

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
FEBRUARY 6, 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  
Bonnie A. Putman, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Joy Andrews, Assistant County Administrator

(02/06/18 - 1 - 9:00 a.m.)  
CALL TO ORDER

Dean called the meeting to order.

(02/06/18 - 1 - 9:00 a.m.)  
ROLL CALL

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

(02/06/18 - 1 - 9:00 a.m.)  
INVOCATION

Smith gave the invocation.

(02/06/18 - 1 - 9:02 a.m.)  
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(02/06/18 - 1 - 9:03 a.m.)  
PUBLIC COMMENT

McCormack requested that Consent Item No. 2 be pulled and added to the Regular Agenda and that all public comment on that item be held until that time.

(9:06 a.m.) Lance Williams, 273 Pinehurst Point Drive, spoke in opposition to the construction of Buc-ee's in World Golf Village, due to safety concerns, including increased traffic and accidents involving cars and school buses. He introduced his neighbors, and their young children, and provided a PowerPoint presentation, *Exhibit A*.

(9:09 a.m.) James Pavone, 128 Pinehurst Pointe Drive, spoke in opposition of the proposed construction of Buc-ee's, due to the length of the exit ramp, an increase in traffic, and the need for variances in order to meet County requirements.

(9:12 a.m.) Guy Kindig, 201 Fremont Avenue, spoke in opposition to the construction of Buc-ees, due to the current zoning and variances.

(9:13 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, commented on the consent item which was pulled, the continuation policy for developers, Airbnb, the Keith Fuller situation, the developer "debt forgiveness" program, the civic association, and the construction of Buc-ee's.

(9:16 a.m.) Aaron Enos, 737 Porto Cristo Avenue, spoke in opposition to the construction of Buc-ee's; read from an email, dated December 19, 2017, from Planning and Zoning, stating that a request for variances had not been received and from a letter written September 20, 2017, by England, Timms & Miller, Buc-ee's' engineering firm, which was a request for variances, *Exhibit B*.

(9:18 a.m.) Dean commented on the request for variances by Buc-ee's, stating that to date he was unaware of any official requests. Additionally, he outlined the process, if a request were to be submitted. Suzanne Konchan, Director of Growth Management, stated that there were no pending requests by Buc-ees, at this time. Dean stated that the letter from England, Timms, & Miller would be investigated.

(9:19 a.m.) Marion Tevlin, 3660B Rosewood Street, commented on the discussion, by the County, on the lack of parking and the amount of revenue being lost, in St. Augustine Beach, due to the Wednesday morning farmers' market. She commented on the income loss by the more than sixty vendors if the market were to close. She noted the parking spaces utilized and the number of hours occupied per month. She stated she was willing to pay \$15, every Wednesday, for six hours of parking. She suggested placing the item on a ballot for voters to decide. She referred to the January 27, 2018, edition of *The St. Augustine Record*, quoting Wanchick on the parking being needed for the soon to open Embassy Suites.

(9:22 a.m.) Patricia Pollock, 207 C Street, supported the comments by the previous speaker and questioned why the Pier Park farmers' market was being targeted.

(9:23 a.m.) Joanne Williams, 273 Pinehurst Point Drive, referring to the letter from Buc-ee's' engineering firm, stated the letter was supplied by Shannon Acevedo, Planner with St. Johns County Growth Management Department. She provided information on a variance requested by New Creek in Nocatee, stating that Buc-ee's was trying to piggyback on this request.

(9:24 a.m.) Ed Slavin, P.O. Box 3084, regarding Buc-ee's, suggested the County Attorney research the potential applicability of imminent domain. He commented on meetings between the Embassy Suites, Wanchick, the St. Augustine Beach City Manager, and the mayor of St. Augustine Beach and the need for parking; the error by the BCC in appointing Brad Nelson to the Planning and Zoning Agency; the need for a RFP for the farmers' market; more information on the Roper report; to televise budget hearings and making May 1st the deadline for constitutional officers, including Sheriff Shoar and the medical examiner, to provide their budgets.

(9:27 a.m.) Rich Gallik, 471 High Tide Drive, St. Augustine Beach, Florida, spoke in support of the non-profit, farmers' market and appreciated the contract extension. He provided details regarding the market, including hours of operation, weekly rental payment of \$250 for the parking lot and \$150 for the pavilion, per event; and in response to the County's discussion on parking meters in order to generate revenue, he provided photographs of the parking lot during times when the market was not open, *Exhibit C*. Additionally, he requested to meet with the Board of County Commissioners.

(9:30a.m.) Bill Jones, President of the St. Augustine Beach Civic Association, P.O. Box 840127, St. Augustine Beach, Florida, spoke in support of the farmers' market located at Pier Park, and not at the St. Augustine Amphitheatre, due to it not being located in the City of St. Augustine Beach. He requested a meeting to discuss the two plans that had been created.

(9:33 a.m.) Dean stated he would request that the farmers' market, located at Pier Park, be placed as an item for discussion on February 20, 2018, BCC Meeting Agenda.

(9:34 a.m.) Kathy Granieri, 233 Pinehurst Point Drive, spoke in opposition to Buc-ee's, due to inconsistency with the surrounding neighborhood and noted that the creation of World Commerce Center was as a job hub, in order to decrease the daily exodus of workers going to Jacksonville. She questioned who would be responsible for removing electrical boxes, water controls and equipment, as well as the traffic and new roads.

(9:36 a.m.) Nicole Ansaarie, 209 Pinehurst Point Drive, spoke in opposition to the construction of Buc-ee's, based on safety concerns, including increased traffic on International Golf Parkway and within a residential community. She stated her concern with an increase to the already occurring bus accidents and car accidents, including fatalities on Interstate 95, where IGP was utilized as a cut through, noting that there were not hospitals close by. She asked the Board to consider the greater good of the community and families and to not allow another gas station, as the ones in this area, accommodated the community.

(9:39 a.m.) Kenneth McClain, 701 East Street, Hastings, Florida, stated that he had not seen any reports that Hastings would receive any infrastructure assistance after the two hurricanes, other than the one provided by Smith, regarding the St. Johns Water Management District's visit in October. He referred to a survey, *Exhibit D*, which was completed ten years ago, regarding issues in Hastings, including cultural differences. He stated that the Town was awarded a CDBG grant worth \$600,000, but that the award would be rescinded, due to the dissolution of the Town of Hastings and questioned how that money would be recouped. He referenced the Capital Improvement Plan from 2007-2017, provided to him by Neil Shinkre, SJC Public Works Director.

(9:42 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on Consent Item No. 16, affordable housing and internet cafés, within the city limits of St. Augustine. She commented on lawyers and developers versus the quality of life in St. Johns County. Additionally, she stated that the County's Comprehensive Land Use Plan and Future Land Use Maps needed careful evaluation to protect the quality of life in St. Johns County, *Exhibit E*.

(9:45 a.m.) Merrill Roland, 6281 Old Dixie Drive, member of the St. Augustine Beach Civic Association, spoke in favor of the farmers' market and the Civic Association; although, he did not approve of the actions taken by the Civic Association's Board of Directors. He provided documentation of monies paid to the County by the St. Augustine Amphitheatre's farmers' market, *Exhibit F*.

(02/06/18 - 3 - 9:49 a.m.)

#### DELETIONS TO CONSENT AGENDA

Dean restated that Consent Agenda Item No. 2 had been pulled and moved to the Regular Agenda as Item No. 1.

(9:49 a.m.) Waldron requested that Consent Agenda Item No. 16 be pulled, and added to the Regular Agenda, for the purpose of clarification.

(9:50 a.m.) **Motion by Waldron, seconded by Morris, carried 5/0, to approve the Consent Agenda, as amended.**

1. Motion to approve the Cash Requirement Report

*Consent Agenda Item No. 2 was pulled and added to the Regular Agenda as Item No. 1.*

2. Motion to transfer \$10,000 from Law Enforcement Trust Fund Reserves to support Forward March, Inc., in its efforts to assist veterans in need throughout the community
3. Motion to adopt **Resolution No. 2018-25**, approving the terms, conditions, and requirements of a Federally Funded Grant, with the Florida Division of Emergency Management, in the amount of \$100,988, through the Hazard Mitigation Grant Program (HMGP); authorizing the county administrator, or his designee, to execute the grant agreement, on behalf of the County; and recognizing and appropriating the funds within the FY2018 General Fund; and authorizing the expenditure of funds by the Animal Control Department

#### **RESOLUTION NO. 2018-25**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF A FEDERALLY FUNDED HAZARD MITIGATION GRANT PROGRAM (HMGP); AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT CONTRACT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY EMERGENCY MANAGEMENT; AND AMENDING THE FISCAL YEAR 2018 GENERAL FUND, TO RECOGNIZE AND APPROPRIATE \$100,988, IN UNANTICIPATED GRANT REVENUE; AND AUTHORIZE EXPENDITURE OF FUNDS, BY THE ANIMAL CONTROL DEPARTMENT**

4. Motion to adopt **Resolution No. 2018-26**, approving the terms, conditions, provisions, and requirements of a Hazard Mitigation Grant Program Agreement with the State of Florida, Division of Emergency Management, in the amount of \$383,361, for the State's share of the US1 & County Road 210 Signal Improvement project; authorizing the county administrator, or designee, to execute the Grant Agreement, on behalf of the County; amending the Fiscal Year 2018 budget to recognize and appropriate grant revenue in an amount not to exceed \$383,361 within the Fiscal Year 2018 Impact Fee Roads Zone B Fund Budget [Federal Grant 1188-55304]; and to transfer \$127,787 from Impact Fee Roads Zone B Reserves [1188-59927], to Improvements Other Than Building [1188-56301]

#### **RESOLUTION NO. 2018-26**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A HAZARD MITIGATION GRANT PROGRAM (HMGP) GRANT AGREEMENT WITH THE STATE OF FLORIDA,**

DIVISION OF EMERGENCY MANAGEMENT, IN THE AMOUNT OF \$383,361, FOR THE U.S. 1 AND COUNTY ROAD 210 SIGNAL IMPROVEMENT PROJECT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY; AND AMENDING THE FISCAL YEAR 2018 IMPACT FEE ROADS ZONE B FUND BUDGET, TO RECOGNIZE AND APPROPRIATE \$383,361 IN UNANTICIPATED GRANT REVENUE, TRANSFER \$127,787, REPRESENTING THE COUNTY'S SHARE OF THE SIGNAL IMPROVEMENT PROJECT; AND AUTHORIZE EXPENDITURE OF FUNDS, BY THE ST. JOHNS COUNTY ENGINEERING DEPARTMENT

5. Motion to adopt **Resolution No. 2018-27**, approving the terms, conditions, provisions, and requirements of a Hazard Mitigation Grant Program Agreement with the State of Florida, Division of Emergency Management, in the amount of \$413,362, for the State's share of the US 1 & Lewis Point Road Signal Improvement project; authorizing the county administrator, or designee, to execute the Grant Agreement, on behalf of the County; amending the Fiscal Year 2018 budget to recognize and appropriate grant revenue in an amount not to exceed \$413,362, within the Fiscal Year 2018 Impact Fee Roads Zone C Fund Budget [Federal Grant 1191-55304]; and to transfer \$137,787 from Impact Fee Roads Zone C Reserves [1191-59927], to Improvements Other Than Building [1191-56301]

#### RESOLUTION NO. 2018-27

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A HAZARD MITIGATION GRANT PROGRAM (HMGP) GRANT AGREEMENT WITH THE STATE OF FLORIDA, DIVISION OF EMERGENCY MANAGEMENT, IN THE AMOUNT OF \$413,362, FOR THE U.S. 1 AND LEWIS POINT ROAD SIGNAL IMPROVEMENT PROJECT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY; AND AMENDING THE FISCAL YEAR 2018 IMPACT FEE ROADS ZONE C FUND BUDGET TO RECOGNIZE AND APPROPRIATE \$413,362 IN UNANTICIPATED GRANT REVENUE, TRANSFER \$137,787 AS THE COUNTY'S SHARE OF FUNDING OF THE SIGNAL IMPROVEMENT PROJECT; AND AUTHORIZE EXPENDITURE OF FUNDS, BY THE ST. JOHNS COUNTY ENGINEERING DEPARTMENT

6. Motion to adopt **Resolution No. 2018-28**, approving the terms, conditions, provisions, and requirements of a Hazard Mitigation Grant Program Agreement with the State of Florida, Division of Emergency Management, in the amount of \$413,362, for the State's share of the US 1 & Shore Drive Signal Improvement project; authorizing the county administrator, or designee, to execute the Grant Agreement, on behalf of the County; and amending the Fiscal Year 2018 budget to recognize and appropriate grant revenue in an amount not to exceed \$413,362, within the Fiscal Year 2018 Impact Fee Roads Zone C Fund Budget [Federal Grant 1191-55304]; and to transfer \$137,787 from Impact Fee Roads Zone C Reserves [1191-59927] to Improvements Other Than Building [1191-56301]

**RESOLUTION NO. 2018-28**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A HAZARD MITIGATION GRANT PROGRAM (HMGP) GRANT AGREEMENT WITH THE STATE OF FLORIDA, DIVISION OF EMERGENCY MANAGEMENT, IN THE AMOUNT OF \$413,362, FOR THE U.S. 1 AND SHORE DRIVE SIGNAL IMPROVEMENT PROJECT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY; AND AMENDING THE FISCAL YEAR 2018 IMPACT FEE ROADS ZONE C FUND BUDGET, TO RECOGNIZE AND APPROPRIATE \$413,362 IN UNANTICIPATED GRANT REVENUE, TRANSFER \$137,787 AS THE COUNTY'S SHARE OF FUNDING OF THE SIGNAL IMPROVEMENT PROJECT, AND AUTHORIZE EXPENDITURE OF FUNDS, BY THE ST. JOHNS COUNTY ENGINEERING DEPARTMENT**

7. Motion to adopt **Resolution No. 2018-29**, approving the final plat for PLAT 2017-30, Deerfield Meadows

**RESOLUTION NO. 2018-29**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR DEERFIELD MEADOWS**

8. Motion to adopt **Resolution No. 2018-30**, approving the final plat for PLAT 2017-69, Rivertown Estate Lots, Phase 1-A

**RESOLUTION NO. 2018-30**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR RIVERTOWN ESTATE LOTS, PHASE 1-A**

9. Motion to adopt **Resolution No. 2018-31**, accepting a Grant of Easement from Hydry Company, LLC, to St. Johns County for offsite drainage in connection with Twenty Mile at Nocatee, Phase 5A Subdivision

**RESOLUTION NO. 2018-31**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FROM HYDRY COMPANY, LLC, TO ST. JOHNS COUNTY, FOR OFFSITE DRAINAGE, IN CONNECTION WITH TWENTY MILE AT NOCATEE, PHASE 5A SUBDIVISION**

10. Motion to adopt **Resolution No. 2018-32**, accepting a Grant of Easement from Moultrie Woods Single-Family Subdivision Homeowners' Association, Inc., to St. Johns County for future maintenance of a sidewalk, along Wildwood Drive

**RESOLUTION NO. 2018-32**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FROM MOULTRIE WOODS SINGLE-FAMILY SUBDIVISION HOMEOWNERS' ASSOCIATION, INC., TO ST. JOHNS COUNTY, FOR FUTURE MAINTENANCE OF A SIDEWALK, ALONG WILDWOOD DRIVE**

11. Motion to adopt **Resolution No. 2018-33**, approving the terms of an Amended Permit and Hold Harmless Agreement between Julington Creek Plantation Property Owners' Association, Inc., and St. Johns County; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

**RESOLUTION NO. 2018-33**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AN AMENDED PERMIT AND HOLD HARMLESS AGREEMENT BETWEEN JULINGTON CREEK PLANTATION PROPERTY OWNERS' ASSOCIATION, INC., AND ST. JOHNS COUNTY; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY**

12. Motion to adopt **Resolution No. 2018-34**, authorizing the county administrator, or his designee, to award RFP No. 18-24, Misdemeanor Probation Services, and to enter into negotiations, and upon successful negotiations, execute a contract, in substantially the same form and format as attached hereto, with Probation Plus, Inc., for the provision of misdemeanor probation services in St. Johns County, in accordance with RFP No. 18-24

**RESOLUTION NO. 2018-34**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 18-24; AND TO EXECUTE AN AGREEMENT FOR MISDEMEANOR PROBATION SUPERVISION SERVICES**

13. Motion to adopt **Resolution No. 2018-35**, authorizing the county administrator, or his designee, to execute Contract Amendment #1, in substantially the same form and format as provided, with Wharton-Smith, Inc., to reduce the contract price in the amount of \$5,827,434.84; and further authorizing the county administrator, or designee, to directly purchase equipment and revise the work (as needed) through change order, to realize any additional savings to the County

**RESOLUTION NO. 2018-35**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE CONTRACT AMENDMENT #1**

**TO THE AGREEMENT, FOR CONSTRUCTION OF THE  
PLAYERS CLUB WATER RECLAMATION FACILITY  
(BID NO. 17-63)**

14. Motion to adopt **Resolution No. 2018-36**, authorizing the county administrator, or designee, to purchase one new Caterpillar 430F2 IT Backhoe Loader, approved as part of the 2018 budget, at a price of \$126,092.00, from Ring Power Corporation, subject to the terms and conditions of the Florida Sheriff's Association Contract #FSA16-VEH14.0

**RESOLUTION NO. 2018-36**

**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 CATERPILLAR 430F2 IT  
BACKHOE LOADER, FOR THE ROAD & BRIDGE  
DEPARTMENT**

15. Motion to adopt **Resolution No. 2018-37**, authorizing the county administrator, or his designee, to award RFP No. 18-11, Housing Inspection Services; to enter into negotiations, and upon successful negotiations, execute a contract, in substantially the same form and format as attached hereto, with Universal Engineering Sciences, Inc., for the provision of housing inspection services in St. Johns County, as provided in RFP No. 18-11

**RESOLUTION NO. 2018-37**

**A RESOLUTION BY THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
AUTHORIZING THE COUNTY ADMINISTRATOR, OR  
DESIGNEE, TO AWARD RFP NO. 18-11; AND TO  
EXECUTE AGREEMENTS FOR HOUSING INSPECTION  
SERVICES**

*Consent Item No. 16 was pulled and added to the Regular Agenda as Item No. 1a.*

16. Motion to approve the terms, conditions, and requirements of the grant agreement between St. Johns County and St. Johns Housing Partnership; and authorizing the county administrator, or designee, to execute the Agreement, substantially in the form and format as attached, on behalf of the County; and approving a transfer in the amount of \$117,965.29 from General Fund Special Contingency Reserves (0083-59902) to Housing-Aid to Private Organizations (0094-58200)
17. Motion to adopt **Resolution No. 2018-38**, accepting the Homeless Management Information System agency participation agreement with St. Johns Care Connect, as attached hereto; and authorizing the county administrator, or designee, to execute the agreement, substantially in the same form and format as attached, on behalf of the County

**RESOLUTION NO. 2018-38**

**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**

18. A motion to adopt **Resolution No. 2018-39**, approving the recognition and appropriation of received FY 2017 and FY 2018 library donations in the amount of \$5,374, amending the FY 2018 Budget

**RESOLUTION NO. 2018- 39**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2018 GENERAL FUND TO INCLUDE CERTAIN UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE LIBRARY SYSTEM**

19. Approval of Minutes:
- 12/19/17, BCC Regular Meeting
20. Proofs:
- a) Proof: Request for Proposal, RFP No. 18-26; SJC Arts and Cultural Center Market Analysis and Feasibility Study, published on November 17, 2017, and November 24, 2017, in *The St. Augustine Record*.
  - b) Proof: Notice of Hearing, Special Meeting, 11/21/17 Reorganization Meeting, published on November 16, 2017, in *The St. Augustine Record*.
  - c) Proof: Notice of Hearing, 12/19/17 Beach Restoration, published on December 7, 2017, in *The St. Augustine Record*.
  - d) Proof: Notice of Hearing, Treasure Beach MSBU Ordinance, published on December 9, 2017, in *The St. Augustine Record*.
  - e) Proof: Request for Bids, Bid No. 18-27; Purchase of Sign Shop Materials, published on December 06, 2017, and December 13, 2017, in *The St. Augustine Record*.
  - f) Proof: Request for Bids, Bid No. 18-29; Treasure Beach Canal System Dredging, published on December 6, 2017, and December 13, 2017, in *The St. Augustine Record*.
  - g) Proof: Request for Bids, Bid No. 18-32; Northwest WTP 20 Inch Water Main Extension, published on December 6, 2017, and December 13, 2017, in *The St. Augustine Record*.
  - h) Proof: Notice of Meeting, 1/2/18 BCC Meeting Cancellation, published on December 12, 2017, in *The St. Augustine Record*.
  - i) Proof: Request for Bids, Bid No. 18-34; Collection, Transportation, & Disposal of Sludge, published on December 11, 2017, and December 18, 2017, in *The St. Augustine Record*.
  - j) Proof: Request for Bids, Bid No. 18-28; Sand Dollar Lift Station Repair, published on December 8, 2017, and December 15, 2017, in *The St. Augustine Record*.

(02/06/18 - 10 - 9:50 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Dean restated that Consent Agenda Item Nos. 2 and 16 were added to the Regular Agenda, as Items 1 and 1a, respectively; Regular Agenda Item No. 1 would become Item 1b.

(02/06/18 - 10 - 9:50 a.m.)

APPROVAL OF REGULAR AGENDA

(9:50 a.m.) **Motion by Johns, seconded by Morris, carried 5/0, to approve the Regular Agenda, as amended.**

*Previously Consent Agenda Item No. 2.*

(02/06/18 - 10 - 9:50 a.m.)

1. CONSIDERATION TO UTILIZE THE LAW ENFORCEMENT TRUST FUND TO SUPPORT FORWARD MARCH, INC., TO ASSIST VETERAN SERVICES

McCormack presented details of request to utilize Law Enforcement Trust Fund reserves. He provided a revised motion for the Board's consideration.

(9:53 a.m.) Smith agreed to the revised motion, requested the motion in writing, and compliance of *Florida Statute 932.7055(5)*.

(9:54 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, thanked Smith for the clarification and questioned the County's affiliation with veterans, due to a past incident with Allied Veterans.

(9:55 a.m.) Rebecca Lavie, Assistant County Attorney, and Paolo Soria, Assistant County Attorney, entered the meeting.

(9:57 a.m.) Johns stated that he was not familiar with the organization Forward March, Inc., and requested the names of the board members. McCormack responded.

(9:58 a.m.) Ron Birchall, 4009 Moultrie Foreside Boulevard, President of Forward March, Inc., stated that the organization was a 501(c)(3) and provided details of the organization's initial project. He stated that there were thirteen board members and a list of names would be provided.

(10:00 a.m.) Ed Slavin, P.O. Box 3084, spoke on the lack of information provided by Sheriff Shoar, requested information on the Sheriff Department's Four Star Association, Inc., and financial records requests submitted to the County by the Sheriff's Office. He asked if every constitutional officer could have their budget ready to present on May 1, 2018, and suggested tabling this item until an investigation of Sheriff Shoar.

(10:04 a.m.) Bill Dudley, Chairman of the St. Johns County Veterans Council, provided an explanation of the Veterans Council and Forward March, including projects requiring funding and documentaries that were being shown in the public school system. He spoke highly of Sheriff Shoar and his support of veterans.

(10:07 a.m.) Johns thanked McCormack and Andrews for providing the list of board members and provided a brief summary of those on the board, who were local residents with relevant backgrounds. Morris commented on his military service, provided his knowledge of Forward March, Inc., and their services, including job training.

(10:09 a.m.) **Motion by Smith, seconded by Johns, carried 5/0, to transfer \$10,000 from the Law Enforcement Trust Fund Reserves to support veteran-related drug abuse**

**education, prevention programs, youth mentoring, and crime prevention programs, in St. Johns County, through Forward March, Inc., conditioned upon written certification by Forward March, Inc., that the funds will be used for the purposes described above, including a statement describing anticipated recurring costs for the agency for the subsequent fiscal years, and an accounting for such funds, as required by law.**

(02/06/18 - 11 - 10:10 a.m.) *Formerly Consent Agenda Item No. 16*

**1a. AFFORDABLE HOUSING GRANT AGREEMENT BETWEEN ST. JOHNS COUNTY AND ST. JOHNS HOUSING PARTNERSHIP**

Shawna Novak, Director of St. Johns County Health and Human Services, was available for questions.

(10:11 a.m.) Bill Lazar, Director of St. Johns County Housing Partnership, 525 West King Street, provided details of the request to utilize developer DRI funds to create additional rental property.

(10:13 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on the lack of affordable housing.

(10:16 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the location and lack of affordable housing; questioned whether the location was benefiting the poor or the developers; and noted that the Comprehensive Land Use Plan had holes.

(10:19 a.m.) Kenneth McClain, 701 East Street, Hastings, Florida, spoke on the lack of affordable housing and on homelessness. He suggested creating a housing authority, like Duval County, which would possibly generate more Federal funding. He commented on increased traffic, more subdivisions approved on SR 16 and the lack of a cut-through on CR 214.

(10:22 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of the request; commented on a direct link to Lincolnville, the need for rent control, and a County living wage limit. He noted the decision to eliminate the acres set aside in Nocatee for affordable housing and the need for an affordable housing plan. He stated the need for diversity of the Planning and Zoning Board, as well as other boards within the County.

(10:25 p.m.) Smith questioned the maximum value of the lots and renting versus owning. Novak spoke on the remaining funds, the current project's approval in 2006, and the need for a proposal to move forward. Discussion ensued on the leftover funding, the need for a competitive bid/project proposal, targeted rental rates and the requirements needed to qualify for the rental housing versus home ownership.

(10:31 a.m.) Lavie provided supplemental information on the requirements of the rental agreement for affordable housing and income limits.

**(10:32 a.m.) Motion by Waldron, seconded by Johns, carried 5/0, to adopt Resolution No. 2018-40, approving the terms, conditions, and requirements of the grant agreement between St. Johns County and St. Johns Housing Partnership; and authorizing the County Administrator, or designee, to execute the Agreement, substantially in the form and format as attached, on behalf of the County; and approving a transfer in the amount of \$117,965.29 from General Fund Special Contingency Reserves (0083-55902) to Housing-Aid to Private Organizations (0094-58200).**

**RESOLUTION NO. 2018-40**

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

**APPROVING THE TERMS, PROVISIONS, AND CONDITIONS OF AN AFFORDABLE HOUSING GRANT AGREEMENT BETWEEN THE COUNTY AND ST. JOHNS HOUSING PARTNERSHIP, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE THE AGREEMENT OD BEHALF OF ST. JOHNS COUNTY**

(10:34 a.m.) *There was consensus by the Board to direct staff to bring back an agenda item regarding utilization of the excess funds for the construction of additional homes.*

Lavie left the meeting at 10:35 a.m.

(02/06/18 - 12 - 10:35 a.m.) *Formerly Regular Agenda Item No. 1.*

1b. PUBLIC HEARING, COMPAMD 2016-08, GRAND OAKS (TRANSMITTAL). TRANSMITTAL HEARING FOR COMPAMD 2016-08, KNOWN AS GRAND OAKS, A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-C (RES-C), WITH A TEXT AMENDMENT LIMITING THE DEVELOPMENT TO A MAXIMUM OF 999 SINGLE-FAMILY DWELLING UNITS, A MAXIMUM OF 100,000 SQUARE FEET OF COMMERCIAL SPACE, AND A MAXIMUM OF 50,000 SQUARE FEET OF OFFICE SPACE. THE SUBJECT PROPERTY IS LOCATED ON STATE ROAD 16, WEST OF INTERSTATE 95. A PUBLIC HEARING WAS HELD BY THE PLANNING AND ZONING AGENCY ON JUNE 15, 2017, AND A RECOMMENDATION TO TRANSMIT THE GRAND OAKS COMPREHENSIVE PLAN AMENDMENT, PASSED, BY A VOTE OF 5 TO 1

Cynthia A. May, Senior Planner, presented details of the request, via PowerPoint.

(10:52 a.m.) Johns questioned there being adequate public transportation and services. He requested a response from Fire Services regarding the capacity to serve this potential development with its current resources.

(10:53 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, provided details on the project, including the location, land use and zoning, transportation mitigation, and the donation of a 30-acre school site.

(11:05 a.m.) Rajesh Chindalur, Chindular Traffic Solutions, Inc., Jacksonville, Florida, spoke on the current deficiency and other traffic concerns regarding the project, including proposed mitigation options A and B.

(11:14 a.m.) Dennis Smith, SR 16, property owner, spoke on the history of the property and the project.

(11:20 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on safety and transportation in regards to the project and suggested requiring the impact fees up front.

(11:24 a.m.) Ed Slavin, P.O. Box 3084, spoke in opposition to the request and on the inconsistencies with the Land Development Code, county plans, and questioned the Southeast Development Partners, LLC. He requested sworn testimony and cross examination by witnesses.

(11:27 a.m.) Sina Venus, 824 Waterman Road South, Jacksonville, Florida, stated that his family owned the land just east of this property and spoke in support of the development.

(11:27 p.m.) Johns requested to hear from staff from Fire Services and the Utility Department.

(11:28 a.m.) Ed Houston, Deputy Chief and Fire Marshall for St. Johns County, stated that they were currently operating at an increased stress in service and would need additional man power and stations, if this development was approved.

(11:29 a.m.) Larry Miller, Chief Engineer of Development with the St. Johns County Utilities Department, stated that utility option most preferential to the Utilities Department was the one with the utility line coming down CR 2209. He provided reasons and details of the option. Discussion ensued on the right-of-way, the value of the property, and the concurrency proportionate fair-share value.

(11:35 a.m.) Phong Nguyen, Director of Transportation Development Division for St. Johns County, spoke on the proportionate fair-share amount. Discussion continued on the commitment by FDOT, funding, traffic concerns, the I 95 resurfacing project, and the costs of projects.

(11:43 a.m.) Waldron spoke on the proposed options and the time when staff would like to see the fair share paid. Nguyen spoke on the Shearwater project agreement and the need for upfront commitments, in case of withdraws, so the County would still have the ability to move forward. He stated that there would be no deficiency if all developments were built out and the lanes were extended to four lanes.

(11:47 a.m.) Smith questioned the I-95 expansion to International Golf Parkway. Nguyen stated the project was under design and was scheduled to begin in Fiscal Year 2023, along with the First Coast Expressway. He noted that the projects would be under construction for three to five years. Discussion ensued on the Chindular Traffic Solutions' traffic study, signaling on SR 16, and the need for timely payments from the developers for roadway improvements.

(11:53 a.m.) Johns requested, within the next six months, a time specific way to address traffic needs generated by developments.

(11:53 a.m.) Soria commented on impact fee credits on the proportionate fair-share amount.

(11:54 a.m.) Avery-Smith responded to questions and addressed concerns.

(11:58 a.m.) Johns commented on the preservation of the wetlands, the specimen oak trees, the wetlands being contiguous to Turnbull, the utility options through CR 2209, and the inadequacy of the current fire services.

(12:01 p.m.) Morris spoke on the financing and the need for bonded, upfront funding, to be sure that the funds were available.

(12:04 p.m.) Smith stated his concerns with the lack of school capacity, the timing of traffic opportunities, and the number of subdivisions in this area. He stated that there needed to be time to allow things to catch up.

(12:07 p.m.) Waldron spoke on the timing of the project and agreed with Smith.

(12:08 p.m.) Dean agreed with Smith and Waldron and stated the Board was dealing with the growth of the past.

(12:10 p.m.) Johns recommended private development and encouraged meeting with other property owners in the area to address their concerns.

**(12:12 p.m.) Motion by Johns, seconded by Morris, carried 3/2, with Waldron and Smith dissenting, to approve transmittal of COMPAMD 2016-08, Grand Oaks, based upon three findings of fact.**

The meeting was recessed at 12:13 p.m. and reconvened at 12:48 p.m., with all five commissioners, Wanchick, Locklear, McCormack, Soria, Lavie, and Deputy Clerk Natasha McGee present.

*(Regular Agenda Items 2 and 3 were presented together.)*

(02/06/18 - 14 - 12:48 p.m.)

2. PUBLIC HEARING - COMPAMD 2017-04, TOWN OF HASTINGS (ADOPTION) AND COMPREHENSIVE PLAN TEXT AMENDMENT. ADOPTION HEARING FOR COMPAMD 2017-04, KNOWN AS THE TOWN OF HASTINGS, A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY COMPREHENSIVE PLAN, TO INCLUDE THE LANDS OF THE FORMER TOWN OF HASTINGS AND APPLY ST. JOHNS COUNTY LAND USE CATEGORIES TO THESE LANDS; AND TO AMEND THE TEXT OF THE ST. JOHNS COUNTY COMPREHENSIVE PLAN, TO ACCOMMODATE EXISTING FAR, DENSITY, AND SITE SPECIFIC DEVELOPMENT AMENDMENTS, FOR THE FORMER TOWN OF HASTINGS. IF APPROVED AND ENACTED, THE AMENDMENTS ARE EFFECTIVE AFTER DISSOLUTION OF THE TOWN OF HASTINGS

Proof of publication of the notice of public hearing on COMPAMD 2017-04, Town of Hastings (adoption) and comprehensive plan text amendment, was received, having been published in *The St. Augustine Record* on January 10, 2018.

Joseph Cearley, Special Projects Manager, provided details of the requests, via PowerPoint. Discussion ensued on the State and Regional agencies' comments regarding: 1) acknowledgment of the overlay within the site specific policies, 2) amending site specific policies, and 3) public hearing dates.

**(12:54 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2018-4, COMPAMD 2017-04, Town of Hastings, based on three findings of fact.**

#### **ORDINANCE NO. 2018-4**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, FOR LANDS IN THE FORMER TOWN OF HASTINGS; AMENDING THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY COMPREHENSIVE PLAN TO INCLUDE LANDS IN THE FORMER TOWN OF HASTINGS AND APPLYING ST. JOHNS COUNTY FUTURE LAND USE CATEGORIES TO THESE LANDS; AMENDING THE COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES TO ADDRESS THE FORMER TOWN OF HASTINGS; AMENDING THE LAND USE ELEMENT, SPECIFICALLY AMENDING GOAL A.1 FUTURE LAND USE TO ADDRESS THE FORMER TOWN OF HASTINGS; PROVIDING CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE**

(02/06/18 - 15 - 12:48 p.m.)

3. PUBLIC HEARING - REZ 2017-09, TOWN OF HASTINGS. THIS IS THE FINAL ADOPTION PUBLIC HEARING TO ZONE AND INCLUDE LANDS OF THE FORMER TOWN OF HASTINGS, INTO THE ST. JOHNS COUNTY OFFICIAL ZONING ATLAS, AND TO APPLY ST. JOHNS COUNTY ZONING DESIGNATIONS TO THESE LANDS. THIS ORDINANCE WOULD ALSO AMEND ARTICLE III OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, TO ESTABLISH THE HASTINGS OVERLAY DISTRICT WITHIN THE FORMER MUNICIPAL BOUNDARIES OF THE TOWN OF HASTINGS. THESE AMENDMENTS TO THE LAND DEVELOPMENT CODE WOULD CREATE ARTICLE III, PART 3.12.00, HASTINGS OVERLAY DISTRICT, IN ORDER TO PRESERVE SPECIFIC LAND USES AND DEVELOPMENT STANDARDS, NOT PROVIDED FOR BY THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE

Proof of publication of the notice of public hearing on REZ 2017-09, Town of Hastings, was received, having been published in *The St. Augustine Record* on December 5, 2017, and January 31, 2018.

*Discussion occurred with Item 2.*

(12:54 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2018-5, REZ 2017-19, Town of Hastings and amendments to Article III of the St. Johns County Land Development Code, finding the rezoning and modifications consistent with Florida Law and the St. Johns County Comprehensive Plan.**

#### ORDINANCE NO. 2018-5

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REGARDING ZONING FOR THE LANDS OF THE FORMER TOWN OF HASTINGS; AMENDING THE ST. JOHNS COUNTY OFFICIAL ZONING ATLAS, TO INCLUDE LANDS IN THE FORMER TOWN OF HASTINGS AND APPLY ST. JOHNS COUNTY ZONING DESIGNATIONS TO THESE LANDS; PROVIDING FOR SEVERABILITY; AMENDING ARTICLE III OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 99-51, AS AMENDED; ENACTING AND ESTABLISHING THE HASTINGS OVERLAY DISTRICT, CONTAINING FINDINGS AND DEVELOPMENT STANDARDS FOR DEVELOPMENT IN THE LANDS OF THE FORMER TOWN OF HASTINGS; CREATING A NEW ARTICLE III PART 3.12.00 HASTINGS OVERLAY DISTRICT; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR DELINEATION OF THE OVERLAY DISTRICT; PROVIDING FOR PERMITTED USES; PROVIDING FOR VARIANCES AND APPEALS; PROVIDING FOR ADMINISTRATION; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY AND RELATIONSHIP TO OTHER ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE

The meeting recessed at 12:55 p.m., to have the chair sign the ordinances for Regular Agenda Items 2 and 3, and reconvened at 12:56 p.m.

(02/06/18 - 16 - 12:56 p.m.)

4. FIRST READING OF ST. JOHNS COUNTY SECURITY ORDINANCE. THIS ORDINANCE REGULATES THE ISSUANCE OF TRESPASS WARNINGS ON COUNTY PROPERTY. THE COUNTY'S CURRENT ORDINANCES ON THIS SUBJECT WERE ENACTED IN 1980 AND 1984 AND ARE OUT OF DATE. THIS ORDINANCE AUTHORIZES THE ISSUANCE OF TRESPASS WARNINGS, IDENTIFIES PROHIBITED CONDUCT THAT MAY GIVE RISE TO A TRESPASS WARNING BEING ISSUED, PROHIBITS THE POSSESSION OF WEAPONS IN COUNTY BUILDINGS, SETS FORTH REQUIREMENTS FOR ENTRY INTO CONTROLLED ACCESS COUNTY BUILDINGS, AND SETS FORTH DUE PROCESS REQUIREMENTS FOR THE ISSUANCE OF TRESPASS WARNINGS, INCLUDING AN APPEAL PROCESS. COUNTY STAFF HAS WORKED WITH MEMBERS OF THE SHERIFF'S OFFICE IN PREPARING THIS ORDINANCE

Rebecca Lavie, Assistant County Attorney, presented details of the proposed ordinance, via PowerPoint. She noted that Ordinance Nos. 1980-40 and 1984-66 did not provide a procedure of issuing trespass warnings or any due process opportunity, for hearing, for persons to whom a trespass warning was issued; and that the proposed ordinance would provide the missing structure and consolidate Ordinance Nos. 1980-40, 1984-66, and 2011-33. She reviewed prohibited conduct, including possession of weapons in County buildings; State law regarding the carrying of weapons; controlled access buildings and secured areas; and trespass warnings.

(1:04 p.m.) Discussion ensued on pepper spray; State regulations versus the proposed County ordinance language, regarding *Florida Statute 790.06(12)(a)*, for prohibitions; St. Johns County School Board prohibition language; a concealed carry permit for weapons and firearms; Section 6(B): Possession of Weapons in County Building; and violation enforcement. Smith, Johns, and Waldron expressed their positions on the proposed ordinance. Smith requested the removal of Section 6(B): Possession of Weapons in County Building from the proposed ordinance; and Smith, Johns, and Waldron proposed to follow State statute. Additionally, Johns suggested the following revision to the specificity of magnetometers: "A person who activates a magnetometer" to "A person who activates a scanning device or screening device."

(1:10 p.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of the proposed ordinance, stating that the ordinance did not place the public on notice, regarding prohibitions, and lacked the text of the ordinances being repealed. He also spoke on banning firearms on County property and expanding the definition of weapons.

(1:13 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, questioned who would hear the appeals for trespassing warnings.

(1:20 p.m.) McCormack stated that the County had a responsibility for County buildings, personnel, and the visiting public. He explained that Lavie had contacted law enforcement and security experts for input on the proposed ordinance, and would meet with individual commissioners, as requested, for discussion and clarification, before the second reading.

(1:23 p.m.) Lavie left the meeting, and Ross and Andrews entered the meeting.

(02/06/18 - 16 - 1:23 p.m.)

5. DISCUSSION AND OVERVIEW OF COST RECOVERY FOR SERVICES IN ST. JOHNS COUNTY. A COMMISSION DISCUSSION, IN DECEMBER, HAS LED ADMINISTRATION AND THE OFFICE OF MANAGEMENT AND BUDGET TO PROVIDE AN INITIAL OVERVIEW OF COST RECOVERY FOR SERVICES PROVIDED BY ST. JOHNS COUNTY



Jesse Dunn, Director, Office of Management and Budget, gave an overview, via PowerPoint. He reviewed balancing inputs with outputs, essential and non-essential services, determining what services should be funded by a county-wide tax versus individual fees, and the cost of non-essential services. He noted that County demands exceeded resources and that the Fiscal Year 2018 Board balanced services and inputs.

(1:41 p.m.) Discussion ensued on educating residents on the costs for services; collecting resident feedback on costs for services; the challenges of capturing accurate data from residents, including the number of users for services (residents or non-residents); the County's deferred maintenance backlog; and the cost of recovery for user fees.

(1:56 p.m.) *The Board gave consensus to direct staff to provide the cost of certain "non-essential" county services and options for recovery of those costs.*

(1:56 p.m.) Ed Slavin, P.O. Box 3084, spoke on elected officials' budgets; the Federal Data Quality Act; user costs paid by developers, and the cost of recovery for non-essential services.

(1:59 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in opposition of decreasing non-essential services.

(2:02 p.m.) Merrill Roland, 6281 Old Dixie Drive, spoke in favor of fiscal responsibility.

*(Regular Items 6 and 7 were presented together.)*

(02/06/18 - 17 - 2:06 p.m.)

6. TOURIST DEVELOPMENT TAX - DISCUSSION OF A 5TH CENT. THE BOARD OF COUNTY COMMISSIONERS REQUESTED A PRESENTATION REGARDING THE LEVYING AND USE OF THE 5TH CENT, OF TOURIST DEVELOPMENT TAX. THE PRESENTATION WILL INCLUDE THE COUNTY'S ELIGIBILITY TO IMPLEMENT THE TAX AND USE OF GENERATED REVENUES, AS DESCRIBED BY FLORIDA STATUTE 125.0104

Tera Meeks, Director, Tourism and Cultural Development, provided details, via PowerPoint. She reviewed *Florida Statute 125.0104*; current levied bed tax uses and allocations; Fiscal Year 2017 bed tax collection totals, based on zip codes; and the eligible unlevied 5th cent. She noted that the potential 5th cent would generate an annual revenue of approximately \$2.57 million.

(2:10 p.m.) Discussion ensued on bed tax allocations; expected uses for the potential 5th cent and the per year expense; utilizing the potential 5th cent for beach renourishment or a beach management program; and on levied tourist development tax in surrounding counties. Additionally, Wanchick provided comments on the use of the 5th cent.

(2:17 p.m.) Dean requested support from the Board to increase the bed tax by one-cent and to use the additional one-cent for beach management, beach restoration and beach renourishment. Subsequently, he stated that his recommendation would also include reducing the boundaries of the Municipal Service Taxing Units (MSTU) from the original large area to only the area east of the Coastal Construction Control Line (CCCL).

(2:18 p.m.) Discussion ensued on critical beach erosion; obtaining a long-term beach management program; and restoring the devastation from the hurricanes, including the one-time sand replacement project and how to achieve the intended goal with the proposed eligible unlevied 5th cent.

(2:26 p.m.) Dean gave an update on the South Ponte Vedra and Vilano Beach MSTU.

(2:36 p.m.) Wanchick reviewed the revised proposed MSTU options, via PowerPoint.

(2:40 p.m.) Discussion ensued on recapturing property values; details of the one-time sand placement, including the feasibility of the project; additional funding sources, utilizing the 5th cent for county-wide beaches; the 50 percent State funding match; property devaluation/assessment; MSTU payback options; revised MSTU boundaries; legality of placing sand on private property; and shoreline impacts from offshore dredging and sand placement, with additional comments by Neal Shinkre, Public Works Director, Wanchick, Locklear, and McCormack.

(3:09 p.m.) Lori Moffett, 917 Ponte Vedra Boulevard, representing the citizens of Ponte Vedra Proper, spoke in support of levying the 5th cent and deploying the funds to renourish the coastline of St. Johns County; loss of beach and homes; and the risk of a decreased ad valorem tax base. She also referenced a photo of Ponte Vedra Beach Mickler's Landing Beachfront Park, *Exhibit A*, and spoke on the lack of public beach.

(3:12 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of levying the 5th cent; amending Ordinance No. 2011-31, to reallocate the use of bed tax funds; establishing a bid process for the Visitors and Convention Bureau's (VCB) contract; reducing the amount of funds spent on advertising; and establishing a St. Augustine national historic park and national seashore, as a funding source to restore the coastline. He also commented on public beach access and on the pier.

(3:16 p.m.) Jill Hayford, 523 Ponte Vedra Boulevard, on behalf of Todd Hickey, General Manager of the Sawgrass Marriott, read a statement for the record that was not submitted. The statement was in favor of levying the 5th cent and deploying the funds to renourish the coastline of St. Johns County.

(3:17 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in support of removing the homes that were destroyed and keeping the lands, for park and preserve areas, for the public.

(3:20 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of levying the 5th cent.

(3:24 p.m.) Tom Turnage, 2809 South Ponte Vedra Boulevard, representing the South Ponte Vedra and Vilano Beach Preservation Association, spoke in support of levying the 5th cent and establishing a comprehensive beach management plan.

(3:27 p.m.) Kelly Sullivan, 141 Kingston Drive, spoke in support of levying the 5th cent and establishing a comprehensive coastal beach management plan.

(3:29 p.m.) Mel Longo, 620 21st Street, spoke in support of levying the 5th cent and establishing a comprehensive beach management plan. He also spoke on the revised MSTU boundaries.

(3:30 p.m.) Guy Rasch, 2803 South Ponte Beach Boulevard, spoke in support of levying the 5th cent and deploying the funds to renourish the coastline of St. Johns County.

(3:33 p.m.) Joe Bateman, 220 North Serranta Drive, Unit 633, spoke in support of levying the 5th cent and deploying the funds to renourish the coastline of St. Johns County.

(3:34 p.m.) Glenn Landers, 2901 South Ponte Vedra Boulevard, spoke in support of levying the 5th cent and deploying the funds to renourish the coastline of St. Johns County. He also addressed concerns on beach erosion regarding dredging of the ebb shoal and both hurricanes.

(3:37 p.m.) Todd Bishop, 508 Twelfth Street, spoke in support of restructuring the MSTU, levying the 5th cent and deploying the funds for research, and renourishing the coastline of St. Johns County, to include seawall management, beach protection from the current dredging project, and home placement near the CCCL.

(3:40 p.m.) Kathleen Mellor, 2933 South Ponte Vedra Boulevard, addressed her concerns on beach erosion regarding the dredging of St. Augustine Beach and hurricanes. She suggested a property tax credit for property owners who have paid for the St. Augustine Beach dredging project and for the County to control the dredging.

(3:42 p.m.) Susan Gentry, 3940 Coastal Highway, addressed her concerns on erosion regarding the dredging of the ebb shoal and spoke in support of levying the 5th cent and deploying the funds to renourish the coastline of St. Johns County.

(3:45 p.m.) Toby Kidd, 306 Twelfth Street, spoke in support of levying the 5th cent and deploying the funds to renourish the coastline of St. Johns County.

(3:38 p.m.) Discussion ensued on the ebb shoal dredging project and the correlation to erosion, with additional comments by Shinkre and Rajesh Srinivas, Coastal Engineer Consultant for the County.

**(4:05 p.m.) Motion by Waldron, seconded by Dean, carried 3/2, with Johns and Smith dissenting, directing staff to obtain a recommendation from the Tourist Development Council on the levying and use of the 5th cent.**

(4:06 p.m.) McCormack noted that the action taken did not approve the levying and use of the 5th cent. Discussion ensued on the motion, with additional comments by Wanchick.

**(4:11 p.m.) Motion by Dean, seconded by Waldron, carried 4/1, with Smith dissenting, to reconsider [the previous motion].**

**(4:12 p.m.) Motion by Waldron, seconded by Dean, carried 4/1, with Smith dissenting, to obtain a recommendation from the Tourist Development Council on the levying and use of the 5th cent, and to address questions raised by the Board in today's discussion.**

(4:12 p.m.) Discussion ensued on the revised MSTU boundaries; implementing a beach management plan committee; MSTU payback options, including sand placement; and available funding sources for renourishing the St. Johns County coastline, with additional comments from Shinkre.

(4:28 p.m.) Subsequently, McCormack called for public comment, specifically, on the motion made by the Chair.

(4:29 p.m.) Member of the public, name and address not given, questioned if the motion would tax property owners on the westside of A1A. The Board responded no.

(4:30 p.m.) Tom Turnage, 2809 South Ponte Vedra Boulevard, spoke in support of developing a comprehensive beach management plan, for the 42 miles of beaches in St. Johns County, and to use TDC fees for funding.

(4:31 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of the motion, developing a comprehensive beach management plan, and implementing a national park and seashore.

(4:33 p.m.) Glenn Landers, 2901 South Ponte Vedra Boulevard, spoke in support of the motion. He requested that the Board consider establishing a countywide comprehensive beach management plan committee and to conduct an independent study to determine the cause of erosion north of the jetties, if it was determined that dredging, at the ebb shoal, was not the cause of the erosion.

(4:35 p.m.) Guy Rasch, 2803 South Ponte Vedra Boulevard, spoke in support of the motion and developing a comprehensive beach management plan.

(4:37 p.m.) Madie Martin, 101 Leeward Court, spoke in favor of a countywide shared tax, in lieu of the MSTU.

(4:39 p.m.) Waldron responded to the public comment provided by Landers. He stated that the Army Corps of Engineers was to commence a project on the inlet and jetties in September or October of 2018.

(02/06/18 - 20 - 2:06 p.m.)

7. BOARD OF COUNTY COMMISSIONERS DISCUSSION REGARDING SOUTH PONTE VEDRA/VILANO BEACH EFFORT. THE PURPOSE OF THIS ITEM IS FOR THE BOARD TO DISCUSS THE MOST RECENT CIRCUMSTANCES AND THE CURRENT BOARD DIRECTION PERTAINING TO THE SOUTH PONTE VEDRA/VILANO BEACH SPECIAL ASSESSMENT EFFORT. SINCE THE BOARD'S LAST DISCUSSION, ADDITIONAL INFORMATION HAS BEEN RECEIVED, WHICH WARRANTS A DISCUSSION BY THE BOARD

*Discussion occurred with Item 6.*

**(4:24 p.m.) Motion by Dean, seconded by Morris, carried 5/0, to direct staff to investigate the feasibility of an off-shore sand source; and to conduct surveys of property owners within the boundaries of the revised MSTU, which is seaward of the coastal construction control line from R76-R117, subject to the availability of funds from a source to be determined.**

(4:25 p.m.) McCormack and Wanchick clarified the context of the motion.

(4:39 p.m.) Ross left the meeting.

(02/06/18 - 20 - 4:39 p.m.)

COMMISSIONERS' REPORTS

#### Commissioner Johns

*Johns requested Board consensus to direct staff to bring back concepts regarding registering lobbyists and ordinance options for the Board to consider. **Consensus was given.***

#### Commissioner Morris

No report.

#### Commissioner Dean

(4:42 p.m.) Thanked the Board members for participating in the meeting.

#### Commissioner Waldron

(4:43 p.m.) Waldron requested a project list, regarding drainage, from Locklear.

Commissioner Smith

(4:43 p.m.) Smith gave an agricultural report and expressed his condolences of the lives lost in Hastings in the past week. He questioned the number of County employment positions that were held open for the employees from the dissolution of the Town of Hastings; Wanchick responded. He also referenced a January 18, 2018, article from the *Ponte Vedra Recorder* "County Administrator Addresses St. Johns County's Troubling Financial State, Urges Engagement at Chamber Luncheon" and spoke on the administrator's job duties; discussion ensued.

(02/06/18 - 21 - 5:02 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick noted the audio and video equipment conversion process from analog to digital.

(5:03 p.m.) He reported on the memo that was sent to the Board regarding the farmers' market; discussion ensued. *Dean requested Board consensus to place an item on the February 20, 2018, agenda, to discuss available options for the use of Pier Park parking lot for special events. Consensus was given.*

(02/06/18 - 21 - 5:14 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack briefed the Board on a future agenda item regarding the collection of the Tourist Development Tax (TDT) on Airbnb rentals. He reported that the St. Johns County Tax Collector would like to contract with a vendor to pursue the collection of information on rental units. He noted that the cost of the vendor could be paid from TDT revenue.

(02/06/18 - 21 - 5:16 p.m.)

CLERK OF COURT'S REPORT

No report.

(02/06/18 - 21 - 5:16 p.m.)

ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 5:16 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 553595-553692, totaling \$3,656,844.16 and Voucher Register, Voucher Nos. 34298-34348, totaling \$888,105.11 (1/16/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 553693-553765, totaling \$47,540.69 and Voucher Register, Voucher Nos. 34349-34464, totaling \$73,291.15 (1/17/18)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 553766-553783, totaling \$42,878.62 and Voucher Register, Voucher Nos. 34465-34467, totaling \$755.11 (1/18/18)
4. St. Johns County Board of County Commissioners Check Register, Check No. 553784, totaling \$13,500 (1/18/18)
5. St. Johns County Board of County Commissioners Check Register, Check No. 553785, totaling \$500 (1/19/18)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 553786-553790, totaling \$207,407.88 (1/22/18)

7. St. Johns County Board of County Commissioners Check Register, Check No. 553791, totaling \$1,862.49 (1/22/18)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 553792-553939, totaling \$891,684.23 and Voucher Register, Voucher Nos. 34470-34548, totaling \$956,187.73 (1/23/18)
9. St. Johns County Board of County Commissioners Check Register, Check No. 553940, totaling \$50,000 (1/26/18)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 553941-553954, totaling \$210,754.35 (1/29/18)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 553955-554134, totaling \$1,090,963.82 and Voucher Register, Voucher Nos. 34549-34630, totaling \$1,503,378.76 (1/30/18)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 554135-554136, totaling \$37,150.98 (1/30/18)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 554137-554145, totaling \$3,886.82 and Voucher Register, Voucher Nos. 34631-34633, totaling \$755.11 (2/1/18)
14. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 34634-34635, totaling \$8,747.34 (2/1/18)

CORRESPONDENCE:

1. Certificate of County Canvassing Board, St. Johns County, regarding the proposition to dissolve the Town of Hastings, Florida, to publicly canvass the votes given for the Hastings General Election on the Seventh day of November, 2017.

Approved \_\_\_\_\_ March 6 \_\_\_\_\_, 2018  
 BOARD OF COUNTY COMMISSIONERS  
 OF ST. JOHNS COUNTY, FLORIDA

By: Paul M. Waldron  
 Vice → Chair

ATTEST: ~~HUNTER S. CONRAD~~, CLERK  
 By: Sam Halterman  
 Deputy Clerk

