

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
FEBRUARY 20, 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  
Natasha McGee, Deputy Clerk

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

(02/20/18 - 1 - 9:01 a.m.)  
CALL TO ORDER

Dean called the meeting to order.

(02/20/18 - 1 - 9:01 a.m.)  
ROLL CALL

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

(02/20/18 - 1 - 9:02 a.m.)  
INVOCATION

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

(02/20/18 - 1 - 9:03 a.m.)  
PLEDGE OF ALLEGIANCE

Johns led the Pledge of Allegiance.

(02/20/18 - 1 - 9:04 a.m.)  
PROCLAMATION DESIGNATING FEBRUARY 2018 AS CAREER AND TECHNICAL EDUCATION MONTH

Waldron presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. First Coast Technical College Principal Chris Force spoke on the increase in enrollment and serving the community long-term.

(02/20/18 - 2 - 9:08 a.m.)

PROCLAMATION DESIGNATING FEBRUARY 25, 2018, AS ST. JOHNS RIVER STATE COLLEGE DAY

Johns presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. President of the St. Johns River State College (SJRSC), Joe Pickens, introduced Caroline Tingle, the Vice President of Development and External Affairs, and Melanie Brown, Ph.D., the St. Augustine Campus Vice President of Academic Affairs and Executive Director. He spoke on the history of SJRSC and the important role the college played in St. Johns County.

(02/20/18 - 2 - 9:15 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(02/20/18 - 2 - 9:15 a.m.)

PUBLIC COMMENT

Lance Williams, 273 Pinehurst Pointe Drive, spoke in opposition of the proposed construction location of Buc-ee's, due to traffic and safety concerns. He submitted a copy of a letter, addressed to the Buc-ee's owners, dated February 9, 2018, *Exhibit A*.

(9:19 a.m.) Jim Pavone, 128 Pinehurst Pointe Drive, spoke in opposition of the proposed construction location of Buc-ee's, due to traffic and safety concerns.

(9:22 a.m.) Lyn Bowsher, 180 Edge of Woods Road, spoke in opposition of the proposed construction location of Buc-ee's, and requested the following impact studies: 1) safety and security, 2) light and noise pollution, 3) fire disaster, 4) property tax, and 5) traffic and roadway, *Exhibit B*.

(9:26 a.m.) Joanne Williams, 273 Pinehurst Pointe Drive, spoke in opposition to the proposed construction location of Buc-ee's, highlighting the mission statement from 2002 World Commerce Center Planned Unit Development (PUD) for the record.

(9:28 a.m.) Leonarda Carrow, 216 Fifth Street, spoke on the Vilano Beach dune erosion crisis and submitted five suggestions for the record, *Exhibit C*: 1) the community welcomes intensity and focus on a long-term solution to the shrinking shoreline, 2) the consideration of a county-wide/tourist funding source and not a local neighborhood funding source, 3) implementation of a Coastal Management Plan, 4) a study on erosion that has been occurring since 2006, and 5) requested that the topic be added to the March 6, 2018, BCC agenda.

(9:30 a.m.) Bob Sims, 616 Donald Ross Way, spoke in opposition to the proposed construction location of Buc-ee's, due to incompatibility.

(9:32 a.m.) Jason Ouellette, 609 Donald Ross Way, spoke in opposition to the proposed construction location of Buc-ee's, due to traffic, schools, and property value impacts.

(9:33 a.m.) Dr. Erin Ouellette, spoke in opposition to the proposed construction location of Buc-ee's, due to incompatibility, traffic, safety and security, and the impact to the quality of life for the residents of World Golf Village.

(9:35 a.m.) John Delaney, 240 Treasure Beach Road, spoke in opposition of the Treasure Beach Canal System's non-conforming docks. He presented photos of the canal, *Exhibit D*, and encouraged cleaning up the canal system before the canals were dredged.

(9:38 a.m.) Fred Williams, 213 Edge of Woods Road, spoke in opposition to the proposed construction location of Buc-ee's, due to incompatibility.

(9:41 a.m.) Irene Kaufman, 2537 South Ponte Vedra Boulevard, spoke on the sand placement project for St. Johns County Beaches, including the critically eroded beach designation and Municipal Service Tax Unit (MUST) boundaries. She also spoke in support of levying the Tourist Development Tax 5th cent.

(9:44 a.m.) Douglas Martin, 253 Treasure Beach Road, spoke in opposition of revising the Treasure Beach Canal System ordinance, with regard to the width of the navigable center way of the canals; and a process for maintaining a navigable waterway to the Intracoastal Waterway.

(9:47 a.m.) Kelly Sullivan, 141 Kingston Drive, spoke in support of establishing a comprehensive coastal management plan.

(9:49 a.m.) Ed Slavin, P.O. Box 3084, spoke on a St. Augustine National Historical Park and National Seashore designation; restoring public access to Government Television (GET); establishing a growth moratorium, a county-wide ethics ordinance, and post-employment restrictions; lobbyist registration, the need for an independent inspector general; and fighting corruption.

(9:52 a.m.) Kathy Grainer, 233 Pinehurst Pointe Drive, spoke in opposition of the proposed construction location of Buc-ee's, due to traffic, safety and security, and environment concerns.

(9:55 a.m.) Jim Almond, 239 Treasure Beach Road, highlighted the Treasure Beach drainage project and thanked the Commission and staff for working with residents on a solution.

(9:57 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, expressed his appreciation for the north boardwalk cleanup efforts at the Pier; his concern with safety and security at the 2018 St. Augustine Beach Pier Art and Craft Festival, and the need for transparency by the County.

(10:00 a.m.) Merrill Roland, 6281 Old Dixie Drive, expressed his concern with the 2018 St. Augustine Beach Pier Art and Craft Festival, with regard to parking, parking violations, and the emptying of RV holding tanks. He also noted that he was in opposition of holding events at the Pier.

(10:03 a.m.) Sue Bergeron, 4857 Winton Circle, spoke on the drainage concerns at Winton Circle.

(10:06 a.m.) Luisa Evangelista, 4833 Winton Circle, spoke on the drainage concerns at Winton Circle.

(10:07 a.m.) Tony Evangelista, 4833 Winton Circle, spoke on the drainage concerns at Winton Circle.

(10:08 a.m.) Ken McClain, 701 East Street, expressed his concerns with the quality of life in Hastings, and the need for a Housing Authority. He also questioned the \$600,000 Community Development Block Grant (COB) that was rescinded, due to the dissolution of the Town of Hastings.

(10:12 a.m.) Peter Dorpat, 4812 Winton Circle, spoke on the drainage concerns at Winton Circle.

(10:13 a.m.) Dick Cherrick, 148 Pinehurst Pointe Drive, spoke in opposition to allowing Buc-ee's to eliminate tree barriers.

(10:14 a.m.) Decade Freeman, 115 B Ashland Avenue, expressed his concerns with the quality of life for the homeless children in Hastings.

(02/20/18 - 4 - 10:16 a.m.)

#### DELETIONS TO CONSENT AGENDA

Wanchick requested that Consent Items 17 and 19 be pulled.

(10:17 a.m.) Waldron questioned Locklear on the preparations for the Treasure Beach Canal System Dredging project, Consent Item 12.

(10:17 a.m.) Johns requested that Consent Agenda Items 20 and 21 be pulled and added to the Regular Agenda, as Items 12 and 13.

(02/20/18 - 4 - 10:18 a.m.)

#### APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2018-41**, authorizing the chair to execute the attached Certificate Regarding Matching Funds as required by the Department of State, Division of Elections, to award the Supervisor of Elections a 2017-2018 Help America Vote Act of 2002 (HAVA) grant, recognizing the grant award, as unanticipated revenue and directing the county administrator, or designee, to allocate the funds to the Supervisor of Elections Fiscal Year 2018 budget

#### RESOLUTION NO. 2018-41

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS CHAIR TO EXECUTE A CERTIFICATE REGARDING MATCHING FUNDS, ON BEHALF OF THE COUNTY, IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF STATE, DIVISION OF ELECTIONS, REQUIREMENTS; RECOGNIZING THE GRANT FUNDS, AS UNANTICIPATED REVENUE; AND APPROPRIATING THE SUCH FUNDS WITHIN THE SUPERVISOR OF ELECTIONS 2018 FISCAL YEAR BUDGET**

3. Motion to adopt **Resolution No. 2018-42**, accepting a Final Release of Lien, Warranty, Easement for Access and Utilities, and Bill of Sale and Schedule of Values, conveying all personal property associated with the reuse water and sewer systems to serve Creekside at Twin Creeks, Phase 1B

#### RESOLUTION NO. 2018-42

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

**ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR ACCESS AND UTILITIES, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE WATER AND SEWER SYSTEMS TO SERVE CREEKSIDE AT TWIN CREEKS, PHASE 1B**

4. Motion to adopt **Resolution No. 2018-43**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines to serve Arbor Mill, Phase Two, located off County Road 16A

**RESOLUTION NO. 2018-43**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE ARBOR MILL, PHASE TWO, LOCATED OFF COUNTY ROAD 16A**

5. Motion to adopt **Resolution No. 2018-44**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines to serve Treaty Oaks, Phase 1, Units 3 and 4, located off State Road 207

**RESOLUTION NO. 2018-44**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE TREATY OAKS PHASE 1, UNITS 3 AND 4, LOCATED OFF STATE ROAD 207**

6. Motion to adopt **Resolution No. 2018-45**, accepting an Easement for Access and Utilities for a water meter to serve Shores Liquors, located off State Road 16 and Kenton Morrison Road

**RESOLUTION NO. 2018-45**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR ACCESS AND UTILITIES FOR A WATER METER TO SERVE SHORES LIQUORS, LOCATED OFF STATE ROAD 16 AND KENTON MORRISON ROAD**

7. Motion to adopt **Resolution No. 2018-46**, accepting a Warranty for work performed at Treaty Oaks Amenity Center, located off State Road 207

RESOLUTION NO. 2018-46

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY ASSOCIATED WITH WORK PERFORMED AT TREATY OAKS AMENITY CENTER, LOCATED OFF STATE ROAD 207

8. 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
9. Motion to adopt **Resolution No. 2018-47**, authorizing the county administrator, or designee, to award Bid No. 18-27, Purchase of Sign Shop Materials, to the lowest, responsive, responsible bidders, and to execute contracts, materially similar to the attached, with Osburn Associates, Inc., and Vulcan, Inc., d/b/a Vulcan Signs, for the purchase of sign shop materials, on an as needed basis, in accordance with Bid No. 18-27

RESOLUTION NO. 2018-47

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD AND EXECUTE AGREEMENTS FOR BID NO. 18-27, PURCHASE OF SIGN SHOP MATERIALS FOR THE ST. JOHNS COUNTY TRAFFIC AND TRANSPORTATION DEPARTMENT

10. Motion to adopt **Resolution No. 2018-48**, authorizing the county administrator, or his designee, to award Bid No. 18-28, Sand Dollar Lift Station Repair to the lowest, responsive, responsible bidder, at the lump sum price of \$119,490, and to execute a contract with Hinterland Group, Inc., in substantially the same form and format as the attached draft, for completion of the specified scope of work provided in Bid No. 18-28

RESOLUTION NO. 2018-48

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-28 AND TO EXECUTE AN AGREEMENT FOR THE SAND DOLLAR LIFT STATION REPAIRS

11. Motion to adopt **Resolution No. 2018-49**, authorizing the county administrator, or his designee, to award Bid No. 18-32, Northwest WTP 20 Inch Water Main Extension, and execute a contract with G&H Underground Construction, Inc., in substantially the same form and format as the attached draft, for completion of the specified scope of work, at an amount of \$222,020

RESOLUTION NO. 2018-49

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-32 AND TO

**EXECUTE AN AGREEMENT FOR NORTHWEST WTP 20  
INCH WATER MAIN EXTENSION**

12. Motion to adopt **Resolution No. 2018-50**, authorizing the county administrator, or his designee, to award Bid No. 18-29, Treasure Beach Canal System Dredging, and to execute a contract with Waterfront Property Services, LLC, d/b/a Gator Dredging, in substantially the same form and format as the attached draft, for completion of the specified scope of work, at a lump sum contract price of \$947,000

**RESOLUTION NO. 2018-50**

**A RESOLUTION BY THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
AUTHORIZING THE COUNTY ADMINISTRATOR, OR  
DESIGNEE, TO AWARD BID NO. 18-29 AND TO  
EXECUTE AN AGREEMENT FOR THE TREASURE  
BEACH CANAL SYSTEM DREDGING**

13. Motion to adopt **Resolution No. 2018-51**, authorizing the county administrator, or designee, to purchase one new 2017 Challenger MT525 Tractor, with 25' Diamond Boom Mower, at a price of \$171,626, from Ring Power Corporation, subject to the terms and conditions of the Florida Sheriff's Association Contract No. FSA16-VEH14.0

**RESOLUTION NO. 2018-51**

**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 CHALLENGER MT525  
TRACTOR, WITH 25' DIAMOND BOOM MOWER, FOR  
THE ROAD AND BRIDGE DEPARTMENT**

14. Motion to adopt **Resolution No. 2018-52**, authorizing the county administrator, or his designee, to assign the current continuing agreement with Ellis & Associates, Inc., to ECS Florida, LLC, under RFQ No. 17-17, Professional Services, due to transfer of assets

**RESOLUTION NO. 2018-52**

**A RESOLUTION BY THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
AUTHORIZING THE COUNTY ADMINISTRATOR, OR  
DESIGNEE, TO ASSIGN THE CONTRACT WITH ELLIS  
& ASSOCIATES, INC., UNDER RFQ NO. 17-17,  
PROFESSIONAL SERVICES TO ECS FLORIDA, LLC**

15. Motion to approve a reserve transfer, not to exceed \$228,000, from Utility Services Fund Reserves (4426-5992), in order to adjust salaries commensurate with licensure and current market conditions for licensed Water and Wastewater Operator personnel
16. Motion to adopt **Resolution No. 2018-53**, accepting a St. Johns Housing Partnership contract extension agreement, 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. 2018-53

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT EXTENSION BETWEEN ST. JOHNS COUNTY AND THE ST. JOHNS HOUSING PARTNERSHIP

*(Consent Agenda Item 17 was pulled.)*

17. Motion accepting St. Johns Welfare Federation d/b/a Bayview Assisted Living at Buckingham Smith Amended Contract Extension Agreement, substantially in the same form as attached hereto, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County
18. Motion to adopt **Resolution No. 2018-54**, authorizing the county administrator, or his designee, to take the necessary steps to utilize SHIP funds to rebuild three homes

RESOLUTION NO. 2018-54

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO TAKE THE NECESSARY STEPS TO UTILIZE SHIP FUNDS TO REBUILD THREE HOMES

*(Consent Agenda Item 19 was pulled.)*

19. Motion approving the recognition and appropriation of unanticipated contributions, in the amount of \$6,671, amending the Fiscal Year 2018 Beach Fund budget

*(Consent Agenda Item 20 was pulled and added to the Regular Agenda as Item 12.)*

20. Motion authorizing the county administrator, or designee, to execute a Transfer and Assumption Agreement, in substantially the same form and format as attached hereto, providing for the orderly transfer and assumption of all of the assets and indebtedness of the Town of Hastings to the County, in accordance with applicable provisions of Florida law and the Dissolution Ordinance; and requiring the recognition and appropriation of funds within the St. Johns County Board of County Commissioners Fiscal Year 2018 budget, the use of General Fund and Utility Services Fund reserves, and the approval of 6.4 full-time equivalents (FTE) as cited in the background information

*(Consent Agenda Item 21 was pulled and added to the Regular Agenda as Item 13.)*

21. Motion recognizing and appropriating a Department of Homeland Security FEMA Hurricane Irma Grant of Reimbursement funds, in an amount not to exceed \$4,585,889, and a State of Florida Division of Emergency Management Grant of Reimbursement funds, in an amount not to exceed \$764,315, within Fiscal Year 2018, and the transfer of the County grant match of \$657,087 from Solid Waste Fund Reserves, \$90,057 from General Fund Reserves, and \$17,150 from Utility Services Fund Reserves
22. Motion to adopt **Resolution No. 2018-55**, recognizing and appropriating a Department of Homeland Security FEMA Hurricane Matthew Grant, in an amount not to exceed \$3,459,180, and a State of Florida Division of Emergency



Management Grant, in an amount not to exceed \$576,530, within the Fiscal Year 2018; and a motion to approve the transfer of \$576,530, as the required grant match from the Transportation Trust Fund Reserves.

#### RESOLUTION NO. 2018-55

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

23. Motion to approve Minutes:

- January 16, 2018, BCC Regular Meeting

24. Proofs:

- a) Proof: Request for Bids, Bid No. 18-31, Bannon Lakes Ground Storage Tank and Booster Pump Station, published on December 16, 2017, and December 23, 2017, in *The St. Augustine Record*
- b) Proof: Request for Bids, Bid No. 18-36, Crane Lake, Remington, and Merganzer Lift Station Upgrades, published on December 22, 2017, and December 29, 2017, in *The St. Augustine Record*
- c) Proof: Request for Qualifications, RFQ No. 17-62R, Contractor Pre-Qualification for Development, Installation and Implementation of Access Control Security System for SJC Detention Center, published on December 20, 2017, and December 27, 2017, in *The St. Augustine Record*
- d) Proof: Request for Bids, Bid No. 18-08, Northwest WTP 12-MGD Expansion - Engineering Services, published on December 21, 2017, and December 28, 2017, in *The St. Augustine Record*
- e) Proof: Request for Qualifications, RFQ No. 18-05, Contractor Qualification for As-Needed Small Scale Construction, Renovation, and Repair Services, published on December 27, 2017, and January 3, 2018, in *The St. Augustine Record*
- f) Proof: Notice of Meeting, Meeting for BCC and PZA regarding the Use of Land, Town of Hastings, published on October 5, 2017, and January 30, 2018, in *The St. Augustine Record*
- g) Proof: Request for Qualifications, RFQ No. 18-35, Traffic Count Program, published on January 4, 2018, and January 11, 2018, in *The St. Augustine Record*

(02/20/18 - 9 - 10:19 a.m.)

#### ADDITIONS/DELETIONS TO REGULAR AGENDA

McCormick requested that the Board hear Regular Agenda Item 12, prior to the first agenda item.

Waldron stated that he would address the drainage concerns at Winton Circle, during Commissioners' Comments.

(02/20/18 - 10 - 10:20 a.m.)

#### APPROVAL OF REGULAR AGENDA

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

(10:20 a.m.) The Board moved to Regular Agenda Item 12, with Regina Ross, Deputy County Attorney, in attendance.

(02/20/18 - 10 - 10:40 a.m.)

1. PUBLIC HEARING, VACROA 2017-04, PUBLIC HEARING TO VACATE A PORTION OF DEBBIES WAY. THE APPLICANT REQUESTS THE VACATION OF A PORTION OF DEBBIES WAY, NEAR THE INTERSECTION OF NOCATEE PARKWAY AND PALM VALLEY ROAD, EAST OF 20 MILE ROAD. BASED ON STAFF'S REVIEW, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED, AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION

Proof of publication of the notice of public hearing on VACROA 2017-04, Debbies Way, was received, having been published in *The St. Augustine Record* on February 6, 2018.

Benjamin Powelson, Engineer, presented details of the request, via PowerPoint.

(10:41 a.m.) Staci Rewis, Gunster Law Firm, 225 Water Street, Suite 1750, Jacksonville, Florida, representing the applicant, provided background information on the request.

(10: 43 a.m.) Ed Slavin, P.O. Box 3084, spoke in opposition to Florida law regarding road vacations. He stated that there should be a cost benefit to the County.

(10:44 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to adopt Resolution No. 2018-57, approving VACROA 2017-04, Debbies Way, petition to vacate a portion of Debbies Way.**

#### RESOLUTION NO. 2018-57

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE VARIABLE WIDTH RIGHT-OF-WAY, KNOWN AS DEBBIES WAY (F/K/A PALM VALLEY ROAD), SUBJECT TO RESERVATION OF A UTILITY EASEMENT OVER THE VACATED RIGHT-OF-WAY**

(02/20/18 - 10 - 10:44 a.m.)

2. PUBLIC HEARING, REZ 2017-15, CONTENT FIRST STREET REZONING. REQUEST TO REZONE LOTS 16, 17, AND 18, OF MICKLER'S SUBDIVISION, FROM COMMERCIAL GENERAL (CG) TO RESIDENTIAL SINGLE FAMILY (RS-3), TO ALLOW SINGLE FAMILY HOMES ON EACH LOT; LOCATED WEST OF A1A SOUTH AND NORTH OF PALMETTO ROAD. THE SUBJECT PROPERTY IS LOCATED WEST OF A1A SOUTH AND NORTH OF PALMETTO ROAD WITHIN THE MICKLERS SUBDIVISION PLAT. ON JANUARY 18, THE PLANNING AND ZONING AGENCY VOTED 6-0 TO RECOMMEND APPROVAL OF THE REZONING REQUEST, BASED ON FOUR FINDINGS OF FACT

Proof of publication of the notice of public hearing on REZ 2017-15, Content First Street rezoning, was received, having been published in *The St. Augustine Record* on December 30, 2017.

Ex parte communication: Waldron and Dean drove by the site.

Shannon Acevedo, Planner, presented details of the request, via PowerPoint. She noted there was a public concern regarding neighborhood drainage that was addressed by staff.

(10:48 a.m.) **Motion by Waldron, seconded by Morris, carried 5/0, to enact Ordinance No. 2018-6, REZ 2017-15, Content First Street Rezoning, a request to rezone Lots 16, 17, and 18 of Mickler's Subdivision from Commercial General to Residential Single Family, based upon four Findings of Fact.**

#### ORDINANCE NO. 2018-6

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS, AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL GENERAL (CG) TO RESIDENTIAL SINGLE FAMILY (RS-3); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(02/20/18 - 11 - 10:48 a.m.)

3. PUBLIC HEARING, COUNTY IMPACT FEE UPDATE FIRST HEARING. UPDATED IMPACT FEE STUDY - ANNOUNCE THE ADOPTION HEARING AND SEEK BCC DIRECTION. THIS IS A PUBLIC HEARING TO ANNOUNCE THE ADOPTION HEARING OF AN UPDATED IMPACT FEES SCHEDULE (INCLUDING PUBLIC EDUCATION) FOR MARCH 6, 2018, AT 9:00AM, AND TO SEEK DIRECTION FROM THE BOARD OF COUNTY COMMISSIONERS. THE PROPOSED ORDINANCE IS BASED UPON A TECHNICAL MEMORANDUM PREPARED BY JAMES C. NICHOLAS, PH.D. DATED FEBRUARY 5, 2018, FOR THE COUNTY REFLECTING THE MOST CURRENT DATA AND ASSESSMENT REGARDING IMPACT FEES IN THE CATEGORIES OF ROADS, PUBLIC BUILDINGS, LAW ENFORCEMENT, FIRE AND RESCUE, AND PARKS AND RECREATION. A SECOND MEMORANDUM IS PREPARED FOR THE ST. JOHNS COUNTY SCHOOL DISTRICT WHICH ADDRESSES SCHOOL IMPACT FEES. ON FEBRUARY 6, 2018, THE SCHOOL DISTRICT BOARD VOTED TO REQUEST THE BOARD ADOPT THE FEE SCHEDULE, AS PRESENTED, IN THE TECHNICAL MEMORANDUM (SEE ATTACHED LETTER)

Suzanne Konchan, Director of Growth Management, gave an overview of the Impact Fee update, via PowerPoint. She reviewed the following policy options and requested Board direction: 1) Adopt the fee schedule at the full values reflected in the Technical Memorandums, 2) Adopt the fee schedule at a reduced amount in all categories as was done in 2011, or 3) Reduce fees in land use categories that promote a public purpose by supplementing those categories with an alternative funding source. She noted that the school Board recommended that the Board adopt the revised school impact fee schedule, based on the seven-tier square footage structure, at the full amounts supported by the study; reviewed the revised impact fee schedule, *Exhibit A*; and stated that the second reading was scheduled for March 6, 2018.

(10:57 a.m.) Discussion ensued on auxiliary land uses; and cost of the Duncan Associates peer review. Additionally, Board members expressed their positions on policy options regarding impact fees.

(11:06 a.m.) Ed Slavin, P.O. Box 3084, addressed his concerns with the Duncan Associates peer review.

(11:09 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, questioned the residential impact fee reductions.

(11:13 a.m.) Beth Breeding, Silverfield Group, 10175 Fortune Parkway, Suite 1005, Jacksonville, Florida, commercial developer, spoke in support of non-residential growth and eliminating concurrency.

(11:15 a.m.) Jessie Spradley, Northeast Florida Building Association, 103 Century 21 Drive, Jacksonville, Florida, addressed his concerns regarding impact fee increases; suggested that the Board broaden funding sources for transportation, with a half-cent gas tax or sales tax increase; and stated he supported a workshop for eliminating concurrency, for residential and non-residential, and for phasing increased impact fees.

(11:17 a.m.) Len Weeks, 38 Magnolia Dunes Circle, addressed concerns with the proposed increase to residential impact fees and suggested an additional funding option, to include a tax break for property owners who have paid impact fees with no services.

(11:20 a.m.) John Metcalf, Hutson Companies, LLC, 7549 State Road 13 North, suggested that staff consider a study on school mitigation fees.

(11:22 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition to non-residential growth, reducing impact fees, and in opposition to a half-cent gas tax or sales tax increase.

(11:25 a.m.) Bill Lazar, St. Johns County Housing Partnership, 525 West King Street, addressed impact fee concerns regarding affordable housing.

(11:28 a.m.) Phil King, 880 A1A Beach Boulevard, Unit 7202, addressed impact fee concerns regarding affordable housing.

(11:31 a.m.) Discussion continued on eliminating concurrency, including impacts to staff and applicants; additional revenue sources; establishing a mobility fee; affordable housing linkage fees; cost of living increases, to include homestead exemption reductions.

(12:01 p.m.) The following Board direction was given: 1) bring back a revised impact fee updated schedule showing a 40 percent reduction in non-residential fees, and options for phasing increases over a period of time, and 2) bring back, as separate discussions: amendments to the Land Development Code, to exempt non-residential development from the County's concurrency program; and a presentation on an affordable housing linkage fee program.

(12:02 p.m.) Rebecca Lavie, Assistant County Attorney, entered the meeting.

(02/20/18 - 12 - 12:02 p.m.)

4. THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY SUB-RECIPIENT AGREEMENT WITH FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY. REQUEST AUTHORIZATION FOR THE COUNTY ADMINISTRATOR TO ENTER INTO AGREEMENT WITH FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO), THROUGH A SUB-RECIPIENT AGREEMENT, FOR COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY (CDBG-DR) FUNDS, TOTALING \$45,837,520, AND TO AUTHORIZE ADDITIONAL FULL-TIME EMPLOYEES (FTES) AND FUNDING TO MANAGE THE GRANT PROGRAM. SEE ATTACHED MEMO

Joseph Giammanco, Disaster Recovery Manager, presented details of the CDBG-DR program and the proposed Agreement, via PowerPoint. He reviewed funding, benefits,

projects, program specifics and requirements, the current disaster recovery program, Board options regarding the program direction, current disaster recovery staff and the recommended United States Department of Housing and Urban Development (HUD) program staffing plan. He noted that staff recommended implementing a hybrid grant management program that utilized both in-house resources and consisted of two phases; staff cost was 100 percent reimbursable; and that he was requesting up to \$10,000 for start-up costs.

(12:18 p.m.) Discussion ensued on the DEO's administrative overhead cost; duration of the Agreement; allocation of funds; FTEs/staffing, to include cost; start-up costs, not to exceed \$10,000, for Phase 1; Florida Department of Economic Development Opportunity's (DEO) spending allocation guidelines; reimbursable qualified repairs; and DEO's review and approval of the program's staffing plan. Additional comments were provided by Shanna Novak, Director of Health and Human Services, regarding staffing. Giammanco noted that the Agreement could be amended to include a reimbursement program for repairs.

(12:34 p.m.) Ed Slavin, P.O. Box 3084, spoke in favor of accepting the grant.

(12:35 p.m.) Bill Lazar, St. Johns County Housing Partnership, 525 West King Street, spoke in support of accepting the grant, with regard to rental housing opportunities and replacing homes.

(12:38 p.m.) Troy Blevins, President of Home Again St. Johns, 138 Markland Place, spoke in support of accepting the grant.

(12:39 p.m.) Dwala Willis, 895 South Orange Street, spoke in support of accepting the grant.

(12:40 p.m.) Major Tim Williford, Salvation Army, 648 Porto Cristo Avenue, spoke in support of accepting the grant, with regard to low and moderate income (LMI)/affordable housing.

(12:42 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of accepting the grant.

(12:43 p.m.) BJ Kalaidi, 8 Newcomb Street, submitted written public comment for the record, *Exhibit A*; and referenced a map, noting her opposition to include a walkway around the marsh in the Lake Maria Sanchez project, *Exhibit A*.

(12:46 p.m.) Deshaude Freeman, 115 B Ashland Avenue, questioned the funding for the Hastings Phase I and Phase II Sewer projects.

(12:48 p.m.) Smith questioned Giammanco on the eight temporary FTE's.

(12:50 p.m.) **Motion by Dean, seconded by Morris, carried 5/0, to adopt Resolution No. 2018-58, authorizing the chair to execute a contractual agreement with the State of Florida Department of Economic Opportunity, substantially in the form and format as attached hereto, approve the associated 8.0 FTE's funded by the CDBG-DR grant, and recognize and appropriate within the Fiscal Year 2018 budget year.**

(12:51 p.m.) **Motion by Waldron, seconded by Morris, carried 5/0, to approve a transfer, in the amount, up to \$10,000, from the General Fund Reserves to fund one-time start-up expenses not funded by CDBG-DR.**

#### RESOLUTION NO. 2018-58

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO IMPLEMENT A SUB-RECIPIENT CONTRACT WITH THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY, UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY (CDBG-DR) PROGRAM AND TO RECOGNIZE AND APPROPRIATE WITHIN THE FISCAL YEAR 2018 COUNTY BUDGET**

Deputy Clerk McGee and Lavie left the meeting at 12:50 p.m. and Deputy Clerk Bonnie A. Putman entered the meeting.

*(Regular Agenda Items Nos. 5 and 6 were presented together.)*  
(02/20/18 - 14 - 12:52 p.m.)

5. PUBLIC HEARING - A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH LIBRARY BOULEVARD AND LA PASADA CIRCLE IN PONTE VEDRA; ACCEPTING AN EASEMENT FOR ACCESS AND UTILITIES; AND ACCEPTING AN AMENDED TO AN EXISTING EASEMENT AND RESTRICTIVE. THIS APPLICATION EXCHANGES PROPERTY OWNED IN FEE SIMPLE BY ST. JOHNS COUNTY, FOR AN ACCESS AND UTILITY EASEMENT ON THE SAME PROPERTY. THIS IS COMPANION TO PUD 2017-06 PONTE VEDRA SQUARE SHOPPING CENTER. THE EFFECT OF THIS RESOLUTION IS TO TURN THE LIBRARY BOULEVARD AND LA PASADA CIRCLE, CURRENTLY PUBLIC ROADS, TO PRIVATE ROADS. THE NEW OWNER WILL MAINTAIN THE PRIVATE ROADS AND THE LANDSCAPING ON THE ROADS, AS WELL AS ENHANCE THE EXISTING LANDSCAPING. THE COUNTY AND THE AFFECTED ADJACENT PROPERTY OWNERS MAINTAIN LEGAL ACCESS THROUGH THESE RIGHTS-OF-WAY ONTO PUBLIC ROADS THROUGH A SERIES OF EASEMENTS. PLEASE SEE THE STAFF REPORT FOR ADDITIONAL DETAILS

Proof of publication of the notice of public hearing on the Exchange of County Property, was received, having been published in *The St. Augustine Record* on February 1, 2018 and February 8, 2018.

Paolo Soria, Senior Assistant County Attorney presented the details of the proposed resolution, via PowerPoint, including rezoning for a Planned Unit Development (PUD), easements, and rights-of-way.

(1:00 p.m.) Johns questioned the advertisement on the signage.

**(1:01 p.m.) Motion by Morris, seconded by Smith, carried 5/0, to adopt Resolution No. 2018-59, authorizing the Chair of the Board of County Commissioners to execute a deed for exchange of real property pursuant to section 125.37 in connection with Library Boulevard and La Pasada Circle; authorizing acceptance and execution of associated easements in connection with Library Boulevard and La Pasada Circle; and instructing the Clerk to record the documents together with other associated documents in connection with Library Boulevard and La Pasada Circle.**

**RESOLUTION NO. 2018-59**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH LIBRARY BOULEVARD AND LA PASADA CIRCLE IN PONTE VEDRA**

*(Regular Agenda Item No. 6 was heard with Item No. 5.)*

*(02/20/18 - 15 - 12:52 p.m.)*

6. PUBLIC HEARING - PUD 2017-06, PV SQUARE SHOPPING CENTER. PUD 2017-06 PONTE VEDRA SQUARE SHOPPING CENTER, REQUEST TO REZONE APPROXIMATELY 10.8 ACRES FROM COMMERCIAL, GENERAL (CG) AND SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-D) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR EXISTING STRUCTURES TO BE INCORPORATED AND TO PROVIDE A UNIFIED SIGN PLAN. THE WESTERN PART OF THE SUBJECT PROPERTY IS A SHOPPING CENTER THAT WAS DEVELOPED IN THE 1980'S BEFORE THE EXISTENCE OF THE PALM VALLEY OVERLAY DISTRICT AND THE EASTERN PORTION IS THE RIGHT OF WAY LOCATED IN THE PONTE VEDRA ZONING DISTRICT AND PONTE VEDRA OVERLAY DISTRICT. THIS APPLICATION HAS A COMPANION RESOLUTION CONVEYING THE RIGHTS OF WAY OF LIBRARY BOULEVARD AND LA PASADA CIRCLE TO THE APPLICANT IN EXCHANGE FOR AN ACCESS AND UTILITY EASEMENT FOR THE COUNTY. ON DECEMBER 20, 2017 THE PONTE VEDRA AND PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE RECOMMENDED APPROVAL WITH SUGGESTED CHANGES THAT THE APPLICANT HAS INCORPORATED INTO THE TEXT. ON JANUARY 18, 2018 THE PZA RECOMMENDED APPROVAL UNANIMOUSLY, AND ON JANUARY 8, 2018 THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD ALSO RECOMMENDED UNANIMOUS APPROVAL. PLEASE SEE THE ATTACHED GROWTH MANAGEMENT STAFF REPORT FOR A FULL ANALYSIS OF THE PROJECT

Proof of publication of the notice of public hearing on PUD 2017-06, PV Square Shopping Center, was received, having been published in *The St. Augustine Record* on December 21, 2017.

**(1:02 p.m.) Motion by Morris, seconded by Smith, carried 5/0, to enact Ordinance No. 2018-7, PUD 2017-06, Ponte Vedra Square Shopping Center, based on nine Findings of Fact.**

**ORDINANCE NO. 2018-7**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM COMMERCIAL, GENERAL (CG) AND R-1 SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-D) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

*(02/20/18 - 16 - 1:02 p.m.)*

7. FY 2019 BOARD OF COUNTY COMMISSIONERS BUDGET CALENDAR AND INITIAL BUDGET GUIDELINES. THIS BOARD OF COUNTY COMMISSIONERS (BCC) BUDGET WORKSHOP IS DESIGNED TO BOTH

INFORM AND ESTABLISH INITIAL BUDGET GUIDELINES FOR THE  
UPCOMING FY 2018 COUNTY BUDGET PROCESS

Jesse Dunn, Office of Management and Budget Director, presented details of the budget calendar and guidelines, via PowerPoint.

(1:15 p.m.) Waldron questioned the completion date for the Request for Proposal (RFP) on the County's insurance provider and agent. Wanchick stated that Human Resources would provide the date.

(1:16 p.m.) Johns questioned the percentage impact on the County's budget due to the storm damage. He requested the number of homes that were damaged and the assessed value before and after the hurricane. Additionally, he questioned the homes' value if sand re-nourishment was provided, but no home improvements were completed. Dunn provided a response, stating that the approximate impact was \$545,000.

(1:19 p.m.) Ed Slavin, P.O. Box 3084, spoke on internalizing the external costs of development; the need for cost recovery by the developers; the standard of care; and suggested requiring that the constitutional officers submit their draft budget by May 1, 2018 and that the budget meetings be televised.

(1:22 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on the need to televise the budget meetings and commented on unfunded liability, retirement, and possible pension problems.

The meeting recessed at 1:23 p.m. and reconvened at 1:50 p.m. with Wanchick, Locklear, Andrews, McCormack and Soria present. All commissioners were also present.

(02/20/18 - 16 - 1:50 p.m.)

8. UPDATE ON MEDICAL MARIJUANA. THIS IS A BRIEF PRESENTATION AND UPDATE ON MEDICAL MARIJUANA, AS WELL AS SEEKING DIRECTION FROM THE BOARD OF COUNTY COMMISSIONERS ON FOUR (4) POSSIBLE OPTIONS. ST. JOHNS COUNTY CURRENTLY HAS A MORATORIUM IN PLACE ON DISPENSARIES UNTIL MARCH 31, 2018. THIS MORATORIUM DOES NOT AFFECT THE ABILITY OF A LICENSED MEDICAL MARIJUANA TREATMENT CENTER TO LOCATE AND ESTABLISH A CULTIVATION FACILITY (CANNABIS FARM), TO PROCESS MEDICAL MARIJUANA FOR CONSUMPTION IN ST. JOHNS COUNTY, OR TO PROVIDE AT-HOME DELIVERY TO QUALIFIED PATIENTS RESIDING IN ST. JOHNS COUNTY. ALTHOUGH THERE IS CURRENT STATE LITIGATION AND PENDING BILLS, UPON REVIEW NONE OF THE PROPOSED CHANGES OR THE PROPOSED LITIGATION REGARDING WHETHER SMOKING CONSTITUTES A MEDICAL USE WILL IMPACT THE CURRENT LIMITATIONS AND PRE-EMPTIONS ALLOWED TO THE COUNTY REGARDING ZONING, PERMITTING, AND DEVELOPMENT STANDARDS. DUE TO THE WAY SECTION 381.986 IS WORDED, LOCAL GOVERNMENTS HAVE A CHOICE OF EITHER BANNING DISPENSING FACILITIES FROM THE AREA OF JURISDICTION OR ALLOW THEM IN THE SAME MANNER AS PHARMACIES. NONE OF THE CURRENTLY FILED BILLS AS OF THE DATE OF THIS AGENDA ITEM AFFECT THE CURRENT PRE-EMPTION OR ABILITY TO REGULATE DISPENSARIES AS PROVIDED IN JUNE OF 2017

Paolo Soria, Senior Assistant County Attorney provided an update on medical marijuana, including dispensaries, via PowerPoint.



(2:02 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, urged the Commission to allow medical marijuana, specifically the marijuana designed to stop seizures.

(2:04 p.m.) Ed Slavin, P.O. Box 3084, stated that 71% of St. Johns County residents voted in favor of allowing medical marijuana and he requested lifting the moratorium and allowing the dispensaries.

(2:05 p.m.) Smith questioned the kinds of marijuana. Soria responded that the approval was for all forms of the cannabis plant.

(2:06 p.m.) McCormack clarified that the County would not have the option of permitting one form and not the full form of marijuana.

(2:06 p.m.) Smith stated that not allowing dispensaries does not limit access to any patient, nor would it prohibit the delivery of medical marijuana.

(2:07 p.m.) Johns questioned whether medical marijuana dispensaries were cash only businesses, suggesting that there would be large amounts of money at the dispensaries. Discussion ensued of federal law, forms of medical marijuana, and the number of dispensaries.

(2:13 p.m.) McCormack stated theoretically there could be several dozen dispensaries in St. Johns County. Discussion continued on the ban strictly in the unincorporated areas, the number of patients being prescribed medical marijuana, and the inability by the Board to provide approval to only certain forms of medical marijuana.

(2:20 p.m.) McCormack stated that the Board would give direction today, but the public would be given the opportunity to address the issue fully before the Board took a formal action.

**(2:21 p.m.) Motion by Smith, seconded by Johns, carried 5/0, to ban medical marijuana dispensing facilities from the area of jurisdiction.**

(02/20/18 - 17 - 2:22 p.m.)

9. CONSIDER APPOINTMENTS TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC). THE PURPOSE OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) IS TO REVIEW ESTABLISHED POLICIES AND PROCEDURES, ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND ADOPTED LOCAL GOVERNMENT COMPREHENSIVE PLAN AND RECOMMEND SPECIFIC ACTION OR INITIATIVES TO ENCOURAGE OR FACILITATE AFFORDABLE HOUSING WHILE PROTECTING THE ABILITY OF THE PROPERTY TO APPRECIATE IN VALUE. CURRENTLY THERE ARE THREE VACANCIES ON THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC). TWO ARE DUE TO RESIGNATIONS AND ONE IS DUE TO THE PASSING OF A MEMBER. PURSUANT TO, AND IN ACCORDANCE WITH, SECTION 420.9076, FLORIDA STATUTES, THE THREE VACANCIES ARE REQUIRED TO BE: 1. A CITIZEN WHO IS ACTIVELY ENGAGED IN THE BANKING OR MORTGAGE BANKING INDUSTRY; 2. A CITIZEN WHO IS A REPRESENTATIVE OF THOSE AREAS OF LABOR ACTIVELY ENGAGED IN HOME BUILDING; 3. A CITIZEN WHO IS ACTIVELY ENGAGED AS A REAL ESTATE PROFESSIONAL. THE AHAC FINDS IT NECESSARY TO FILL TWO OF THESE VACANCIES AS SOON AS POSSIBLE TO ENSURE A QUORUM. THE THIRD VACANCY WILL BE RE-ADVERTISED AND FILLED AT A LATER DATE ONCE APPLICATION(S) MEETING THE SPECIFIC REQUIREMENT ARE RECEIVED. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A RECOMMENDATION FROM THE AHAC AND 5 APPLICATIONS (GEOFFREY S. LITCHNEY - DISTRICT 5, ALEXANDER

MANSUER – DISTRICT 5, TRUDY PADILLE – DISTRICT 3, KARL F. VIERCK – DISTRICT 3 AND BRIAN WARD – DISTRICT 1)

Melissa Lundquist, Assistant to the Board of County Commissioners, presented details of the current vacancies to the Affordable Housing Advisory Committee (AHAC).

(2:24 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to appoint Alexander Mansuer to the Affordable Housing Advisory Committee as a representative of those areas of labor actively engaged in home building for a full four-year term, scheduled to expire February 20, 2022.**

(2:24 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to appoint Karl F. Vierck to the Affordable Housing Advisory Committee as a citizen who is actively engaged as a Real Estate Professional for a partial term scheduled to expire February 7, 2021.**

(02/20/18 - 18 - 2:25 p.m.)

10. CONSIDER APPOINTMENTS TO THE LIBRARY ADVISORY BOARD (LAB). CURRENTLY THERE ARE THREE VACANCIES ON THE LIBRARY ADVISORY BOARD DUE TO EXPIRED TERMS. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A RECOMMENDATION FROM THE LIBRARY ADVISORY BOARD, REAPPOINTMENT REQUESTS FROM MARY F. GEER, MICHAEL B. MACNAMARA AND ANTOINETTE SIRANI, ALONG WITH SEVEN (7) APPLICATIONS (MARY F. GEER, DISTRICT 2, MICHAEL B. MACNAMARA, DISTRICT 2, SUSAN RICHBOURG PARKER, DISTRICT 5, ANTOINETTE SIRIANI, DISTRICT 2, ROBERT WILLIAM STEWART, DISTRICT 1 AND LISA TAYLOR, DISTRICT 5 AND KAREN S. ZANDER, DISTRICT 5)

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

(2:26 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to reappoint Mary F. Geer to the Library Advisory Board for a full four-year term, scheduled to expire September 30, 2021.**

(2:26 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to reappoint Michael B. Macnamara to the Library Advisory Board for a full four-year term, scheduled to expire September 30, 2021.**

(2:26 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to reappoint Antoinette Siriani to the Library Advisory Board for a full four-year term, scheduled to expire September 30, 2021.**

Ross left the meeting and Soria entered at 2:27 p.m.

(02/20/18 - 19 - 2:27 p.m.)

11. BOARD DIRECTION REGARDING THE USE OF PIER PARK PARKING LOT FOR SPECIAL EVENTS. FOLLOWING AUTHORIZATION BY THE BOARD OF COUNTY COMMISSIONERS (BOARD), THE COUNTY ADMINISTRATOR EXECUTED A SIXTY (60) DAY EXTENSION OF THE AGREEMENT WITH THE ST. AUGUSTINE BEACH CIVIC ASSOCIATION (CIVIC ASSOCIATION) FOR CONTINUED OPERATION OF THE WEDNESDAY FARMERS MARKET, LOCATED AT THE ST. JOHNS COUNTY PIER PARK PARKING LOT. THE CIVIC ASSOCIATION SUBSEQUENTLY REQUESTED A LONG-TERM EXTENSION OF THE AGREEMENT, WHICH WOULD ALLOW THE EVENT TO CONTINUE IN THE PARKING LOT. AT THE BOARD'S DIRECTION, THIS ITEM IS SUBMITTED TO DISCUSS AVAILABLE OPTIONS FOR USE OF PIER PARK PARKING LOT MOVING FORWARD AND TO DIRECT COUNTY

ADMINISTRATION TO IMPLEMENT ANY SUCH OPTION DIRECTED BY THE BOARD

Henry Dean, Chairman, County Commission, presented details regarding the use of the Pier Park parking lot for special events, including the Farmers Market. He spoke on the expiration of the current contract, which has been extended twice, and suggested a Request for Proposal (RFP), with costs covered and liability.

(2:33 p.m.) Bill Jones, President of the St. Augustine Beach Civic Association, representing members of the Civic Association, presented details of the Farmer's Market, located at Pier Park, via PowerPoint, *Exhibit A*.

(2:48 p.m.) McCormack informed the Board that there had been a number of valid Americans with Disabilities Act (ADA) complaints.

(2:48 p.m.) Ed Slavin, P.O. Box 3084, supported the RFP; opposed the meetings between Wanchick, Former Mayor of the City of St. Augustine Beach Andrea Samuels and Former Mayor of the City of St. Augustine Beach Rich O'Brien, and Embassy Suites Hotel; and the privatization of the pier and Pier Park; spoke against providing preferential treatment for the St. Augustine Beach Civic Association; commented on the first amendment and freedom of speech zones; and noted the ADA violations.

(2:52 p.m.) Marion Tevlin, 3660B Rosewood Street, spoke in support of the Farmer's Market, providing details on parking, location, and proposed parking for the Embassy Suites Hotel.

(2:55 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in opposition to the Farmer's Market, due to discrimination, limited parking, concerts, and trash services.

(2:58 p.m.) McCormack provided the Rules of Decorum for public comment.

(2:58 p.m.) Mark Jordana, 5384 Riverview Drive, spoke in support of the market, based on the financial impact. He stated that the market was a cultural event and had repeat visitors. He commented on the competing interests for the space, cost recovery, and stated that he was more than willing to pay more in rent. Additionally, he encouraged a large sign, advertising the market.

(3:01 p.m.) Tracy Wertz, 929 Ervin Street, spoke in support of the Farmers Market and provided a background on her business, the need to supporting local artists, and the financial impact.

(3:03 p.m.) Phil King, 880 A1A Beach Boulevard, Unit 7202, spoke in support of the Farmers Market and addressed rental fees, parking, and taking parks away from the citizens.

(3:07 p.m.) Shirla Misiak, 1821 Keswick Road, spoke in favor of the Farmers Market, based on the quality of life, the events, and walkability. She noted that five hours on a Wednesday morning would not solve the parking problem and suggested parking alternatives. She spoke highly of the Civic Association and requested that Wanchick meet with the Association.

(3:10 p.m.) Gaye Jones, 207 Woodland Avenue, spoke in support of the Farmers Market, and requested the real reason why the County was targeting the Market. She spoke on a memo by Wanchick, where he addressed the ADA complaints and concerts and she provided information on the complainants.

(3:13 p.m.) Kate Ramsey, 285 Atlantis Circle #102, spoke in support of the Farmers Market and the Civic Association. She suggested parking meters, removing the limited access to

drive on beach, allowing only 4x4 vehicles, and noted that the Pier and the Park were public places and that the public should have access. Additionally, she questioned whether local government and the associations were working together to solve problems.

(3:16 p.m.) Sabrina Marie, 138 Barkoskie Lane, spoke in support of the market, due to the visitors' experience and the location. She commented on Wanchick's comment about parking for the Embassy Suites Hotel and neighboring restaurants.

(3:20 p.m.) Marcos Jovel, General Manager of Salt Life, 321 A1A Beach Boulevard, spoke in support of the Farmer's Market, due to the visitors experiencing a sense of community.

(3:21 p.m.) Daniel Liebowitz, 1 Dondanville Road, Unit 318, spoke in support of the farmers market and highly of the Civic Association; and noted the 5,000 individuals who signed the petition to keep the Farmers Market at Pier Park.

(3:23 p.m.) Kim Stone, 2 14th Lane, spoke in support of the Farmer's Market and the improvements to the Pier provided by the Civic Association.

(3:26 p.m.) Gail Dubrees, 200 4th Street, spoke in support of the Farmers Market and stated her concern with the Embassy Suites Hotel parking, a RFP, the concerts and events, and privatization.

(3:28 p.m.) Niko Recore, 238 Riberia Street, Market Manager for the Civic Association, spoke in support of the civic association and on her concerns with a RFP.

(3:29 p.m.) Merrill Roland, 6281 Old Dixie Highway, spoke on deception by the market vendors, the cost of parking fees, and referred to a check from the St. Augustine Amphitheatre, *Exhibit B*.

(3:34 p.m.) Andrea Samuels, 110 Mickler Boulevard, spoke in support of the Farmers Market. She commented on allegations; rumors; the usage of Electronic Benefits Transfer (EBT) cards by vendors; financial forms registered on Sunbiz; SJC Fire Department procedures; and Music by the Sea. She suggested that the Board attend a community event and adamantly denied pocketing money paid to the Civic Association.

(3:37 p.m.) **Motion by Dean, seconded by Morris, to direct staff to prepare a RFP, similar to the Amphitheater RFP, to include indirect cost recovery, in order to have the opportunity to continue the Farmers Market at the Pier Park venue.**

(3:46 p.m.) **Subsequently, the motion carried 5/0.**

(3:38 p.m.) McCormack spoke on the numerous ADA complaints, some of which were valid and some invalid, most of which included handicapped parking, *Exhibit C*. Additionally, he noted that some of the financial information provided by a speaker during public comment may not be correct and that the Board should not take it as having been verified.

(3:40 p.m.) Smith requested clarification on the document regarding Pier Park operating expenses. Dunn provided a response.

(3:44 p.m.) Waldron referenced the Parks and Recreation Advisory Board letter supporting the market, *Exhibit D*. Jones commented on Tourist Development Council (TDC) funds and noted that the Association carries insurance for the market and events.

(3:47 p.m.) Wanchick requested extending the Civic Association extension for four weeks. Dean agreed that the Market's contract remain current until the new vendor was in place. *There was consensus by the Board.*

The meeting moved to Regular Agenda Item No. 13.

*(Formerly Consent Agenda Item 20.)*

(02/20/18 - 21 - 10:20 a.m.)

12. TRANSFER AND ASSUMPTION AGREEMENT FOR THE TOWN OF HASTINGS DISSOLUTION

McCormack introduced the item and Special Counsel Terrell Arline.

(10:21 a.m.) Arline gave an overview of the Assumption Agreement.

(10:23 a.m.) Johns questioned the \$800,000 General Fund Transfer for debt retirement. Ross responded that the Assumption Agreement stated that approximately \$800,000 would be paid toward outstanding bonds and notes, in the current Fiscal Year, and that there would be a remaining debt owed to the Florida Department of Transportation (FDOT). Discussion ensued on the remaining FDOT Note payment/debt; the change to the Operating and Maintenance budget, as a result of the dissolution of the Town of Hastings; and FTEs. Additional comments provided by Jesse Dunn, Director, Office of Management and Budget; Stacey Stanish, Director of Personnel Services; and Wanchick.

(10:32 a.m.) Ed Slavin, P.O. Box 3084, expressed his concerns regarding the dissolution of the Town of Hastings and on the Community Development Block Grant (CDBG) that was rescinded, due to the dissolution.

(10:35 a.m.) Chris Stanton, 111 West Lattin Street, spoke in support of the opportunity to advance the Town of Hastings, due to the dissolution.

(10:36 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, agreed with the Board discussion.

(10:37 a.m.) Ken McClain, 701 East Street, expressed his concerns with the dissolution of the Town of Hastings, with regard to citizens outside of the Town, and the distribution of State allocated funds.

(10:39 a.m.) **Motion by Johns, seconded by Smith, carried 5/0, to adopt Resolution No. 18-56, authorizing the county administrator, or designee, to execute a Transfer and Assumption Agreement, in substantially the same form and format as attached hereto, providing for the orderly transfer and assumption of all of the assets and indebtedness of the Town of Hastings to the County, in accordance with applicable provisions of Florida law and the Dissolution Ordinance; and requiring the recognition and appropriation of funds within the St. Johns County Board of County Commissioners Fiscal Year 2018 budget, the use of General Fund and Utility Services Funds reserves, and the approval of 6.4 full-time equivalents (FTE) as cited in the background information.**

**RESOLUTION NO. 2018-56**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A TRANSFER AND ASSUMPTION AGREEMENT REGARDING THE DISSOLUTION OF THE TOWN OF HASTINGS; AND PROVIDING AN EFFECTIVE DATE; AND TO RECOGNIZE AND APPROPRIATE REMAINING TOWN OF HASTINGS FUNDS WITHIN THE FISCAL YEAR 2018 BUDGET**

(10:40 a.m.) The Board moved to Regular Agenda Item 1, with Ross not in attendance.

*(Formerly Consent Agenda No. 21.)*

(02/20/18 - 22 - 3:50 p.m.)

13. CONSIDERATION FOR HURRICANE IRMA DISASTER RECOVERY PROJECTS

Joseph Giammanco, Disaster Recovery Manager, presented details of the funding for Hurricane Irma debris removal, funding for the completion of permanent projects, and provided an update on the reimbursement process through the federal emergency management agency (FEMA).

(3:52 p.m.) Johns thanked Giammanco for his hard work and questioned whether the funds had to be obligated or were they automatically to be reimbursed.

(3:55 p.m.) BJ Kalaidi, 8 Newcomb Street, questioned the amount of money the County had been reimbursed from FEMA for Hurricanes Matthew and Irma. Dean stated that FEMA was obligated to \$9 million.

(3:58 p.m.) **Motion by Johns, seconded by Morris, carried 5/0, to adopt Resolution No. 2018-60, recognizing and appropriating a Department of Homeland Security FEMA Hurricane Irma Grant of Reimbursement funds in an amount not to exceed \$4,585,889 and a State of Florida Division of Emergency Management Grant of Reimbursement funds in amount not to exceed \$764,315 within the Fiscal Year 2018 and to the transfer of the County grant match of \$657,087 from Solid Waste Fund Reserves, \$90,057 from General Fund Reserves, and \$17,150 from Utility Services Fund Reserves.**

**RESOLUTION NO. 2018-60**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING A U.S. DEPARTMENT OF HOMELAND SECURITY FEMA GRANT AND A STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT GRANT WITHIN THE FISCAL YEAR 2018 GENERAL FUND AND UTILITY SERVICES FUND**

(02/20/18 - 23 - 3:59 p.m.)

COMMISSIONERS' REPORTS

Commissioner Johns

Johns had no report.

Commissioner Morris

Morris had no report.

Commissioner Waldron

Waldron suggested the Board take money out of reserves to complete the project on Winton Circle, or another project that had suffered the longest.

(4:00 p.m.) Jay Brawley, County Engineer, stated the Winton Circle project had two options, which were between \$1.4 and \$1.7 million for the final design and construction.

(4:02 p.m.) Johns stated he would be in favor of the design.

(4:03 p.m.) Dean supported the idea to move forward with Winton Circle and requested a presentation, in order to make an informed decision.

(4:05 p.m.) Morris agreed and stated that children were walking through water on their way home from the bus stop.

(4:05 p.m.) Smith requested that the Board remember Deep Creek in Hastings.

#### Commissioner Smith

(4:05 p.m.) Smith provided an update on agriculture and information on a study by UF/IFAS. He questioned where the County was in the process of construction of the park near Pacetti Bay Middle School (PBMS).

(4:07 p.m.) Billy Zeits, Assistant Director of Parks and Recreation, provided information on the 8-acre park to be constructed next to PBMS. Discussion ensued on funding, due to a shortfall by the developer of Samara Lakes subdivision.

#### Commissioner Dean

Dean had no report.

Johns left the meeting at 4:10 p.m.

(02/20/18 - 23 - 4:11 p.m.)

#### COUNTY ADMINISTRATOR'S REPORT

Wanchick requested the authorization to appoint Gail Oliver as the Director of Land Management.

(4:12 p.m.) Ed Slavin, P.O. Box 3084, spoke on violation of the Sunshine Law.

(4:13 p.m.) McCormack provided clarification of polling the Board and spoke highly of Gail Oliver.

**(4:14 p.m.) Motion by Smith, seconded by Morris, carried 4/0, with Johns absent, to appoint Gail Oliver as the Director of Land Management.**

(4:15 p.m.) Wanchick noted that staff was monitoring the discussions in Jacksonville, regarding the potential sale of the Jacksonville Electric Authority (JEA). Additionally, he commented on the updated audio visual system.

(02/20/18 - 24 - 4:16 p.m.)

#### COUNTY ATTORNEY'S REPORT

McCormack provided information on eligibility for the Canvassing Board. Dean stated he would be the Chair and McCormack added that the Chief Judge could select an alternate.

(02/20/18 - 24 - 4:19 p.m.)

#### CLERK OF COURT'S REPORT

No report.

(02/20/18 - 24 - 4:19 p.m.)

ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 4:19 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 554146-554316, totaling \$1,668,954.76 and Voucher Register, Voucher Nos. 34636-34718, totaling \$2,419,303.29 (2/6/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 554317-554358, totaling \$60,401.01 and Voucher Register, Voucher Nos. 34719-34734, totaling \$42,861.24 (2/7/18)
3. St. Johns County Board of County Commissioners Check Register, Check No. 554359, totaling \$3,430.44 (2/9/18)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 554360-554517, totaling \$2,338,921.83 and Voucher Register, Voucher Nos. 34735-34802, totaling \$1,627,690.03 (2/13/18)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 554518-554522, totaling \$211,436.66 (2/14/18)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 554523-554532, totaling \$7,199 and Voucher Register, Voucher Nos. 34803-34809, totaling \$3,644 (2/14/18)
7. St. Johns County Board of County Commissioners Check Register, Check No. 554533, totaling \$15,967.55 (2/14/18)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 554534-554551, totaling \$42,820.78 and Voucher Register, Voucher Nos. 34810-34812, totaling \$755.11 (2/16/18)
9. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 34813-34814, totaling \$8,430.39 (2/16/18)

CORRESPONDENCE: none

Approved \_\_\_\_\_ March 20 \_\_\_\_\_, 2018

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Henry Dean  
Henry Dean, Chairman

ATTEST: HUNTER S. CONRAD, CLERK

By: Sam Salterman  
Deputy Clerk

