

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
MARCH 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
Sindy Wiseman, Deputy Clerk

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

(03/06/18 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(03/06/18 - 1 - 9:00 a.m.)
ROLL CALL

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

(03/06/18 - 1 - 9:01 a.m.)
INVOCATION

Rabbi Nochum Kurinski, Chabad at the Beaches, gave the invocation.

(03/06/18 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(03/06/18 - 1 - 9:04 a.m.)
PUBLIC COMMENT

Lance Williams, 273 Pinehurst Point Drive, expressed appreciation to staff for providing important information regarding the procedures involved with the Buc-ee's. He voiced his concerns with safety at the intersection, where the proposed Buc-ee's was to be constructed.

(9:08 a.m.) Jim Pavone, 128 Pinehurst Point Drive, expressed his appreciation to staff for providing answers to his questions.

(9:09 a.m.) Lyn Bowsher, 180 Edge of Woods Road, spoke regarding the potential Buc-ee's requesting denial of any waivers when the application was submitted.

(9:10 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, commented on the volleyball tournament at the Pier, thanked Wanchick for attending the Beach meeting, and thanked the Board for stopping the discrimination at the Amphitheatre. He spoke on the unconstitutional ordinance, regarding panhandling in the City.

(9:14 a.m.) John Delaney, 240 Treasure Beach Road, spoke regarding the change in the width of the channels from 15 feet to 12 feet, in the Treasure Beach Canals.

(9:17 a.m.) Ann Taylor, 353 Tavastock, spoke on safety in regards to Buc-ee's.

(9:18 a.m.) Bill Lazar, St. Johns Housing Partnership, noted that in the Masonry Competition Pedro Menendez took State Honors; and spoke on the lack of affordable housing in the County.

(9:20 a.m.) Terrance Freeman, 12287 Lake Fern Drive East, Jacksonville Florida, spoke on the Property Assessed Clean Energy (PACE) Finance Program.

(9:22 a.m.) Ed Slavin, P. O. Box 3078, spoke regarding the constitutional officers submitting their budgets by May 1, false information displayed on the Sheriff's website, the need for a budget rider, the need for an audit of the St. Johns County Sheriff's Department Four Star Association, Inc., results of the Roper Report, and the investigation of the Michelle O'Connell shooting.

(9:25 a.m.) Belinda May, 640 Donald Ross Way, spoke on the welfare of the children in the neighborhoods adjacent to the proposed construction of Buc-ee's.

(03/06/18 - 2 - 9:27 a.m.)

DELETIONS TO CONSENT AGENDA

There was no deletions; however, Soria noted an amendment to Consent Item No. 6.

(03/06/18 - 2 - 9:27 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2018-61**, approving the final plat for Raccoon Ranch (replat)

RESOLUTION NO. 2018-61

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

3. Motion to adopt **Resolution No. 2018-62**, approving the final plat for Shearwater, Phase 1B, East-6 (replat)

RESOLUTION NO. 2018-62

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 1B, EAST-6

4. Motion to adopt **Resolution No. 2018-63**, approving the final plat for Shearwater, Phase 1B, West-6

RESOLUTION NO. 2018-63

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 1B, WEST-6

5. Motion to adopt **Resolution No. 2018-64**, approving the final plat for Twenty Mile at Nocatee, Phase 5A (replat)

RESOLUTION NO. 2018-64

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TWENTY MILE AT NOCATEE, PHASE 5A

6. Motion to adopt **Resolution No. 2018-65**, approving the final plat for Oxford Estates, Phase Four

RESOLUTION NO. 2018-65

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR OXFORD ESTATES, PHASE FOUR

7. Motion to adopt **Resolution No. 2018-66**, approving the final plat for PLAT 2017-73, Palms at Old Ponte Vedra

RESOLUTION NO. 2018-66

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

8. Motion to adopt **Resolution No. 2018-67**, approving the final plat for Bannon Lakes, Phase 1A-2

RESOLUTION NO. 2018-67

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BANNON LAKES, PHASE 1A-2

9. Motion to adopt **Resolution No. 2018-68**, authorizing the county administrator, or his authorized designee, to execute JPA No. 4375851-94-17, revising the scope to remove storage spaces, and adding a 23-foot bus

RESOLUTION NO. 2018-68

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING SUBMISSION OF A SECTION 5339 GRANT APPLICATION; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS AUTHORIZED DESIGNEE, TO APPLY FOR AND TO EXECUTE THE GRANT AGREEMENT, UPON APPROVAL OF THE APPLICATION, BY THE FLORIDA DEPARTMENT OF TRANSPORTATION; AND TO RECOGNIZE AND APPROPRIATE THE FUNDING, WITHIN THE FISCAL YEAR 2018 TRANSIT FUND'S BUDGET

10. Motion to adopt **Resolution No. 2018-69**, approving the terms and conditions of Joint Participation Agreement, Financial Project 418441-1-84-17, for receiving a State of Florida Public Transit Block Grant for \$411,095, to recognize the revenues for the St. Johns County Transit Revenue and Expenditure budget for FY 2018; and to authorize the county administrator, or his authorized designee, to execute any other documents or Supplemental Joint Participation Agreements, for the purpose of Scope Changes and/or funding adjustments, and all other documents, as may be required

RESOLUTION NO. 2018-69

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A JOINT PARTICIPATION AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION, DESIGNATING ST. JOHNS COUNTY AS THE RECIPIENT OF A PUBLIC TRANSIT BLOCK GRANT, FINANCIAL PROJECT 41844-1-84-18, IN THE AMOUNT OF \$411,095; AND TO RECOGNIZE THESE REVENUES IN THE TRANSIT REVENUE AND EXPENDITURE BUDGET, FOR FISCAL YEAR 2018; AND TO AUTHORIZE THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO EXECUTE THE JOINT PARTICIPATION AGREEMENT ON BEHALF OF THE COUNTY; AND AUTHORIZE THEIR EXPENDITURE BY ST. JOHNS COUNTY

11. Motion to approve PFS AGREE 2016-05; and authorize the county administrator to execute the St. Johns Commons at CR 210 Concurrency and Impact Fee Credit Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code
12. Motion to adopt **Resolution No. 2018-70**, authorizing the county administrator, or his designee, to enter into negotiations with the top ranked firm, CDM Smith, Inc., and upon successful negotiations, enter into a contract for completion of work, as

specified in RFQ No. 18-08, Northwest WTP 12-MGD Expansion - Engineering Services

RESOLUTION NO. 2018-70

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 18-08, NORTHWEST WTP 12-MGD EXPANSION - ENGINEERING SERVICES; ENTER INTO NEGOTIATIONS, AND UPON SUCCESSFUL NEGOTIATIONS, ENTER INTO AN AGREEMENT, FOR ENGINEERING SERVICES

13. Motion to adopt **Resolution No. 2018-71**, authorizing the county administrator, or his designee, to enter into negotiations with, and if negotiations are successful, enter into a contract, substantially in the same form as attached, with the top ranked firm, Peggy Malone & Associates, Inc., for RFQ No. 18-35, Traffic Count Program

RESOLUTION NO. 2018-71

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 18-35, TRAFFIC COUNT PROGRAM; ENTER INTO NEGOTIATIONS, AND UPON SUCCESSFUL NEGOTIATIONS, ENTER INTO AN AGREEMENT

14. Motion to adopt **Resolution No. 2018-72**, authorizing the county administrator, or his designee, to award RFP No. 18-12, Rehabilitation Services for State Housing Initiatives Partnership (SHIP) Program, to enter into negotiations, and upon successful negotiations, execute a contract, in substantially same form and format as attached hereto, with St. Johns Housing Partnership, Inc., for the performance of Rehabilitation Services, for State Housing Initiative Partnership (SHIP) Program in St. Johns County, as provided in RFP No. 18-12

RESOLUTION NO. 2018-72

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 18-12; AND TO EXECUTE AGREEMENTS FOR REHABILITATION SERVICES, FOR STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

15. Motion to adopt **Resolution No. 2018-73**, authorizing the county administrator, or his designee, to award RFP No. 18-13, Emergency Repair Services for Sub-Standard Housing, to enter into negotiations, and upon successful negotiations, execute a contract, in substantially the same form and format as attached hereto, with St. Johns Housing Partnership, Inc., for the performance of Emergency Repair Services, for Sub-Standard Housing in St. Johns County, as provided in RFP 18-13

RESOLUTION NO. 2018-73

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 18-13; AND TO EXECUTE AGREEMENTS FOR EMERGENCY REPAIR SERVICES, FOR SUB-STANDARD HOUSING

16. Motion to adopt **Resolution No. 2018-74**, authorizing the county administrator, or his designee, to award Bid No. 18-34, Collection, Transportation, and Disposal of Sludge, to Shelley's Septic, Inc., d/b/a Shelley's Environmental Systems; and to execute a contract, substantially in the same form and format as the attached, as provided in Bid No. 18-34

RESOLUTION NO. 2018-74

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-34; AND TO EXECUTE AN AGREEMENT FOR COLLECTION, TRANSPORTATION AND DISPOAL OF SLUDGE

17. Motion to adopt **Resolution No. 2018-75**, authorizing the county administrator, or his designee, to award Bid No. 18-36, Cranes Lakes, Remington, and Merganzer Lift Station Upgrades, and to 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 \$730,000

RESOLUTION NO. 2018-75

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-36; AND TO EXECUTE AN AGREEMENT FOR CRANES LAKE, REMINGTON, AND MERGANZER LIFT STATION UPGRADES

18. Motion to adopt **Resolution No. 2018-76**, authorizing the county administrator, or his designee, to award Bid No. 18-31, Bannon Lakes Ground Storage Tank and Booster Pump Station; and execute a contract with Petticoat-Schmitt Civil Contractors, Inc., in substantially the same form and format as the attached draft, for completion of the specified scope of work, at an amount of \$1,669,000

RESOLUTION NO. 2018-76

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-31; AND TO EXECUTE AN AGREEMENT FOR BANNON LAKES GROUND STORAGE TANK AND BOOSTER PUMP STATION

19. Motion to adopt **Resolution No. 2018-77**, authorizing the county administrator, or his designee, to award Bid No. 18-37, King and Bear Reuse Water Modifications, and execute a contract with S.E. Cline 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 \$302,539.96

RESOLUTION NO. 2018-77

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-37; AND TO EXECUTE AN AGREEMENT FOR KING AND BEAR REUSE WATER MODIFICATIONS

20. Motion to adopt **Resolution No. 2018-78**, authorizing the county administrator, or his designee, to award Bid No. 18-18, Public Safety Docking Facility at Vilano Boat Ramp; and to execute a contract, in substantially the same form and format as attached, with Saboungi Construction, Inc., at the negotiated guaranteed maximum price of \$508,400 for completion of the project, in accordance with Bid No. 18-18, and the revised proposal

RESOLUTION NO. 2018-78

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO: 18-18; AND TO EXECUTE AN AGREEMENT FOR THE CONSTRUCTION OF THE PUBLIC SAFETY DOCKING FACILITY AT VILANO BOAT RAMP

21. Minutes for Approval

- 02/06/18, BCC Regular

22. Proofs:

- a) Proof: Request for Bids, Bid No. 18-37; King and Bear Reuse Water Modification, published on January 17, 2018, and January 24, 2018, in *The St. Augustine Record*
- b) Proof: Notice of Creditors, Bid No. 18-38; Purchase of 90 Automated External Defibrillators (AEDs) and Related Equipment, published on January 17, 2018, and January 24, 2018, in *The St. Augustine Record*
- c) Proof: Notice of Meeting, Collective Bargaining Team of SJC and International Association of Firefighters, Local No. 3865, meetings on February 5, 2018, and February 8, 2018, published on January 26, 2018, in *The St. Augustine Record*
- d) Proof: Request for Bids, Bid No. 18-39; Deep Creek Vegetation Removal Services, published on January 24, 2018, and January 31, 2018, in *The St. Augustine Record*
- e) Proof: Request for Proposals, RFP No. 18-06; Event Security Services, published on January 30, 2018, and February 6, 2018, in *The St. Augustine Record*
- f) Proof: Request for Proposals, RFP No. 18-33; Veterinarian Services, published on February 1, 2018, and February 8, 2018, in *The St. Augustine Record*

- g) Proof: Notice of Hearing, Exchange of Real Property pursuant to Section 125.37, FS, Library Boulevard and La Pasada Circle, published on February 1, 2018, and February 8, 2018, in *The St. Augustine Record*

(03/06/18 - 8 - 9:28 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

McCormack noted a red folder item regarding a Find Agreement that he intended to address in his comments.

(03/06/18 - 8 - 9:29 a.m.)

APPROVAL OF REGULAR AGENDA

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

(Regular Agenda Items 1 and 2 were presented together.)

(03/06/18 - 8 - 9:29 a.m.)

1. PUBLIC HEARING, NZVAR 2017-12, STOWELL BED AND BREAKFAST, AT 6943 A1A SOUTH. THIS IS A REQUEST FOR A NON-ZONING VARIANCE TO THE LAND DEVELOPMENT CODE, SECTION 3.07.04.A.7, TO ALLOW FOR A 3,450 SQUARE FOOT TOTAL GROSS FLOOR AREA BUILDING, ON 0.27 ACRES OF LAND, IN LIEU OF THE 10,000 SQUARE FOOT PER ACRE ALLOWANCE; AND RELIEF FROM SECTION 3.07.05, TO ALLOW FOR A THREE STORY BUILDING, IN LIEU OF LIMITING BUILDINGS TO ONLY TWO STORIES, LOCATED AT 6943 A1A SOUTH. THIS HAS A COMPANION APPLICATION, SADR B 2017-08, FOR DESIGN APPROVAL OF THE BUILDING AND ASSOCIATED PARKING LOT AND LANDSCAPING. THE SOUTH ANASTASIA DESIGN REVIEW BOARD (SADR B) UNANIMOUSLY RECOMMENDED APPROVAL OF BOTH THE REQUESTED NON-ZONING VARIANCES TO THE OVERLAY STANDARDS AND THE NEW DEW DESIGN AT THEIR JANUARY 25, 2018, PUBLIC HEARING

Proof of publication of the notice of public hearing on NZVAR 2017-12, Stowell Bed and Breakfast, was received, having been published in *The St. Augustine Record* on February 19, 2018.

Waldron disclosed that he had spoken to Bill McClure regarding the project and had driven by the location. Dean disclosed that he received memos from Adam Howington, *Exhibit A*.

Kim K. Del Rance, Senior Planner, presented details of the non-zoning variance and design approval, via PowerPoint, including the allowance for a three-story building.

(9:33 a.m.) Johns questioned whether the number of bedrooms increased with the third story and clarified that there would be no vehicular access on the street to the west of the building. Del Rance said that the bed allowance would not change and there would be no access on the street to the west of the building.

(9:34 a.m.) Dean clarified his understanding that should the applicant move forward with a two story facility, they would not need approval from the Board. Del Rance said that was correct.

(9:35 a.m.) Bill McClure, 132 Hidden Palms Way, spoke regarding the request for the variance stating that the request met the 35 foot height, retention, 30 foot scenic A1A setback, parking requirements, bedroom requirements, no access to the rear road; met the

Department of Transportation rules, passed the South Anastasia Design Review Board, and there was a crosswalk was to be constructed.

(9:39 a.m.) Bill Hamilton, 7000 Charles Street, spoke in opposition of the request due to the increase in the allowable square footage of the house.

(9:41 a.m.) Vicki Villadoniga Skillman, 6989 Middleton Avenue, spoke in opposition of the variance as it would alter the character of the neighborhood.

(9:43 a.m.) Ed Slavin, P. O. Box 3084, spoke in opposition of the variance as the applicant had not shown a hardship.

(9:44 a.m.) McCormack noted that a non-zoning variance did not require a hardship

(9:44 a.m.) McClure stated that the increased square footage was to make the entire building ADA compliant.

(9:45 a.m.) Jay Reeves, 305 NE 1st Street, Gainesville, FL, said the increase in square footage was for the elevators and extra hallways.

(9:47 a.m.) Dean clarified that the building would not exceed 35 feet in height. Reeves said it would not.

(9:47 a.m.) Motion by Waldron, seconded by Johns, carried 5/0, to approve NZVAR 2017-12, Stowell Bed & Breakfast, at 6943 A1A South, based on the five Conditions and five Findings, as provided in the staff report draft order.

(03/06/18 - 9 - 9:29 a.m.)

2. PUBLIC HEARING, SADR B 2017-08, STOWELL BED AND BREAKFAST AT 6943 A1A SOUTH. THIS IS A REQUEST FOR DESIGN APPROVAL OF A THREE STORY BED AND BREAKFAST, LOCATED AT 6943 A1A SOUTH. THIS HAS A COMPANION APPLICATION NZVAR 2017-12, REQUESTING AN INCREASE IN GROSS FLOOR AREA AND TO ALLOW THREE STORIES. THE SOUTH ANASTASIA DESIGN REVIEW BOARD (SADR B) UNANIMOUSLY RECOMMENDED APPROVAL OF BOTH THE REQUESTED NON-ZONING VARIANCES TO THE OVERLAY STANDARDS AND THE NEW DEW DESIGN AT THEIR JANUARY 25, 2018, PUBLIC HEARING

Proof of publication for the notice of public hearing on SADR B 2017-08, Stowell Bed and Breakfast, was received, having been published in *The St. Augustine Record* on February 19, 2018.

Discussion occurred with Item 1.

(9:48 a.m.) Motion by Waldron, seconded by Johns, carried 5/0, to approve SADR B 2017-08, at 6943 A1A South, request for design approval for a new three story building, for a bed and breakfast, as consistent with Part 3.07.00 of the St. Johns County Land Development Code.

(03/06/18 - 9 - 9:49 a.m.)

3. PUBLIC HEARING, PUBLIC HEARING-SECOND READING COUNTY IMPACT FEE UPDATE. UPDATED IMPACT FEE STUDY - SECOND READING AND FINAL ADOPTION. THIS IS A PUBLIC HEARING TO ADOPT UPDATED IMPACT FEES SCHEDULE (INCLUDING PUBLIC EDUCATION). THE PROPOSED ORDINANCE IS BASED UPON A TECHNICAL MEMORANDUM PREPARED BY JAMES C. NICHOLAS, PH.D, DATED FEBRUARY 22, 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). ON FEBRUARY 20, 2018, THE BOARD HELD THE FIRST READING OF THE ORDINANCE AND DIRECTED STAFF TO PREPARE THE ATTACHED FINAL ORDINANCE

Proof of publication of the notice of public hearing on County Impact Fee Update, was received, having been published in *The St. Augustine Record* on February 23, 2018.

Suzanne Konchan, Growth Management Director, presented details of the amendment, via PowerPoint. She noted a request by the Board to prepare a revised Impact Fee Schedule, shown as *Exhibit A*, in the Board's packet and said three remaining items not reflected in the Ordinance was 1) identification of a funding source to subsidize or buy down the reduction in the non-residential impact fees; 2) the phasing of the residential impact fees; and 3) a request from the Sheriff's Office to shift fees between public buildings and law enforcement categories. She stated that should the Board wish to address the phasing of residential impact fees and the shift of fees for the Sheriff, she would request to continue the item until April 3, 2018, in order to incorporate the items.

(9:57 a.m.) Waldron questioned whether the Sheriff had ever been denied a request for a public building.

(9:57 a.m.) Matthew Kline, Under Sheriff and General Council for St. Johns County Sheriff's Office, stated that he did not believe there had ever been a denial and said the shift would allow them to plan their capital improvements and capital projects moving forward. Discussion ensued regarding manning and maintaining a building once built and the phasing of the residential impact fees.

(10:09 a.m.) Ed Slavin, P. O. Box 3084, spoke on implementing a growth moratorium and was in favor of continuing the item until April 3, 2018.

(10:13 a.m.) Chuck Labanowski, 1748 N Cappero Drive, voiced his concern with the road impact fee ratios.

(10:13 a.m.) Jessie Spradly, Northeast Florida Builders Association, 103 Century 21 Drive, Jacksonville, Florida, said the association would prefer the 25 percent phasing and requested the Board help find ways to reduce regulations that add to the increased cost of construction.

(10:16 a.m.) Victor Raymos, St. Augustine/St. Johns County Board of Realtors, 1789 Lakeside Avenue, presented a suggestion regarding the square footage fee schedule, *Exhibit B*. He said the St. Augustine/St. Johns County Board of Realtors supported residential impact fees for homes constructed under 1800 square feet set at \$8,604; and non-residential impact fees be increased as purposed, by the reduction of 40 percent across the board.

(10:19 a.m.) Michael Sune, Chairman for the St. Johns County Public Policy Committee, 120 State Road 312 West, expressed his full support for the draft ordinance before the Board. He applauded the Board for directing staff to set a workshop to examine the complex issue of concurrency and recognized the County's efforts in encouraging more affordable housing.

(10:22 a.m.) Bob Porter, DR Horton Homes, 4420 Race Track Road, supported the 25 percent phasing and thanked staff for including outside input.

(10:23 a.m.) Bill Lazar, St. Johns Housing Partnership, 525 West King Street, spoke on the lack of affordable housing due to impact fees and suggested allowing a longer payback period.

(10:26 a.m.) Beth Breeding, Silverfield Development, 1075 Fortune Parkway, Jacksonville, Florida, said she preferred to have the change in October. She suggested allowing builders to transfer excess impact fee credits to projects in the same impact fee area, in order to buy down their own impact fees until a funding source could be found.

(10:29 a.m.) Bill McClure, 132 Hidden Palms Lane, supported an October change. He said other things to consider were annexation, tax exempt properties, and agreed with Breeding regarding transferring excess fee credits.

(10:31 a.m.) Johns questioned the amount of impact fees generated today versus what was purposed and the amount of ad valorem fees and sales taxes collected that would be applicable to the same expenses.

(10:33 a.m.) Konchan responded that she did not have that analysis.

(10:34 a.m.) McCormack suggested Dr. James Nicholas speak on the matter.

(10:37 a.m.) Dr. James Nicholas, 2736 NW 77th Boulevard, Gainesville, Florida, spoke on the allocation of impact fees, gas tax, ad valorem tax, general funds, and which funds were used for funding new road construction. Discussion ensued.

(10:44 a.m.) Waldron questioned the date of the original Joint Workshop with the School Board and whether the figures had remained unchanged. Konchan responded that the joint meeting was in early August and that the figures had been adjusted since then.

(10:45 a.m.) Dean asked Konchan to respond to Breeding's question on the timing of the LDC amendments. Konchan said they would be presenting the changes to the Board on May 1, 2018.

(10:46 a.m.) Konchan clarified that the direction of the Board was for staff to present an ordinance to the Board on, April 3, 2018, that would reflect a two-pronged, phase-in of the residential impact fees, with the initial 25 percent adoption in June 4, 2018 and with a second step January 1, 2019; and shifts from the public building to the Law Enforcement Category. Discussion ensued.

(10:51 a.m.) Motion by Dean, seconded by Smith, carried 3/2, with Waldron and Morris dissenting, directing staff to add language to the ordinance for an initial 25 percent adoption in June 4, 2018, and with a second step January 1, 2019.

(10:52 a.m.) Morris questioned whether the Board needed to decide where the \$725,000 buy down would come from. Konchan said staff would need direction.

(10:53 a.m.) Wanchick noted that the County had received \$1.7 million in FEMA reimbursement that would go into reserves.

(10:53 a.m.) Smith spoke on the millage rate being as high as .96 and had recently shifted from .71 to .75 and recommended a shift from the Transportation Trust Fund to cover the General Fund.

(10:53 a.m.) Jesse Dunn, Director of Office of Management and Budget, stated that the millage was currently at .75

(10:54 a.m.) Morris recommended using reserves.

(10:55 a.m.) Johns questioned whether Smith's suggestion was to shift .96 mills from General Reserves. Smith clarified that the history of the millage had been as high as .96 mills; however, he was recommending an additional .01 to the existing .75. Discussion ensued on millage rate designations.

(10:59 a.m.) Motion by Morris, seconded by Dean, carried 3/2, with Waldron and Johns dissenting, that the buy down of the estimated \$725,000, be taken from the General Fund Reserves.

(11:03 a.m.) Motion by Smith, seconded by Johns, carried 5/0, to continue the item until the April 3, 2018, BCC meeting.

(03/06/18 - 12 - 11:03 a.m.)

4. PUBLIC HEARING, COMPAMD 2017-03, ST. MARKS INDUSTRIAL PARK (TRANSMITTAL). REQUEST TO TRANSMIT A PROPOSED COMPREHENSIVE PLAN AMENDMENT, TO CHANGE THE LAND USE FROM RURAL/SILVICULTURE (R/S) TO INDUSTRIAL (I) FOR A 25.85 ACRE PARCEL, LOCATED WITHIN THE ST. MARKS INDUSTRIAL PARK. THE SITE IS ON THE SOUTH SIDE OF INTERNATIONAL GOLF PARKWAY (IGP) AT ITS INTERSECTION WITH ST. MARKS POND BOULEVARD, ONE MILE WEST OF U.S. HIGHWAY ONE AND FIVE MILES EAST OF I-95. THE PROPERTY IS ZONED PLANNED RURAL DEVELOPMENT (PRD), AND THE INTENT IS TO REMOVE A NON-RESIDENTIAL PORTION OF THE PRD. THERE IS A COMPANION APPLICATION TO CHANGE THE ZONING FROM PRD TO INDUSTRIAL WAREHOUSING (IW), TO ALLOW FOR AN INDUSTRIAL PARK WITH BUSINESS AND COMMERCE PARK USES. THE APPLICATION FOR THE COMPREHENSIVE PLAN AMENDMENT INCLUDES A TEXT AMENDMENT TO LIMIT THE ALLOWABLE USES TO EITHER (1) 100,000 SQUARE FEET OF LIGHT INDUSTRIAL USES (WITH UP TO 57,000 SQUARE FEET OF BUSINESS AND COMMERCE PARK) OR (2) UP TO 200,000 SQUARE FEET OF LIGHT INDUSTRIAL USE. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON JANUARY 18, 2018, AND RECOMMENDED TRANSMITTAL, BY A VOTE OF 6 - 0

Proof of publication of the notice of public hearing on COMPAMD 2017-3, St. Marks Industrial Park, was received, having been published in *The St. Augustine Record* on December 30, 2018.

Cynthia A. May, Senior Planner, presented the detail of the transmittal, via PowerPoint. She reviewed the site location, existing borrow pits, future land use designation map, traffic impact, and compatibility analysis.

(11:12 a.m.) Smith questioned the delineation of the mitigation bank. May responded. Smith also questioned whether the 1.6 acres of wetland impact was part of the borrow pit.

(11:15 a.m.) Jan Brewer, Planner, said the wetland in the future development did not include the borrow pit.

(11:16 a.m.) Karen Taylor, 77 Saragossa Street, presented surrounding land uses, site plan, access points, and existing buffering, via PowerPoint. She said the estimated Proportionate Fair Share would be \$330,000 and estimated impact fees would be \$124,000.

(11:26 a.m.) Ed Slavin, P. O. Box 3084, suggested denial or continuance and questioned whether an asphalt plat was permitted on the property. He requested Environmental Impact Statements, a requirement that the MSDS be explained, exposed, and disclosed, and disclosure of all beneficial owners and investors in the project.

(11:30 a.m.) Motion by Dean, seconded by Morris, carried 5/0, to approve transmittal of COMPAMD 2017-03, St. Marks Industrial Park, for transmittal, based on three Findings of Fact.

(Regular Items 5, 6, and 7 were presented together.)

(03/06/18 - 13 - 11:31 a.m.)

5. PUBLIC HEARING, CPA (SS) 2017-03, BARTRAM PARK COMMERCIAL. ADOPTION OF CPA (SS) 2017-03, BARTRAM PARK COMMERCIAL, A REQUEST TO AMEND THE COMPREHENSIVE PLAN FROM RURAL/SILVICULTURE (R/S) AND UNDESIGNATED PROPERTY, FORMERLY RACE TRACK ROAD RIGHT-OF-WAY, TO COMMUNITY COMMERCIAL (CC). THE PROPERTY IS LOCATED ALONG THE NORTH SIDE OF RACE TRACK ROAD, WEST OF BARTRAM PARK BOULEVARD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL WITH A 6-1 VOTE AT ITS FEBRUARY 1, 2018, MEETING. PLEASE SEE GROWTH MANAGEMENT DEPARTMENT STAFF REPORT FOR PROJECT DETAILS. THIS APPLICATION IS COMPANION TO TWO OTHER APPLICATIONS: DRIMOD 2017-05 AND MAJMOD 2017-20

Proof of publication of the notice of public hearing on CPA (SS) 2017-03, was received, having been published in *The St. Augustine Record* on January 12, 2018.

All commissioners met with Ellen Avery-Smith, Jon Dodson, Art Lancaster, regarding the application; phases 5, 6, and 7; new land acquisition; rezoning and land use needs; road alignment; right-of-way, and landscape and signage.

(11:33 a.m.) Teresa Bishop, Planning Division Manager, presented details of Agenda Items 5, 6, and 7, via PowerPoint, including the Comprehensive Plan Amendment (COMPAMD), right-of-way, Bartram Park Development of Regional Impact (DRI) modification, and the Planned Unit Development (PUD) modification. She reviewed the requested waivers with the PUD modification, regarding trees, vegetation, modifying the phasing, scenic edge requirement, and signage limitations. She stated that staff approval and offered four Findings of Fact for the COMPAMD modification, four Findings of Fact for the DRI modification, and six Findings of Fact for the PUD modification.

(11:40 a.m.) Ellen Avery-Smith, Whittington and Avery-Smith Law, 236 San Marco Avenue, said she was available for questions.

(11:41 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in opposition of the waivers for the tree canopy, arguing the benefits of palm clustering versus canopy trees. Additionally, she commented on the signage for Bartram Park.

(11:42 a.m.) Ed Slavin, P. O. Box 3084, concurred with Whitmer regarding signage and using canopy trees and requested the applicants disclose all beneficial owners and investors.

(11:44 a.m.) Avery-Smith presented corrected paperwork that showed the removed interstate sign, *Exhibit A*.

(11:44 a.m.) **Motion by Johns, seconded by Morris, carried 5/0, to enact Ordinance No. 2018-8, CPA (SS) 2017-03, Bartram Park Commercial, subject to four Findings of Fact, to support the motion.**

ORDINANCE NO. 2018-8

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) AND UNDESIGNATED PROPERTY, FORMERLY RACE TRACK ROAD RIGHT-OF-WAY, TO COMMUNITY COMMERCIAL (CC), FOR APPROXIMATELY 7.6 ACRES OF LAND, LOCATED ON RACE TRACK ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(03/06/18 - 14 - 11:31 a.m.)

6. DRI MOD 2017-05, Bartram Park DRI. This is a request to modify the Bartram Park DRI to include approximately 3.4 acres of land into the DRI and to revise the project phasing, build-out dates and termination dates pursuant to the gubernatorial emergency extensions allowing for extensions to such dates. This request is submitted concurrently with a Comprehensive Plan amendment to change approximately 7.6 acres of land from Rural/Silviculture (R/S) to Community Commercial (CC), of which approximately 4.2 acres is already within the DRI. The remaining 3.4 acres will be added into the DRI. In addition, a PUD modification has also been submitted, providing for consistency between the documents. The property owner plans to develop the subject property as part of the Bartram Park Market shopping/business center. The Planning and Zoning Agency recommended approval with a 7-0 vote at its February 1, 2018 meeting. Please see Growth Management Department Staff Report for project details

Discussion occurred with Item 5.

(11:45 a.m.) **Motion by Johns, seconded by Morris, carried 5/0, to approve Resolution No. 2018-79, DRIMOD 2017-05, Bartram Park DRI, subject to five Findings of Fact, to support the motion.**

RESOLUTION NO. 2018-79

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA APPROVING THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR BARTRAM PARK, A DEVELOPMENT OF REGIONAL IMPACT

(03/06/18 - 14 - 11:31 a.m.)

7. PUBLIC HEARING, MAJMOD 2017-20, BARTRAM PARK COMMERCIAL. THIS IS A REQUEST TO MODIFY THE BARTRAM PARK PUD TO 1) CHANGE THE PROJECT NAME TO BARTRAM PARK COMMERCIAL PUD; 2) UPDATE THE PUD TEXT FOR THE BARTRAM PARK COMMERCIAL PUD TO CONFORM TO THE FORMAT REQUIRED IN THE 2017 LAND DEVELOPMENT CODE; 3) ADD AND REZONE APPROXIMATELY 7.6 ACRES OF OPEN RURAL PROPERTY TO

THE BOUNDARIES OF THE PUD; 4) ADD A UNIFIED SIGN PLAN; AND 5) REVISE THE MASTER DEVELOPMENT PLAN FOR THE BARTRAM PARK COMMERCIAL PUD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF MAJMOD 2017-20, WITH A 6-1 VOTE AT ITS FEBRUARY 1, 2018, MEETING. THE AGENCY RECOGNIZED THIS PART OF RACE TRACK ROAD IS TRANSITIONING INTO A SIGNIFICANT COMMERCIAL NODE. THE CONSTRUCTION OF SR 9-B AND THE APPROVAL OF THE DURBIN PARK PAVILION PUD HAS CONTRIBUTED TO THIS TRANSITION. THE AGENCY QUESTIONED THE AMOUNT AND SIZE OF SIGNAGE ALONG RACE TRACK ROAD AND I-95. IN RESPONSE, THE APPLICANT AGREED TO CONTINUE ITS COORDINATION WITH STAFF IN MEETING ACCEPTABLE SIGNAGE WITHIN THIS AREA. FURTHER, THE AGENCY RECOGNIZED SIGNAGE IS AN IMPORTANT COMPONENT OF COMMERCIAL DEVELOPMENT. PLEASE REFER TO THE GROWTH MANAGEMENT DEPARTMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on MAJMOD 2017-20, Bartram Park Commercial, was received, having been published in *The St. Augustine Record* on February 19, 2018.

Discussion occurred with Item 5.

(11:45 a.m.) Motion by Johns, seconded by Morris, carried 5/0, to enact Ordinance No. 2018-9, approving MAJMOD 2017-20, Bartram Park Commercial, subject to six Findings of Fact, to support the motion.

ORDINANCE NO. 2018-9

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE BARTRAM PARK PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2001-03, AND REZONING LAND FROM OPEN RURAL (OR) TO PUD FOR INCLUSION INTO THE BARTRAM PARK PUD, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(Regular Agenda Items 8 and 9 were presented together.)

(03/06/18 - 15 - 11:45 a.m.)

8. PUBLIC HEARING, NZVAR 2017-13, MCDONALD'S, AT 1870 A1A SOUTH. THIS IS A REQUEST FOR A NON-ZONING VARIANCE TO LAND DEVELOPMENT CODE, SECTION 3.08.04.A, TO ALLOW A FLAT ROOF IN THE MID-ANASTASIA OVERLAY DISTRICT. THE EXISTING MCDONALD'S RESTAURANT IS PLANNING TO UPDATE THE BUILDING, WHICH INCLUDES KEEPING THE FLAT ROOF AND RAISING THE PARAPET WALLS TO HIDE THE ROOFTOP EQUIPMENT CURRENTLY VISIBLE. THE COMPANION APPLICATION, MADRB 2017-21, IS FOR DESIGN APPROVAL OF THE EXTERIOR CHANGES. THE MID-ANASTASIA DESIGN REVIEW BOARD (MADRB) UNANIMOUSLY RECOMMENDED APPROVAL OF BOTH THE REQUESTED NON-ZONING VARIANCE TO THE OVERLAY STANDARDS AND THE PROPOSED EXTERIOR RENOVATIONS AT THEIR JANUARY 31, 2018, PUBLIC HEARING

Proof of publication of the notice of public hearing on NZVAR 2017-13, McDonald's, was received, having been published in *The St. Augustine Record* on February 19, 2018.

Kim K. Del Rance, Senior Planner, presented details of the NAVAR and the MADRB, via PowerPoint.

(11:48 a.m.) Craig Carden, Core States Group, 110 North 11th Street, Suite 101, Tampa Florida, spoke on the McDonald's remodeling regarding the lighting for the wall logos and the Golden Arches.

(11:50 a.m.) Discussion ensued on the language for the motion regarding the lighting.

(11:51 a.m.) Motion by Dean, seconded by Waldron, carried 5/0, to approve NZVAR 2017-13, McDonald's, at 1870 A1A South, based on the five Conditions and five Findings, as provided in the staff report.

(03/06/18 - 16 - 11:45 a.m.)

9. PUBLIC HEARING, MADRB 2017-21, MCDONALD'S, AT 1870 A1A SOUTH. REQUEST FOR DESIGN APPROVAL FOR EXTERIOR CHANGES, LIGHTING AND WALL SIGNS FOR THE EXISTING MCDONALD'S, LOCATED WITHIN THE MID-ANASTASIA OVERLAY DISTRICT. EXTERIOR MODIFICATIONS INCLUDE: RAISING THE PARAPET, CHANGING PAINT COLORS, MAKING THE SITE ACCESSIBLE TO MEET ADA REQUIREMENTS, AND ENHANCEMENT OF THE LANDSCAPING. THE COMPANION APPLICATION, NZVAR 2017-13, REQUESTS RELIEF FROM THE PROHIBITION OF FLAT ROOFS. THE MID-ANASTASIA DESIGN REVIEW BOARD (MADRB) RECOMMENDED APPROVAL OF BOTH THE REQUESTED NON-ZONING VARIANCE TO THE OVERLAY STANDARDS AND THE NEW EXTERIOR DESIGN AT THEIR JANUARY 31, 2018, PUBLIC HEARING

Proof of publication of the notice of public hearing on MADRB 2017-21, McDonald's, was received, having been published in *The St. Augustine Record* on February 19, 2018.

Discussion occurred with Item 8.

(11:51 a.m.) Motion by Dean, seconded by Waldron, carried 5/0, to approve MADRB 2017-21, McDonald's, at 1870 A1A South, request for design approval, with the condition that the wall logos be downlit or backlit and the wall lettering be backlit, consistent with Section 3.08.00, Mid-Anastasia Overlay, of the St. Johns County Land Development Code.

(03/06/18 - 16 - 11:53 a.m.)

10. PUBLIC HEARING, NZVAR 2018-02. REVISED ALTERNATE BALD EAGLE MANAGEMENT PLAN BALD EAGLE NEST SJ-24. THE APPLICANT IS SEEKING A NON-ZONING VARIANCE IN ORDER TO REVISE THE EXISTING ALTERNATE BALD EAGLE MANAGEMENT PLAN, FOR BALD EAGLE NEST SJ-24. THE ORIGINAL ALTERNATE PLAN WAS APPROVED, VIA A WAIVER, BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS IN 2005, WHEN THE NEST WAS IDENTIFIED. IN PREPARATION FOR CONSTRUCTION ON THE POPO POINT HOME SITES ENVIRONMENTAL SERVICES, INC. (ESI) STAFF INITIATED MONITORING OF THE BALD EAGLE NEST, AS REQUIRED BY THE ALTERNATE PLAN. JANUARY 2018, ESI STAFF NOTIFIED THE COUNTY STAFF THAT THE BALD EAGLE HAS MOVED TO AN ALTERNATE NEST TREE, APPROXIMATELY 440 FEET NORTH OF THE ORIGINAL NEST TREE AREA. THE ORIGINAL NEST TREE HAS COLLAPSED. THEREFORE, THIS REVISION IS REQUIRED TO DOCUMENT THE NEW LOCATION OF THE BALD EAGLE NEST TREE AND TO MAKE MINOR REVISIONS TO THE ORIGINAL ALTERNATE PLAN FOR CLARITY

Proof of publication of the notice of public hearing on NZVAR 2018-02, was received, having been published in *The St. Augustine Record* on February 19, 2018.

Jan Brewer, Environmental Division Manager, presented details of the relocated Bald Eagle Management Plan, via PowerPoint.

(11:54 a.m.) Ellen Avery-Smith, Wittington & Avery-Smith Law, 236 San Marco Avenue, expressed her appreciation to staff for revising the Bald Eagle Management Plan and requested the Board approve the plan as a draft.

(11:55 a.m.) Ed Slavin, P. O. Box 3084, commended staff on the excellent work protecting bald eagles.

(11:58 a.m.) Motion by Johns, seconded by Waldron, carried 5/0, to approve NZVAR 2018-02, Revised Alternate Bald Eagle Management Plan, Bald Eagle Next SJ-24, a Non-Zoning Variance to LDC, Section 4.01.10.B, C, and D, providing a revised Plan that affords equal protection for the bald eagles and the nest tree based on five Findings as provided in the staff report.

(03/06/18 - 17 - 11:59 a.m.)

11. PUBLIC HEARING, TRANSMITTAL HEARING FOR COMPAMD 2017-01, ROBINSON. THIS IS THE TRANSMITTAL HEARING FOR A COMPREHENSIVE PLAN AMENDMENT, TO AMEND THE FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-B, WITH A TEXT AMENDMENT TO LIMIT THE DEVELOPMENT OF THIS PROPERTY UNTIL THE YEAR 2026. THE SUBJECT PROPERTY IS LOCATED SOUTH OF CR 208 AND NORTH OF CR 214 BETWEEN CR 13A N AND I-95. THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 2,673 ACRES, OF WHICH APPROXIMATELY 1,666 ACRES ARE UPLANDS. THE 2,673 ACRES OF THE SUBJECT PROPERTY ARE OWNED BY ROBINSON IMPROVEMENT COMPANY. THE DENSITY PROPOSED UNDER THIS COMPREHENSIVE PLAN AMENDMENT IS APPROXIMATELY TWO DWELLING UNITS PER ACRE. ADDITIONALLY, THE ROBINSON IMPROVEMENT COMPANY OWNS ANOTHER APPROXIMATE 10,274 ACRES OF LAND, ADJACENT TO AND SOUTH OF CR 214, WHICH IS NOT INCLUDED IN THIS AMENDMENT. THE PLANNING AND ZONING AGENCY RECOMMENDED TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT, WITH A 5-0 VOTE, AT ITS JANUARY 18, 2018, MEETING. THE AGENCY DISCUSSED THE NEED FOR CR 2209, THE BENEFITS OF ACQUIRING RIGHT-OF-WAY FOR THE ROADWAY, AND THE POTENTIAL OF GROWTH IN THIS PART OF THE COUNTY. THE AGENCY EXPRESSED THERE IS A NEED FOR CR 2209 AND ACQUIRING THE RIGHT-OF-WAY IS AN IMPORTANT STEP IN THE FUTURE CONSTRUCTION OF THE ROAD

Proof of publication of the notice of public hearing on COMPAMD 2017-01, Robinson, was received, having been published in *The St. Augustine Record* on February 19, 2018.

Teresa Bishop, Planning Division Manager, presented details of the transmittal, via PowerPoint. She noted that the Robinsons would give additional right-of-way throughout their land, in addition to the piece of land requested by the County, north of CR 214. She said the Transportation Department prepared a Traffic Study showing that there would be deficient roadways and the School Board stated that there was no middle or high school capacity within the concurrency area. Additionally, she stated that staff had received correspondence in opposition, one of which was presented to the Board, *Exhibit A*.

(12:07 p.m.) John questioned when financing the roadway improvements would be determined. Bishop responded that normally it was based on land development. Johns also questioned whether there were funding mechanisms available at the State or Federal level. Bishop stated that there were none that she was aware of.

(12:09 p.m.) **Motion by Smith, failed for lack of a second, to deny transmittal of COMPAMD 2017-01, Robinson, subject to four Findings of Fact.**

(12:09 p.m.) **Motion by Morris, seconded by Dean, carried 3/2, with Smith and Waldron dissenting, to approve transmittal of COMPAMD 2017-01, Robinson, subject to four Findings of Fact.**

(03/06/18 - 18 - 12:10 a.m.)

12. COUNTYWIDE STORMWATER INITIATIVE PROGRAM. PUBLIC WORKS WILL PRESENT AN OVERVIEW OF THE COUNTYWIDE DRAINAGE INFRASTRUCTURE PROGRAM NEEDS AND COUNTYWIDE STORMWATER DRAINAGE ISSUES. FOLLOWING THE STORMS, SEVERAL DRAINAGE ISSUES HAVE BEEN FURTHER EXACERBATED AND REQUIRE FURTHER REVIEW AND AN ACTION PLAN THAT WILL INCLUDE DRAINAGE INFRASTRUCTURE ADDITIONS AND IMPROVEMENTS. A COUNTYWIDE STORM INITIATIVE (CSI) WAS INITIATED TO IDENTIFY CRITICAL AREAS THAT HAVE BEEN MOST IMPACTED. STAFF WILL PRESENT THE CSI AND SEEK FURTHER BOARD DIRECTION

Jay Brawley, County Engineer, presented an overview of the existing drainage programs, impacts of hydrology and storm events, Countywide Stormwater Initiative (CSI) Projects, and drainage project funding. He provided a list of the affected areas, via PowerPoint, and highlighted the post Irma Hurricane impacts. He said there were four main projects that were taken care of immediately.

(12:21 p.m.) Smith stated that the newly adopted Hastings needed to be included in the CSI projects.

(12:27 p.m.) Waldron questioned the areas that were part of the CDBG Grant and whether the Winton Circle drainage issues were attributed to the new subdivisions. Brawley responded that Armstrong, Cypress and St. Augustine and some others made the list. He said that Winton Circle's design would not be approved today, and would be difficult to move forward. Discussion ensued on the Winton Circle drainage issues.

McCormack suggested reviewing the County's local mitigation strategy in having systems in place to protect against storms, which may include drainage provisions. Discussion ensued on funding for the Winton Circle project.

(12:51 p.m.) Ed Slavin, P. O. Box 3084, suggested a growth moratorium, an impact fee increase, wetland preservation, and using goats to clean out the ditches.

(12:55 p.m.) Kenneth McClain, 107 East Street, requested that Main Street, Wilson Road, Merkerson Street, and Ashland Avenue be added to the list of roads with drainage issues. He spoke on Capital Improvements for the Town of Hastings.

(12:58 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke on holding developers accountable for tasks not completed and homeowners for costs regarding private property issues.

(1:00 p.m.) Smith questioned why the residents of Winton Circle were not made responsible for some of the cost to repair the drainage issue in that area.

(1:01 p.m.) Morris commented on flooding issues in his subdivision that was taken care of through the Homeowners Association.

(1:02 p.m.) Waldron questioned the number of homes in the Winton Circle area. Brawley stated there approximately 40 homes. Discussion ensued on funding for the project.

(1:02 p.m.) Motion by Waldron, seconded by Dean, to move forward with the design plan for Winton Circle, up to \$180,000 from the General Fund Reserve, with a cost estimate to be presented to the residents.

(1:05 p.m.) Johns questioned the order of the list of projects. Brawley stated the list was in no particular order. Johns requested a prioritized list of projects, dates, and which were storm related. Brawley spoke on the projects list.

(1:11 p.m.) Smith requested an itemization of the infrastructure and maintenance cost. Discussion ensued on maintenance and infrastructure.

(1:13 p.m.) Neal Shinkre, Public Works Director, provided a summary of the memo, provided to the Board, which identified the difference between maintenance and infrastructure. Discussion ensued.

(1:18 p.m.) **Motion carried 5/0.**

(03/06/18 - 19 - 1:18 p.m.)
COMMISSIONERS' REPORTS

Commissioner Johns

Johns questioned staff and legal on the status of the registration of lobbyists. McCormack spoke regarding the lobbyist management program, stating that Lavie would present options at the March 20, 2018, meeting, for the Board to review and give direction.

Commissioner Waldron

(1:19 p.m.) Waldron question whether legal found the County Ordinance on concurrency. Soria said that Article 11 of the Land Development Code (LDC) stated that the payment of Proportionate Fair Share shall be issued as a credit toward impact fees and did not detail the reduction of the Proportionate Fair Share up to 20 percent to impact fees. Waldron questioned whether the County was compliant with the State Statute. Soria responded that the Proportionate Fair Share was to be reduced, based on the impact it had, up to 20 percent, but was not automatic. Discussion ensued on the credit and the timing of the appraisals to avoid a higher appraisal value when the County acquired or agreed to give credit for a right-of-way acquisition.

(1:29 p.m.) Waldron congratulated the students from the Academy of Architectural and Building Services of Pedro Menendez High Schools Skill Team which placed first in Regional and would be competing in State; and the Drafting Team that won and would be competing in State. He said the Building Department may consider some of the students for internships.

Commissioner Smith

(1:30 p.m.) Smith presented an Agricultural report; expressed gratitude to staff for facilitating a smooth transaction with The Town of Hastings and to Senator Hudson's efforts to relieve some of the Town's debt to the State; to staff and Law Enforcement for assisting in Amphitheater parking issues; and spoke on the Putnam County Fair Board, allowing St. Johns County residents to participate in limited livestock events and arts and

crafts. He commented on a meeting he attended regarding the preservation of a tree canopy and questioned whether there was any other BCC direction being pursued and whether there was a list of the directives. Wanchick stated that he maintained a list of items derived from the BCC meetings and he understood this to have been resolved. Discussion ensued.

(1:36 p.m.) Smith noted that Saturday, March 10, 2018, the Rotary Club would host a lawn mower race in Hastings; and mentioned receiving a copy the Dedication of the St. Johns County Court House St. Augustine Florida, 1968, by Nettie Ruth Brown, Extension Agent for St. Johns County.

Commissioner Morris

No report.

Commissioner Dean

(1:37 p.m.) Dean spoke on the damage from this past weekend's storm and thanked Greg Caldwell and Ben Bright and other staff for quickly procuring the approval and permits to dump sand at key access points on Vilano Beach, to prevent substantial flooding on Porpoise Point. He expressed appreciation to McCormack, Soria, Shannon Acevedo, Planner, for the positive meeting with the residents of World Golf Village, regarding the permitting process.

(1:38 p.m.) McCormack commented on the rapid necessity, regarding the storm damage over the weekend, coordinated with the Florida Inland Navigation District (FIND) to prepare the necessary Interlocal Agreement, to access sand from one of their sites for use in the emergency repair, *Exhibit A*. He proposed the document to be ratified by the Board.

(1:41 p.m.) **Motion by Waldron, seconded by Morris, to ratify the Interlocal Agreement.**

(03/06/18 - 20 - 1:42 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick updated the Board on the Beaches MSTU process; urged the Board to review the memo on the Reserve situation; and suggested sending a letter to Senator Hudson thanking him for his efforts with the Hastings debt relief and his letter to Emergency Management in Tallahassee to expedite the hurricane relief reimbursement.

(03/06/18 - 20 - 1:45 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack commented that the Dissolution of the Town of Hastings was timely; however, issues may arise, and would like to thank staff members Stacey Stanish, Jesse Dunn, Allan MacDonald, Jean Mangué, Bill Young, Neal Shinkre, Darrell Locklear, Regina Ross, and their teams.

(03/06/18 - 20 - 1:47 p.m.)

CLERK OF COURT'S REPORT

No report.

(03/06/18 - 20 - 1:47 p.m.)

ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 1:47 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 554552, totaling \$417 (2/19/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 554553-554707, totaling \$1,820,337.69 and Voucher Register, Voucher Nos. 34815-34893, totaling \$1,259,560.51 (2/20/18)
3. St. Johns County Board of County Commissioners Check Register, Check No. 554708, totaling \$240 (2/20/18)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 554709-554780, totaling \$45,853.65 and Voucher Register, Voucher Nos. 34894-35010, totaling \$75,678.80 (2/21/18)
5. St. Johns County Board of County Commissioners Check Register, Check No. 554781, totaling \$15,887.98 (2/21/18)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 554782-554795, totaling \$247,458.26 (2/22/18)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 554796-554959, totaling \$904,494.70 and Voucher Register, Voucher Nos. 35011-35076, totaling \$1,221,431.19 (2/27/18)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 554960-554970, totaling \$3,973.05 and Voucher Register, Voucher Nos. 35077-35079, totaling \$755.11 (3/01/18)
9. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 35080-35081, totaling \$8,430.39 (3/01/18)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 554971-554972, totaling \$3,423.24 (3/02/18)

CORRESPONDENCE:

There was none.

Approved _____ May 2 _____, 2018

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Henry Dean, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: _____
Deputy Clerk