

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

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

(03/20/18 - 1 - 9:00 a.m.)  
CALL TO ORDER

Dean called the meeting to order.

(03/20/18 - 1 - 9:00 a.m.)  
ROLL CALL

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

(03/20/18 - 1 - 9:00 a.m.)  
INVOCATION

Commissioner Smith gave the invocation.

(03/20/18 - 1 - 9:01 a.m.)  
PLEDGE OF ALLEGIANCE

Waldron led the Pledge of Allegiance.

(03/20/18 - 1 - 9:02 a.m.)  
PUBLIC COMMENT

Ed Slavin, P.O. Box 3084, suggested an ordinance which required the five constitutional officers provide their budgets to the Board by May 1 and asked that the County Attorney be directed to research imminent domain, regarding the proposed construction of Buc-ees, in World Golf Village. He spoke on the Michelle O'Connell case and his requests for data regarding the case.

(9:06 a.m.) Kelly Sullivan, 141 Kingston Drive, spoke on dune restoration, the lack of a Comprehensive Coastal Management Plan, and her concern with the recent remarks made at a community meeting.

(9:09 a.m.) Peter Dorpema, 4812 Winton Circle, spoke on the proposed increase in property taxes, the drainage issue, and submitted images of flooding, *Exhibit A*.

(9:11 a.m.) Luisa Evangelista, 4833 Winton Circle, spoke on the drainage issue and the proposed increase in taxes.

(9:13 a.m.) Mike Astor, 220 Straw Pond Way, spoke on funding for a County Park provided by D.R. Horton and suggested the County build a dog park.

(9:15 a.m.) Dean requested that Andrews provide Astor with updated information, in regards to the construction of the County Park in Samara Lakes. Andrews left the meeting to speak with Astor.

(9:15 a.m.) Sue Bergeron, 4857 Winton Circle, spoke on the drainage issue and the lack of assistance by the County.

(9:18 a.m.) Lance Williams, 273 Pinehurst Pointe Drive, spoke in opposition to the construction of Buc-ees in World Golf Village, via PowerPoint, *Exhibit B*.

(9:21 a.m.) James Pavone, 128 Pinehurst Pointe Drive, spoke on the proposed construction of Buc-ees in World Golf Village and the need to follow through with the information in the pre-application.

(9:23 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke highly of the Farmer's Market at the Amphitheatre and the need for a similar Request For Proposal (RFP) at Pier Park. He spoke on actions being taken during Commissioner Comments.

(9:26 a.m.) Kathleen Granieri, 233 Pinehurst Pointe Drive, spoke in opposition to the construction of Buc-ees in the World Golf Village area and on comments made at the Planning and Zoning meeting. She suggested the Board visit the area to see the traffic congestion at the interchange.

(9:27 a.m.) BJ Kalaidi, 8 Newcomb Street, thanked the public for attending and speaking at the meetings.

(03/20/18 - 2 - 9:29 a.m.)  
DELETIONS TO CONSENT AGENDA

Wanchick requested that Consent Item No. 6 be pulled from the Agenda.

(03/20/18 - 2 - 9:30 a.m.)  
APPROVAL OF CONSENT AGENDA

**Motion by Johns, 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. 2018-80**, approving the terms, conditions, provisions, and requirements of St Johns County's State E-911 State Grant Application; and authorizing the Chair of the Board of County Commissioners to execute the Grant Application, on behalf of the County

RESOLUTION NO. 2018- 80

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE FLORIDA STATE E-911 GRANT PROGRAM, FOR THE PURCHASE OF FIVE CALL TAKER WORKSTATIONS, LICENSES, AND SOFTWARE

3. Motion to approve PFS AGREE 2017-01 and authorize the county administrator to execute the Cordova Palms Concurrency and Impact Fee Credit Agreement, finding that the proposed Agreement is consistent with Section 11.09, of the Land Development Code
4. Motion to adopt **Resolution No. 2018-81**, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on April 17, 2018, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of Lester & Bay Street, located within Ponce De Leon Heights and the Shepard and Crosby Subdivision (VACROA 2017-03 Lester & Bay Street)

RESOLUTION NO. 2018- 81

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF APRIL 17, 2018 AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF PORTIONS OF LESTER AND BAY STREETS, LOCATED WITHIN PONCE DE LEON HEIGHTS, AS WELL AS THE SHEPARD AND CROSBY SUBDIVISION

5. Motion to adopt **Resolution No. 2018-82**, amending the Fiscal Year 2018 General Fund to include certain unanticipated revenue and authorizing its expenditure on behalf of the Tax Collector; approving the terms of an agreement with Strategic Sites-Clifford Commercial, to lease office space for the Tax Collector; and authorizing the county administrator, or designee, to execute the First Right of Offer and subsequent Lease Agreement, on behalf of St. Johns County

RESOLUTION NO. 2018- 82

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2018 GENERAL FUND TO INCLUDE CERTAIN UNANTICIPATED REVENUE AND AUTHORIZING ITS EXPENDITURE ON BEHALF OF THE TAX COLLECTOR, APPROVING THE TERMS OF AN AGREEMENT WITH STRATEGIC SITES-CLIFFORD COMMERCIAL, TO LEASE OFFICE SPACE FOR THE TAX COLLECTOR; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE FIRST RIGHT OF OFFER AND SUBSEQUENT LEASE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY

*Consent Agenda Item No. 6 was pulled.*

6. Motion to approve the terms, provisions, conditions, and requirements of Florida Department of Environmental Protection (FDEP) Agreement Number 17SJ2; and authorizing the county administrator, or designee, to execute the Grant Agreement for the St. Augustine Beach Re-nourishment Project, along with any supplemental documentation, on behalf of the County
7. Motion to adopt **Resolution No. 2018-83**, approving the terms and conditions of the Non-Exclusive Franchise Agreement, for Construction and Demolition debris between St. Johns County, Florida, and Sun State Disposal & Recycling, Inc.; and authorizing the county administrator, or designee, to execute the Non-Exclusive Franchise Agreement, on behalf of the County

#### **RESOLUTION NO. 2018- 83**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A NON-EXCLUSIVE FRANCHISE AGREEMENT, FOR CONSTRUCTION AND DEMOLITION DEBRIS BETWEEN ST. JOHNS COUNTY, FLORIDA, AND SUN STATE DISPOSAL & RECYCLING, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NON-EXCLUSIVE FRANCHISE AGREEMENT FOR CONSTRUCTION AND DEMOLITION DEBRIS, ON BEHALF OF ST. JOHNS COUNTY**

8. Motion to adopt **Resolution No. 2018-84**, authorizing the county administrator, or his designee, to purchase twelve, new Lucas 3.0 Chest Compression Systems, at a total price of \$150,210.56, from Physio-Control, Inc., as the sole source provider of the specified systems

#### **RESOLUTION NO. 2018- 84**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE TWELVE CHEST COMPRESSION SYSTEMS, FOR ST. JOHNS COUNTY FIRE RESCUE; AND TO EXECUTE A PURCHASE ORDER WITH PHYSIO CONTROLS, INC., FOR THE PURCHASE**

9. Motion to adopt **Resolution No. 2018-85**, authorizing the county administrator, or his designee, to award RFQ 18-05, Contractor Qualification, for As Needed Small Scale Construction, Renovation, & Repair Services; and to execute contracts in substantially same form and format as attached hereto, with the following eighteen firms: Burchfield Electric, Inc., Gruhn May, Inc., Kim's Electric, Inc., Mallen Construction, Inc., Young's Masonry, Inc., Thomas May Construction Company, Hager Construction Company, Lasa Construction, Inc., P & G Construction, Inc., Arnett Heating & Air Conditioning, Inc., B. Hurd Realty, LLC dba Hurd Construction Management, W.W. Gay Mechanical Contractor, Inc., Bush Construction Company, Inc., B & S Signs, Inc., Sauer, Inc., Sea Tech of the Florida Keys, Inc., Yelton Construction Company, Inc., Core Construction Company of Jacksonville, Inc., to perform services in accordance with RFQ 18-05, as authorized by Task Order

RESOLUTION NO. 2018- 85

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 18-05; AND TO EXECUTE AGREEMENTS FOR, AS NEEDED, SMALL SCALE CONSTRUCTION, RENOVATION, AND REPAIR SERVICES

10. Motion to adopt **Resolution No. 2018-86**, approving the terms, conditions, and provisions of a Settlement Agreement and Release between St. Johns County and Sensus USA Inc.; and authorizing the county administrator, or designee, to execute the Settlement Agreement and Release, on behalf of the County

RESOLUTION NO. 2018- 86

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, AND CONDITIONS OF A SETTLEMENT AGREEMENT AND RELEASE BETWEEN SENSUS USA INC. AND ST. JOHNS COUNTY, FOR THE REPLACEMENT OF CERTAIN WATER METERS AND THE RELEASE OF CLAIMS BY THE COUNTY; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE SETTLEMENT AGREEMENT AND RELEASE, ON BEHALF OF ST. JOHNS COUNTY

11. Motion to adopt **Resolution No. 2018-87**, approving the recognition and appropriation of unanticipated insurance proceeds in the amount of \$86,405 and a General Fund Reserve Transfer in the amount of \$25,000, to the Recreation Facilities Department, to cover insurance deductible and begin repair to Nocatee Community Park restroom

RESOLUTION NO. 2018- 87

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING INSURANCE PROCEEDS FROM YORK SPECIALIZED LOSS ADJUSTING, FOR THE LOSS OF NOCATEE RESTROOM

12. Motion to adopt **Resolution No. 2018-88**, creating and establishing the Citizens Flood Mitigation Advisory Committee and adopting bylaws for the Committee

RESOLUTION NO. 2018- 88

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, CREATING AND ESTABLISHING THE CITIZENS FLOOD MITIGATION ADVISORY COMMITTEE; ADOPTING BYLAWS FOR THE CITIZENS FLOOD MITIGATION ADVISORY COMMITTEE; AND PROVIDING AN EFFECTIVE DATE

13. Motion to adopt **Resolution No. 2018-89**, approving and adopting the Community Rating System Watershed Master Plan, for the Mill Creek Watershed

**RESOLUTION NO. 2018- 89**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND ADOPTING THE COMMUNITY RATING SYSTEM WATERSHED MASTER PLAN FOR THE MILL CREEK WATERSHED; AND PROVIDING AN EFFECTIVE DATE**

14. Motion to adopt **Resolution No. 2018-90**, approving the St. Johns County Criminal Justice, Mental Health, and Substance Abuse Reinvestment Grant Planning Project 2017-2018 Final Program Status Report and Final Financial Report

**RESOLUTION NO. 2018- 90**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE CRIMINAL JUSTICE, MENTAL HEALTH, AND SUBSTANCE ABUSE REINVESTMENT GRANT 2017-2018 FINAL PROGRAM STATUS REPORT AND FINAL FINANCIAL REPORT**

15. Motion to adopt **Resolution No. 2018-91**, approving the terms, conditions, and requirements of the agreement between St. Johns County, Florida, and ALIA; and authorizing the county administrator, or designee, to execute the agreement substantially in the same form as attached, on behalf of the County

**RESOLUTION NO. 2018- 91**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND ALIA; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY**

16. Motion to approve Minutes:
- 02/20/18, BCC Regular
17. Proofs:
- a) Proof: Notice of Meeting, St. Johns County Insurance Committee on 2/27/18, published on February 13, 2018, in *The St. Augustine Record*.
  - b) Proof: Request for Bids, Bid No.: 18-47; Purchase of one 2019 Semi-Tractor Truck for the Road and Bridge Department, published on February 7, 2018, and February 14, 2018, in *The St. Augustine Record*.
  - c) Proof: Notice of Action, Full Cost Accounting for Solid Waste Management Services, published on January 23, 2018, in *The St. Augustine Record*.
  - d) Proof: Notice of Hearing, Zoning for Town of Hastings published on December 05, 2017, and January 31, 2018, in *The St. Augustine Record*.

(03/20/18 - 7 - 9:30 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested that Regular Item No. 9 be pulled from the Agenda.

(03/20/18 - 7 - 9:30 a.m.)

APPROVAL OF REGULAR AGENDA

(9:31 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to approve the Regular Agenda, as amended.**

(03/20/18 - 7 - 9:31 a.m.)

1. PRESENTATIONS BY ST. JOHNS COUNTY ECONOMIC DEVELOPMENT PARTNER ORGANIZATIONS. ST. JOHNS COUNTY HAS AGREEMENTS WITH THE UNIVERSITY OF NORTH FLORIDA SMALL BUSINESS DEVELOPMENT CENTER (SBDC), THE ST. JOHNS COUNTY CHAMBER OF COMMERCE, AND JAXUSA REGIONAL ECONOMIC DEVELOPMENT PARTNERSHIP, TO SUPPORT ECONOMIC DEVELOPMENT PROGRAMS THAT ASSIST NEW AND EXISTING BUSINESSES, HELP ATTRACT NEW INDUSTRY, AND PROMOTE ECONOMIC OPPORTUNITIES FOR THE COUNTY. REPRESENTATIVES FROM THESE THREE ORGANIZATIONS WILL MAKE PRESENTATIONS TO UPDATE THE BOARD OF COUNTY COMMISSIONERS ON THEIR ECONOMIC DEVELOPMENT-RELATED PROGRAMS AND ACTIVITIES FOR ST. JOHNS COUNTY

Melissa Glasgow, Director of Economic Development, presented information on the St. Johns County Economic Development partnership organizations, which included the University of North Florida Small Business Development Center (SBDC), the St. Johns County Chamber of Commerce, and JAXUSA, via PowerPoint.

(9:33 a.m.) Kathy Hagan, University of North Florida Small Business Development Center (SBDC), spoke on the Florida Small Business Emergency Bridge Loan process, following Hurricane Irma, and referenced the impact sheet, *Exhibit A*.

(9:35 a.m.) Victor Ramos, former chairman of the Chamber of Commerce Economic Development Counsel, 1789 Lakeside Avenue, introduced current chairman, Rob Matthews, from Matthew Design and Karen Everett, Chamber of Commerce Manager of Economic Development. He presented details of the St. Johns County Chamber of Commerce Economic Development Council Annual Report, via PowerPoint.

(9:40 a.m.) Jerry Mallot, JAXUSA, spoke on the partnership with St. Johns County and presented details of the strategic plan for economic development.

(9:48 a.m.) Ed Slavin, P.O. Box 3084, spoke on declining incomes and institutional racism in employment. He stated his concern with St. Johns County giving money to the Chamber of Commerce for economic development, suggesting an RFP and/or RFQ before signing a contract; and stated that the County was not doing enough for the teachers.

(9:51 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on monies given to the Professional Golfers' Association (PGA), low paying jobs, economic development, and the lack of affordable housing in St. Johns County.

(9:54 a.m.) BJ Kalaidi, 8 Newcomb Street, suggested no increase in millage, sales tax, and gas taxes.

(9:57 a.m.) Morris noted that the PGA would provide approximately 300 jobs with a salary range of \$80,000.

(03/20/18 - 8 - 9:58 a.m.)

2. PUBLIC HEARING, REZ 2017-14, WELDING FOR ST JOHNS. REQUEST TO REZONE APPROXIMATELY 2 ACRES FROM OPEN RURAL (OR) TO COMMERCIAL, WAREHOUSE (CW), TO ALLOW FOR LIGHT MANUFACTURING AND WELDING REPAIR, LOCATED AT 450 SOUTH HOLMES BOULEVARD

Proof of publication of the notice of public hearing on REZ 2017-14, Welding for St. Johns, was received, having been published in *The St. Augustine Record* on 1/10/18.

Waldron disclosed ex parte communication, stating that he had driven past the location.

(9:58 a.m.) Shannon Acevedo, Senior Supervising Planner, presented details of the rezoning request for Welding for St. Johns, via PowerPoint.

(10:01 a.m.) Lynn Schumacher, 2420 Kacie Lane, applicant, supported the community's growing needs, specifically from the welding and fabricating aspect.

(10:01 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2018- 10, REZ 2017-14, Welding for St. Johns, based upon four Findings of Fact.**

#### ORDINANCE NO. 2018- 10

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO COMMERCIAL, WAREHOUSE (CW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(03/20/18 - 8 - 10:02 a.m.)

3. PUBLIC HEARING, PUD 2016-24, MURABELLA PLAZA. REQUEST TO REZONE APPROXIMATELY 4 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR 37,310 SQUARE FEET OF COMMERCIAL DEVELOPMENT. THE USES PROPOSED WITHIN THIS PUD ARE NEIGHBORHOOD COMMERCIAL USES, OFFICE PROFESSIONAL USES, AND CULTURAL INSTITUTIONAL USES. THE SUBJECT PROPERTY IS LOCATED IN THE SOUTHWEST QUADRANT OF PACETTI ROAD AND STATE ROAD 16, ADJACENT TO AUTOZONE. FOR MORE DETAIL, PLEASE REVIEW THE STAFF REPORT ATTACHED. ON FEBRUARY 1, 2018, THE PLANNING AND ZONING AGENCY VOTED 7-0, TO RECOMMEND APPROVAL

Proof of publication of the notice of public hearing on PUD 2016-24, Murabella Plaza, was received, having been published in *The St. Augustine Record* on 1/10/18.

Smith, Waldron, Dean, and Morris disclosed ex parte communication, stating that they had received an email from Karen Taylor. Johns disclosed that he had spoken with Karen Taylor, in regards to the project.

(10:03 a.m.) Valerie Stukes, Planner, presented details of the Murabella Plaza Planned Unit Development (PUD), via PowerPoint.

(10:06 a.m.) Karen Taylor, 77 Saragossa Street, provided a summary of the project.



(10:09 a.m.) Chuck Labanowski, 1748 North Cappero Drive, stated the need for better roads and access.

(10:10 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of the project, but agreed there was a need for better roads. He noted that the majority of land use in St. Johns County was PUD. He suggested that every applicant disclose all interested parties involved in the project.

(10:11 a.m.) **Motion by Smith, seconded by Morris, carried 5/0, to enact Ordinance No. 2018-11, PUD 2016-24, Murabella Plaza, based upon nine Findings of Fact.**

#### ORDINANCE NO. 2018- 11

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

(03/20/18 - 9 - 10:12 a.m.)

4. PUBLIC HEARING, REZ 2017-23, PALM VALLEY GARDENS III. REZ 2017-23, PALM VALLEY GARDENS III, A REQUEST TO REZONE APPROXIMATELY 1.92 ACRES OF LAND FROM OPEN RURAL (OR) TO RESIDENTIAL, SINGLE FAMILY - 2 (RS-2), AT 244 & 248 CANAL BOULEVARD, TO ALLOW FOR THE RECONFIGURATION OF FOUR EXISTING, NON-CONFORMING LOTS OF RECORD INTO THREE LOTS, THAT WILL CONFORM WITH THE REQUIREMENTS FOR PARCELS IN RS-2 ZONING DISTRICTS. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON FEBRUARY 15, 2018, AND VOTED 6-0, IN FAVOR OF RECOMMENDING APPROVAL

Proof of publication of the notice of public hearing on REZ 2017-23, Palm Valley Gardens III, was received, having been published in *The St. Augustine Record* on January 31, 2018.

All five commissioners disclosed ex parte communication, stating they had received email from Jane Evans, who was in support of the project. Morris disclosed that he had visited the property.

(10:13 a.m.) Cynthia A. May, Senior Planner, presented details of the rezoning request for Palm Valley Gardens, via PowerPoint.

(10:17 a.m.) Johns questioned whether the property would require stormwater treatment permits and if an easement was proposed along the canal. Dick D'Souza, Chief Engineer for St. Johns County, responded, in regards to the easement and permit requirement.

(10:21 a.m.) Travis Minch, 804 Templeton Lane, applicant, presented details of the project, via PowerPoint.

(10:23 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition to the project, due to the lack of drainage and flooding issues.

(10:25 a.m.) Ed Slavin, P.O. Box 3084, spoke in opposition to the project due to the flooding issues and the need for a detailed explanation. He requested that staff draft a moratorium on further development pending resolution of the critical concerns on flooding and drainage.

(10:26 a.m.) McCormack responded to public comment on moratoriums.

(10:27 a.m.) **Motion by Morris, seconded by Johns, carried 5/0, to enact Ordinance No. 2018-12, REZ 2017-23, Palm Valley Gardens III, based upon four Findings of Fact to support the motion.**

#### ORDINANCE NO. 2018-12

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO SINGLE FAMILY RESIDENTIAL (RS-2); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(03/20/18 - 10 - 10:28 a.m.)

5. PUBLIC HEARING, MAJMOD 2017-25, CANAL BOULEVARD SHOPS PUD. REQUEST FOR A MAJOR MODIFICATION TO THE CANAL BOULEVARD SHOPS PUD (ORDINANCE NUMBER 2010-30), TO ADD A RESTAURANT, AS AN ALLOWABLE USE, REVISE THE WAIVERS, AND PROVIDE FOR CHANGES TO THE MDP TEXT AND MAP. THE MAJOR MODIFICATION WOULD AMEND THE MASTER DEVELOPMENT PLAN (MDP) MAP, TO CHANGE THE OVERALL SITE DEVELOPMENT CONFIGURATION AND REDUCE THE BUILDING FOOTPRINT FROM 8,100 SQUARE FEET IN TWO STRUCTURES TO 5,600 SQUARE FEET IN ONE STRUCTURE, ALLOWING FOR A "QUALITY RESTAURANT" USE, IN ADDITION TO THE NEIGHBORHOOD COMMERCIAL USES PREVIOUSLY PERMITTED BY THE PLANNED UNIT DEVELOPMENT (PUD). PERIMETER BUFFERS AND ENHANCED SCREENING STANDARDS ARE PROPOSED, WITH WAIVERS REQUESTED TO REDUCE THE REQUIRED FRONT YARD FOR PARKING. THE SUBJECT PROPERTY IS LOCATED ON CANAL BOULEVARD IN THE PALM VALLEY OVERLAY DISTRICT AND SUBJECT TO THE STANDARDS PRESCRIBED IN THE LAND DEVELOPMENT CODE, SECTION 3.06.00 AND REVIEW BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC), WHICH WAS SCHEDULED FOR JANUARY 24, 2018. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON FEBRUARY 15, 2018, AND VOTED 6-0, IN FAVOR OF RECOMMENDING APPROVAL

Proof of publication of the notice of public hearing on MAJMOD 2017-25 Canal Boulevard Shops PUD, was received, having been published in *The St. Augustine Record* on 1/31/18.

Smith, Waldron, Morris, and Johns disclosed ex parte communication, stating they had spoken with Karen Taylor, in regard to the project. Waldron and Dean disclosed that they had received an email from Karen Taylor, in regards to neighbors' concerns. Morris disclosed that he had spoken with a concerned neighbor, who resided directly to the east of the project, and to the applicant, Paul Scott.

(10:29 a.m.) Cynthia May, Senior Planner, presented details on the Canal Boulevard Planned Unit Development (PUD), via PowerPoint.

(10:36 a.m.) Dean questioned the underground storage, noted in the details of the project. Dick D'Souza, Chief Engineer for St. Johns County, provided an explanation.

(10:37 a.m.) Karen Taylor, 77 Sargossa Street, applicant, summarized the project, via PowerPoint.

(10:48 a.m.) Waldron suggested restricting the hours for outdoor seating.

(10:49 a.m.) Morris spoke on compatibility and the initial elimination of restaurants due to noise, traffic, and late hours. He commented on the hours of operation and was opposed to outdoor seating. McCormack and Soria provided addition information.

(11:00 a.m.) Ed Slavin, P.O. Box 3084, asked for full disclosure of the project owners and investors. He commented on the lack of swearing in witnesses in quasi-judicial hearings and legislative hearing, transparency, and diversity of the Board.

(11:04 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition to the project, due to the decrease in property value and alcohol sales, referencing a letter from a property owner, *Exhibit A*.

(11:07 a.m.) Deborah Baer-Abriam, 166 Canal Boulevard, spoke in opposition to the project due to the alcohol sales, safety, and noise. She suggested no outdoor seating or music and the business closing by 10:00 p.m. She noted the lack of adequate parking and requested a solid block, 8 foot wall be constructed between the project and her property. She reiterated a comment made by Sheriff Shoar, regarding new businesses disrupting the quality of life in a community.

(11:10 a.m.) Taylor provided rebuttal to public comment on the variance for alcohol sales, hours of operations, traffic, music, and outdoor seating.

(11:14 a.m.) Morris provided an amended motion, *to enact an Ordinance, MAJMOD 2017-25, Canal Boulevard Shops PUD, based on six Findings of Fact, without outdoor dining, seating, music, and bar facilities*. The applicant agreed to these conditions. McCormack requested an opportunity to speak with the applicant and staff regarding the proposed changes.

(11:19 a.m.) Soria stated that after speaking with the applicant it was proposed that the following sentences be added at the end of section G(2): *...no outdoor seating, outdoor dining, or outdoor bar facilities. Hours of operation for restaurant shall be 11:00 a.m. to 10:00 p.m., Sunday through Wednesday, and 11:00 a.m. to 11:00 p.m. Thursday through Saturday*.

(11:20 a.m.) Morris stated that “no music” needed to be added. The applicant agreed and Soria stated “no music” would be added.

(11:21 p.m.) **Motion by Morris, seconded by Dean, carried 5/0, to enact Ordinance No. 2018-13, MAJMOD 2017-25, Canal Boulevard Shops PUD, based on six Findings of Fact, without outdoor dining, outdoor seating, outdoor music, and outdoor bar facilities, in addition to restaurant hours of operation as follows: Sunday through Wednesday, 11:00 a.m. - 10:00 p.m. and Thursday through Saturday, 11:00 a.m. - 11:00 p.m.**

### ORDINANCE NO. 2018- 13

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE CANAL BOULEVARD SHOPS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2010-30, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING**

**RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(03/20/18 - 12 - 11:21 a.m.)

6. PUBLIC HEARING, CDD 2017-05, PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (CDD). REQUEST TO ESTABLISH THE PARKLAND PRESERVE CDD, CONSISTING OF APPROXIMATELY 267 ACRES, GENERALLY LOCATED IN THE NORTHEAST QUADRANT OF I-95 AND INTERNATIONAL GOLF PARKWAY (IGP). THE SUBJECT PROPERTY IS WITHIN THE ST. JOHNS DRI AND ZONED INTERCHANGE PARCELS PUD. THE PUD ALLOWS FOR AGE RESTRICTED RESIDENTIAL USES. THE CDD PROPOSES 363 SINGLE FAMILY, AGE RESTRICTED (SFAR), RESIDENTIAL UNITS. THE CDD PROPOSES TO FUND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER, POTABLE WATER, SANITARY SEWER, ROADS, RECREATIONAL AMENITY, AND LANDSCAPING. THE PETITIONER ESTIMATES APPROXIMATELY \$16,018,652 IN COSTS. THE ESTABLISHMENT OF THE CDD DOES NOT OBLIGATE THE COUNTY TO OWNERSHIP, OPERATION OR MAINTENANCE OF ANY INFRASTRUCTURE

Proof of publication of the notice of public hearing on the Parkland Preserve CDD, was received, having been published in *The St. Augustine Record* on February 20 and 27, 2018, and March 6 and 13, 2018.

(11:21 a.m.) Shannon Acevedo, Senior Supervising Planner, presented details of request to establish the Parkland preserve CDD, via PowerPoint.

(11:26 a.m.) Jere L. Earlywine, Hopping Green & Sams, PA, 119 South Monroe Street, Suite 300, Tallahassee, Florida, on behalf of the petitioner, was available for questions.

(11:26 a.m.) Ed Slavin, P.O. Box 3084, stated his concern with creating another CDD without enough scrutiny, the frequency of CDDs, and developers putting off on future residents the responsibility to provide the infrastructure, which the Board should require the developers to provide, and suggested a moratorium on CDDs, with oversight hearings on the effectiveness.

(11:30 a.m.) **Motion by Johns, seconded by Morris, carried 5/0, to enact Ordinance No. 2018-14, establishing CDD 2017-05, Parkland Preserve Community Development District (CDD).**

**ORDINANCE NO. 2018- 14**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE PARKLAND RESERVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2017); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION OF COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

(03/20/18 - 13 - 11:31 a.m.)

7. PUBLIC HEARING, PONTE VEDRA ZONING DISTRICT REGULATIONS AMENDMENTS - SECTIONS I, III, IV, V, VIII, AND XII. THIS IS THE ADOPTION HEARING FOR AMENDMENTS TO SECTIONS I, III, IV, V, VIII AND XII OF THE PONTE VEDRA ZONING DISTRICT REGULATIONS (PVZDR). THESE AMENDMENTS HAVE BEEN REQUESTED BY THE PONTE VEDRA BEACH COMMUNITY AND THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD (PVZAB), DIRECTING STAFF TO PROCEED WITH REVISIONS TO PROVIDE CLARIFICATION AND ASSISTANCE WITH VIOLATION ENFORCEMENT. IN ADDITION, STAFF HAS UPDATED PROVISIONS FOR CONSISTENCY WITH THE LAND DEVELOPMENT CODE REGULATIONS AND THE DEVELOPMENT REVIEW MANUAL APPLICATION PROCESS. THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD RECOMMENDED APPROVAL OF THE PROPOSED AMENDMENTS BY 5-0 VOTE, AT THE DECEMBER 4, 2017, REGULAR MEETING

Proof of publication of the notice of public hearing on Ponte Vedra Zoning District (PVZD) Regulations, was received, having been published in *The St. Augustine Record* on March 9, 2018.

Beverly Frazier, Senior Supervising Planner, presented details of Adoption Hearing for Amendments to Sections I, III, IV, V, VIII and XII of the Ponte Vedra Zoning District Regulations (PVZDR), via PowerPoint.

(11:38 a.m.) **Motion by Morris, seconded by Johns, carried 5/0, to enact Ordinance No. 2018-15, for amendments to Sections I, III, IV, V, VIII, and XII of the Ponte Vedra Zoning District Regulations, finding the modifications consistent with Florida Law and the St. Johns County Comprehensive Plan.**

#### ORDINANCE NO. 2018-15

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; AMENDING THE PONTE VEDRA ZONING DISTRICT REGULATIONS ORDINANCE 2011-20, AS AMENDED; AMENDING SECTION I, DEFINITIONS; SECTION III.B, R-1 SINGLE FAMILY RESIDENTIAL DISTRICTS REVISING REQUIREMENTS AND LIMITATIONS; SECTION IV, R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICTS REVISING REQUIREMENTS AND LIMITATIONS; SECTION V, R-3 COMMERCIAL DISTRICT REVISION REQUIREMENTS AND LIMITATION; SECTION VIII, GENERAL PROVISIONS REVISING NON-CONFORMING STRUCTURES, USES AND LOTS, REVISING BUILDING RESTRICTION LINES, REVISING BUILDING AND LAND HEIGHTS, REVISING FENCES AND WALLS, REVISING PONTE VEDRA OVERLAY DISTRICT; SECTION XIII, ADMINISTRATIVE AND LEGAL REVISING MANAGEMENT OF APPLICATIONS; PROVIDING FOR INCLUSION AND CODIFICATION AND SCRIVENERS ERRORS INTO THE PONTE VEDRA ZONING DISTRICT REGULATIONS; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

Soria left the meeting and Regina Ross, Deputy County Attorney, entered the meeting at 11:39 a.m.

(03/20/18 - 14 - 11:39 a.m.)

8. CONSIDER THE ACQUISITION OF 1,994 ACRES, FOR MITIGATION AND PASSIVE RECREATION, ALONG THE ST. JOHNS RIVER AND MCCULLOUGH CREEK, FROM THE JACKSONVILLE PORT AUTHORITY. THE JACKSONVILLE PORT AUTHORITY (JAXPORT) HAS AN INTEREST IN SELLING TO THE COUNTY 1393.67 ACRES OF LAND, WITH FRONTAGE ON THE ST. JOHNS RIVER, STATE ROAD 13, AND MCCULLOUGH CREEK. JAXPORT ALSO HAS AN INTEREST IN CONVEYING, OR LONG TERM LEASING, AT NO COST TO THE COUNTY, 600.11 ACRES OF LAND, UNDER A CONSERVATION EASEMENT, SURROUNDED BY THE ABOVE MENTIONED 1393.67 ACRE PARCEL. THE PARCEL HAS MAJOR POTENTIAL FOR PASSIVE RECREATIONAL ACTIVITIES, INCLUDING TRAILS, WHICH IS DESCRIBED AS A NEED IN THE RECENT REVIEW AND UPDATE OF THE ST. JOHNS COUNTY PARKS AND RECREATION MASTER PLAN. THE PARCEL FURTHER HAS THE POTENTIAL TO PROVIDE AN ESTIMATED 200+ MITIGATION CREDITS AND WAS RECENTLY TARGETED FOR ACQUISITION AS A REGIONAL OFF-SITE MITIGATION AREA (ROMA) SITE, DUE TO A PROJECTED 70 ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) CREDITS AND 80 ARMY CORPS OF ENGINEERS CREDITS, DEFICIT IN WETLAND MITIGATION CREDITS, FOR FUTURE COUNTY PROJECTS IN MITIGATION BASIN 8. THE TOTAL PURCHASE PRICE IS \$4,459,744 DOLLARS. THE TREE BANK FUND HAS AVAILABLE FUNDING OF \$2,490,000 DOLLARS. THE REMAINING BALANCE (INCLUDING CLOSING COST) IS \$2,040,000 DOLLARS. PROCEEDS RESULTING FROM TIMBER SALES ARE ESTIMATED AT \$1,000,000, WITHIN APPROXIMATELY ONE YEAR FOLLOWING THE CLOSING, AND THE REMAINING \$1,000,000, IN APPROXIMATELY TEN YEARS. THERE IS ALSO POTENTIAL FOR FLORIDA COMMUNITIES TRUST (FCT) GRANT FUNDING, FOR 75% REIMBURSEMENT, WITHIN 2 YEARS OF ACQUISITION, SHOULD A GRANT BE APPLIED FOR AND APPROVED

Gail Oliver, Land Management Systems Director, presented details on the acquisition of 1393.67 acres of land, with frontage on the St. Johns River, State Road 13 and McCullough Creek, from the Jacksonville Port Authority, as well as updated information, which removed the 600.11 acres of land under a conservation easement, via PowerPoint.

(11:46 a.m.) Jesse Dunn, Director of Office of Management and Budget (OMB), provided information on the funding of the JAXPORT acquisition.

(11:51 a.m.) Oliver continued with the alternative consideration of options, which included a down payment and annual payments.

(11:52 a.m.) Gilbert Feltel, General Counsel, Jacksonville Port Authority, 2831 Talleyrand Avenue, Jacksonville, Florida, stated he was available for questions and noted that JAXPORT would also need to go through their Board process for approval.

(11:53 a.m.) Smith questioned which portion of CR 2209 was in need of the 70 credits. Discussion ensued on the Robinson Tract, County-acquired roads, permits by the Army Corps of Engineers, Grand Oaks transmittal, connectivity with 2209 alignment, Silverleaf, the net deficient of 75 credits to 305, the Star 4 Mitigation Bank, the value of timber, the value of the parcels, and estimated management/ maintenance costs of the additional acreage.

(12:06 p.m.) Ryan Mauch, Environmental Supervisor, provided details of the site visit, invasive species, clearing and replanting, and Regional Offsite Mitigation Areas (ROMAs) permitting.

(12:09 p.m.) Johns questioned Feltel on the date of the offer to the County. Discussion ensued on the offer, including the withdrawal of the 600 acres, the dredging project, and litigation of the property by the St. Johns Riverkeeper; long term and funding financing options, mitigation of lands; the donation, easement and wetlands of the Robinson tract; and future costs of the right-of-way and mitigation credits.

(12:23 p.m.) Smith questioned the plans for passive recreation. Wil Smith, Director of Parks and Recreation, stated the property would be maintained like the Nocatee Preserve, with trails open to public. He noted that mounting blocks and other improvements could be performed by the 4-H or Eagle Scouts, with little to no cost to the County.

(12:25 p.m.) Ed Slavin, P.O. Box 3084, commented that the item needed to be tabled in order to have questions answered. He suggested a public, open house at the site to hike the property. He questioned why JAXPORT would not give the property to the County, from one governmental agency to another, noting the Mosquito Control property. He mentioned the location as a future site of the St. Augustine National Historical Park and National Seashore. He suggested Dean host a town meeting, at the site, and have the BCC and JAXPORT meet, with the Army Corps of Engineers.

(12:28 p.m.) BJ Kalaidi, 8 Newcomb Street, agreed the questions needed to be answered prior to approval. She questioned the location of the dredging and why JAXPORT wanted to get rid of the property. She noted that funds were being taken from transportation and the roads needed improvements.

(12:31 p.m.) Dean provided information on the dredging of the St. Johns River Chanel.

(12:33 p.m.) Johns made a motion to table the item until the next meeting.

(12:33 p.m.) Ross clarified that staff was in need of authorization to answer some specific questions and more information, to continue moving forward with examining the deal that may be presented; and authorizing the use of the staff time to do that.

(12:34 p.m.) **Motion by Johns, seconded by Dean, carried 5/0, to authorize staff to move ahead with further research in order to present findings to the Board, at a future time.**

*Regular Item No. 9 was pulled from the Agenda.*

9. STATE REVENUE SHARING HALF CENT SALES TAX RE-ALLOCATION TO '09 SALES TAX DEBT SERVICE AND A GENERAL FUND TRANSFER TO 11 FLAGLER ESTATES REFUNDING BOND DEBT SERVICE TO COVER FY 2018 INTEREST RATE INCREASES, DUE TO TAX REFORM LEGISLATION CHANGES. TAX REFORM LEGISLATION BECAME EFFECTIVE ON JANUARY 1, 2018, VIA THE TAX CUTS AND JOBS ACT OF 2017. THE LEGISLATION INCLUDES CERTAIN PROVISIONS THAT HAVE A NEGATIVE IMPACT ON EXISTING AND FUTURE DEBT ISSUANCES FOR LOCAL GOVERNMENTS. CURRENT IMPACTS INCLUDE INTEREST RATE INCREASES ON THE COUNTY'S SALES TAX REVENUE AND REFUNDING BOND, SERIES 2009 AND REDEVELOPMENT REVENUE REFUNDING NOTE (FLAGLER ESTATES PROJECT), SERIES 2011 DEBT ISSUANCES. PLEASE SEE ATTACHED MEMORANDUM FROM THE OFFICE OF MANAGEMENT AND BUDGET (OMB) REGARDING TAX REFORM LEGISLATION IMPACTS ON EXISTING AND FUTURE COUNTY DEBT ISSUANCES. ALSO, SEE ATTACHED LETTER FROM BRANCH BANKING AND TRUST COMPANY (BBT) BANK AND REVISED DEBT SERVICE SCHEDULE

(03/20/18 - 16 - 12:35 p.m.)

10. RECOMMENDED APPROACH TO PROPERTY TAX REFORM. WITH PROPERTY TAX REFORM (KNOWN AS AMENDMENT 1, THE HOMESTEAD EXEMPTION INCREASE AMENDMENT) ON THE BALLOT IN FLORIDA AS A CONSTITUTIONAL AMENDMENT ON NOVEMBER 6, 2018, COUNTY ADMINISTRATION, THROUGH THE OFFICE OF MANAGEMENT & BUDGET, IS RECOMMENDING A TWO-YEAR APPROACH TO THE BUDGET, TO MODERATE THE EFFECTS

Jesse Dunn, Director, Office of Management & Budget, presented details of the recommended two-year budget approach to property tax reform, including Senate Bill 7026, current and future mandates, via PowerPoint.

Ross left the meeting and Andrews entered the meeting at 12:36 p.m.

(12:51 p.m.) Johns spoke highly of the implementation of a two-year recommended budget, without using reserves. He requested a list of projects that had been requested and approved from 2016-2017 and 2017-2018. Discussion ensued on retirement rates, the budget shortfall, the decrease of tax revenue with the increase of new construction, County-wide, and residential and non-residential tax bases.

(1:00 p.m.) Ed Slavin, P.O. Box 3084, suggested an ordinance that all five constitutional officers present their budgets by May 1, in order to receive the same level of scrutiny as the BCC.

(03/20/18 - 16 - 1:04 p.m.)

11. PUBLIC HEARING, LAND DEVELOPMENT CODE AMENDMENT, FIRST READING OF BAN ON MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES. THIS IS A FIRST READING OF AN AMENDMENT TO THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, TO BAN MEDICAL MARIJUANA TREATMENT CENTER (MMTC) DISPENSING FACILITIES. ON FEBRUARY 20TH, THIS BOARD DIRECTED STAFF TO IMPLEMENT A BAN ON MMTC DISPENSING FACILITIES, AS ALLOWED AND PERMITTED BY SECTION 381.986 (11), FLORIDA STATUTES. DISPENSING FACILITIES ARE THE RETAIL COMPONENT OF A MEDICAL MARIJUANA TREATMENT CENTER, SIMILAR TO PHARMACIES. THIS PLACES DISPENSING FACILITIES AS A PROHIBITED USE IN ALL ZONING DISTRICTS AND ZONING CATEGORIES. THIS BAN ON DISPENSING FACILITIES DOES NOT AFFECT THE CULTIVATION, PROCESSING, OR DELIVERY OF MEDICAL MARIJUANA IN ST. JOHNS COUNTY BY A MMTC, LICENSED WITH THE STATE. MARIJUANA IS ILLEGAL UNDER FEDERAL LAW. THIS ITEM IS SCHEDULED FOR RECOMMENDATION BY THE PLANNING AND ZONING AGENCY ON APRIL 5, 2017, AND FOR A SECOND HEARING BEFORE THE BCC ON APRIL 17, 2018

Proof of publication of the notice of public hearing on Medical Marijuana Treatment Center Dispensing Facilities, was received, having been published in *The St. Augustine Record* on March 9, 2018.

Paolo Soria, Senior Assistant County Attorney, presented details of the ban on Medical Marijuana Treatment Center Dispensing Facilities, via PowerPoint.

(1:06 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of allowing Medical Marijuana Treatment Center Dispensing Facilities.

(1:07 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in support of the ban on Medical Marijuana Treatment Center Dispensing Facilities.



(1:08 p.m.) Motion by Morris, seconded by Smith, carried 5/0, to hold a second hearing of the Ordinance banning Medical Marijuana Treatment Center Dispensing Facilities on April 17, 2018, at the regular Board of County Commissioners hearing beginning at 9:00 a.m. in the St. Johns County Auditorium; and to declare zoning in progress for Medical Marijuana Treatment Center Dispensing Facilities.

Soria left the meeting and Rebecca Lavie entered the meeting at 1:09 p.m.

(03/20/18 - 17 - 1:09 p.m.)

12. DISCUSSION ON LOBBYIST REGULATIONS. AT THE FEBRUARY 6, BOARD OF COUNTY COMMISSIONERS MEETING, THE BOARD DIRECTED THE COUNTY ATTORNEY'S OFFICE TO PROVIDE THE BOARD WITH AN OVERVIEW OF LOBBYING REGULATIONS FROM AROUND THE STATE, AS WELL AS POSSIBLE OPTIONS FOR A ST. JOHNS COUNTY LOBBYING ORDINANCE. FLORIDA LAW PROVIDES FOR THE REGISTRATION OF LOBBYISTS WHO LOBBY THE STATE LEGISLATURE, EXECUTIVE AGENCIES, THE CONSTITUTIONAL REVISION COMMISSION, AND THE WATER MANAGEMENT DISTRICTS. ALTHOUGH THE STATE CODE OF ETHICS FOR PUBLIC OFFICERS AND EMPLOYEES (CHAPTER 112, PART III, FLORIDA STATUTES) DOES NOT CONTAIN LOBBYIST REGISTRATION FOR LOCAL GOVERNMENTS, SECTION 112.326, FLORIDA STATUTES PERMITS COUNTIES TO IMPOSE ADDITIONAL REQUIREMENTS BY ORDINANCE. THIS OFFICE HAS REVIEWED LOBBYIST REGULATIONS PUT INTO PLACE BY OTHER COUNTIES AROUND THE STATE, AND HAS FOUND THAT THESE REGULATIONS TYPICALLY ADDRESS THE FOLLOWING AREAS: (1) REGISTRATION OF LOBBYISTS (INCLUDING DISCLOSURE OF PRINCIPALS); (2) DISCLOSURE OF LOBBYISTS' COMPENSATION AND EXPENDITURES; (3) CONTINGENCY FEES; (4) TRACKING OF LOBBYISTS' CONTACTS WITH PUBLIC OFFICIALS; (5) TREATMENT OF ATTORNEY LOBBYISTS; AND (6) LOBBYING IN CONNECTION WITH COMPETITIVE SOLICITATIONS. THIS OFFICE SEEKS DIRECTION FROM THE BOARD REGARDING PREPARATION OF AN ORDINANCE REGULATING LOBBYIST ACTIVITY

Rebecca C. Lavie, Senior Assistant County Attorney, presented an overview of lobbying regulations from around the State, as well as possible options for a St. Johns County lobbying ordinance.

(1:22 p.m.) Johns recommended the following: 1) simple, annual registration; 2) a cost for registration, to cover administrative costs; 3) follow state prohibition on contingency fees; and 4) provide written notice from the lobbyist to the point of contact, stating position or in what capacity they are serving under.

(1:26 p.m.) Waldron suggested a record of the lobbyists' meetings with staff and requested the procedure used with companies that do business with the County on a regular basis. Lavie provided additional information on the County's purchasing policy.

(1:27 p.m.) Smith stated his concerns with the potential size of this process. He questioned the number of lobbyists, costs to implement, and reliability with relying on the lobbyists, for example, in regards to the Sunshine Law.

(1:29 p.m.) Morris questioned whether the County was creating a problem, the costs involved, and whether there would be staff to implement the process.

(1:30 p.m.) Lavie requested Board direction in the form of a consensus. She provided information on a timeline. Johns recommended staff create a draft policy, using Lake County's policy, as a template.

(1:33 p.m.) Wanchick suggested the addition of an Economic Impact Statement to be brought back to the Board with the draft policy.

(1:33 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of full disclosure of lobbyists, including non-profit organizations, and attorneys. He suggested creating a County ethics commission.

*Consensus was given by the Board to direct staff to create a draft policy.*

(03/20/18 - 18 - 1:37 p.m.)  
COMMISSIONERS' REPORTS

Commissioner Johns

No report.

Commissioner Morris

No report.

Commissioner Dean

No report.

Commissioner Waldron

No report.

Commissioner Smith

Smith reported on the weather and provided an agricultural update. He noted the start of the Putnam County Fair.

(03/20/18 - 18 - 1:38 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

Wanchick spoke on the need to postpone the visit to Washington D.C., to meet with the Army Corps of Engineers, regarding the County's coastal issues, due to the weather.

(03/20/18 - 19 - 1:39 p.m.)  
COUNTY ATTORNEY'S REPORT

No report.

(03/20/18 - 19 - 1:39 p.m.)  
CLERK OF COURT'S REPORT

No report.

(03/20/18 - 19 - 1:39 p.m.)  
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 1:39 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 554973-554977, totaling \$211,627.46 (3/06/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 554978-555108, totaling \$1,137,401.99 and Voucher Register, Voucher Nos. 35082-35164, totaling \$1,240,597.56 (3/06/18)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 555109-555120, totaling \$1,578 (3/06/18)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 555121-555162, totaling \$53,197.04 and Voucher Register, Voucher Nos. 350165-35181, totaling \$35,263.58 (3/07/18)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 555163-555438, totaling \$1,393,021.48 and Voucher Register, Voucher Nos. 35182-35302, totaling \$765,644.16 (3/13/18)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 555439-555449, totaling \$8,069.93 and Voucher Register, Voucher Nos. 35303-35309, totaling \$3,644 (3/14/18)
7. St. Johns County Board of County Commissioners Check Register, Check No. 555450, totaling \$200 (3/14/18)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 555451-555468, totaling \$42,882.52 and Voucher Register, Voucher Nos. 35310-35312, totaling \$755.11 (3/15/18)
9. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 35313-35314, totaling \$8,568.85 (3/15/18)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 555469-555635, totaling \$1,088,988.26 and Voucher Register, Voucher Nos. 35315-35402, totaling \$620,989.36 (3/20/18)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 555636-555712, totaling \$54,644.81 and Voucher Register, Voucher Nos. 35403-35517, totaling \$72,929.72 (3/20/18)

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