MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
MAY 15, 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, Senior County Administrator; Joy Andrews, Assistant County Administrator

(05/15/18 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(05/15/18 - 1 - 9:00 a.m.)
ROLL CALL

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

(05/15/18 - 1 - 9:01 a.m.)
INVOCATION

Chaplain Kelley Kemp, St. Johns County Sheriff's Office, gave the invocation.

(05/15/18 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(05/15/18 - 1 - 9:04 a.m.)
PROCLAMATION DECLARING ST. JOHNS COUNTY A PURPLE HEART COUNTY

Dean requested William Dudley, Chairman, Veterans Council of St. Johns County (SJC), members of the SJC Veteran's Council, and all St. Johns County Purple Heart recipients, to join him at the podium. The Board and SJC Veterans Council presented a Purple Heart certificate and pin to all Purple Heart recipients. Melissa Lundquist, Assistant to the County Commissioners, read the proclamation into the record. Dudley introduced Jim Wellmon, Commander, Military Order of Purple Heart Chapter 524, and representatives from Jacksonville, Florida's Military Order of the Purple Heart Association (MOPH), who presented a Purple Heart plaque to St. Johns County. Dean offered closing remarks. Lundquist read letter(s) from Bill Nelson and Marco Rubio acknowledging the dedication of the Purple Heart recipients, *Exhibit A*.

(05/15/18 - 2 - 9:22 a.m.)
PROCLAMATION RECOGNIZING MAY 19, 2018, AS KIDS DAY AMERICA/INTERNATIONAL

Johns requested Dr. Mikki Bailey DC, Developing Growth Again Family Chiropractic, to join him at the podium. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation into the record. Bailey spoke on the importance of Children's Health and the County's participation.

(05/15/18 - 2 - 9:25 a.m.)
PROCLAMATION RECOGNIZING MAY 2018 AS JEWISH HERITAGE MONTH

Waldron requested Rabbi Merrill Shapiro, President of the St. Augustine Jewish Historical Society, and all companions join him at the podium. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation into the record. Shapiro spoke on the importance of recognizing Jewish Heritage Month.

(05/15/18 - 2 - 9:29 a.m.)
ACCEPTANCE OF PROCLAMATIONS

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

(05/15/18 - 2 - 9:30 a.m.)
PUBLIC COMMENT

Lance Williams, 273 Pinehurst Pointe Drive, thanked the members of the military and law enforcement for their service. He spoke on the minimal modifications made to the Buc-ees's application, the news media, and the rights of residents versus the rights of Buc-ees.

Paolo Soria and Rebecca Lavie, Assistant County Attorneys, entered the meeting at 9:32 a.m.

(9:34 a.m.) Kevin Faver, 245 Redfish Creek Drive, spoke on the needed repairs to the Vilano Boat Ramp, due to impacts suffered by Hurricane Irma. He encouraged the County to mimic the improvements made at the Mayport Boat Ramp, in Jacksonville, Florida.

(9:37 a.m.) Scott Shank, 3236 Calle Barcelona, Charter Boat Captain, spoke on the repairs needed at the Vilano Boat Ramp, as well as parking and signage concerns. He encouraged the County to mimic the improvements made at the Mayport Boat Ramp, in Jacksonville, Florida.

(9:40 a.m.) Dean requested information, regarding the needed repairs at the Vilano Boat Ramp. Wanchick responded.

(9:41 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on insurance liabilities for the Summer Concert Series, as well as alcohol sales near the Splash Park at the Pier, *Exhibit A,* Certificate of Liability Insurance.

(9:45 a.m.) Kenneth McClain, 701 East Street, Hastings, spoke on the inability of individuals attending meetings being held at 9:00 a.m. He spoke on freedom, receiving information in a timely manner, and read from the Florida State constitution. He noted that poor people were in need of assistance.

(9:48 a.m.) Sophie Debeer, 386 Edge of Woods Road, spoke in opposition to the proposed location of Buc-ees, due to diminished quality of life for residents and safety concerns.

(9:49 a.m.) Kathleen Granieri, 233 Pinehurst Pointe Drive, spoke in opposition to the proposed location of Buc-ees and requested the status of the traffic study.

(9:50 a.m.) Vivian Browning, 30 Beachcomber Way, President of Vilano Main Street, spoke in opposition of Vilano Beach becoming a city; the two new hotels in the Town Center; and only one public drivable ramp in Porpoise Point. She noted the Vilano Main Street meeting scheduled for May 16, 2018, at 4:00 p.m.

(9:53 a.m.) BJ Kalaidi, 8 Newcomb Street, commented that The Players Club never mentioned St. Johns County in its advertising for the tournament.

(9:55 a.m.) Tina Beasley, 577 Porta Rosa Circle, spoke in opposition of the proposed location of Buc-ees, due to inappropriate advertising, the need for a grocery store, and interstate and transient traffic.

(9:58 a.m.) Tracy Hannah, 404 17th Street, Founding member of Vilano Action Network (VAN), spoke on the drainage issues in Porpoise Point and read the group's mission statement.

(10:00 a.m.) Steve Pesek, 1387 Castle Pines Circle, spoke in opposition of the proposed location of Buc-ees, noting that the intersection was not well thought out. He stated that World Golf Village could not accommodate this development, due to the length of the off ramp, logistics, and the proposed location being in a residential community where traffic was already an issue.

(05/15/18 - 3 - 10:02 a.m.)
DELETIONS TO CONSENT AGENDA

Wanchick requested that Consent Agenda Item No. 11 be pulled.

(05/15/18 - 3 - 10:03 a.m.)
APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report

2. Motion to adopt **Resolution No. 2018-128,** approving the final plat for Coastal Village

RESOLUTION NO. 2018-128

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR COASTAL VILLAGE

3. Motion to adopt **Resolution No. 2018-129,** approving the final plat for Shearwater, Phase 1B, West-7

RESOLUTION NO. 2018-129

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 1B, WEST-7

4. Motion to adopt **Resolution No. 2018-130,** approving the terms and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement in substantially the same form and format as attached, to acquire property necessary to widen CR210, from Cimarrone Boulevard to Greenbriar Road

RESOLUTION NO. 2018-130

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR PROPERTY REQUIRED FOR THE CR210 WIDENING, FROM CIMARRONE BOULEVARD TO GREENBRIAR ROAD

5. Motion to adopt **Resolution No. 2018-131,** authorizing the county administrator, or his designee, to award Bid No. 18-58, Purchase of Antiscalant, and execute a contract with Hawkins, Inc., in substantially the same form and format as the attached draft, for the purchase of antiscalant, on as needed basis, in accordance with Bid No. 18-58

RESOLUTION NO. 2018-131

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-58; AND TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF ANTISCALANT

6. Motion to adopt **Resolution No. 2018-132,** authorizing the county administrator, or his designee, to award Bid No. 18-41, Shore Wastewater Treatment Plant Master Pump Station Replacement, and execute a contract with G&H Underground Construction, Inc., in substantially the same form and format as the attached draft, for completion of the specified scope of work, at the amount of $1,145,016

RESOLUTION NO. 2018-132

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-41; AND TO EXECUTE AN AGREEMENT FOR SHORES WASTEWATER TREATMENT PLANT MASTER PUMP STATION REPLACEMENT

7. Motion to adopt **Resolution No. 2018-133,** authorizing the county administrator, or his designee, to award Bid No. 18-56, Janitorial Services for Public Works Administration, Fleet Maintenance, and Road & Bridge to North Florida Building Maintenance, LLC, dba City Wide Maintenance, as the lowest, responsive,

responsible bidder; and to execute a contract in substantially the same form and format as attached, for a total annual cost of $37,646.52, for the performance of the required services as provided in Bid No. 18-56

RESOLUTION NO. 2018-133

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-56; AND TO EXECUTE AN AGREEMENT FOR JANITORIAL SERVICES FOR PUBLIC WORKS ADMINISTRATION, FLEET MAINTENANCE, AND ROAD & BRIDGE

8. Motion to adopt **Resolution No. 2018-134,** authorizing the county administrator, or his designee, to award Bid No. 18-43, St. Johns County Permit Center First Floor Renovations; and execute a contract with F & G Construction General Contractors, Inc., in substantially the same form and format as the attached draft, for completion of the specified scope of work, at the amount of $1,065,000

RESOLUTION NO. 2018-134

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-43; AND TO EXECUTE AN AGREEMENT WITH F & G CONSTRUCTION GENERAL CONTRACTORS, INC., FOR THE ST. JOHNS COUNTY PERMIT CENTER FIRST FLOOR RENOVATIONS

9. 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

10. Motion to adopt **Resolution No. 2018-135,** authorizing the county administrator, or his designee, to enter into a contract with Invoice Cloud, Inc., for credit card payment processing services, in substantially the same form and format as attached hereto

RESOLUTION NO. 2018-135

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AGREEMENTS WITH INVOICE CLOUD, INC. FOR ONLINE PAYMENT PROCESSING SERVICES, FOR THE ST. JOHNS COUNTY UTILITY DEPARTMENT

Consent Agenda No. 11 was pulled from the agenda.

11. Motion to authorize the county administrator, or his designee, to piggyback the NPP Cooperative Contract #VH11129, and execute a Purchase Order in the amount of $102,199.60, to RescueAED, LLC, for the purchase of Ninety Zoll Semi Auto AED Plus's and related equipment for St Johns County Fire Rescue

12. Motion to adopt **Resolution No. 2018-136,** authorizing the county administrator, or his designee, to execute an agreement with the American Heart Association, for Basic Life Support and Advanced Life Support provider, and instructor courses, on behalf of the County in substantially the same form as attached

RESOLUTION NO. 2018-136

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, AND THE AMERICAN HEART ASSOCIATION INC., FOR THE CONTINUED OPERATION OF THE ST. JOHNS COUNTY FIRE RESCUE AMERICAN HEART ASSOCIATION TRAINING CENTER, AND AUTHORIZING THE COUNTY ADMINISTER, OR DESIGNEE, TO EXECUTE THE CONTRACT AGREEMENT, ON BEHALF OF THE COUNTY

13. Motion to adopt **Resolution No. 2018-137,** approving the terms, conditions and requirements of the Memorandum of Agreement between St. Johns County, Florida, and Healthy Families St Johns, to provide mutual goal of strengthening and supporting families; and authorizing the county administrator, or designee, to execute the Agreement substantially in the form and format as attached, on behalf of the County

RESOLUTION NO. 2018-137

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A MEMORANDUM OF AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND HEALTHY FAMILIES ST. JOHNS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE TO EXECUTE THE MEMORANDUM OF AGREEMENT, ON BEHALF OF THE COUNTY

14. Motion to adopt **Resolution No. 2018-138,** approving the terms, conditions, and requirements of the Memorandum of Understanding between St. Johns County, Florida, and Community Based Care of Central Florida, Inc., to assist in reducing barriers for children placed in out-of-home foster care, through reimbursing the cost of licensure, drivers education, and motor vehicle insurance; and authorizing the county administrator, or designee, to execute the Memorandum of Understanding substantially in the form as attached, on behalf of the County

RESOLUTION NO. 2018-138

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 COMMUNITY BASED CARE OF CENTRAL FLORIDA, INC.; AND AUTHORIZING THE

COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT EXTENSION AGREEMENT, ON BEHALF OF THE COUNTY

15. Motion to adopt **Resolution No. 2018-139,** approving the terms, conditions, and requirements to Amendment No. 13 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. 13, substantially in the same form as attached, on behalf of the County; and recognize unanticipated revenue of $45,379

RESOLUTION NO. 2018-139

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

16. Motion to adopt **Resolution No. 2018-140,** authorizing the county administrator, or designee, to execute an Interlocal agreement, in substantially the same form and format as attached, to provide transportation to local children participating in summer camp activities facilitated by the St. Johns County Parks and Recreation Department

RESOLUTION NO. 2018-140

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN INTERLOCAL AGREEMENT, BETWEEN ST. JOHNS COUNTY AND ST. JOHNS COUNTY SCHOOL DISTRICT, TO PROVIDE BUS TRANSPORTATION FOR SUMMER CAMP PROGRAMS

17. Motion to adopt **Resolution No. 2018-141,** approving the terms and conditions contained in the License Agreement between St. Johns County and Southern Off-Road Bicycle Association, for completion and maintenance of a public recreational bicycle trail, situated within a portion of the Nocatee Preserve; and authorizing the county administrator, or designee, to execute a license agreement in substantially the same form and format as attached hereto

RESOLUTION NO. 2018-141

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS CONTAINED IN THE LICENSE AGREEMENT BETWEEN ST. JOHNS COUNTY AND SOUTHERN OFF-ROAD BICYCLE ASSOCIATION, FOR COMPLETION OF A PUBLIC RECREATIONAL BICYCLE TRAIL SITUATED WITHIN A PORTION OF THE NOCATEE PRESERVE, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

18. Proofs:
    a. Proof: Notice of Action, Exchange of County Property in connection with right-of-way, located within the former Russell Sampson Road, published on April 3, 2018, and April 10, 2018, in *The St. Augustine Record*
    b. Proof: Request for Bids, Bid No. 18-53; Inspection, Maintenance, and Repair of St. Johns County Elevators, Book lifts, and Wheelchair Lifts, published on March 30, 2018, and April 6, 2018, in *The St. Augustine Record*
    c. Proof: Notice of Hearing, Public hearing to consider adoption of Ordinance 2011-20 at a regular meeting on Tuesday, March 20, 2018, published on March 9, 2018, in *The St. Augustine Record*
    d. Proof: Notice of Hearings, Public hearing regarding Land Development Code ordinance on Medical Marijuana Treatment Center Dispensing Facilities at the Tuesday, March 20, 2018, Board of County Commissioners meeting, and on Thursday, April 5, 2018, Planning and Zoning Agency meeting, published on March 9, 2018, in *The St. Augustine Record*
    e. Proof: Notice of Hearings, Public hearings on an ordinance relating to standards for signs, architecture, aesthetics, permitting, variances, and relief to the Land Development Regulations at the Tuesday, April 3, 2018, Board of County Commissioners meeting and on Thursday, May 3, 2018, Planning and Zoning Agency meeting, published on March 23, 2018, in *The St. Augustine Record*
    f. Proof: Request for Proposals, RFP No. 18-25; Operation and Management of Community Centers, published on April 12, 2018, and April 19, 2018, in *The St. Augustine Record*
    g. Proof: Request for Bids, Bid No. 18-55; Purchase and Installation of Generator at St. Johns County Pet Center, published on April 18, 2018, and April 25, 2018, in *The St. Augustine Record*
    h. Proof: Miscellaneous Notice, RAFI 18-01; Clerk of the Circuit Court and Comptroller request for information for Banking Services, published on April 15, 2018, and April 22, 2018, in *The St. Augustine Record*
    i. Proof: Request for Proposals, RFP No. 18-51; Management of St. Johns County Pier Park Market, published on April 18, 2018, and April 25, 2018, in *The St. Augustine Record*

(05/15/18 - 8 - 10:03 a.m.)
ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested that Regular Agenda Item No. 4 be pulled.

(05/15/18 - 8 - 10:03 a.m.)
APPROVAL OF REGULAR AGENDA

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

(05/15/18 - 8 - 10:04 a.m.)
1. RULON COMPANY ECONOMIC DEVELOPMENT GRANT AGREEMENT. ON APRIL 17, 2018, THE BOARD APPROVED A REQUEST TO DRAFT A GRANT AGREEMENT WITH RULON COMPANY. THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FY20, WITH AN ESTIMATED ANNUAL PAYOUT OF $23,970. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS $129,238

Melissa Glasgow, Director of Economic Development, presented details of the Rulon Company Economic Development Grant Agreement, via PowerPoint.

(10:05 a.m.) Wayne Roberson, President and CEO of Rulon International, provided the history of the company and stated his appreciation to the County.

(10:10 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of the incentive for the expansion of this company and suggested Glasgow duplicate the offer to other companies.

(10:11 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to adopt Resolution No. 2018-142, authorizing the county administrator, or his designee, to execute an agreement substantially in the same form as the attached Economic Development Grant Agreement, with Rulon Company, on behalf of St. Johns County.**

RESOLUTION NO. 2018-142

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH RULON COMPANY, ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE.

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

(05/15/18 - 9 - 10:11 a.m.)

2. REZ 2017-08, YOSSEF CHATILA RESIDENTIAL. A REQUEST TO REZONE APPROXIMATELY 0.91 ACRES FROM COMMERCIAL GENERAL (CG) TO RESIDENTIAL (RG-2), FOR CONSTRUCTION OF A 4,000 SQ. FT. HOME, SPECIFICALLY LOCATED AT 901 DELCIE DRIVE

Proof of publication of the notice of public hearing on REZ 2017-08, Yossef Chatila Residential, was received, having been published in *The St. Augustine Record* on March 21, 2018.

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

(10:12 a.m.) Valerie Stukes, Planner, presented details of the rezoning request, via PowerPoint.

(10:14 a.m.) **Motion by Waldron, seconded by Johns, carried 5/0, to enact Ordinance 2018-22, REZ 2017-08, Yossef Chatila Residential, a request to rezone approximately 0.91 acres from Commercial, General (CG) to Residential, General (RG-2), based upon four findings of fact.**

ORDINANCE NO. 2018-22

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL GENERAL (CG) TO RESIDENTIAL, GENERAL (RG-2); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

Regina Ross, Deputy County Attorney, entered the meeting at 10:14 a.m.

(05/15/18 - 10 - 10:15 a.m.)

3. CONSIDER THE ACQUISITION OF 1,394 ACRES OF LAND, FROM THE JACKSONVILLE PORT AUTHORITY, LOCATED ALONG THE ST. JOHNS RIVER AND MCCULLOUGH CREEK. THIS IS THE CONTINUATION OF THE DISCUSSION FROM THE MARCH 20, 2018, MEETING OF THE BOARD OF COUNTY COMMISSIONERS, REGARDING THE POTENTIAL ACQUISITION OF 1,393.67 ACRES OF LAND FROM THE JACKSONVILLE PORT AUTHORITY (JAXPORT). THE PROPERTY IS LOCATED ON COUNTY ROAD 13 SOUTH, ALONG THE ST. JOHNS RIVER, AND NORTH OF THE DEEP CREEK CONSERVATION AREA. AMONG OTHER THINGS, IF ACQUIRED, THE PROPERTY MAY BE USED FOR MITIGATION AND PASSIVE RECREATION. STAFF HAS PROVIDED ADDITIONAL INFORMATION, REGARDING THE POTENTIAL ACQUISITION, IN THE UPDATED STAFF REPORT, INCLUDED AS PART OF THIS AGENDA PACKAGE. JACKSONVILLE PORT AUTHORITY STAFF PRESENTED THIS ITEM TO THEIR BOARD AND RECEIVED SUPPORT TO MOVE FORWARD WITH THE POTENTIAL ACQUISITION, BY THE COUNTY

Gail Oliver, Land Management Systems Director, presented details of the potential land acquisition from the Jacksonville Port Authority, via PowerPoint.

(10:20 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, requested a definition of *passive recreation* and the total cost. He stated he was in support of the purchase and it was a good opportunity to preserve land. Dean provided a definition of *passive recreation*.

(10:21 a.m.) Mike Adams, 2425 County Road 13 South, Elkton, representing McCullough Creek Friends, an organization interested in the preservation of the McCullough Creek, the St. Johns River, and their rural lifestyle, spoke in support of the acquisition of the property.

(10:22 a.m.) Morris questioned the mitigation credit, impact fees, whether the property could be sold, the revenue of harvesting lumber, and the possibility of receiving grant funding. Oliver and McCormack responded.

(10:25 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to adopt Resolution No. 2018-143, approving the terms and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement, in substantially the same form and format as attached hereto, along with any supplemental documents necessary for closing, allowing for the acquisition of the property described herein.**

RESOLUTION NO. 2018-143

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE EXECUTION OF THE PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF PROPERTY, TO MITIGATE WETLAND IMPACTS, AS A RESULT OF CONSTRUCTION OF CAPITAL IMPROVEMENT PROJECTS; AND TO PROVIDE FOR PASSIVE RECREATIONAL ACTIVITIES FOR THE CITIZENS OF ST. JOHNS COUNTY

(10:25 a.m.) **Motion by Morris, seconded by Waldron, carried 4/1, with Smith dissenting, to transfer $250,000 from Road Impact Fees Reserves; $1,990,000 from Tree**

Bank Reserves; reallocate $290,000 from the Tree Bank Fund; and finance $2,000,000 with Commercial Paper (Florida Local Government Finance Program), to acquire the property described herein.

Andrews left the meeting at 10:26 a.m.

Item No. 4 was pulled from the Regular Agenda.

4. PUBLIC HEARING, PUD 2017-12 OAK TREE.

(05/15/18 - 11 - 10:27 a.m.)

5. PUBLIC HEARING, AMENDMENTS TO GOLF CART ORDINANCE. THE BOARD OF COUNTY COMMISSIONERS HAS AUTHORIZED THE OFFICE OF THE COUNTY ATTORNEY TO COORDINATE WITH THE ST. JOHNS COUNTY SHERIFF'S OFFICE, AND THE RELEVANT COUNTY DEPARTMENTS, TO DRAFT UPDATES TO ST. JOHNS COUNTY ORDINANCE NO. 2010-48, WHICH REGULATES THE OPERATION OF GOLF CARTS ON DESIGNATED COUNTY ROADS. THE PURPOSE OF THE UPDATES WOULD BE TO ADDRESS CERTAIN ENFORCEMENT CONCERNS AND TO PROTECT AND PRESERVE PUBLIC SAFETY AND WELFARE THROUGH ENHANCED OPERATIONAL AND EQUIPMENT REQUIREMENTS, FOR GOLF CARTS AND SIMILAR MOTOR VEHICLES, WHILE RECOGNIZING THE INCREASING POPULARITY OF SUCH VEHICLES AS A MEANS OF TRANSPORTATION. THE UPDATES WOULD ALSO INCORPORATE STATUTORY CHANGES ADOPTED SINCE THE ENACTMENT OF THE CURRENT ORDINANCE IN 2010. THE PROPOSED ORDINANCE WAS DRAFTED IN COORDINATION WITH THE COUNTY TRAFFIC ENGINEER AND THE SHERIFF'S OFFICE AND INCLUDES INPUT FROM CERTAIN AFFECTED COMMUNITIES WITHIN THE COUNTY. THE PROPOSED ORDINANCE IS DRAFTED AS A REPEAL-AND-REPLACE OF THE EXISTING GOLF CART ORDINANCE FOR EASE OF REFERENCE FOR STAFF AND THE PUBLIC

Bradley Bulthuis, Senior Assistant County Attorney, presented details of the amendments to the golf cart ordinance, via PowerPoint.

Ross left the meeting at 10:28 a.m.

(10:35 a.m.) Waldron questioned the County's liability on public roads, e.g. a 14-year old driving a golf cart. Bulthuis responded. McCormack added that he was not aware of any litigation regarding golf carts.

(10:39 a.m.) Johns questioned whether identification was needed for unlicensed drivers. Bulthuis responded. Johns stated that he would be in favor of requiring identification, e.g. a student identification badge, possibly the ones distributed by the schools. Johns questioned the language of the ordinance, regarding usage on roads, with speed limits greater than 35 mph. Bulthuis responded and discussion ensued.

(10:46 a.m.) Matthew Kline, St. Johns County Undersheriff, spoke on the need for an ordinance that could be enforced County-wide and it would be an improvement.

(10:49 a.m.) Smith questioned the definition of a *low-speed vehicle*. Bulthuis commented that farm equipment was excluded from the statutory definition.

(10:51 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, suggested that the County ban golf carts from all County roads.

(10:53 a.m.) Greg Barbour, 305 N Sea Lake Lane, Ponte Vedra Beach, Parke Group developers of Nocatee, spoke on the vision of Nocatee, which was to be a golf cart friendly

community, noting the designation received by the community. He spoke on the enforcement issues, confusion of the ordinance and statute, and appreciated the staff working towards a solution. He stated he was in favor of the ordinance, due to safety concerns.

(10:55 a.m.) John Metcalf, 7549 State Road 13 N, Hudson Companies, Silverleaf Development, spoke in favor of the ordinance. He suggested adding conditions, within the application process, for multi-use paths and that the request be made for approval through Planning and Zoning.

McCormack left the meeting at 10:56 a.m.

(10:58 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition to the ordinance, due to the lack of funding by the Sheriff's Office to enforce.

(11:00 a.m.) Johns provided his opinion on maintaining a measureable designation of safety. Bulthuis responded.

(05/15/18 - 12 - 11:02 a.m.)

6. PORPOISE POINT DRAINAGE. THIS ITEM IS BEING BROUGHT BEFORE THE BOARD PER REQUEST OF THE CHAIR. THE PORPOISE POINT COMMUNITY IS AN AREA THAT EXPERIENCES FREQUENT FLOODING DURING RAIN EVENTS. DURING HIGH INTENSITY AND LARGER EVENTS, THE FLOODING IS SEVERE AND CAN LAST FOR AN EXTENDED DURATION. THE COMMUNITY IS RELATIVELY LOW IN ELEVATION CAUSING FLOODING TO BE INFLUENCED BY TIDES. ADDITIONALLY, IN THE PAST TWO YEARS, FLOODING HAS BEEN FURTHER EXACERBATED BY COASTAL EROSION CAUSED BY HURRICANES MATTHEW AND IRMA. AS A PART OF THE PUBLIC WORKS COUNTYWIDE STORM WATER INITIATIVE (CSI), STAFF HAS CONCEPTUALLY IDENTIFIED IMPROVEMENTS DESIGNED TO ALLEVIATE THE SEVERITY OF FLOODING IMPACTS BY RESTORING HISTORICAL SWALE CONVEYANCES AND CONSTRUCTING NEW POSITIVE OUTFALLS. A DETAILED ENGINEERED PROJECT IS REQUIRED TO FINALIZE THE PROJECT ELEMENTS, VERIFY PROJECT ASSUMPTIONS, AND ENGINEER THE IMPROVEMENTS. THE PROJECT DEVELOPMENT INCLUDES SITE SURVEY, GEOTECHNICAL DESIGN, AND PERMITTING WITH A DELIVERABLE THAT INCLUDES FINAL CONSTRUCTION PLANS AND AN ENGINEER'S OPINION OF COST, TO SOLICIT BIDS FOR CONSTRUCTION. PROJECT DESIGN COST IS ESTIMATED AT $150,000 AND WILL TAKE APPROXIMATELY 6 TO 9 MONTHS TO COMPLETE. THE CONSTRUCTION COSTS ARE CONCEPTUALLY ESTIMATED TO BE APPROXIMATELY $600,000 AND WILL BE REFINED DURING THE DESIGN PROCESS AS ASSUMPTIONS ARE VERIFIED. CONSTRUCTION IS ESTIMATED TO TAKE AN ADDITIONAL 12 MONTHS AFTER COMMENCEMENT. THE PORPOISE POINT COMMUNITY IS REQUESTING THE COUNTY TO COMMENCE ENGINEERING DESIGN AND CONSTRUCTION OF THE CONCEPTUALLY IDENTIFIED IMPROVEMENTS. THE CURRENT FY 2018 APPROVED BUDGET DOES NOT HAVE THE NECESSARY FUNDS TO COMMENCE THESE REQUESTS. STAFF SEEKS DIRECTION OF THE BOARD TO TAKE THE NEXT STEPS

Jay Brawley, P.E., AICP County Engineer, presented details on the drainage concerns in the Porpoise Point community and provided next steps, via PowerPoint.

Brad Bulthuis entered the meeting at 11:03 a.m.

McCormack re-entered the meeting at 11:07 a.m.

(11:09 a.m.) Smith questioned complex permitting and whether additional areas of retention were needed or would the swales suffice. He also commented on water quality issues. Brawley responded. Smith requested clarified on whether the swales would be cleaned out; therefore, ending up with a positive outfall/outflow; the reduction of inundation, and the probability of approval of easements on private property. Brawley provided answers to Smith's questions. Smith stated that he was not in favor of imminent domain and mentioned possible reimbursement by FEMA.

Soria left the meeting at 11:12 a.m.

(11:13 a.m.) Sacha Martin, 133 Coastal Hollow Circle, thanked Dean, Shinkre, and Brawley for listening to the residents of Porpoise Point and looking for a solution to the drainage problem.

(11:14 a.m.) Victor Addison, 211 Porpoise Point Drive, appreciated the support of the Dean, Waldron, the County Engineer, and Director of Public Works and provided information on the after effects of the storm surges.

(11:17 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, urged the Board to assist the residents of Porpoise Point and suggested a berm or gates to deter the storm surges.

(11:19 a.m.) Smith questioned whether the outfall had been investigated and whether the resident would approve a culvert. Brawley responded that gravity may be an option.

(11:21 a.m.) Johns commented on the Commissioners' approval of the community; County expectations versus expectations of the residents; and spending taxpayer dollars. He noted that there were at least 30 areas within the County that had significant drainage or infrastructure issues, and that staff should investigate which areas were priorities. He spoke on the responsibility of the Board, County staff, and the residents; and the process for choosing one project over another, without a measureable expectation.

(11:28 a.m.) Dean stated that he requested the item be added to the agenda and the basis for the request. Discussion ensued on the process of choosing projects and the request; upkeep of the initial design, including swales and culverts; surface density; costs of maintaining swales; and the permits. Brawley responded that those areas of the County without complaints were not prioritized and provided information on silt and percolation.

(11:40 a.m.) Motion by Dean (later withdrawn), seconded by Morris, to direct staff to proceed with engaging an engineering consulting firm to design, permit and prepare a plan suitable for construction to improve the drainage and reduce flooding impacts in the Porpoise Point area, and authorizing the transfer of up to $150,000 from the General Fund reserves.

Smith requested an opportunity for discussion.

(11:41 a.m.) Neil Shinkre, Public Works Director, provided answers to the questions bought up during the discussion, which included that 10% of ditches were maintained with the current resources/staff; with the lack of additional funding to maintain the ditches, the department prioritizes; 12,000 feet of swales were in the Porpoise Point community; the need for swale reconstruction, which was estimated between $150,000-$250,000, for reestablishing the swales and positive outflow.

(11:43 a.m.) Smith stated he would rather invest $150,000 in cleaning the ditches. Discussion ensued.

(11:46 a.m.) Waldron questioned the study, effectiveness of the design, and stated he was in favor of the survey. Brawley provided clarification on what had been completed by the County staff, to date.

(11:49 a.m.) Dean withdrew his previous motion and provided the following motion: Motion by Dean (later withdrawn), seconded by Morris, to direct staff to complete the necessary surveys; and based on the results of those surveys, complete the necessary maintenance and cleaning of the swales; and transfer up to $150,000 from the General Fund reserves to accomplish these tasks.

(11:50 a.m.) Wanchick questioned the costs, provided by Shinkre, as being between $150,000 and $250,000. He stated that a cost could be brought back to the Board; however, he was hesitant to begin a project that may be underfunded.

(11:50 a.m.) Dean withdrew his previous motion and provided the following motion: **Motion by Dean, seconded by Waldron, to direct staff to do the necessary surveys of the Porpoise Point swales and bring back to the Board the results from those surveys; at which time, the Board may consider moving forward with the cleaning of the swales and the costs involved.**

(11:58 a.m.) **Subsequently, the motion carried 5/0.**

Wanchick added that there was a reasonable expectation that the funding would need to be transferred out of reserves, due to the current lack of funding.

(11:52 a.m.) Johns asked about the other parts of the County with drainage concerns and requested, from staff, a prioritized list of projects. Dean responded that when residents brought him concerns, if he felt they were severe enough, he would bring them to the Board, whether they were in Fruit Cove, Hastings, or Vilano Beach. Johns stated that he would not encourage residents believing that their concern would take priority based on the number of complaints or how loud they complained; noting that projects needed to be prioritized by staff, with regards to funding.

(11:54 a.m.) Shinkre requested direction from the Board, noting the previously presented Countywide Stormwater Initiatives (CSI), which included thirty areas with stormwater drainage concerns, but with a revenue-based budget; said there were no operational funds to address these issues.

(11:56 a.m.) Smith questioned the eligibility for federal funding. Brawley stated the drainage issue had occurred over time, but he would transmit to the State, as it was tied to Hurricane Irma. Additionally, he noted that if the swales were cleaned, the soil would be hauled offsite and no decisions had been made as to where the soil would go or options for utilization.

Bulthuis left the meeting. Andrews and Lavie re-entered the meeting at 11:58 a.m.

(05/15/18 - 14 - 11:58 a.m.)

7. PRESENTATION TO THE BOARD OF COUNTY COMMISSIONERS BY THE ST. JOHNS COUNTY OPIOID RESPONSE TEAM AND BEHAVIORAL HEALTH CONSORTIUM. THE EPIDEMIC OF OVERDOSES AND DEATHS FROM THE ABUSE OF PRESCRIPTION PAINKILLERS AND HEROIN HAS DEVASTATED COUNTLESS FAMILIES AND COMMUNITIES ACROSS THE COUNTRY AND ST. JOHNS COUNTY IS NO EXCEPTION. MEMBERS OF THE BEHAVIORAL HEALTH CONSORTIUM WILL PROVIDE AN UPDATE TO THE BOARD AND COUNTY ADMINISTRATION AS TO LOCAL EFFORTS BEING MADE TO COMBAT THE EPIDEMIC

Shawna Novak, Director, Health and Human Services, and members of the Behavioral Health Consortium presented an update of local efforts being made to combat the epidemic of overdoses and deaths from the abuse of prescription painkillers and heroin, via PowerPoint.

(11:59 a.m.) Patti Greenough, MEd, CPP, CEO of Epic Behavioral Healthcare, 1400 Old Dixie Highway, spoke on the critical issue of overdoses and deaths from the abuse of opioids and heroin.

(12:01 p.m.) Brandon Colee, BA, Director of Operations for Epic Behavioral Healthcare, defined opioid, provided the State of Affairs and the cost to our community, via PowerPoint. Greenough discussed the G8 Summit, the multi-platform approach that was adopted, what was currently in place, through Epic Behavioral Healthcare and other partners, and future strategies to employ.

(12:22 p.m.) Board members thanked the presenters. Johns commented on prescribed pain killers, providing a comparison to medical marijuana. Greenough and Colee responded. Waldron questioned the process being utilized in Duval County with taking those who had overdosed straight to the hospital and the cost savings. Greenough responded. Wanchick thanked them and the effort and innovation into solutions.

(12:35 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, provided his personal experience; suggested the Commissioners support the death penalty for drug dealers. He spoke on accountability, including the drug manufacturers; legalization of methadone; and requested a comparison between St. Johns and other counties, stating that he felt our County was lower, due to the low percentage of unemployment in St. Johns County.

(05/15/18 - 15 - 12:39 p.m.)

8. PRESENTATION TO THE BOARD OF COUNTY COMMISSIONERS BY BAYVIEW ASSISTED LIVING FACILITY AT BUCKINGHAM SMITH. EACH YEAR THE COUNTY PROVIDES FUNDING TO NONPROFIT AGENCIES THAT PROVIDE HEALTH, HUMAN, OR SOCIAL SERVICES TO THE RESIDENTS OF ST. JOHNS COUNTY. THE BCC PREVIOUSLY APPROVED THE ST. JOHNS WELFARE FEDERATION D/B/A BAYVIEW ASSISTED LIVING AT BUCKINGHAM SMITH CONTRACT EXTENSION FOR A THREE MONTH TERM AT THE REQUEST OF THE HEALTH AND HUMAN SERVICES ADVISORY COUNCIL, UNTIL AN AMENDED CONTRACT COULD BE COMPLETED IN ORDER TO ENHANCE THE SERVICE PROVISIONS PROVIDED TO THE RESIDENTS OF ST. JOHNS COUNTY. AN AMENDED CONTRACT WITH ENHANCED SERVICE PROVISION WAS DEVELOPED; HOWEVER, BAYVIEW HAS SINCE PROVIDED DOCUMENTATION THAT THE REMAINING FUNDS AWARDED IN THE FY 2018 CONTRACT ($78,798.00) ARE INSUFFICIENT TO CONTINUE TO OPERATE THE BUCKINGHAM SMITH FACILITY. BAYVIEW HAS PROVIDED DOCUMENTATION INDICATING THAT AN INCREASE IN THE AMOUNT OF FUNDING IS NECESSARY FOR THE FACILITY TO REMAIN OPERATIONAL. THIS AGENDA ITEM IS PRESENTATION TO THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS REQUESTING CONTINUED SUPPORT FOR THE SUBSIDIZED ASSISTED LIVING SERVICES FOR THE ELDERLY CURRENTLY BEING PROVIDED BY BAYVIEW AT THE BUCKINGHAM SMITH FACILITY

Shawna Novak, Director, Health and Human Services, and the staff of Bayview Assisted Living Facility at Buckingham Smith, presented the details of the funding request, via PowerPoint.

(12:39 p.m.) Dr. Larry Lake, CEO of Bayview Healthcare Assisted Living, introduced Board members, Joe Gordy and Jarod Meeks, and stated they were available for questions. Lake spoke on the history of the program, the cost savings to the residents of St. Johns County, and requested financial support.

(12:44 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, supported the request, due to the prevention of more costs to the residents.

(12:45 p.m.) BJ Kalaidi, 8 Newcomb Street, requested the address of Buckingham Smith facility, the number of clients currently being served, and stated that she was in support of the request.

(12:47 p.m.) Morris asked about the amount of funding currently provided by the County, the amount of funding being requested, whether the facility would need to shut down without this funding, and whether the current residents would be moved to an alternative facility. Lake responded, providing the information requested.

(12:50 p.m.) Johns questioned the number of residents that were being served, the cause that prompted the need for additional funding and the possibility of maintaining services versus increasing services, with unfunded mandates. Lake responded and discussion ensued.

(1:01 p.m.) Linda Stoughton, Director of Emergency Management, responded to questions, brought forward in discussion, regarding evacuation procedures and the costs involved in maintaining the facility.

(1:01 p.m.) **Motion by Morris, seconded by Waldron, to authorize County staff to prepare the appropriate agreements, and to bring back these agreements, for consideration by the Board.**

(1:16 p.m.) **Subsequently, the motion carried 5/0.**

(1:02 p.m.) Discussion ensued on funding options and opportunities, the amount of additional funding being requested, and the return on investment. Lake provided input on onsite power generators, efficiency with capital outlay for maintenance and the growth of the program.

(1:12 p.m.) Johns and Morris requested that staff provide other sources of funding, other than reserves. Johns stated his concern with how the current funding was being managed and the ability to manage evacuation procedures without the addition of more funding.

Meeting recessed at 1:17 p.m. and reconvened at 2:00 p.m., with all Commissioners, Wanchick, Locklear, McCormack, Soria and Deputy Clerk Putman in attendance.

Regular Agenda Item Nos. 9 and 10 were heard together.
(05/15/18 - 17 - 2:00 p.m.)

9. PUBLIC HEARING, DRIMOD 2017-03, CABALLOS DEL MAR (OAKBRIDGE). REQUEST TO AMEND THE DEVELOPMENT OF REGIONAL IMPACT (DRI) TO CONVERT FROM GOLF-COURSE USES AND TO ASSIGN 330 OF THE REMAINING UNALLOCATED RESIDENTIAL UNITS AND FOUR OF THE REMAINING UNALLOCATED COMMERCIAL ACRES TO THE DEVELOPMENT PARCEL, AS ILLUSTRATED ON REVISED MAP H. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF DRIMOD 2017-03, CABALLOS DEL MAR (OAKBRIDGE), WITH A VOTE OF 5-

0, AT THE DECEMBER 7, 2017, HEARING, BASED ON FOUR FINDINGS OF FACT, AS PROVIDED IN THE STAFF REPORT. THE BOARD OF COUNTY COMMISSIONERS CONTINUED THIS ITEM, WITH THE COMPANION APPLICATION MAJMOD 2017-10, ON JANUARY 16, 2018. ADDITIONAL DETAILS ARE AVAILABLE WITHIN THE ATTACHED GROWTH MANAGEMENT STAFF REPORT

Proof of publication of the notice of public hearing on DRIMOD 2017-03, Caballos del Mar (Oakbridge), was received, having been published in *The St. Augustine Record* on April 30, 2018.

Smith disclosed ex parte communication for both Regular Agenda Item Nos. 9 and 10, stating he had received hundreds of emails and several phone calls; met with the Oakbridge applicant, Ellen Avery-Smith, Dave Miller, Jeff Miller, Doug Davis, Vernon Kelly, and Suzanne Konchan, where discussion included, but was not limited to building heights, buffering, the phasing waiver, and the neighborhood meeting with the Hidden Oaks subdivision. Waldron stated that he had similar meetings, where the lack of recreational acreage in the DRI, was discussed. He met with Gary Phillips to discuss the project; spoke with Paul Davison about traffic, drainage, setbacks from the Hidden Oaks subdivision; spoke with Jim Browning about the Florida Department of Transportation (FDOT) and traffic; and met with the group from The Tournament Players Club (TPC) at Sawgrass Association to discuss the project. Dean disclosed that he met with the applicant and the Homeowners Representative from the Sawgrass Community. He stated he had received a large number of emails, both in favor of and opposed to the request. Morris disclosed that he had met with Ellen Avery-Smith, Dave and Jeff Miller, Doug Davis, Vernon Kelly, and visited the site. Johns stated that he had met with the same individuals and discussed the scope of work, the waivers versus the County's code requirements, and accessibility. He stated he had received an equal number of emails, phone calls and letters, both for and against the development. Smith added that he had met with the group from the Sawgrass Players Club, including Gerard Klingman, John Flynn, Ray Navidi, Kristen Richland, and Vernon Kelly.

(2:06 p.m.) McCormack commented that Item Nos. 9 and 10 would be heard together. He stated that the proposed format for the combined hearing, including times provided for the differing parties, public comment, and rebuttal.

(2:09 a.m.) Beverly Frazier, Senior Supervising Planner, presented details of the DRI request to amend Caballos del Mar (Oakbridge), via PowerPoint.

(2:23 p.m.) Ellen Avery-Smith, 100 Whetstone Place, provided details of the request, including the modifications to the Master Development Plan (MDP), *Exhibit A,* transcription of community meeting.

(2:34 p.m.) Dale Pirkle, COO, LCPS Management and Vicar's Landing, 8130 Seven Mile Drive, Ponte Vedra Beach, provided background information, details, and recognition, in regards to Vicar's Landing. He spoke on the negotiations with Alta Mar Holdings, LLC, regarding the parcel and the proposed agreement; and provided information on the RLPS, a premier senior-living, architectural firm. Avery-Smith added information on the neighborhood meeting held with the residents of the Hidden Oaks subdivision, including the lack of a settlement agreement.

(2:40 p.m.) Soria pointed out that the sheer number of people, for or against an application, did not constitute competent, substantial evidence.

(2:40 p.m.) Steve Diebenow, One Independent Drive, Suite 12, Jacksonville, Florida, Attorney for the opposition, questioned Austin Chapman, Prosser, Inc., Traffic Engineer,

in regards to the impact of traffic, including daily trips and the level of service at the intersections on SR A1A. Chapman, 109 Ridge Harbor Way, provided a response.

(2:43 p.m.) Jane West, 24 Cathedral Place, speaking on behalf of Hidden Oaks HOA, presented information in opposition to the request, via PowerPoint.

(2:48 p.m.) Avery-Smith stated she objected the witness, due to not receiving a copy of the appraisal. McCormack provided clarification and Dean provided his copy of the appraisal for Avery-Smith to review.

(2:49 p.m.) Ron Moody, Moody Appraisal Group President, 1300 Riverplace Boulevard, Suite 101, Jacksonville, Florida, provided the results of his study, *Exhibit B*, which included an 11-15% decrease in value for the affected lots in the Hidden Oaks subdivision.

(2:54 p.m.) Morris questioned Moody's involvement in the Baymeadows Golf Course and noted the decrease of 25% in value of the homes that were located on a golf course that was not maintained. Avery-Smith followed-up with Moody, in regards to the decrease in property value of homes adjacent to a fallow golf course.

(2:57 p.m.) West continued her presentation, which included the phasing of construction.

(2:59 p.m.) Diebenow, on behalf of an adjacent property owner, Mountain Star Capital, presented information in opposition to the request, which included the decrease in property value, *Exhibit C,* affidavits of expert witnesses.

(3:02 p.m.) Jeffrey Buckholz, PhD, PE, PTOE, Buckholz Traffic, 3585 Kori Road, Jacksonville, Florida, provided a correction on his affidavit, regarding the Florida Department of Transportation's (FDOT) decision to allow U-turns at a couple of intersections on SR A1A. He spoke on the lack of a traffic impact study, gave his analysis of the traffic issues at the Sawgrass Village Drive and SR A1A intersection.

(3:04 p.m.) Zach Miller, Esquire, Law Office of Paul M. Harden, 501 Riverside Avenue, Suite 901, Jacksonville, Florida, spoke on the amount of open space and utilization of the golf course, as part of the required amount. Additionally, he spoke on the self-contained Planned Unit Development (PUD), noting that the PUD should not be allowed as part of the vested development; and the maximum density of eight units an acre.

(3:06 p.m.) Diebenow provided a summary of the proposed incremental Master Development Plan (MDP) and the lack of certainty and detail, similar to the modified phasing schedule; traffic concerns, open space and vesting of the PUD.

(3:11 p.m.) Art Haden, President of Cultural Center at Ponte Vedra Beach, and speaking on their behalf, stated their approval of the modification to The Players PUD. He provided background information on the possibility of an acquisition of Parcel B and the construction of a new building, with an increase of services for roughly 30,000 residents, and extended the Music Therapy program for all elementary schools in St. Johns County.

(3:14 p.m.) Judy Hixenbaugh, 7010 Cypress Bridge Drive North, Ponte Vedra Beach, presented a video clip of the proposed concept for the new Cultural Center. Mark Macco, Cultural Center board member, registered architect, 3535 First Street South, Jacksonville Beach, Florida, interjected and provided details on the proposed facility. Hixenbaugh continued with results from a feasibility study.

(3:16 p.m.) Danaida Guzzo, 310 South Ocean Grande Drive, Unit 104, Ponte Vedra Beach, Executive Director for the Cultural Center, stated that the Center had outgrown the space

due to the increased demand for the programs and exhibits. She provided details of the programs that were offered by the Center, including the benefits of Music Therapy, *Exhibit D,* slides from PowerPoint. She spoke on the need for funding and believed the new and expanded Center would be an excellent use for the land.

(3:19 p.m.) Walter Liptak, 3205 Old Barn Court, representing Sawgrass Country Club (Former President and Treasurer), provided a resolution to the traffic concerns on SR A1A, *Exhibit E,* Sawgrass Association Director's Meeting Minutes; noted the need for a comprehensive traffic study; and to hear the opinions of the local and state staff, regarding these concerns. McCormack read the resolution, provided by Liptak.

(3:24 p.m.) Gerry Klingman, 6519 Burnham Circle, Ponte Vedra Beach, President of the Sawgrass Players Club, introduced John Flynn, 1 Players Club Villas Road, Vice President of the Sawgrass Players Club Master Board, member of the Finance Committee and the Operations, Maintenance and Waterways Committee; and also introduced Ray Navidi, 45 Loggerhead Lane, Ponte Vedra Beach, Chair for the Architectural Control Committee for the Sawgrass Players Club. Klingman, representing 1,852 homes within the community, presented background information on the application, including the largest voting participation in the Club's history, with 1,301 votes cast, of which 994 were in support of the request. He commented on the probable decrease in property values due to a failed golf course. He provided additional information on the request.

(3:33 p.m.) Paul Kline, 205 Oak Point Lane, Ponte Vedra Beach, spoke in opposition to the project, as it was not in the best interest of the residents of Hidden Oaks subdivision and the entire community.

(3:39 p.m.) Timothy Levene, 137 Oakview Circle, Ponte Vedra Beach, spoke in opposition to the project and believed the subdivision has been subjected to bully tactics. He stated the project has divided the community; noted the amount of space between Vicar's Landing and another single dwelling home; and requested the same courtesy and respect as The Sawgrass Players Club. He felt that the Club should take on some of the responsibilities, including traffic being channeled through the Club.

(3:42 p.m.) Ann Thompson, 204 Oak Point Lane, Ponte Vedra Beach, spoke in opposition to the project due to the water management and the adverse effects to their views and property value, as well as traffic concerns. She requested that more respect be given to the subdivision and that the residents felt bullied throughout the process.

(3:45 p.m.) Philip Vineyard, 116 Alsace Court, Ponte Vedra Beach, spoke in opposition to the project, due to the variances, the amount of parking spaces, and the increase in traffic near an already documented dangerous intersection. Additionally, he questioned the amendment which vested the 330 age-restricted homes.

(3:48 p.m.) Mary Kohnke, 29 South Roscoe Boulevard, Ponte Vedra Beach, member of the Ponte Vedra Coalition, spoke in opposition of the project, due to the waivers and the height of the buildings.

(3:51 p.m.) Greg Garamoni, 2304 Sawgrass Village Drive, spoke in opposition of the project due to the impact on the office park, the seven buildings with businesses; the length of the phasing of the construction; the heights of the buildings; and the increase of traffic.

(3:55 p.m.) Tatya Garamoni, Sawgrass Country Club resident, not a member of The Club, spoke in opposition of the project, due to traffic concerns on A1A, *Exhibit F,* potential traffic impact illustration.

(3:58 p.m.) Jim Browning, 148 River Marsh Drive, Ponte Vedra Beach, Florida, owner of six condominium units of office space, which were adjacent to the project, stated that if the item was deferred, it would allow those on the south side of the project the same opportunity as those on the north side, to meet with the developer regarding buffers and other concerns. Additionally, he commented on access by the Florida Department of Transportation (FDOT) and recreational land.

(4:01 p.m.) Ron Porterfield, 38 Players Club Villas Road, former President of Players Club Master Association, provided the history on the previously proposed Mass Mutual plan. He spoke on traffic concerns and suggested reworking the plan.

(4:04 p.m.) Steve Tart, 85 Players Club Villas Road, on behalf of Genesis Real Estate Advisers, LLC; Sawgrass Village Shopping Center, LLC; President of the Sawgrass Village Association, provided details of the road and the shopping center.

(4:07 p.m.) William Livingood, 114 Knotty Pine Trail, spoke in opposition to the project, due to a lack of an environmental impact study, retention ponds and water management, acreage ratio, height of buildings, lack of a traffic control plan, and lack of details on the Master Development Plan (MDP).

(4:10 p.m.) Janet Price, 104 Bermuda Court, spoke in support of the project, and Alta Mar, and provided her personal experience with the view from her backyard. Additionally, she spoke on the traffic, the homeless, and the need for the older residents of Ponte Vedra to stay in the community.

(4:13 p.m.) Bruce Shapiro, 1120 Salt Creek Drive, spoke in support of the project, based on the long term view.

(4:15 p.m.) Sean Mulhall, 129 Nandina Circle, spoke in support of the project due to the carefully crafted development. He spoke on the golf course and the homelessness moving south into Ponte Vedra.

(4:18 p.m.) Alan Johnson, 156 Bermuda Court, spoke in support of the project due to the future of the community and the golf course.

(4:21 p.m.) Mica Bestic, 125 Oak View Circle, spoke in opposition to the project and read comments, opposing the project, from an online Facebook posting.

(4:23 p.m.) BJ Kalaidi, 8 Newcomb Street, read two emails from the correspondence documents submitted as backup to the item.

(4:27 p.m.) Minda Gordon, 1401 Archer Court, employee of the Ponte Vedra Cultural Center, presented a video, which was introduced and discussed previously by Guzzo as *Exhibit D*, and spoke in support of the proposed building, based on the prospect of growth of the County's music therapy services.

(4:28 p.m.) Irene Lombardo, 1133 Salt Creek Drive, Ponte Vedra Beach, spoke in support of the project due to property values.

(4:32 p.m.) Ann George, 1149 Salt Creek Drive, spoke in support of the project due to the impact of a failed golf course and the prospective decrease in property values.

(4:33 p.m.) Dana Wilkinson, 1246 Deer Creek Way, owner of commercial official space located at 111 Solano Road, spoke in support of the project, due to the golf course and the property values. She provided information on her family's financial investment in the community, including purchases and property.

(4:36 p.m.) Art Porcelli, 1262 Fish Hook Way, spoke in support of the project due to property values and a potentially fallow golf course.

(4:40 p.m.) Terry Witt-Green, 1262 Fish Hook Way, Ponte Vedra Beach, Florida, spoke in support of the project due to property values and compared the possibility of a fallow golf course with Baymeadows, *Exhibit G,* article from *The Florida Times Union.*

(4:43 p.m.) Kristen Richland, 961 Grape Lane, Property Manager for the Master Association at Sawgrass Players Club, on behalf of the Board of Directors, provided information on the number of residences, as well as voting class C members, the number of proxies submitted, and the number of meetings held, in regards to the decision to support the development.

(4:44 p.m.) Vernon Kelly, 5895 County Road 214, provided a history and context on the development of regional impact (DRI), and the necessary improvements needed to the golf course.

(4:48 p.m.) Timothy Welsh, 1153 Creeks Edge Court, President of the Salt Creek Development, spoke in support of the project and the investment into the golf course.

(4:50 p.m.) Danny Berenberg, 91 San Juan Drive, Ponte Vedra, on behalf of volunteers in the community, thanked the Board for their patience. Additionally, he spoke in support of the Millers and Mike Mills, in regards to their volunteerism and their support of the non-profits in the community.

(4:52 p.m.) Jacob Bestic, 125 Oak View Circle, spoke in opposition to the project, due to the waivers, which would maximize the developer's profit, and the proximity of the proposed 58 foot high buildings, to the residential housing in the Hidden Oaks subdivision. He suggested that if approved, to deny the variances and waivers, or to defer the item, in order to try to come to a settlement agreement with Alta Mar.

(4:54 p.m.) Jerome Fletcher, 141 Arbor Master Court, spoke on the original DRI and supported the project, due to an urban centered, age-restricted community. Additionally, he spoke on the effects of the traffic conditions on A1A.

(4:58 p.m.) West, on behalf of her clients, spoke on the concerns of the overall impact of the proposed development, which included the 17 modifications and the additional vested units. She suggested a denial of the waiver request for an increase in the height requirements.

(5:01 p.m.) Diebenow noted that not much had changed, including the lack of detail on the MDP map and stated the project was a bubble plan. He commented on the lack of information regarding traffic, including daily trips and U-turns on A1A; the increase in the phasing of construction, from 20 to 25 years; and the golf course referred to as open space. He questioned whose values were being affected the most, the speculation of the golf going fallow and the property values provided by the opposing side's appraiser.

(5:04 p.m.) David Miller, 24753 Harbour View Drive, Ponte Vedra Beach, spoke on the needed improvements to the golf course; the responses made by the developer, and referenced the previously mentioned article from *The Florida Times Union* article, regarding the Baymeadows Golf Course and the celebrated high impact development after 14 years of devastated property value. He compared the proposal to the development on the Baymeadow's property. He read the County's mission statement regarding economic development; noted the loses in profit at the County's golf course; and stated that he was unable to sustain the golf course and continue to carry the loses as

a one man investor. He provided additional information on the modifications and changes that had been made over the past two years. He added that he would reduce the density from 330 to 280 to address the traffic issues and the density issues that had been consistently discussed as a concern by the Board. He concluded stating the need for additional communities where Ponte Vedra residents could age in place.

McCormack met with Diebenow and Avery-Smith, as the result of an interruption by the opposing side, during rebuttal by the applicant.

(5:16 p.m.) Avery Smith started again with her rebuttal and requested that Chapman provide information on access and traffic.

(5:17 p.m.) Chapman commented on access off A1A; a vested trip generation of the proposed development; Sawgrass Village Drive impacts; and operational impacts on a State Road and feasible alternatives.

Andrews re-entered the meeting at 5:19 p.m.

(5:18 p.m.) Avery-Smith stated that the MDP maps and the PUD text documents were all part of the record. She commented on the affidavit of Matthew P. Ray, presented on behalf of Mountain Star Capital, regarding buffering. She spoke on the DRI and the vested units.

(5:21 p.m.) Anthony Robbins, AICP, Prosser Hallock, Inc., 13901 Sutton Park Drive South, Jacksonville, Florida, spoke on the 25% open space requirements and the County's Land Development Code (LDC).

(5:22 p.m.) Avery Smith provided a correction to a statement made regarding setbacks.

(5:23 p.m.) Johns questioned whether membership of the golf course, at any time, was a requirement by the other developments surrounding the golf course. Avery-Smith responded. Additionally, Johns asked several questions regarding traffic.

(5:25 p.m.) Phuong Nguyen, Transportation Development Manager, provided details to the Long Range Transportation Plan and the 5-year analysis. Discussion ensued around questions by the Board on DRI vested rights for traffic; property values; a list, including an 8-ft, pre-fabricated wall; the Neighborhood Bill of Rights meeting; the rejected settlement agreement; and reduction of density and height changes.

(5:32 p.m.) Morris thanked Miller for his willingness to reduce the density by 50 units; provided his personal experience with owning property; and commented positively on Vicar's, as a 5-star, age-restricted community. McCormack interjected that the basis of the Board's decision should be made based on evidence, not on the Commissioners' personal experience or background knowledge.

(5:40 p.m.) Dean provided his comments, regarding his concerns with density and traffic and stated that he supported the project.

(5:42 p.m.) McCormack and Soria provided information pertaining to the Board's decision and the language from the County's Land Development Code, regarding the Rights of Parties, offers made by the applicant.

(5:45 p.m.) **Motion by Morris, seconded by Dean, carried 5/0, to adopt Resolution No. 2018-144, DRIMOD 2017-03, Caballos del Mar (Oakbridge), based upon four Findings of Fact, accepting the total number of units from 330 to 280 and authorization for staff to adjust any language, as a result of this acceptance.**

RESOLUTION NO. 2018-144

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING THE CABALLOS DEL MAR DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER, AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY ON JULY 8, 1975, AND AS PREVIOUSLY MODIFIED BY RESOLUTION 1983-36; RESOLUTION 1983-75; RESOLUTION 1984-54; RESOLUTION 1984-146; RESOLUTION 1985-59; RESOLUTION 1985-128; RESOLUTION 1986-176; RESOLUTION 1988-250; RESOLUTION 1994-210; RESOLUTION 2002-41; RESOLUTION 2002-88; RESOLUTION 2007-341; RESOLUTION 2014-317; RESOLUTION 2017-338; AND RESOLUTION 2017-358; FINDING THAT THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

Regular Agenda Item No. 9 and 10 were heard together.

10. PUBLIC HEARING, MAJMOD 2017-10, PLAYERS CLUB AT SAWGRASS (OAKBRIDGE). REQUEST FOR A MAJOR MODIFICATION TO THE PLAYERS CLUB AT SAWGRASS PUD TO ASSIGN 330 VESTED, AGE-RESTRICTED RESIDENTIAL UNITS TO PARCELS A1, A2 AND B COLLECTIVELY, AND TO ALLOW 15,000 SQUARE FEET OF COMMERCIAL USES ON PARCEL B IN LIEU OF GOLF-COURSE USES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE MODIFICATIONS TO THE CABALLOS DEL MAR DEVELOPMENT OF REGIONAL IMPACT (DRI) AND PLAYERS CLUB AT SAWGRASS PUD (OAKBRIDGE CLUB) WITH A 5-0 VOTE AT THE DECEMBER 7, 2017 REGULAR MEETING WITH REQUESTED REVISIONS TO THE MASTER DEVELOPMENT PLAN. THE BOARD OF COUNTY COMMISSIONERS CONTINUED THIS ITEM AT THE JANUARY 16, 2018 MEETING WITH ADDITIONAL RECOMMENDED REVISIONS. DETAILS REGARDING THE MODIFICATION REQUEST AND REVISED MDP ARE INCLUDED IN THE GROWTH MANAGEMENT STAFF REPORT

Proof of publication of the notice of public hearing on MAJMOD 2017-10, Players Club at Sawgrass (Oakbridge), was received, having been published in *The St. Augustine Record* on April 30, 2018.

Ex parte communication was disclosed under Regular Agenda Item No. 9.

(5:47 p.m.) **Motion by Morris, seconded by Johns, carried 5/0, to enact Ordinance No. 2018-23, MAJMOD 2017-10, Players Club at Sawgrass (Oakbridge Club), based on six Findings of Fact, authorizing staff to revise the documents, reducing the units from 330 to 280.**

ORDINANCE NO. 2018-23

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PLAYER'S CLUB (OAKBRIDGE) PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1975-15, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE;

REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(05/15/18 - 24 - 5:50 p.m.)
COMMISSIONERS' REPORTS

Commissioner Dean

Dean commented on the exhibits in the lobby, which reflected the County employees' public service, and thanked the staff for their hard work. He provided information regarding paid off beach parking in St. Augustine Beach and the option for a joint meeting with the City of St. Augustine Beach. Discussion ensued.

Commissioner Smith

(5:56 p.m.) Smith provided an agricultural update; a report on The University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) and thanked Tim Wilson on his letter regarding the County kitchen usage parameters, *Exhibit H*; the use of a drone technology used in precision agriculture; and commented on the TPC winning caddy, who was a graduate of St. Augustine High School.

Commissioner Waldron

(5:59 p.m.) Waldron commented on the suggestions by the charter captains, brought up during public comment. Additionally, he stated that the County was not paying for the bulkhead and armoring on Vilano Beach. Wanchick provided a response.

Commissioner Morris

No report.

Commissioner Johns

(6:00 p.m.) Johns commented on the Purple Heart recipient ceremony and upcoming high school graduations.

(05/15/18 - 24 - 6:01 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Wanchick provided the dates for the budget hearings.

(05/15/18 - 25 - 6:01 p.m.)
COUNTY ATTORNEY'S REPORT

McCormack commented on the Purple Heart recipients' ceremony, the proclamation, and the relation between the final two items, with the public coming to elected officials for advice.

(05/15/18 - 25 - 6:03 p.m.)
CLERK OF COURT'S REPORT

No report.

(05/15/18 - 25 - 6:03 p.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 6:03 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 556852-557059, totaling $1,144,616.41 and Voucher Register, Voucher Nos. 36143-36234, totaling $803,057.37 (05/01/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 557060-557090, totaling $44,292.07 and Voucher Register, Voucher Nos. 36235-36252, totaling $41,957.81 (05/02/18)
3. St. Johns County Board of County Commissioners Check Register, Check No. 557091, totaling $96.40 (05/02/18)
4. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 36253, totaling $976 (05/04/18)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 557092-557320, totaling $1,171,562.06 and Voucher Register, Voucher Nos. 36254-36368, totaling $1,552,136.39 (05/08/18)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 557321-557331, totaling $8,319 and Voucher Register, Voucher Nos. 36369-36375, totaling $3,696 (05/09/18)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 557332-557341, totaling $3,917.34 and Voucher Register, Voucher Nos. 36376-36378, totaling $755.11 (05/10/18)
8. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 36379-36380, totaling $8,975.81 (05/10/18)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 557342-557346, totaling $211,570.65 (05/11/18)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 557347, totaling $5,000 (05/11/18)

CORRESPONDENCE:

1. Letter dated May 2, 2018, regarding Southaven Community Development District's proposed Fiscal Year 2018/2019 budget
2. Letter dated May 2, 2018, regarding Trout Creek Community Development District's proposed Fiscal Year 2018/2019 budget

Approved June 19, 2018

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Paul M. Waldron
Paul M. Waldron, Vice Chairman

ATTEST: HUNTER S. CONRAD, CLERK

By: Pam Haltenman
Deputy Clerk