

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JUNE 5, 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
Sindy Wiseman, Deputy Clerk

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

(06/05/18 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(06/05/18 - 1 - 9:01 a.m.)
ROLL CALL

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

(06/05/18 - 1 - 9:01 a.m.)
INVOCATION

Pastor Eliut Alicea, Bridge of Live Christian Center, gave the invocation.

(06/05/18 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Waldron led the Pledge of Allegiance.

(06/05/18 - 1 - 9:03 a.m.)
PROCLAMATION RECOGNIZING CLARENCE EUGENE HESSER, AS THE OLDEST LIVING PILOT IN ST. JOHNS COUNTY

Morris recognized Clarence Eugene Hesser, as the oldest living pilot in St. Johns County. Melissa Lundquist, Assistant to the Board of County Commissioners read the proclamation into the record. Reba Ludlow spoke on Hesser's accomplishments.

(06/05/18 - 1 - 9:09 a.m.)
ST. JOHNS COUNTY HORSE COUNCIL SCHOLARSHIP PRESENTATION

Terri Perreault, St. Johns County Horse Council, spoke on the scholarship program and acknowledged Amber Kidd and Kimberly O'Neil, as the recipients of the St. Johns

County Horse Council Scholarship. She acknowledged additional students that were participants in the University of Florida Horsemanship School.

(9:15 a.m.) Geralyn Sachs, St. Johns County 4-H, noted that Mia Clyce and Macie Cerasale would attend the State horse show competition in July.

(9:15 a.m.) Kelly Anderson, 4-H Program Assistant, congratulated Cerasale and Clyce for being the recipients of the horsemanship scholarship.

(9:15 a.m.) Tara Clyce and Bridget Cerasale expressed their gratitude to the horse council and 4-H for the opportunities provided to them.

(06/05/18 - 2 - 9:17 a.m.)

INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION
PRESENTATION

Dean invited Danielle Judd, City Manager of the City of Green Cove Springs and Jim Hansen, The Florida City and County Managers Association (FCCMA), to the podium. Judd recognized 25 years of the City Manager form of government and spoke on the association. Hansen presented an overview of the managers' form of government and presented a certificate of recognition, *Exhibit A*, to the Board and County Administrator, marking the 25th year of the International City/County Management Association (ICMA).

(06/05/18 - 2 - 9:25 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(06/05/18 - 2 - 9:25 a.m.)

PUBLIC COMMENT

John Delaney, 240 Treasure Beach Road, requested the Board add an agenda item concerning restoration of the Treasure Beach canal's width to 15 feet, as stated in Ordinance 1997-54. Delaney submitted his hand-written comments, *Exhibit A*.

(9:29 a.m.) Mary Gear, 1165 County Road 13 South, Hastings Friends of the Library, extended an invitation to the Open House being held on Friday, June 8, 2018, at 7:00 p.m.; to the Community Focus Event, July 21, 2018, from 9:00 a.m. until noon; and expressed her appreciation to the Board for their support for the libraries.

(9:31 a.m.) Kenneth McClain, 701 East Street, provided an overview of the Poor People's Campaign.

(9:34 a.m.) Jen Lomberg, 291 Cubbedge Road, Matanzas Riverkeeper, spoke on the Kings Grant litigation and urged the Board to stand firm on the denial for the Kings Grant decision.

(9:37 a.m.) Jordan Whitmire, 676 Sun Down Circle, urged the Board to stand firm on the denial for the Kings Grant application.

(9:40 a.m.) Keto Burns, 6857 East Seacove Avenue, Vice President of South Anastasia Communities Association (SACA), urged the Board to maintain forward momentum on the Kings Grant litigation and maintain transparency. He stated that should the developer wish to change aspects of the plan, they should be required to reapply with a new application.

(9:41 a.m.) Sue Bergeron, 4857 Winton Circle, spoke on the Winton Circle drainage issue, stating that it had been flooded for eight of the last ten months. She said that public safety obligations dictated immediate action.

(9:44 a.m.) Robert Davis, 710 Copperhead Circle, spoke on the surrounding development in regards to the World Commerce Center and in opposition of the proposed construction location of Buc-ee's.

(9:47 a.m.) Adam Morley, 1250 State Road 206 East, said he supported the Boards decision regarding the Kings Grant Development and spoke on the closed boat ramp at Frank Butler Park. Waldron requested Wil Smith, Director of Parks and Recreation, to meet with Morley regarding the boat ramp and that Jay Brawley meet with the individuals from Winton Circle to advise them on the project.

(9:48 a.m.) Eileen Davis, 710 Copperhead Circle, spoke in opposition of the proposed construction location Buc-ee's, due to catastrophic traffic and infrastructure concerns.

(9:51 a.m.) Lance Williams, 273 Pinehurst Point Drive, spoke on safety concerns at the intersection of the proposed Buc-ee's.

(9:55 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, requested that the Tourist Development Council (TDC) take control of the Music by the Sea event; and spoke on the rejection of the proposed water park at the Embassy Suites Hotel.

(9:58 a.m.) Kirk Chamberlain, 250 Watson Road, spoke on the failing drainage issues on Winton Circle and Watson Road.

(06/05/18 - 3 - 10:01 a.m.)

DELETIONS TO CONSENT AGENDA

Johns requested that Consent Agenda Item 10 be moved to the Regular Agenda as Item 12.

(06/05/18 - 3 - 10:02 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to allow the Medical Examiner's Office to submit a grant application to the National Institute of Justice (NIJ), for a Coverdell Program Grant, for autopsy saws, at no financial cost to the County; and to allow the county administrator to take any necessary actions for processing the grant application
3. Motion to continue the public hearing for VACROA 2016-04 Oak Street (Wilson), petition to vacate a portion of Oak Street, to August 7, 2018, at 9:00am in the County Auditorium
4. Motion to adopt **Resolution No. 2018-145**, authorizing the Clerk of the Courts, under Section 95.361(2), Florida Statutes, to file the survey map for Colee Cove Branch Road, and serving as prima facie evidence of ownership of the road to the County, for land already dedicated to the County and continuously maintained by the County for at least the immediate past fifteen years

RESOLUTION NO. 2018-145

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CLERK OF THE COURTS, UNDER SECTION 95.361(2), FLORIDA STATUTES, TO FILE THE SURVEY MAP FOR COLEE COVE BRANCH ROAD, AND SERVING AS PRIMA FACIE EVIDENCE OF OWNERSHIP OF THE ROAD TO THE COUNTY, FOR LAND ALREADY DEDICATED TO THE COUNTY, AND CONTINUOUSLY MAINTAINED BY THE COUNTY, FOR AT LEAST THE IMMEDIATE PAST FIFTEEN YEARS

5. Motion to adopt **Resolution No. 2018-146**, accepting an Easement for Utilities associated with the water and sewer lines serving Grey Hawk Estates, located off County Road 208

RESOLUTION NO. 2018-146

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE WATER AND SEWER LINES SERVING GREY HAWK ESTATES, LOCATED OFF COUNTY ROAD 208

6. Motion to adopt **Resolution No. 2018-147**, accepting a Deed of Dedication Right-of-Way, from Heritage Oaks at St. Johns Homeowners Association, Inc. to St. Johns County, conveying additional right-of-way along Russell Sampson Road

RESOLUTION NO. 2018-147

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY, FROM HERITAGE OAKS AT ST. JOHNS HOMEOWNERS ASSOCIATION, INC., TO ST. JOHNS COUNTY, CONVEYING ADDITIONAL RIGHT-OF-WAY ALONG RUSSELL SAMPSON ROAD

7. Motion to adopt **Resolution No. 2018-148**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer lines serving Andalusia, Phase 2, located off Wildwood Drive

RESOLUTION NO. 2018-148

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES SERVING ANDALUSIA, PHASE 2, LOCATED OFF WILDWOOD DRIVE

8. Motion to adopt **Resolution No. 2018-149**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property

associated with the water, sewer, and reuse lines serving Twin Creeks Amenity Center, located off US 1 North

RESOLUTION NO. 2018-149

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER AND REUSE LINES SERVING CREEKSIDE AT TWIN CREEKS AMENITY CENTER, LOCATED OFF US 1 NORTH

9. Motion to adopt **Resolution No. 2018-150**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the sewer lines serving Moultrie Woods II, located off Wildwood Drive

RESOLUTION NO. 2018-150

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE SEWER LINES SERVING MOULTRIE WOODS II, LOCATED OFF WILDWOOD DRIVE

(Consent Item No. 10 was placed on the Regular Agenda as Item No. 12.)

10. Motion to approve the transfer of \$352,464, from General Fund Capital Outlay Reserves (0083-59927) to Disaster Recovery, Hurricane Matthew Aid to Government Agencies (0110-58100), for the reimbursement for repairs related to Hurricane Matthew to the St. Augustine Port, Waterway & Beach District
11. Motion to adopt **Resolution No. 2018-151**, adopting The Cross-Connection Program Manual, for Cross-Connection Control and Backflow Prevention, for application to all systems supplied water by the St. Johns County Utility Department

RESOLUTION NO. 2018-151

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ADOPTING A CROSS-CONNECTION CONTROL PROGRAM MANUAL, FOR CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION, PREPARED BY THE ST. JOHNS COUNTY UTILITY DEPARTMENT, FOR ALL SYSTEMS SUPPLIED WATER BY THE ST. JOHNS COUNTY UTILITY DEPARTMENT; PROVIDING FOR AN EFFECTIVE DATE

12. Motion to adopt **Resolution No. 2018-152**, authorizing the county administrator, or his designee, to award Bid No. 18-53, Inspection, Maintenance, and Repair of St. Johns County Elevators, Book lifts, and Wheelchair Lifts, to Schindler Elevator Corporation, as the lowest, responsive, responsible bidder; and to execute a

contract in substantially the same form and format as attached, for the required services, as provided in Bid No. 18-54

RESOLUTION NO. 2018-152

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-53; AND TO EXECUTE AN AGREEMENT FOR INSPECTION, MAINTENANCE, AND REPAIR OF ST. JOHNS COUNTY ELEVATORS, BOOK LIFTS, AND WHEELCHAIR LIFTS

13. Motion to adopt **Resolution No. 2018-153**, authorizing the county administrator, or his designee, to award Bid No. 18-57, Ocean Oaks, Food Lion, and Cypress Lakes Lift Station Upgrades and execute a contract with G and 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 \$680,500

RESOLUTION NO. 2018-153

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-57; AND TO EXECUTE AN AGREEMENT FOR OCEAN OAKS, FOOD LION, AND CYPRESS LAKES LIFT STATION UPGRADES

14. Motion to adopt **Resolution No. 2018-154**, approving the recognition and appropriation of received FY 2018 library donations in the amount of \$4,170, amending the FY 2018 Budget

RESOLUTION 2018-154

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

15. Motion to approve a transfer of \$24,000, from Impact Fee Zone C Reserves to Improvements O/T Building, for the purchase of spectator shade structures

16. Motion to approve minutes:

- 04/17/18, BCC Regular

17. Proofs:

Proof: Request for Proposals, RFP No. 18-60; Employee Assistance Program (EAP) Services, published on April 20, 2018, and April 27, 2018, in *The St. Augustine Record*

Proof: Request for Bids, Bid No. 18-54; St. Johns County (SJC) Pet Center Hurricane Shutters, published on April 19, 2018, and April 26, 2018, in *The St. Augustine Record*

Proof: SA Legal Retail, Tax Impact of Value Adjustment Board, published on May 2, 2018, in *The St. Augustine Record*

Proof: Request for Bids, Bid No. 18-63; Offshore Borrow Sand Area Design and Permit Application Assistance, published on April 25, 2018, and May 2, 2018, in *The St. Augustine Record*

Proof: Request for Proposals, RFP No. 18-49; Development, Installation, and Implementation of the Access Control Security System, for St. Johns County (SJC) Detention Center, published on April 26, 2018, and May 3, 2018, in *The St. Augustine Record*

(06/05/18 - 7 - 10:03 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested to pull Regular Agenda Item 8.

(06/05/18 - 7 - 10:03 a.m.)

APPROVAL OF REGULAR AGENDA

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

Dean requested that Agenda Item 7 be presented at 10:30 a.m.

(06/05/18 - 7 - 10:03 a.m.)

1. CONSTITUTIONAL OFFICERS' FISCAL YEAR 2019 BUDGET PRESENTATIONS. PRESENTATION OF THE CONSTITUTIONAL OFFICERS' TENTATIVE BUDGETS FOR FISCAL YEAR 2019. UNDER FLORIDA STATUTE 129.03(2), ON OR BEFORE JUNE 1 OF EACH YEAR, CONSTITUTIONAL OFFICERS SHALL SUBMIT TO THE BOARD OF COUNTY COMMISSIONERS (BCC) A TENTATIVE BUDGET FOR THEIR RESPECTIVE OFFICES FOR THE ENSUING FISCAL YEAR. SINCE THE TAX COLLECTOR AND PROPERTY APPRAISER ARE FEE-BASED, IT IS NOT REQUIRED FOR THEIR BUDGETS TO BE SUBMITTED TO THE BCC AT THIS TIME. EACH CONSTITUTIONAL OFFICER WILL MAKE A BRIEF ORAL PRESENTATION TO THE BCC RELATIVE TO THEIR RESPECTIVE TENTATIVE BUDGET. THE TENTATIVE PRESENTATION ORDER WILL BE SUPERVISOR OF ELECTIONS, VICKY OAKES, FOLLOWED BY SHERIFF DAVID B. SHOAR. CLERK OF COURT, HUNTER S. CONRAD, WILL MAKE A SEPARATE BUDGET PRESENTATION ON JUNE 19TH

Jesse Dunn, Director, Office of Management and Budget, presented a summary of the budget process and the initial estimates of the proposed budgets.

(10:05 a.m.) Vicky Oakes, Supervisor of Elections (SOE), submitted a copy of the flyer that was recently mailed to voters, *Exhibit A*. She presented details of the SOE budget, explaining the voting process, and the levels of security for the voting systems.

(10:115 a.m.) Dean clarified the estimated number of voters for FY 2020 was 225,000 voters.

(10:16 a.m.) Dunn noted that the Clerk of Court, Hunter Conrad, would make his budget presentation on June, 19 2018, and introduced Sheriff David Shore.

(10:16 a.m.) David Shoar, St. Johns County Sheriff, expressed his appreciation to staff for their professionalism. He presented his budget which included a 2.8 percent increase.

(10:22 a.m.) Morris commented that St. Johns County's population has been over 50,000 since 2010 and in 2014 St. Johns County was named the 34th fastest growing County in the nation. He stated that currently St. Johns County was the 14th fastest growing County in the nation and commended the Sheriff's Office for a job well done.

(10:24 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on the voting system's security used by the Supervisor of Elections office.

(10:26 a.m.) BJ Kalaidi, 8 Newcomb Street, noted that safety issues in the County would become more difficult for first responders to handle with the growing number of residents to the County and suggested a moratorium on development.

(10:28 a.m.) Dean expressed his appreciation to the constitutional officers for their dedication to the County.

(06/05/18 - 8 - 10:28 a.m.)

2. PRESENTATION ON NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION (TPO) TRANSPORTATION IMPROVEMENT PROGRAM (TIP) FY 2018/19-2022/23. THE TIP IDENTIFIES ALL PUBLICLY FUNDED HIGHWAY, TRANSIT, AND AVIATION PROJECTS WITHIN THE NORTH FLORIDA TPO AREA. THIS AREA INCLUDES ALL OF DUVAL COUNTY AND SIGNIFICANT PORTIONS OF CLAY, ST. JOHNS, AND NASSAU COUNTIES. THIS REPORT WILL COVER PROJECTS SIGNIFICANT TO ST. JOHNS COUNTY

Wanda Forrest, North Florida TPO, Transportation Planning Manager, presented details of the North Florida TPO project list.

(10:31 a.m.) Johns pointed out the amount of funding that was coming to St. Johns County, from the State, through the TPO, to address infrastructure improvements.

(06/05/18 - 8 - 10:33 a.m.)

3. PUBLIC HEARING, NZVAR 2018-05, STINES PARCELS. NON-ZONING VARIANCE (NZVAR) 2018-05, STINES PARCELS, A REQUEST FOR A NON-ZONING VARIANCE FROM THE LAND DEVELOPMENT CODE, SECTIONS 5.01.01.C.3 AND 6.02.01.B.3.A, TO WAIVE THE REPLATTING REQUIREMENTS; AND TO ALLOW THE USE OF AN EXISTING ACCESS EASEMENT, WITHIN A PLATTED SUBDIVISION. THE SUBJECT PROPERTIES ARE LOCATED NORTH OF CANAL BOULEVARD, EAST OF NORTH ROSCOE BOULEVARD, ON THE WEST SIDE OF NORTH WILDERNESS TRAIL, WITHIN PALM VALLEY GARDENS, UNIT 6, SUBDIVISION

Morris disclosed that he had been to the site.

(10:34 a.m.) Lisa Brown, Senior Supervising Planner, presented details of the NZVAR request, via PowerPoint, including surrounding property zones and land uses.

(10:38 a.m.) Brad Wester, One Independent Drive, Jacksonville, Florida, described the request.

(10:40 a.m.) Motion by Morris, seconded by Johns, carried 5/0, to approve NZVAR 2018-05, a request for a non-zoning variance from the Land Development Code, Sections 5.01.01.C.3 and 6.02.01.B.3.a, to waive the replatting requirements and to allow the use of an non-existing access easement, within a platted subdivision subject to the six Findings and six Conditions, as provided in the staff report.

(06/05/18 - 9 - 10:41 a.m.)

4. PUBLIC HEARING, COMPAMD 2018-01, CRESCENT TECHNICAL COURT (TRANSMITTAL). REQUEST TO TRANSMIT COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-B (RES-B) TO MIXED USE DISTRICT (MD), FOR APPROXIMATELY 38 ACRES ALONG CRESCENT TECHNICAL COURT. THIS AMENDMENT WOULD ACCOMMODATE THE EXISTING INDUSTRIAL, WAREHOUSING (IW) ZONING AT CRESCENT TECHNICAL PARK, LOCATED WEST OF US HWY 1 AND SOUTH OF WATSON ROAD. THIS WAS HEARD BEFORE THE PLANNING AND ZONING AGENCY, WHICH RECOMMENDED DENIAL, ON A 6-0 VOTE

Shannon Acevedo, Senior Supervising Planner, presented details of the transmittal, via PowerPoint. She said the property had an incompatible zoning district with relation to its' future land use designation. She noted an error in the staff report, regarding the existing fire station. Additionally, she noted correspondence regarding the conditions of Watson Road and drainage issues in the area, *Exhibit A*.

(10:49 a.m.) Waldron questioned when Crescent Technical Park first started construction. Acevedo responded.

(10:50 a.m.) Johns questioned whether any zoning modifications had been done since land use regulations were created; whether new developments would have to address any deficiencies they created; and whether there was a 20 foot accessible path to the property, for emergency vehicles, throughout the length of Watson Road. Acevedo responded.

(10:52 a.m.) Vernon Keith, 4975 Crescent Technical Court, requested approval so that improvements could be made to the property.

(10:55 a.m.) Ron Smith, 121 Deerfield Trace, spoke on his concerns with any issues the rezoning would create for residents of Watson Road, including additional traffic, insufficient road support, and drainage. He requested the proposal be denied until Watson Road was improved.

(10:57 a.m.) Joe Hatton, 27 Sea Oaks Drive, spoke on the difficulty to obtain a loan with the current zoning and the impact on the current and future value of the property.

(10:59 a.m.) Dean clarified that the item was a comprehensive plan amendment to conform and make consistent the future land use map to the current zoning and current land use for the 38 acre parcel.

(11:00 a.m.) Motion by Waldron, seconded by Morris, carried 5/0, to transmit COMPAMD 2018-01, Crescent Technical Court, based on three findings of fact.

The Board moved the meeting to Item No. 7.

(06/05/18 - 9 - 12:01 p.m.)

5. PUBLIC HEARING, COMPREHENSIVE PLAN AMENDMENT (COMPAMD) 2018-03, TRANSMITTAL HEARING FOR COMPAMD 2018-03, TO AMEND TRANSPORTATION ELEMENT POLICIES B.1.2.5, B.1.2.6 AND CAPITAL IMPROVEMENT ELEMENT POLICY H.1.5.3 (C). IN ORDER TO PROMOTE ECONOMIC AND BUSINESS DEVELOPMENT, THE BOARD OF COUNTY COMMISSIONERS DIRECTED STAFF TO PREPARE AMENDMENTS TO THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE TO EXEMPT NON-RESIDENTIAL DEVELOPMENT FROM THE COUNTY'S CONCURRENCY PROGRAM. SPECIFICALLY, THE PROPOSED COMPREHENSIVE PLAN AMENDMENTS ARE TO THE TRANSPORTATION

ELEMENT POLICIES B.1.2.5, B.1.2.6, AND CAPITAL IMPROVEMENT ELEMENT POLICY H.1.5.3 (C). IN ADDITION, STAFF INCLUDED AMENDMENTS TO REMOVE OUTDATED AND OBSOLETE POLICIES, WHICH ARE NO LONGER REQUIRED BY FLORIDA STATUTES; TO CLARIFY EXISTING POLICIES WITH CURRENT PRACTICE; AS WELL AS PROVIDE FOR THE EXEMPTION OF CONCURRENCY FOR NON-RESIDENTIAL DEVELOPMENT. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON MAY 17, 2018

Teresa Bishop, Planning Division Manager, presented details of the transmittal, via PowerPoint.

(12:04 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the lack of benefit to the County's taxpayers and requested the Board not to transmit the amendments.

(12:05 p.m.) Lance Williams, 273 Pinehurst Point Drive, questioned the meaning of the statement, "the purpose was exempt non-residential development from the County's concurrency program".

(12:06 p.m.) Motion by Smith, seconded by Morris, carried 5/0, to transmit COMPAMD 2018-03, for State and Regional agency review, subject to three findings of fact.

(06/05/18 - 10 - 12:07 p.m.)

6. PUBLIC HEARING, LAND DEVELOPMENT CODE (LDC) AMENDMENTS, ARTICLES III, VII, AND X; OVERLAYS, SIGNS, AND VARIANCES. THIS IS THE FINAL HEARING FOR PROPOSED AMENDMENTS TO ARTICLES III, VII, AND X, THAT WOULD AMEND SPECIFIC DESIGN GUIDELINES FOR OVERLAY DISTRICTS; CLARIFY SIGN CODE STANDARDS; AND REVISE PROCEDURAL STANDARDS FOR RELIEF FROM OVERLAY DISTRICT SIGNAGE STANDARDS, GENERAL SIGNAGE STANDARDS, AND PUD'S. THE BOARD OF COUNTY COMMISSIONERS HEARD THIS ITEM, AT FIRST READING, ON APRIL 3, 2018. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON MAY 5, 2018, AND RECOMMENDED APPROVAL WITH NO CHANGES, BY A 6-0 VOTE

Suzanne Konchan, Director of Growth Management, presented details of the amendments, via PowerPoint, noting the exception of the canopy height being raised from 15 feet to 17 feet.

(12:09 p.m.) Motion by Morris, seconded by , carried 5/0, to enact Ordinance No. 2018-24, revisions to Articles III, VII, and X of the Land Development Code, as presented, as consistent with Florida Law and the St. Johns County Comprehensive Plan.

ORDINANCE NO. 2018-24

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RELATING TO STANDARDS FOR SIGNS, ARCHITECTURE, AESTHETICS, PERMITTING, VARIANCES, AND RELIEF TO LAND DEVELOPMENT REGULATIONS IN THE UNINCORPORATED AREAS OF ST. JOHNS COUNTY AND IN OVERLAY DISTRICTS; AMENDING ARTICLES III, VII, AND X OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, ORDINANCE 99-51, AS AMENDED; PROVIDING FOR AMENDMENTS TO PARTS 3.05.00 TO 3.10.00 FOR AMENDED ARCHITECTURAL, SIGNAGE, BUFFERING,

AND USE STANDARDS IN THE COASTAL OVERLAYS OF PALM VALLEY, SOUTH ANASTASIA, MID-ANASTASIA, NORTH COASTAL, AND VILANO; PROVIDING FOR REVISED PROCEDURAL RULES IN THE RELIEF FROM COASTAL OVERLAY REGULATIONS; PROVIDING FOR AMENDMENTS TO ARTICLE VII, SIGNS, TO PROVIDE CLARIFICATION FOR THE TREATMENT OF PERMANENT, TEMPORARY, PROHIBITED, AND EXCLUDED SIGNS; PROVIDING FOR REVISED PROCEDURAL RULES FOR RELIEF FROM SIGNAGE PROVISIONS; PROVIDING FOR AMENDMENTS TO ARTICLE X, PARTS 10.03.00 AND 10.04.00, IN RELATION TO PROCEDURAL RULES FOR GRANTING RELIEF IN PLANNED UNIT DEVELOPMENTS, COASTAL OVERLAYS, AND SIGNS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR MODIFICATION DURING PUBLIC HEARING; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

The Board moved the meeting to Item No. 9.

(06/05/18 - 11 - 11:01 a.m.)

7. COMMUNITY REQUEST TO INITIATE A MUNICIPAL SERVICE TAXING UNIT (MSTU)/ MUNICIPAL SERVICE BENEFIT UNIT (MSBU) PROCESS FOR BEACH RESTORATION IN PONTE VEDRA BEACH. THROUGH THE CHAIRMAN, PROPERTY OWNERS IN PONTE VEDRA BEACH, INCLUDING THE RECENTLY FORMED SAVE PONTE VEDRA BEACH, INC., ARE REQUESTING THE COUNTY TO INITIATE THE PROCESS TO CREATE AN MSTU/BU, TO FUND A BEACH RESTORATION PROJECT, IN PONTE VEDRA BEACH. STAFF WILL SEEK BOARD DIRECTION REGARDING THIS REQUEST. DURING HURRICANES MATTHEW AND IRMA, THE AREA BETWEEN THE DUVAL COUNTY LINE AND GUANA PARK LOST OVER 760,000 CUBIC YARDS OF SAND, AND 0.9 MILES OF THE AREA WAS DESIGNATED A CRITICALLY ERODED BEACH BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTINUING BEACH EROSION IS THREATENING MANY OCEANFRONT STRUCTURES. FOLLOWING HURRICANE IRMA, MEMBERS OF THE COMMUNITY CAME TOGETHER TO ADDRESS THE BEACH EROSION ISSUES, AND FORMED SAVE PONTE VEDRA BEACH, INC. (SPVBI). THE GROUP HIRED OLSEN ASSOCIATES COASTAL ENGINEERING TO ASSESS THE SAND LOSS ON THE PONTE VEDRA BEACHFRONT OVER THE LAST THIRTY-TWO YEARS. SPVBI AIMS TO RESTORE THE LOST SAND VIA A BEACH NOURISHMENT PROJECT. SPVBI HAS CONDUCTED AN INFORMAL SURVEY TO DETERMINE COMMUNITY SUPPORT FOR THE PROJECT, AND WISHES TO SHARE THE RESULTS WITH THE COMMISSION. IF AUTHORIZED BY THE BOARD, STAFF WILL INITIATE A FORMAL PROCESS OF DETERMINING COMMUNITY SUPPORT AND BRING BACK TO THE BOARD THE APPROPRIATE MSTU/BU FUNDING MECHANISM FOR BOARD CONSIDERATION

Rebecca Lavie, Assistant County Attorney, entered the meeting at 11:01 a.m.

Damon Douglas, Project Manager, presented details of the process for an MSTU to cover the start-up costs for the Ponte Vedra Beach restoration project.

(11:06 a.m.) Morris spoke in favor of the request and questioned whether the project could be expedited. Douglas responded.

(11:09 a.m.) Lori Moffett, 917 Ponte Vedra Boulevard, on behalf of Save Ponte Vedra Beach, Inc., spoke in support of the MSTU. She stated that they had hired an engineer to expedite the program. She said they were working with South Ponte Vedra and Vilano to get the beach fixed, they were encouraged by the steps taken today, and that fixing the beach was in the best interest of the County.

(11:11 a.m.) Patsy Shields, 1077 Ponte Vedra Boulevard, spoke on the amount of property she had lost in the past ten years from the hurricanes and said help was needed to save the beaches.

(11:13 a.m.) Diane Jacobsen, 965 Spinnakers Reach Drive, voiced her concerns with the diminishing beach and spoke in support of the MSTU.

(11:15 a.m.) Elaine Ashourian, 315 Ponte Vedra Boulevard, spoke on the urgency in re-nourishing the beaches and said she was in support of the MSTU.

(11:17 a.m.) BJ Kalaidi, 8 Newcomb Street, questioned the responsibility of the taxpayers that did not live on the beach.

(11:19 a.m.) Dean explained that any additional local funding required would come from the Tourist Development Bed Tax.

(11:20 a.m.) Johns questioned those that would be affected by the project. Douglas responded that the current interest was from R-1 to R-46, which was approximately nine miles of beach, with over 700 homes. Discussion ensued on clearly communicating to the residents, the cost and scope of work of the project.

(11:41 a.m.) Morris pointed out that in order to answer the questions being requested, the process had to commence.

(11:42 a.m.) Johns questioned whether the MSTU would be a one-time process or an ongoing program. Douglas stated that if the Army Corp of Engineer initiated a Shore Protection Project, then it would be ongoing; however, if they did not, it would be a one-time event. Discussion ensued.

(11:52 a.m.) Waldron questioned the costs incurred, by the County, thus far in preparing the South Ponte Vedra MSTU. Douglas responded. Discussion ensued.

(11:59 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to direct staff to survey property owners in Ponte Vedra Beach, to initiate the process to create an MSTU/BU.**

The Board moved the meeting to Item No. 5.

Lavie left the meeting at 12:00 p.m.

(Regular Agenda Item No. 8 was pulled from the agenda.)

8. BOAT RAMP SERVICES COST AND COST RECOVERY.

(06/05/18 - 13 - 12:10 a.m.)

9. DEPARTMENT UPDATE PRESENTATION ON BEHALF OF ST. JOHNS COUNTY FIRE RESCUE. DEPARTMENT UPDATE PRESENTATION ON BEHALF OF ST. JOHNS COUNTY FIRE RESCUE WHICH WILL INCLUDE AN UPDATE ON CURRENT AND FUTURE STAFFING, FACILITIES, AND PERSONNEL NEEDS RELATED TO THE EXPONENTIAL GROWTH BEING EXPERIENCED IN ST. JOHNS COUNTY, RELATIVE TO THE PROVISION OF EMERGENCY SERVICES

Jeff Prevatt, Interim Chief Fire Rescue, presented an overview of the St. Johns County Fire Rescue department, via PowerPoint, including staffing, facilities, and personnel needs, related to growth in St. Johns County. He spoke on the addition of Station 19, in the Northwest; Station 20, in the Southwest; and the relocation of Station 7, on St. Augustine Beach.

Lavie re-entered the meeting at 12:14 p.m.

(12:29 p.m.) Johns questioned the number of homes a single fire station could accommodate. Prevatt stated that it depended on the call volume and the number of fire fighters in a station.

(12:32 p.m.) Smith questioned whether the \$3.5 million construction cost included the land. Prevatt said it did not include the land.

(12:32 p.m.) Bill Freeman, Chief Engineer, Facilities Maintenance, responded with details on the cost. Discussion ensued on the cost.

(06/05/18 - 13 - 12:36 p.m.)

10. 2018 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT SUBMITTAL AND LETTER. AS PART OF THE 2018 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT, THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS MUST SUBMIT A LETTER APPROVING THE APPLICATION AND SUPPORTING THE NOTICE OF FUNDING OPPORTUNITY. WITH CONSENSUS OF THE BOARD THIS LETTER WILL BE SUBMITTED AS PART OF THE APPLICATION PACKAGE. IF THIS GRANT RECEIVES FEDERAL FUNDING AT THE END OF THE REVIEW PERIOD, THE APPLICATION WILL COME BACK TO THE BOARD FOR APPROVAL AND OFFICIAL ACCEPTANCE OF THE GRANT AND FUNDING. THIS INITIAL LETTER IS A REQUIREMENT OF THE APPLICATION PACKAGE

Jeff Prevatt, Interim Chief Fire Rescue, presented details of the SAFER Grant and requested a letter of support from the Board to be submitted with the application.

(12:37 p.m.) Johns asked when the grant would be awarded. Prevatt said the award was generally made in August or September.

(12:38 p.m.) Motion by Johns, seconded by Morris, carried 5/0, to approve application submittal for the 2018 Staffing for Adequate Fire and Emergency Response (SAFER) grant, on behalf of St. Johns County Fire Rescue; and to execute the letter of approval.

(06/05/18 - 13 - 12:39 p.m.)

11. Consider appointments to the Mid-Anastasia Design Review Board. Currently there are five vacancies on the Mid-Anastasia Design Review Board (MADRB). Two vacancies are due to resignations, one is due to an expired term, one is due to the passing of a member, and one is an alternate position that has never been filled. These vacancies have been advertised and need to be filled as soon as possible for the MADRB to meet quorum requirements. Attached for your review and

consideration is a recommendation from the MADRB and four applications (Ginger Borman, District 3; Robert Boese, District 5; Diane Leonardi, District 3; and Daniel Greene, District 5).

Melissa Lundquist, Assistant to the Board of County Commissioners, presented the details of the appointments to the Board.

(12:40 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to appoint Ginger Borgman, to the Mid-Anastasia Design Review Board as a regular member, for a partial term scheduled to expire December 15, 2019.**

(12:40 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to reappoint Robert Boese, to the Mid-Anastasia Design Review Board as a regular member, for a full four-year term scheduled to expire June 5, 2022.**

(12:40 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to reappoint Diane Leonardi, to the Mid-Anastasia Design Review Board as a regular member, for a full four-year term scheduled to expire December 15, 2020.**

(12:41 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to appoint Daniel Greene, to the Mid-Anastasia Design Review Board as a regular member, for a partial term scheduled to expire December 15, 2019.**

(Formerly Consent Item No. 10.)

(06/05/18 - 14 - 12:41 p.m.)

12. REQUEST TO APPROVE THE TRANSFER OF \$352,464, FROM GENERAL FUND CAPITAL OUTLAY RESERVES (0083-59927) TO DISASTER RECOVERY, HURRICANE MATTHEW AID TO GOVERNMENT AGENCIES (0110-58100), FOR THE REIMBURSEMENT FOR REPAIRS, RELATED TO HURRICANE MATTHEW, TO THE ST. AUGUSTINE PORT, WATERWAY & BEACH DISTRICT

(12:42 p.m.) Jay Brawley, County Engineer, responded to a question by Johns regarding the funding source.

(12:43 p.m.) **Motion by Johns, seconded by Waldron, carried 5/0, to approve the transfer of \$352,464, from General Fund Capital Outlay Reserves (0083-59927) to Disaster Recovery, Hurricane Matthew Aid to Government Agencies (0110-58100), for the reimbursement for repairs related to Hurricane Matthew to the St. Augustine Port, Waterway, & Beach District.**

(06/05/18 - 14 - 12:44 a.m.)

COMMISSIONERS' REPORTS

Commissioner Smith

No report.

Commissioner Waldron

No report.

Commissioner Morris

No report.

Commissioner Johns

Johns asked whether the lobbyists' registration would appear on the next agenda. Lavie confirmed that it was submitted for the June 19th meeting. Johns wished his father, and all fathers, a Happy Father's Day.

Commissioner Dean

(06/05/18 - 15 - 12:45 a.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick noted that the meetings for June and July were extremely heavy and they were going to try to fit the lobbyists' registration in the most convenient meeting. Johns requested it be completed by this summer. Wanchick reported a crane accident at the Vilano Beach Boat Ramp with no serious injuries; and reminded the Board of the Joint meeting with the School Board at 10:30 a.m.

(06/05/18 - 15 - 12:47 p.m.)

COUNTY ATTORNEY'S REPORT

No report.

(06/05/18 - 15 - 12:47 p.m.)

CLERK OF COURT'S REPORT

No report.

(06/05/18 - 15 - 12:47 p.m.)

ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 12:47 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 557348-557547, totaling \$2,921,733.86 and Voucher Register, Voucher Nos. 36381-36482, totaling \$388,143.38 (05/15/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 557548-557617, totaling \$43,542.74 and Voucher Register, Voucher Nos. 36483-36600, totaling \$77,300.34 (05/16/18)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 557618-557782, totaling \$2,289,693.04 and Voucher Register, Voucher Nos. 36601-36705, totaling \$3,555,411.52 (05/22/18)
4. St. Johns County Board of County Commissioners Check Register, Check No. 557783, totaling \$33,750 (05/22/18)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 557784-557802, totaling \$43,251.50 and Voucher Register, Voucher Nos. 36706-36708, totaling \$755.11 (05/24/18)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 36709-36710, totaling \$8,601.33 (05/24/18)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 557803-557932, totaling \$1,108,211.78 and Voucher Register, Voucher Nos. 36711-36778, totaling \$1,203,386.04 (05/29/18)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 557933-557947, totaling \$285,767.10 (05/30/18)

9. St. Johns County Board of County Commissioners Check Register, Check Nos. 557948-557950, totaling \$33,078.30 (06/04/18)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 557951-558076, totaling \$1,028,001.38 and Voucher Register, Voucher Nos. 36779-36826, totaling \$407,427.57 (06/05/18)
11. St. Johns County Board of County Commissioners Check Register, Check No. 558077, totaling \$43,960 (06/05/18)

CORRESPONDENCE:

1. Letter dated May 15, 2018, regarding Heritage Landing Community Development District's proposed Fiscal Year 2018/2019 budget
2. Letter dated May 16, 2018, regarding Glen St. John Community Development District's proposed Fiscal Year 2018/2019 budget
3. Letter dated May 17, 2018, regarding Sandy Creek Community Development District's proposed Fiscal Year 2018/2019 budget
4. Letter dated May 3, 2018, regarding the World Commerce Community Development District's Financial Statement ending September 30, 2017
5. Letter dated May 3, 2018, regarding the Glen St. Johns Community Development District Financial Statement ending September 30, 2017

Approved _____ July 17 _____, 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 Halterman
Deputy Clerk

