

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
MAY 1, 2018
9:00 A.M.**

Proceedings of a regular meeting of the Board of County Commissioners (BOCC) of St. Johns County, Florida, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Present: Henry Dean, District 5, Chair
Paul M. Waldron, District 3, Vice Chair
James K. Johns, District 1, Chair
Jeb S. Smith, District 2
Jay Morris, District 4
Michael Wanchick, County Administrator
Patrick McCormack, County Attorney
Natasha McGee, Deputy Clerk

Also present: Darrell Locklear, Senior County Administrator; and Paolo Soria, Senior Assistant County Attorney

(05/01/18 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

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

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

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

Pastor Greg Ross, Ponte Vedra United Methodist, gave the invocation.

(05/01/18 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Johns led the Pledge of Allegiance.

(05/01/18 - 1 - 9:04 a.m.)
PROCLAMATION RECOGNIZING MAY 2018 AS NATIONAL DRUG COURT MONTH

Waldron asked Judge Christine, Cindy Sutton, Mike Jewell, Ralph Cumberbatch, and all other representatives from the St. Johns County Drug Court, to join him at the podium. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Judge Christine spoke on the St. Johns County Drug Court, the history, and the important role the program played in the community.

(05/01/18 - 1 - 9:12 a.m.)
PROCLAMATION RECOGNIZING MAY 2018 AS NATIONAL FOSTER PARENT APPRECIATION MONTH

Smith asked Shawna Novak, Director of Health and Human Services, foster parents, and all representatives from the Family Integrity Program (FIP), to join him at the podium. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Novak and Kim Mayo, President of the Foster Parent Association, spoke on the FIP's foster parent program and the important role foster parents played in the community.

(05/01/18 - 2 - 9:16 a.m.)

PROCLAMATION RECOGNIZING MAY 2018 AS OLDER AMERICANS MONTH

Morris asked Becky Yanni, Executive Director of the Council on Aging (COA), to join him at the podium. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Joseph Boles spoke on the COA. Yanni spoke on the COA, the senior population, and the important role both played in the community.

(05/01/18 - 2 - 9:21 a.m.)

PROCLAMATION RECOGNIZING MAY 6-12, 2018, AS NATIONAL PUBLIC SERVICE RECOGNITION WEEK

Dean asked Michael Wanchick, St. Johns County Administrator, to join him at the podium. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Wanchick spoke on the important role public service providers played in the community and accepted the proclamation on behalf of the 2,000 employees serving St. Johns County.

(05/01/18 - 2 - 9:30 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(05/01/18 - 2 - 9:30 a.m.)

PUBLIC COMMENT

Lance Williams, 273 Pinehurst Pointe Drive, spoke in opposition to the proposed construction location and development of Buc-ee's, via PowerPoint.

(9:35 a.m.) Eileen Davis, 710 Copperhead Circle, spoke in opposition to the proposed construction location and development of Buc-ee's.

(9:38 a.m.) Robert Davis, 710 Copperhead Circle, spoke in opposition to the proposed construction location and development of Buc-ee's.

(9:41 a.m.) Jim Tynan, 202 Thousand Oaks Drive, Unit E-2, spoke on St. Johns County homestead fraud. Dean responded.

(9:44 a.m.) John Delaney, 240 Treasure Beach Road, provided written public comment for the record, *Exhibit A*, and spoke on the enforcement of Ordinance No. 1997-54. He stated that the ordinance regulated docks and marine structures in Treasure Beach.

(9:47 a.m.) Larry Bassett, 4162 Vermont Boulevard, spoke on Vermont Heights, with regard to the impact of surrounding development. He stated that Vermont Boulevard should be closed to commercial and non-residential vehicles.

(05/01/18 - 3 - 9:51 a.m.)
DELETIONS TO CONSENT AGENDA

Dean requested that Consent Agenda Item 8 be pulled and added to the Regular Agenda as Item 9. Smith requested that Consent Agenda Item 5 be pulled and added to the Regular Agenda as Item 10.

(05/01/18 - 3 - 9:53 a.m.)
APPROVAL OF CONSENT AGENDA

Motion by Waldron, 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. 2018-119**, approving the final plat for 54 North Roscoe (Replat)

RESOLUTION NO. 2018-119

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR 54 NORTH ROSCOE

3. Motion to adopt **Resolution No. 2018-120**, approving the final plat for PLAT 2018-05, Rivertown, Parcel 23, Phase 1

RESOLUTION NO. 2018-120

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVERTOWN, PARCEL 23, PHASE 1

4. Motion to adopt **Resolution No. 2018-121**, authorizing the notice required by Section 336.10, Florida Statute, for a Public Hearing on June 5, 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 Oak Street, between Tenth and Eleventh Streets, east of A1A in North Vilano (VACROA 2016-04 Oak Street)

RESOLUTION NO. 2018-121

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF JUNE 5, 2018, AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF OAK STREET, BETWEEN TENTH AND ELEVENTH STREETS, EAST OF A1A IN NORTH VILANO

(The item was moved to Regular Agenda Item 10.)

5. Motion to transfer \$100,000 from General Fund Reserves [0083-59920] to Growth Management Services Consulting Services [0101-53150] to fund a Housing linkage Fee Study; and authorizing the County Administrator, or his designee, to proceed with an application to the Florida Department of Economic Opportunity for the purpose of applying for the Community Planning Technical Assistance Grant

Funding for Fiscal Year 2018-2019; and authorizing the county administrator to execute any documents necessary to apply for the grant

6. Motion to adopt **Resolution No. 2018-122**, accepting Grant of Easements to allow for improvements to an existing ditch, south of Sunset Park subdivision

RESOLUTION NO. 2018-122

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS TO ALLOW FOR IMPROVEMENTS TO AN EXISTING DITCH, SOUTH OF SUNSET PARK SUBDIVISION

7. Motion to adopt **Resolution No. 2018-123**, recognizing and appropriating \$23,720 from the Ponte Vedra Athletic Association into the General Fund Parks and Recreation Facilities department budget for the purchase and installation of shade structures for Davis Park baseball fields

RESOLUTION NO. 2018-123

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING A CONTRIBUTION FROM THE PONTE VEDRA ATHLETIC ASSOCIATION OF \$23,720 FOR THE PURCHASE OF SHADE STRUCTURES FOR DAVIS PARK BASEBALL FIELDS

(The item was moved to Regular Agenda Item 9.)

8. Motion to authorize the county administrator, or designee, to execute a grant agreement with the Florida Department of Economic Opportunity, in substantially the same form and format as attached hereto, providing for completion of a plan to identify and maximize local economic opportunities created by the portion of the Palatka-to-St. Augustine Trail situated in Hastings
9. Motion to adopt **Resolution No. 2018-124**, authorizing the county administrator, or his designee, to award Bid No. 18-45, Vilano Beach Boat Ramp Dock Repairs, and execute a contract with Rush Construction, Inc., d/b/a Rush Marine, in substantially the same form and format as attached draft, for completion of the specified scope of work, at a lump sum contract price, of \$169,950.10

RESOLUTION NO. 2018-124

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-45 AND TO EXECUTE AN AGREEMENT FOR THE VILANO BEACH BOAT RAMP DOCK REPAIRS

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

11. A motion to adopt **Resolution No. 2018-125**, approving the recognition and appropriation of received Fiscal Year (FY) 2018 State Aid to Libraries Grants, in the amount of \$1,939 ,amending the FY 2018 budget

RESOLUTION NO. 2018-125

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

12. Motion to adopt **Resolution No. 2018-126**, approving the terms, conditions, and requirements to Amendment No. 12 to the Community Based Care contract NJ206 between St. Johns County, Florida, and the State of Florida, Department of Children and Families, and authorizing the county administrator, or designee, to execute the Contract Amendment No. 12, on behalf of the County, and recognize the unanticipated revenue of \$162,771

RESOLUTION NO. 2018-126

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN THE TWELFTH AMENDMENT TO CONTRACT NJ206 BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE DEPARTMENT OF CHILDREN AND FAMILIES

13. Motion to transfer \$4,453 from General Fund Reserves to the 11 Flagler Estates CRA debt service fund to satisfy debt service obligations for Fiscal Year 2018
14. Motion to approve Minutes:
- 03/06/18, BCC Regular
 - 03/20/18, BCC Regular
 - 04/03/18, BCC Regular
15. Proofs:
- a) Proof: Request for Bids, Bid No. 18-52, Courier Services for the St. Johns County Utility Department, published on March 9, 2018, and March 16, 2018, in *The St. Augustine Record*
 - b) Proof: Notice of Hearing, Planning and Zoning Ordinance Hearing on March 15, 2018, and April 3, 2018, published on March 10, 2018, in *The St. Augustine Record*
 - c) Proof: Request for Bids, Bid No. 18-41, Shores WWTP Master Pump Station Replacement, published on March 12, 2018, and March 19, 2018, in *The St. Augustine Record*
 - d) Proof: Request for Bids, Bid No. 18-58, Purchase of Antiscalant, published on March 17, 2018, and March 24, 2018, in *The St. Augustine Record*
 - e) Proof: Request for Bids, RFP No. 18-30, Medical and Prescription Claims Administration Services, published on March 21, 2018, and March 28, 2018, in *The St. Augustine Record*
 - f) Proof: Notice of Hearing, Adoption of Ordinance 99-51, as amended and supplemented, published on March 24, 2018, in *The St. Augustine Record*

- g) Proof: Request for Bids, Bid No. 18-56, Janitorial Services for Public Works Administration, Fleet Maintenance, and Road and Bridge, published on March 28, 2018, and April 4, 2018, in *The St. Augustine Record*
- h) Proof: Request for Bids, Bid No. 18-57, Ocean Oaks, Food Lion, and Cypress Lakes Lift Station Upgrades, published on March 28, 2018, and April 4, 2018, in *The St. Augustine Record*

(05/01/18 - 6 - 9:53 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

There were none.

(05/01/18 - 6 - 9:54 a.m.)

APPROVAL OF REGULAR AGENDA

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

(9:54 a.m.) The Board moved to Regular Agenda Item 9.

(05/01/18 - 6 - 9:57 a.m.)

1. PUBLIC HEARING, NZVAR 2017-15, PALM VALLEY VET. PVZVAR 2017-15, PALM VALLEY VET HOSPITAL, REQUEST FOR A NON-ZONING VARIANCE, TO SECTION 3.06.04.A.1, 3.06.04.A.8, AND 3.06.05.A.7 OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE TO ALLOW FOR A FLAT ROOF LINE ON A PORTION OF THE BUILDING, THE LENGTH OF A BUILDING PARALLEL, OR WITHIN FORTY-FIVE DEGREES PARALLEL, OF A PALM VALLEY OVERLAY DISTRICT DELINEATED ROADWAY TO EXCEED THE 120 FOOT MAXIMUM AND TO ADDITIONALLY ALLOW FOR A FENCE TO BE LOCATED CLOSER TO THE PALM VALLEY DELINEATED ROADWAY THAN THE BUILDING, SPECIFICALLY LOCATED AT 3783 PALM VALLEY ROAD. NZVAR 2017-15 IS A COMPANION APPLICATION WITH ARCCC 2017-13; BOTH APPLICATIONS WERE HEARD BY THE PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE ON MARCH 28, 2018. THE PVARC RECOMMENDED APPROVAL WITH A UNANIMOUS VOTE 5-0

Proof of publication of the notice of public hearing on NZVAR 2017-15, Palm Valley Vet, and companion application ARCCC 2017-33, was received, having been published in *The St. Augustine Record* on April 16, 2018.

Casey Keough, Planner, presented details of the non-zoning variance, via PowerPoint. She noted that one phone call had been received and that the concerns had been resolved.

(10:01 a.m.) John Starks, 6400 San Pablo Road South, Jacksonville, Florida, representing the Gulf Stream Design Group, LLC, and the applicant Paul Mack, 3783 Palm Valley Road, gave an overview of the request.

(10:02 a.m.) **Motion by Morris, seconded by Johns, carried 5/0, to approve NZVAR 2017-15, Palm Valley Vet Hospital, request for a Non-Zoning Variance to Section 3.06.04.A.1, 3.06.04.A.8, and 3.06.05.A.7 of the St. Johns County Land Development Code to allow for a flat roof line on a portion of the main building, the length of a building parallel, or within forty-five degrees parallel, [to exceed] the 120 foot maximum, and to allow for a fence to be located closer to the Palm Valley Overlay District Delineated Roadway than the building, specifically located at 3783 Palm Valley Road, based on the five conditions and six findings of fact, as provided in the staff report.**

(05/01/18 - 7 - 10:03 a.m.)

2. PUBLIC HEARING, PUD 2016-16, WINDING OAKS (F/K/A STRATES CROSSING). PUD 2016-16, WINDING OAKS (F/K/A STRATES CROSSING), IS A REQUEST TO REZONE APPROXIMATELY 219 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE DEVELOPMENT OF A 252 UNIT SINGLE FAMILY DEVELOPMENT. ON MAY 18, 2017, THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON THE SUBJECT APPLICATION AND VOTED 7-0 TO RECOMMEND APPROVAL. ON JUNE 20, 2017, THE BOARD OF COUNTY COMMISSIONERS HELD A PUBLIC HEARING ON THE ITEM AND VOTED TO CONTINUE IT TO AUGUST 1, 2017. PRIOR TO THE DEFERRED HEARING, THE APPLICANT REQUESTED A CONTINUANCE FROM AUGUST 1, 2017, TO A DATE UNCERTAIN, TO ALLOW MORE TIME TO ADDRESS THE ISSUES DISCUSSED BY THE BOARD ON JUNE 20, 2018

Proof of publication of the notice of public hearing on PUD 2016-16, Winding Oaks, was received, having been published in *The St. Augustine Record* on April 16, 2018.

Ex parte communication: on April 26, 2018, Smith disclosed that he had met with Doug Burnett, Bob Porter, Matt Lahti, Mykah Bourgeois, Mike Danhour, and Paolo Soria, Senior Assistant County Attorney, regarding fire services; stormwater; water and sewer; the lift station site; Insurance Services Office (ISO) radius; land use; Florida Department of Transportation's (FDOT) road configurations; proposed waiver number two; the distance of fire hydrants; and the State Road (SR) 207 sidewalk. In addition, on August 24, 2017, Smith met with Jay Strates, regarding the County's existing inventory compared, to the number of units that had been built within the County; the cost of a fire station, including the operations and maintenance costs for the facility; and the ISO ratings' effect on property owners. He also disclosed phone calls from residents of Vermont Heights, who were opposed to the request. Waldron met with Burnett, Danhour, Porter, Lahti, and Soria, regarding the land proposed for a fire station; the need for a fire station; land use changes; lift station needs; traffic impacts; improvements needed on Allen Nease Road; and the left-out turn of the subdivision. On April 25, 2018, Dean met with Porter, Lahti, and Burnett, regarding fire protection and drainage. In addition, he disclosed a site visit, with Lahti, on April 27, 2018. Morris disclosed the same communications as Smith, Waldron, and Dean, with the addition of a discussion on the financial condition of the County. On April 13, 2018, Johns met with Burnett, Porter, Lahti, Bourgeois, Danhour, and Soria, regarding the proposed location of the fire station; the left-out turn; high school capacity; size of the platted lots; Cypress Lakes Golf Course; building setbacks; and water pressure requirements versus fire protection.

(10:07 a.m.) Cynthia May, Senior Planner, presented details of the request, including waivers, via PowerPoint. She noted that since June 2017, one phone call in opposition to the project, had been received.

(10:17 a.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, presented details of the request, via PowerPoint. He reviewed the Palatka-to-St. Augustine State Trail, noting Rails-to-Trails was adjacent to the proposed site and sidewalk access; water and sewer availability; the approved Memorandum of Understanding, for the dedication of the master lift station site; school and traffic concurrency; environmental services; the evacuation route, storm surge, wind-borne debris, and flood zones; fire hydrants; specimen tree preservation; issues raised during the last Board of County Commissioners meeting, including access to State Road 207 and the fire station five mile distance; and D.R. Horton project impacts.

(10:29 a.m.) Mike Danhour, 207 Residential, LLC, 4495-304 Roosevelt Boulevard, No. 107, Jacksonville, Florida, Developer, reviewed the following potential options for the fire

station construction: 1) proportionate fair share, 2) build station and lease-back, and 3) fire station site dedication, via PowerPoint.

(10:37 a.m.) Jay Strates, President of Strates Properties, LTD, P.O. Box 55, Orlando, Florida, property owner, provided the history of the property, including the removal of the railroad utility, via PowerPoint. He also offered information on how to obtain equity from the subject property, via PowerPoint.

(10:42 a.m.) Bob Porter, 4420 Race Track Road, representing D.R. Horton, gave an overview of the proposed request.

(10:45 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in support of project buffers, with regard to Rail-to-Trails; and timing the of development.

(10:48 a.m.) John Delaney, 240 Treasure Beach Road, spoke in opposition to new residential development in St. Johns County.

(10:51 a.m.) Tommy Allen, 2500 Cabbage Hammock Road, spoke on the growth of St. Johns County; preserving trees; road maintenance efforts; and school concurrency.

(10:54 a.m.) Larry Bassett, 4162 Vermont Boulevard, spoke on traffic concerns.

(10:56 a.m.) Burnett provided rebuttal, with regard to traffic and school concurrency, and Rails-to-Trails.

(10:58 a.m.) Discussion ensued on the proposed dedicated property for a future fire station, including standards and benchmarks that Fire Rescue utilized for determining a station location, with additional comments provided by Ed Houston, Deputy Chief Fire Marshall, St. Johns County Fire Rescue; the proposed dedicated property for a future master lift station facility, including State and local standards and requirements, with additional comments provided by Gordon Smith, Assistant Utility Director; the proposed project phasing; school concurrency, with additional comments provided by Soria; waiver number two; and Insurance Services Office (ISO) rating, economic, and response time concerns.

(11:19 a.m.) Soria and McCormack provided an overview of the approval criteria. McCormack noted that the applicant had offered real estate for a future fire station; and that Florida law stated that the application could be denied if there was a legitimate public purpose in keeping the present zoning.

(11:23 a.m.) Motion by Dean, seconded by Morris, failed 2/3, with Smith, Waldron, and Johns dissenting, to enact Ordinance 2018-21, PUD 2016-16, Winding Oaks, subject to ten findings of fact and one condition to support the motion.

(11:24 a.m.) McCormack explained that the failure to gain an approval vote constituted a denial. He recommended that the Board include findings of fact to support the denial in the motion. There was not a motion.

(11:26 a.m.) Burnett stated that the applicant would eliminate proposed waiver number two and have the fire station site ready in phase one. McCormack recommended that the Board not consider new offers and clarifications after the vote.

(05/01/18 - 9 - 11:27 a.m.)

3. PUBLIC HEARING, PRD 2017-01, SOUTHWIND PLANTATION. REQUEST TO REZONE APPROXIMATELY 102 ACRES FROM OPEN RURAL (OR) TO PLANNED RURAL DEVELOPMENT (PRD), TO ALLOW FOR THE DEVELOPMENT OF 20 SINGLE FAMILY RESIDENTIAL UNITS, LOCATED WEST OF CABBAGE HAMMOCK ROAD AND SOUTH OF COUNTY ROAD 208. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 5-0 VOTE

Proof of publication of the notice of public hearing on PRD 2017-01, Southwind Plantation, was received, having been published in *The St. Augustine Record* on February 24, 2018.

Ex parte communication: Smith stated that he spoke to Ellen Avery-Smith, via phone, regarding the formation of the lots, confirmation of the PRD requirements, and neighborhood concerns on the development period and drainage. He also met with Tommy Allen, II, on April 28, 2018, and discussed the history of the property; moving the road; how the property was formed and why; why the property was not farmed; drainage concerns; fluidity of the Comprehensive Land Use plan; and the adverse effect of development on schools and the burden on the school board. Waldron submitted a packet from Allen, *Exhibit A*, and stated that he spoke to Allen regarding surrounding area land use changes; the adverse effect to the neighborhoods off Cabbage Hammock Road; the pressure on schools from residential unit growth; drainage; traffic; and a Planning and Zoning Agency denial from Mr. Mow It All, due to traffic concerns. He also spoke with Bonnie Jimmerson and Jeff Kennedy on Cabbage Hammock Road access and traffic concerns, and disclosed a site visit. Dean stated he spoke with Ellen Avery-Smith. Johns stated he spoke with Avery-Smith, via phone, regarding the general use of the proposed development, community drainage concerns, and general infrastructure deficiencies potentially generated by the development.

(11:29 a.m.) Shannon Acevedo, Senior Supervising Planner, presented details of the rezoning request, including the waiver request and correspondence, via PowerPoint.

Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the property owner, presented details of the request, via PowerPoint. She noted additional details regarding traffic and access concerns to Cabbage Hammock Road and storm water drainage. She also referenced PRD site maps, *Exhibit B*, and explained the different types of PRDs that the County had approved in the past.

(11:48 a.m.) Frank White, 2925 Cabbage Hammock Road, spoke on drainage concerns.

(11:51 a.m.) Tommy Allen, 2500 Cabbage Hammock Road, spoke on the Container Corporation/Pellicer Agreement, with regard to drainage concerns, *Exhibit C*. He requested that the Board abide by the Comprehensive Land Use plan. Smith requested additional information from Allen in regards to the Container Corporation/Pellicer Agreement.

(11:58 a.m.) Avery-Smith rebutted Allen's comments on drainage and noted there was no evidence of a Container Corporation/Pellicer Agreement.

(12:01 p.m.) Discussion ensued on drainage, storm water treatment ponds, and access to prior approved PRDs. Dick D'Souza, Chief Engineer, Growth Management; Locklear; and White provided additional comments on drainage. Jonathan Napier, President of Access Ecological Associates, Inc., 2485 Pellicer Road provided additional comments on drainage and storm water treatment ponds

(12:27 p.m.) **Motion by Johns, seconded by Morris, carried 3/2, with Smith and Waldron dissenting, to enact Ordinance 2018-21, PRD 2017-01, Southwind Plantation, subject to nine findings of fact to support the motion.**

ORDINANCE NO. 2018-21

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

(05/01/18 - 10 - 12:27 p.m.)

4. PUBLIC HEARING, LAND DEVELOPMENT CODE AMENDMENTS - ARTICLES II, VI, IX, AND XII, FIRST READING. THESE AMENDMENTS WOULD CLARIFY PROVISIONS REGULATING FENCES ON VACANT LOTS, CLARIFYING THE MEASUREMENT OF FENCE HEIGHT, AND MODIFYING THE REVIEW PROCESS FOR 2APS RETAIL PACKAGE SALES OF ALCOHOLIC BEVERAGES. OTHER AMENDMENTS WOULD INCLUDE REMOVING BOAT AND RECREATIONAL VEHICLE PARKING FROM ARTICLE II, PART 2.04.00 PROHIBITED USES, AND PLACING THE RESTRICTION WITHIN ARTICLE VI, PART 6.08.00 SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIED USES. CURRENTLY, THERE ARE SEVERAL PRIDE CASES SEEKING RELIEF FROM THIS PROHIBITED USE. REMOVING THIS SECTION FROM PROHIBITED USES WOULD ALLOW AN APPLICANT TO SEEK RELIEF THROUGH A ZONING VARIANCE APPROVABLE BY THE PLANNING AND ZONING AGENCY. FINALLY, THIS AMENDMENT WOULD MODIFY PROVISIONS AND PROCEDURES WITHIN ARTICLE VI, PART 6.08.00 SUPPLEMENTAL DESIGN STANDARDS FOR REGULATING KENNELS. THIS AMENDMENT WOULD EXPAND UPON EXISTING TEXT FOR KENNELS, BY SPECIFYING OTHER SIMILAR USES, AND WOULD CREATE A NEW USE FOR OTHER TYPES OF FACILITIES THAT BOARD DOMESTIC ANIMALS FOR A TEMPORARY PERIOD OF TIME, AS WELL AS PROVIDE OTHER SERVICES

Proof of publication of the notice of public hearing on Land Development Code Amendments, Articles II, VI, IX, and XII, was received, having been published in *The St. Augustine Record* on April 19, 2018.

Joseph Cearley, Special Projects Manager, gave an overview of the amendments, via PowerPoint.

(12:33 p.m.) **Motion by Morris, seconded by Smith, carried 5/0, to announce a public hearing before the Planning and Zoning Agency on June 7, 2018, and before the Board of County Commissioners on July 17, 2018, at a hearing beginning at 9:00 a.m.**

(12:33 p.m.) Regina Ross, Deputy County Attorney, entered the meeting.

(05/01/18 - 10 - 12:33 p.m.)

5. RIVERDALE PARK PROPERTY PURCHASE. RECENTLY, THE ST. JOHNS COUNTY LAND MANAGEMENT DEPARTMENT WAS CONTACTED BY A RESIDENT SEEKING TO SELL PROPERTY TO ST. JOHNS COUNTY AT A PURCHASE PRICE OF \$135,000. THE PROPERTY IS LOCATED ADJACENT TO AND CONTIGUOUS WITH RIVERDALE PARK (SEE ATTACHED MEMO AND MAP). IT INCLUDES EIGHT PARCELS, TOTALING APPROXIMATELY ONE

ACRE. IF ACQUIRED, THE PROPERTY COULD PROVIDE FOR ADDITIONAL PARKING AT RIVERDALE PARK, WHICH INCLUDES A ONE-LANE BOAT RAMP, AN ASSOCIATED DOCK WITH FLOATING DOCK, TWO PAVILIONS WITH BENCHES AND A RESTROOM FACILITY. THE PARK IS HEAVILY USED BY RESIDENTS, VISITORS AND FISHERMAN. FREQUENTLY ON WEEKENDS, THE 25-SPACE PARKING AREA IS USUALLY AT OR BEYOND CAPACITY. THE PROPERTY LIES WITHIN PARK IMPACT FEE ZONE D, WHICH CURRENTLY HAS A FUND BALANCE OF \$44,836. ADDITIONALLY, THE PROPERTY IS ELIGIBLE FOR A FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM GRANT. IN ORDER TO QUALIFY, THE COUNTY WOULD NEED TO PRE-ACQUIRE THE PROPERTY, THEN SEEK REIMBURSEMENT THROUGH THE GRANT PROGRAM, FOR 50 PERCENT OF THE ACQUISITION COSTS. GRANT APPLICATIONS ARE DUE IN APRIL 2019. HERE, STAFF SEEKS APPROVAL BY THE BOARD TO MOVE FORWARD WITH OBTAINING AN APPRAISAL, AND NEGOTIATING A PROPOSED PURCHASE AND SALE AGREEMENT. IF NEGOTIATIONS ARE SUCCESSFUL, THE PROPOSED AGREEMENT WILL BE PRESENTED TO THE BOARD FOR FINAL CONSIDERATION

Wil Smith, Director, Parks and Recreation, referenced a map and photos, *Exhibit A*, and presented details of the proposed Riverdale Park property purchase, via PowerPoint.

(12:35 p.m.) Discussion ensued on land use designation; improvement costs, including signage; parking, including overflow parking, expanding parking and the cost to buffer trees; the current assessed value from the Property Appraiser's office; registered boaters and boat ramp parking; and conducting an in-house appraisal. Gail Oliver, Director of Land Management, provided additional comments on the appraised value of the property and conducting an in-house appraisal. Bill Freeman, Chief Engineer with Facilities Management, provided additional comments on the current status of the volunteer fire station.

(12:51 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of the request. He also spoke in support of expanding Ron Parker Park.

(12:53 p.m.) Sandy Semanik, 2120 Corporate Square Boulevard, Jacksonville, Florida, spoke on the value and drainage.

(12:54 p.m.) Patrick McGee, 4555 Carter Road Lot C, spoke on the importance of essentials and taking care of the low-income communities.

(12:56 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in favor of the proposed purchase.

(12:57 p.m.) Motion by Waldron, seconded by Morris, carried 4/1, with Johns dissenting, directing the county administrator, and designees, to move forward in obtaining an appraisal of the property described herein, and negotiating terms and conditions governing the purchase and sale of the property, which shall be subject to final approval by the St. Johns County Board of Commissioners and to approve a Reserve Transfer from Impact Fee Zone D, up to \$3,500 for the appraisal fee.

McGee left the meeting and Deputy Clerk Sindy Wiseman entered the meeting at 1:00 p.m.

(05/01/18 - 12 - 1:00 a.m.)

6. PALM VALLEY LANDING WHARF EASEMENT. AT THE DIRECTION OF THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS, DURING ITS LAST REGULARLY SCHEDULED MEETING, THIS ITEM IS PRESENTED FOR THE BOARD'S CONSIDERATION. THE PONTE VEDRA/PALM VALLEY GREENWAY ALLIANCE (ALLIANCE) SEEKS TO CONSTRUCT A 2,000 SQUARE FOOT WHARF AT THE END OF CANAL BLVD., IN PALM VALLEY. THE WHARF WILL ALLOW FOR PUBLIC ACCESS TO THE ATLANTIC INTRACOASTAL WATERWAY IN AN AREA WHERE PUBLIC ACCESS IS LIMITED. THE ALLIANCE HAS A CONTRACTOR THAT IS WILLING TO DONATE THE MATERIALS AND LABOR NEEDED TO CONSTRUCT THE WHARF, AND WILL BUILD IT TO INDUSTRY STANDARDS. THE ALLIANCE WILL BE SOLELY RESPONSIBLE FOR SECURING AND MAINTAINING ALL REQUIRED PERMITS NECESSARY FOR COMPLETION OF THE PROJECT. IN ORDER TO GAIN ACCESS TO THE PROPOSED CONSTRUCTION SITE, THE ALLIANCE SEEKS AN EASEMENT FOR INGRESS AND EGRESS OVER THE COUNTY'S RIGHT-OF-WAY. UPON COMPLETION OF THE PROJECT, THE ALLIANCE HAS PROPOSED TRANSFERRING OWNERSHIP OF THE WHARF TO THE COUNTY. ALTERNATIVELY, THE ALLIANCE SEEKS A CONTINUED EASEMENT THAT WILL PROVIDE FOR PUBLIC ACCESS TO THE WHARF. HERE, STAFF SEEKS BOARD DIRECTION REGARDING: (1) GRANTING THE REQUESTED INGRESS/EGRESS EASEMENT FOR CONSTRUCTION AND ACCESS; AND (2) ACCEPTANCE OF THE PROPOSED WHARF

Wil Smith, Director, Parks and Recreation, presented details of the proposed Palm Valley Landing wharf easement, via PowerPoint, including a County location map and a 1940's photo of the site, *Exhibit A*. He noted that ownership of the wharf would be retained by the Ponte Vedra/Palm Valley Greenway Alliance and would not be turned over to the County.

(1:00 p.m.) Morris questioned the dimensions of the wharf.

(1:02 p.m.) Deb Chapin, 531 North Wilderness Trail, showed a photo of the wharf, *Exhibit B*, and spoke on the dimensions and look of the wharf. She mentioned bringing back the historical site as a public amenity, *Exhibit C*, and noted that, because of water access, the Alliance was awarded a grant from the Coastal Partnership Initiative.

(1:06 p.m.) Johns questioned whether the adjacent properties were privately owned. Chapin stated that they were. Discussion ensued on properly vetting an application before submitting it to the Board.

(1:13 p.m.) Smith noted that the permits had not been pulled and the plans for the dock had not been submitted to Department of Environmental Protection (DEP). Discussion ensued on permitting.

(1:15 p.m.) Rob Schlingmann, 153 Oceans Edge Drive, spoke on the request to move forward and working within the codes.

(1:17 p.m.) McCormack advised a general motion *authorizing county administrator, or designee, to further explore the proposal described above, and to, when appropriate, return the matter to the Board for further consideration.*

(1:17 p.m.) Smith questioned legal regarding the language of ownership, maintenance, and liability. McCormack responded.

(1:18 p.m.) Ross spoke on the changes that had been made and proposed the following motion: *Motion authorizing staff to prepare a license agreement for further review.*

(1:20 p.m.) Wanchick clarified that the request was for an easement/access point, and that any design or permitting costs would fall on the Alliance.

(1:20 p.m.) Dean spoke on the setbacks and questioned whether the dock would be for motorized watercraft, stating that not allowing motorized watercraft could be the exception on the setbacks.

(1:22 p.m.) Schilingmann questioned whether the approval would allow the permits to be pulled. Dean responded that the approval would allow the Alliance to move forward, meeting all DEP's requirements.

(1:23 p.m.) John Delaney, 240 Treasure Beach Road, questioned whether consideration was given to parking.

(1:23 p.m.) Smith expressed his support of the project.

(1:24 p.m.) Johns questioned the maintenance responsibility of the wharf should the Alliance dissolved. McCormack stated that there were a few options that would be considered.

(1:26 p.m.) Motion by Morris, seconded by Waldron, carried 4/1, with Johns dissenting, authorizing the county administrator, or designee, to prepare all necessary legal documents providing access over County property in favor of the Ponte Vedra/Palm Valley Greenway Alliance, to allow for the construction of and public access, to a wharf at the end of Canal Blvd, subject to approval by the Board at a later date.

(1:26 p.m.) Dean expressed his thanks to Chapin for her work on this project and other projects.

(05/01/18 - 13 - 1:26 p.m.)

7. CONSIDER APPOINTMENTS TO THE ARTS, CULTURE, HERITAGE FUNDING PANEL. CURRENTLY THERE ARE SEVEN VACANCIES ON THE ARTS, CULTURE, HERITAGE FUNDING PANEL. SIX OF THESE VACANCIES ARE DUE TO EXPIRED TERMS AND ONE IS DUE TO A RESIGNATION OF A MEMBER. FOUR OF THE VACANCIES ARE MEMBER POSITIONS WHO RESIDE WITHIN ST. JOHNS COUNTY, ONE OF WHICH IS AN ALTERNATE, AND THREE OF THE VACANCIES ARE MEMBER POSITIONS WHO RESIDE OUTSIDE OF ST. JOHNS COUNTY, ONE OF WHICH IS AN ALTERNATE. ALL MEMBERS ARE REQUIRED TO DEMONSTRATE AN INTEREST IN TOURISM/CULTURAL DEVELOPMENT AND PROMOTION. ST. JOHNS COUNTY RESIDENT MEMBERS SERVE TWO YEAR TERMS AND NON-RESIDENTS SERVE ONE YEAR TERMS. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A RECOMMENDATION FROM THE ARTS, CULTURE, HERITAGE FUNDING PANEL AND SEVEN APPLICATIONS: LISA JOHNSON COOK, DISTRICT 4; SUSANNE SCHUENKE, DISTRICT 4; ROD MORRIS, DISTRICT 1; GEORGE FETHERSTON, DISTRICT 4; JOHN E. GRAHAM (NON-RESIDENT); DIANE RUGGIERO (NON-RESIDENT); AND JACOB C. SINATRA (NON-RESIDENT). ADDITIONALLY, PLEASE FIND A LETTER FROM GEORGE FETHERSTON, REQUESTING REAPPOINTMENT FOR AN ADDITIONAL TERM

Melissa Lundquist, Assistant to the Board of County Commissioners, presented details of the needed appointments to the Arts, Culture, and Heritage Funding panel.

(1:28 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to (re)appoint George Fetherston to the Arts, Culture, Heritage Funding Panel, for a two-year term scheduled to expire May 1, 2020, (Regular member position residing in St. Johns County).

(1:29 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to appoint Rod Morris to the Arts, Culture, Heritage Funding Panel, for a two-year term scheduled to expire May 1, 2020, (Regular member position residing in St. Johns County).

(1:29 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to appoint Susanne Schuenke to the Arts, Culture, Heritage Funding Panel, for a partial term scheduled to expire March 21, 2019, (Regular member position residing in St. Johns County - completing term of D. Berenberg).

(1:29 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to appoint Lisa Johnson Cook to the Arts, Culture, Heritage Funding Panel, for a two-year term scheduled to expire May 1, 2020, (Alternate member position residing in St. Johns County).

(1:29 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to appoint John Graham to the Arts, Culture, Heritage Funding Panel, for a one-year term scheduled to expire May 1, 2019, (Regular member position residing outside of St. Johns County).

(1:30 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to appoint Diane Ruggiero to the Arts, Culture, Heritage Funding Panel, for a one-year term scheduled to expire May 1, 2019, (Regular member position residing outside of St. Johns County).

(1:30 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to appoint Jacob Sinatra to the Arts, Culture, Heritage Funding Panel, for a one-year term scheduled to expire May 1, 2019, (Alternate member position residing outside of St. Johns County).

(05/01/18 - 14 - 1:30 p.m.)

8. CONSIDER AN APPOINTMENT TO THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD. CURRENTLY THERE IS ONE VACANCY ON THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD. THE VACANCY IS DUE TO A RESIGNATION. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION, ONE APPLICATION FROM HARRY L. GRAHAM, ALONG WITH A RECOMMENDATION FROM THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD. PONTE VEDRA ZONING DISTRICT REGULATIONS, ORDINANCE 2011-20, SECTION XII.B.2 STATES, "APPOINTMENT OF BOARD MEMBERS SHALL BE FOR A FOUR YEAR TERM WITH A TOTAL SERVICE LIMITED TO TWO SUCH TERMS". THE SUGGESTED MOTION BELOW REFLECT SUCH TERMS

Melissa Lundquist, Assistant to the Board of County Commissioners, presented details of the needed appointment to the Ponte Vedra Zoning and Adjustment Board.

(1:31 p.m.) Motion by Morris, seconded by Smith, carried 5/0, to appoint Harry L. Graham to the Ponte Vedra Zoning and Adjustment Board for a full four-year term scheduled to expire May 15, 2022.

The Board moved to Regular Agenda Item 10.

(Formerly Consent Agenda Item 8.)

(05/01/18 - 15 - 9:54 a.m.)

9. A RESOLUTION FOR A GRANT AGREEMENT, WITH THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY, FOR COMPLETION OF A PLAN TO IDENTIFY AND MAXIMIZE LOCAL ECONOMIC OPPORTUNITIES CREATED BY THE PORTION OF THE PALATKA-TO-ST. AUGUSTINE TRAIL SITUATED IN HASTINGS

Herb Hiller, Economic Development Coordinator for St. Johns River-to-Sea Loop Alliance, gave an overview of the request.

(9:56 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to approve Resolution No. 2018-127, authorizing the county administrator, or designee, to execute a grant agreement with the Florida Department of Economic Opportunity, in substantially the same form and format as attached hereto, providing for completion of a plan to identify and maximize local economic opportunities created by the portion of the Palatka-to-St. Augustine Trail situated in Hastings.**

RESOLUTION NO. 2018-127

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, APPROVING THE TERMS AND CONDITIONS OF A GRANT CONTRACT AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR THE PLANNING OF THE COMPLETION OF THE PALATKA-TO-ST. AUGUSTINE STATE TRAIL, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

(9:57 a.m.) The Board moved to Regular Agenda Item 1.

(Formerly Consent Item No. 5.)

(05/01/18 - 15 - 1:32 p.m.)

10. MOTION TO TRANSFER \$100,000 FROM GENERAL FUND RESERVES [0083-59920] TO GROWTH MANAGEMENT SERVICES CONSULTING SERVICES [0101-53150] TO FUND A HOUSING LINKAGE FEE STUDY AND ADOPT A RESOLUTION, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO PROCEED WITH AN APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY, FOR THE PURPOSE OF APPLYING FOR THE COMMUNITY PLANNING TECHNICAL ASSISTANCE GRANT FUNDING FOR FISCAL YEAR 2018-2019; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE ANY DOCUMENTS NECESSARY TO APPLY FOR THE GRANT

Suzanne Konchan, Director of Growth Management, presented an overview of the item.

(1:36 p.m.) Smith questioned the costs involved. Konchan said she didn't know the original cost from 1890; however his updates were \$30,000. Smith questioned whether any other County charged linkage fees and if it was common in other parts of the Country. Konchan said that Monroe County, Winter Park, and Coconut Creek, Florida, primarily associated with non-residential development. Additionally, there were seven jurisdictions within the State that had similar programs and different tools, throughout the Country, being implemented to address affordable housing. He questioned whether there was a specific list of variables in the RFP's scope of work. Konchan said they would

need to create a specific list of variables for the procurement process. Smith questioned whether there was any other source of funding available, outside of the General Fund. Konchan responded that there may be other revenue sources available.

(1:41 p.m.) Joe Cerely, Planner, spoke on the deliverables of the scope being 1) housing analysis; 2) a survey measuring the need for employees by residential development or non-residential size; and 3) a rational Nexus Study.

(1:46 p.m.) Konchan said she could provide examples of similar studies by other jurisdictions and noted that other estimates had been all well north of \$100,000.

(1:48 p.m.) Johns asked when the technical assessment be provided, if approved. Konchan said it would be completed within a year. Johns questioned what other avenues the County had to encourage affordable housing. Konchan said the most prominent one was the density bonus provisions in the Comprehensive Plan and the Land Development Code; expedited permitting for affordable housing projects; the Board had agreed to pay impact fees on behalf of affordable housing projects; expedited processing; and waived application fees, for rezoning. Johns questioned who directed the request. Konchan said it was directed during the impact review on February 20, 2018.

(1:51 p.m.) Morris suggested attaching a linkage fee to homes 3800 square feet and larger to be applied toward affordable housing. Konchan stated that attaching the fee to larger homes would still require a Nexus Study to legally defend the impact of the house onto the affordable housing needs.

(1:55 p.m.) McCormack said the rigorous study must be performed in order to defend if challenged.

(1:58 p.m.) Smith spoke on the Sadowski Bill, which sets money aside for affordable housing, and suggested urging our State legislature to appropriate the funding as it was intended.

(2:00 p.m.) Dean recognized the affordable housing issues and agreed that they should encourage State legislature to appropriate the funding as it was intended.

(2:02 p.m.) McCormack spoke on the areas affected by affordable housing.

(2:03 p.m.) Dean called for a motion. There was no motion.

(05/01/18 - 16 - 2:03 p.m.)
COMMISSIONERS' REPORTS

Commissioner Johns

No report.

Commissioner Morris

No report.

Commissioner Dean

(2:04 p.m.) Dean questioned whether the Treasure Beach Canal dredging project was in order and ready to move forward. Wanchick said steps would be taken to document pre-existing conditions so there was no discrepancy as to what was removed from the channel.

Commissioner Waldron

(2:06 p.m.) Waldron mentioned that the Butler Park Boat Ramp would be closed once the Treasure Beach Canal dredging began and noted that they were still working to open the Matanzas ramp. He read an excerpt from the Items of Commission and Community Interest bulletin, *"FEMA has determined that school boards do not have the "legal responsibility" to conduct sheltering services, and therefore, FEMA will not accept applications directly from school boards for reimbursement."*, Exhibit A, and expressed a moral responsibility to the community. Wanchick said that the Florida Association of Counties was pursuing that. Discussion ensued.

Commissioner Smith

(2:09 p.m.) Smith asked Joe Giammanco, Disaster Recovery, to update the public on FEMA reimbursements.

(2:10 p.m.) Giammanco presented an update on the reimbursements from FEMA in connection to Hurricanes Matthew and Irma.

(2:12 p.m.) Smith questioned whether staff was keeping track of the time frame deadlines. Giammanco said with the new reporting system he was able to keep track of each step. Discussion ensued.

Soria left the meeting at 2:13 p.m.

(2:18 p.m.) Wanchick asked Giammanco to speak on the forthcoming Request for Proposal (RFP) for a Community Development Block Grant (CDBG).

(2:18 p.m.) Giammanco spoke on the next RFP plan.

(2:21 p.m.) Smith presented an agriculture report and reminded the public of the upcoming Players Championship.

(2:23 p.m.) Dean noted that the Oakbridge development would be on the May 15, 2018, agenda at a time certain of 2:00 p.m.

(05/01/18 - 17 - 2:24 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick reported that he had spoken with the school superintendent regarding school security, stating that the school board requested a joint meeting the BCC.

(05/01/18 - 17 - 2:25 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack commended the Board on the ex parte communications given; stated that the tax collector was in the process of identifying properties that were renting through organizations such as Airbnb; and noted that he was working on making larger fonts for the motions in the packets, as requested by a Board member.

(05/01/18 - 17 - 2:26 p.m.)

CLERK OF COURT'S REPORT

No report.

(05/01/18 - 18 - 2:26 p.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 2:26 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 556523-556595, totaling \$47,295.68 and Voucher Register, Voucher Nos. 35905-36019, totaling \$72,929.72 (4/18/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 556596-556811, totaling \$1,819,907.90 and Voucher Register, Voucher Nos. 36020-36136, totaling \$1,526,342.24 (4/24/18)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 556812-556814, totaling \$40,097.39 and Voucher Register, Voucher No. 36137, totaling \$417 (4/24/18)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 556815-556833, totaling \$43,074.22 and Voucher Register, Voucher Nos. 36138-36140, totaling \$755.11 (4/26/18)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 36141-36142, totaling \$8,797.32 (4/26/18)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 556834-556848, totaling \$333,014.82 (4/30/18)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 556849-556851, totaling \$1,296 (4/30/18)

CORRESPONDENCE:

There was none.

Approved ____ June 19 _____, 2018

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Henry Dean, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: 
Deputy Clerk

