns absent, to reinstate Board Rule 2.203(C), reestablishing extent of consecutive term limits.

(01/16/18 - 25 - 4:24 p.m.)

12. CONSIDER APPOINTMENTS TO THE CULTURAL RESOURCE REVIEW BOARD (CRRB). CURRENTLY THERE ARE FIVE VACANCIES ON THE CULTURAL RESOURCE REVIEW BOARD. THREE VACANCIES ARE OLDER VACANCIES, DUE TO EXPIRED TERMS; ONE VACANCY IS DUE TO SUCCESSIVE ABSENTEEISM, RESULTING IN THE REMOVAL OF THE MEMBER BY THE CRRB, AND ONE VACANCY IS DUE TO A RESIGNATION. THREE VACANCIES ARE AGAIN BEING ADVERTISED (APPLICATION SUBMISSION DEADLINE OF DEC. 28, 2017), WITH ONE OF THESE

VACANCIES BEING ADVERTISED SPECIFICALLY FOR A DISTRICT 2 REPRESENTATIVE, AS REQUESTED BY THE CRRB. THE THREE RE-ADVERTISED VACANCIES WILL BE BROUGHT BEFORE THE BOARD OF COUNTY COMMISSIONERS AT A LATER DATE. APPOINTEES SHALL BE QUALIFIED THROUGH THE DEMONSTRATION OF SPECIAL INTEREST, EXPERIENCE, OR EDUCATION, IN THE PRESERVATION OF THE COUNTY'S CULTURAL RESOURCES AND WHEN POSSIBLE, HAVE PRACTICAL AND PROFESSIONAL EXPERIENCE IN ONE OR MORE OF THE FOLLOWING FIELDS: ARCHAEOLOGY, ARCHITECTURE, ARCHITECTURAL HISTORY, CURATION OR CONSERVATION, PLANNING, PROFESSIONAL ENGINEERING, REAL ESTATE, HISTORY, HISTORIC PRESERVATION, OR RELATED DISCIPLINES. PLEASE FIND ATTACHED, FOR YOUR REVIEW AND CONSIDERATION, A RECOMMENDATION LETTER FROM THE CULTURAL RESOURCE REVIEW BOARD, ALONG WITH TWO APPLICATIONS. THESE APPLICATIONS ARE AS FOLLOWS: GIANNA GANDOSI - DISTRICT 5 AND DONALD J. PASKY - DISTRICT 4. PLEASE NOTE THAT SECTION 3.01.02 OF THE LAND DEVELOPMENT CODE REQUIRES APPOINTMENTS TO THE CULTURAL RESOURCE REVIEW BOARD TO BE FOUR-YEAR TERMS

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

(4:25 p.m.) Motion by Waldron, seconded by Morris, carried 4/0, with Johns absent, to appoint Daniel J. Pasky, to the Cultural Resource Review Board for a full four-year term, scheduled to expire January 16, 2022.

(4:26 p.m.) Motion by Waldron, seconded by Morris, carried 4/0, with Johns absent, to appoint Gianna Gandossi, to the Cultural Resource Review Board for a full four-year term, scheduled to expire January 16, 2022.

(4:26 p.m.) Lavie left the meeting.

(01/16/18 - 25 - 4:26 p.m.)

13. CITY OF ST. AUGUSTINE PANHANDLING CAMPAIGN FUNDING REQUEST. THE CITY OF ST. AUGUSTINE IS REQUESTING THE USE OF \$10,000, IN TOURISM DEVELOPMENT TAX DOLLARS, TO FUND AN EDUCATIONAL CAMPAIGN, TO DISCOURAGE THE VISITING TOURISTS FROM SUPPORTING PANHANDLING AND TO PROVIDE INFORMATION ON BENEFICIAL WAYS TO ASSIST THOSE WHO ARE HOMELESS. IF APPROVED, THE EDUCATIONAL CAMPAIGN WILL BE DEVELOPED BY THE ST. JOHNS COUNTY VISITORS AND CONVENTION BUREAU. THE TOTAL ANTICIPATED COST OF THE CAMPAIGN IS \$15,000, WITH THE CITY CONTRIBUTING \$5,000 TO THE EFFORT. THE CITY MANAGER, JOHN REGAN, PRESENTED THE REQUEST TO THE TOURIST DEVELOPMENT COUNCIL (TDC) AT THE DECEMBER 11, 2017, MEETING AND THE TDC RECOMMENDED APPROVAL OF THE \$10,000 EXPENDITURE OF TOURISM DEVELOPMENT TAX FUNDS, WHICH WERE ALLOCATED FOR ADVERTISING IN FY18

Tera Meeks, Director, Tourism and Cultural Development, presented details of the request.

(4:28 p.m.) Smith questioned Meeks on an itemization of the expenditure. He also questioned if the request was legal, within the parameters of the TDC.

(4:29 p.m.) McCormack noted additional comments, relating to the legal parameters of the request, and recommended that the Board not approve the request.

(4:31 p.m.) Waldron questioned the utilization of Community Development Block Grant funds for homeless efforts. Wanchick responded.

(4:32 p.m.) Bill McClure, 132 Hidden Palms Lane, on behalf of the St. Johns County Republican Executive Committee, spoke in opposition to the request, due to the following: 1) panhandling should be the City of St. Augustine's concern, as the City has a separate municipality and taxing authority, 2) City of St. Augustine's current ordinance allows Meals on Wheels, 3) the City of St. Augustine has a homeless shelter within its jurisdiction, 4) the City is currently reviewing the panhandling ordinance, and 5) the Committee challenged the validity of utilizing TDC funds for the request.

(4:34 p.m.) Ed Slavin, P.O. Box 3084, spoke in opposition to the request.

(4:35 p.m.) Morris spoke on the recommended approval by the TDC. He noted that the legal risk was not exposed at that time and that his current position was not to recommend the request.

(4:36 p.m.) Motion to approve was called. There was no motion.

(Formerly Consent Agenda Item 17.)

(01/16/18 - 26 - 4:36 p.m.)

14. MOTION TO DECLARE ONE, 1995 FREIGHTLINER FIRE TRUCK AS SURPLUS, AND AUTHORIZE THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO DONATE THE EQUIPMENT TO FLORIDA GATEWAY COLLEGE

Smith questioned the value of the fire truck, return for the donation, and the location of the college.

(4:37 p.m.) Ed Houston, Chief Deputy of Fire Rescue, responded that the college was located in Lake City, Florida, the fire truck value was between \$6,000 and \$8,000, and the donation would provide dollar for dollar advanced training opportunities. Discussion ensued on training, and the value of the return.

(4:40 p.m.) McCormack noted that the Board's direction was that additional information was needed. *There was Board consensus to bring the item back before the Board, with additional information.*

(01/16/18 - 27 - 4:41 p.m.)

15. TOURIST DEVELOPMENT COUNCIL (TDC) RECOMMENDATION FROM CITY OF ST. AUGUSTINE BEACH

Wanchick introduced the letter of recommendation to change the City of St. Augustine Beach's representative on the TDC to Mayor Undine George.

(4:42 p.m.) Ed Slavin, P.O. Box 3084, spoke on his endorsement of Mayor Undine George.

(4:42 p.m.) Motion by Smith, seconded by Waldron, carried 4/0, with Johns absent, to appoint Undine George to the Tourist Development Council, as the City of St. Augustine Beach Representative for a partial term, scheduled to expire April 1, 2020.

(01/16/18 - 27 - 5:01 p.m.)

COMMISSIONERS' REPORTS

Commissioner Smith

Smith gave an agricultural report.

Commissioner Waldron

(5:03 p.m.) Waldron referenced Mr. Campbell's public comment, under Regular Agenda Item 1, regarding the cleaning efforts of drainage ditches. Waldron asked that staff coordinate cleaning efforts with the homeowner's association.

Commissioner Dean

(5:03 p.m.) Dean requested a future workshop to explore solutions to offsite flooding caused by new development elevation requirements.

Commissioner Morris

No Report.

Commissioner Johns

No Report.

(01/16/18 - 27 - 5:05 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick requested Board consensus to initiate an annual Certificate of Appreciation to local clergy for providing the invocation during the Board of County Commissioners' meetings. Consensus was given.

(5:06 p.m.) Wanchick explained that the Hastings Land Development Code hearing was scheduled for 5:01 p.m., and that the Board could waive the requirement and place the hearing on the regular meeting agenda.

(5:07 p.m.) Motion by Smith, seconded by Dean, carried 4/0, with Johns absent, to hold the Land Development Code and zoning changes for Hastings at the regular 9 a.m. hearing on February 6, 2018.

(5:07 p.m.) Wanchick presented details of a draft Subrecipient Agreement from the State of Florida for \$45 million in Community Development Block Grant disaster recovery funds. He stated that the agreement would control how funds could be spent for approved projects and that the State would require the County to adhere to a budget format and staffing plan. He noted that the draft agreement would be presented to the Board at the February 6, 2018, BCC meeting, with a proposal on how to staff the implementation of the approved projects.

(01/16/18 - 28 - 5:09 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack reported that the chair had sent a letter of support regarding the County's home rule of customary use. He reported that there was an upcoming Senate Rules committee meeting on January 18, 2018, and that he planned on attending. *He requested Board consensus to write a letter of support to protect home rule customary use. Consensus was given.*

(01/16/18 - 28 - 5:11 p.m.)

CLERK OF COURT'S REPORT

No report.

(01/16/18 - 28 - 5:11 p.m.)

ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 5:11 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 552998-553075, totaling \$51,329.68 and Voucher Register, Voucher Nos. 31973-32082, totaling \$68,367.59 (12/20/17)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 32083, totaling \$83,370.45 (12/21/17)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 553076-553095, totaling \$50,666.18 and Voucher Register, Voucher Nos. 34084-34086, totaling \$755.11 (12/21/17)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 553096-553247, totaling \$1,006,024.21 and Voucher Register, Voucher Nos. 34089-34164, totaling \$632,027.97 (12/25/17)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 553248-553260, totaling \$220,770.94 (12/28/17)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 553261-553351, totaling \$283,220.24 and Voucher Register, Voucher Nos. 34165-34196, totaling \$219,867.82 (12/28/17)
7. St. Johns County Board of County Commissioners Check Register, Check No. 553352, totaling \$75 (12/28/17)
8. St. Johns County Board of County Commissioners Check Register, Check No. 553353, totaling \$108 (1/2/18)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 553354-553393, totaling \$86,091.96 and Voucher Register, Voucher Nos. 34197-34209, totaling \$40,545.33 (1/3/18)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 553394-553403, totaling \$4,505.43 and Voucher Register, Voucher Nos. 34210-34212, totaling \$755.11 (1/4/18)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 553404-553580, totaling \$646,470.97 and Voucher Register, Voucher Nos. 34215-34291, totaling \$1,012,766.15 (1/9/18)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 553581-553593, totaling \$10,240.68 and Voucher Register, Voucher Nos. 34292-34297, totaling \$4,295.90 (1/10/18)
13. St. Johns County Board of County Commissioners Check Register, Check No. 553594, totaling \$11,700 (1/10/18)

CORRESPONDENCE:

There was none.

Approved _____February 20_____, 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

