

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JUNE 19, 2018
9:00 A.M.**

Proceedings of a regular meeting of the Board of County Commissioners 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; and Joy Andrews, Assistant County Administrator

(06/19/18 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(06/19/18 - 1 - 9:00 a.m.)
ROLL CALL

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

(06/19/18 - 1 - 9:01 a.m.)
INVOCATION

Reverend Ken Wilcox, Center for Spiritual Living, gave the invocation.

(06/19/18 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(06/19/18 - 1 - 9:05 a.m.)
PROCLAMATION RECOGNIZING JUNE 17-24, 2018, AS CQ FLORIDA AMATEUR RADIO WEEK

Waldron called Merrill Shapiro, Flagler Emergency Communications Association, and representatives from the Florida Amateur Radio community to the podium. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation. Shapiro spoke on the importance of recognizing CQ Florida Amateur Radio Week and invited everyone to attend the emergency preparedness exercise, a 24-hour simulated test, beginning at 2 p.m. Saturday, June 22, 2018, in the training room of the Flagler Beach Fire Rescue Department, located at 320 South Flagler Avenue.

(06/19/18 - 2 - 9:08 a.m.)
ACCEPTANCE OF PROCLAMATION

Motion by Johns, seconded by Smith, carried 5/0, to accept the proclamation.

(06/19/18 - 2 - 9:09 a.m.)
PUBLIC COMMENT

Ed Slavin, P.O. Box 3084, suggested the removal of one of the rules of decorum; thanked the Board members for their action regarding the Farmers Market; and spoke on the need for an independent Inspector General and justice in the death of Michelle O'Connell.

Pablo Soria, Assistant County Attorney, entered the meeting at 9:11 a.m.

(9:13 a.m.) Sue Bergeron, 4857 Winton Circle, spoke regarding the flooding on Winton Circle and the impact felt by the residents.

(9:16 a.m.) John Delaney, 240 Treasure Beach Road, spoke on Ordinance No. 97-54; the requirements on bulkheads and docks; non-compliance by residents; and the inability to dredge the canal, *Exhibit A*, maps.

(9:20 a.m.) Pete Loftis, 38 Ponte Vedra Circle, Ponte Vedra Beach, spoke on the need for a tree ordinance, based on a situation that occurred at 26 Ponte Vedra Circle, *Exhibit B*, photographs. Morris spoke in regards to correspondence received regarding this concern and the actions taken by the St. Johns County Growth Management Department.

(9:24 a.m.) Luisa Evangelista, 4833 Winton Circle, spoke on the need for improvements to Winton Circle, due to flooding.

(9:25 a.m.) George Jacobs, 2237 Cascadia Court, Murabella Homeowners' Association, spoke on residents parking on the sidewalks in Murabella and the confusion on whether the sidewalks were privately or publically owned; increased growth without the needed infrastructure; accidents on Interstate 95; and increased traffic on County Road 16 with the upcoming developments. Dean and Johns asked McCormack to speak with Jacobs regarding the Murabella sidewalks.

(9:30 a.m.) Kenneth McClain, 701 East Street, Hastings, Florida, spoke on equality and justice for all; the need for improvements to infrastructure in Hastings; the economic effect on residents and the denial of basic rights of those who were financially struggling.

(9:33 a.m.) Frank Williams, 6170 A1A South, Unit 121, provided his professional background and stated his passion for affordable housing. He commended the efforts by County staff, regarding the policy process, in regards to Consent Agenda Item No. 30. He requested that the Board include mixed-income units in affordable housing, using Nocatee as an example. He provided a brochure for review by the Board, *Exhibit C*.

(9:36 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, commented on the flooding on Winton Circle; suggested Ponte Vedra become its own city; and stated that only when safety was a concern, should the Board get involved with someone's property.

(9:39 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in regards to Consent Agenda Item 34 and the addition of the State of Emergency to the contract. She reiterated that it was the duty of the Board to maximize the quality of life and safety for those who have made this County their home. She stated that sunshine and no state income tax promotes St. Johns County to businesses and developers.

(06/19/18 - 3 - 9:42 a.m.)

DELETIONS TO CONSENT AGENDA

Johns requested that Consent Agenda Items 20 and 34 be added to the Regular Agenda.

Dean noted that Consent Agenda Item 20 would be added to the Regular Agenda as Item 17 and Consent Agenda Item 34 would be added to the Regular Agenda as Item 18.

(06/19/18 - 3 - 9:43 a.m.)

APPROVAL OF CONSENT AGENDA

Motion by Waldron, 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. 2018-155**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Contract Agreement with the resident and the owner of a mobile home, located on County property at Trout Creek Park, for security purposes

RESOLUTION NO. 2018-155

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 CONTRACT AGREEMENT WITH THE RESIDENT AND THE OWNER OF A MOBILE HOME, LOCATED ON COUNTY PROPERTY AT TROUT CREEK PARK, FOR SECURITY PURPOSES

3. Motion to adopt **Resolution No. 2018-156**, approving the terms of a Purchase and Sale Agreement of Easement; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2018-156

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A PURCHASE AND SALE AGREEMENT OF EASEMENT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT; ON BEHALF OF THE COUNTY

4. Motion to adopt **Resolution No. 2018-157**, authorizing the chair of the Board, on behalf of the County, to execute and deliver a County Deed and Perpetual Easement to the State of Florida Department of Transportation, conveying right-of-way for State Road 313

RESOLUTION NO. 2018-157

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AND DELIVER A COUNTY DEED AND PERPETUAL EASEMENT TO

THE STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION, CONVEYING RIGHT-OF-WAY
FOR STATE ROAD 313

5. Motion to adopt **Resolution No. 2018-158**, 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 Deerfield Preserve, Phase 3, located off State Road 207

RESOLUTION NO. 2018-158

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 DEERFIELD PRESERVE, PHASE 3, LOCATED OFF STATE ROAD 207

6. Motion to adopt **Resolution No. 2018-159**, 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 Makarios Commercial, located off US 1

RESOLUTION NO. 2018-159

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 MAKARIOS COMMERCIAL, LOCATED OFF US 1

7. Motion to adopt **Resolution No. 2018-160**, 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 Windward Ranch Amenity Center, located off State Road 16

RESOLUTION NO. 2018-160

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 WINDWARD RANCH AMENITY CENTER, LOCATED OFF STATE ROAD 16

8. Motion to adopt **Resolution No. 2018-161**, approving and authorizing the chair of the Board, on behalf of the County, to execute an Easement to the City of Jacksonville Beach, for installation of transformers and related underground electrical, at the Players Club Water Reclamation Facility

RESOLUTION NO. 2018-161

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT TO THE CITY OF JACKSONVILLE BEACH, FOR INSTALLATION OF TRANSFORMERS AND RELATED UNDERGROUND ELECTRICAL AT THE PLAYERS CLUB WATER RECLAMATION FACILITY

9. Motion to adopt **Resolution No. 2018-162**, accepting Grant of Easements and Easement Agreement in connection with drainage improvements along Reid Packing House Road; and authorizing the chair of the Board to join in the execution of the Easement Agreement on behalf of the County

RESOLUTION NO. 2018-162

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS AND EASEMENT AGREEMENT IN CONNECTION WITH DRAINAGE IMPROVEMENTS ALONG REID PACKING HOUSE ROAD; AND AUTHORIZING THE CHAIR OF THE BOARD TO JOIN IN THE EXECUTION OF THE EASEMENT AGREEMENT ON BEHALF OF THE COUNTY

10. Motion to adopt **Resolution No. 2018-163**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and Bill of Sale and Schedule of Values, conveying all personal property associated with the reuse, water, and sewer systems serving Windward Ranch, Phase Seven, located off State Road 16

RESOLUTION NO. 2018-163

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER, AND SEWER SYSTEMS TO SERVE WINDWARD RANCH, PHASE SEVEN, LOCATED OFF STATE ROAD 16

11. Motion to adopt **Resolution No. 2018-164**, in regards to the State Cost-Share Agreement, South Ground Water Storage Tank Generator, authorizing the county administrator, or his designee, to execute into an agreement, on behalf of St. Johns County, substantially in the same form as attached, with the State of Florida for the Division of Emergency Management, providing funding through the Hazard Mitigation Grant Program

RESOLUTION NO. 2018-164

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF COST-SHARE

AGREEMENTS BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE STATE OF FLORIDA, PURSUANT TO THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT'S HAZARD MITIGATION GRANT PROGRAM; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY

12. Motion to adopt **Resolution No. 2018-165**, authorizing the county administrator, or his designee, to enter into negotiations with the top ranked firm, Taylor Engineering, Inc., and upon successful negotiations, enter into a contract, for completion of the work as specified in RFQ No. 18-63, Offshore Borrow Sand Area Design and Permit Application Assistance

RESOLUTION NO. 2018-165

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 18-63, OFFSHORE BORROW SAND AREA DESIGN AND PERMIT APPLICATION ASSISTANCE, APPROVE THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO ENTER INTO NEGOTIATIONS, AND UPON SUCCESSFUL NEGOTIATIONS, ENTER INTO AN AGREEMENT, FOR THE COMPLETION OF THE PROJECT

13. 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
14. Motion to adopt **Resolution No. 2018-166**, authorizing the county administrator, or his designee, to issue a task order to A.W.A. Contracting Company, Inc., under Bid No. 18-14, Countywide Roadway Drainage and Infrastructure Maintenance (Master Contract No: 17-MCC-AWA-08972), in the amount of \$317,809.60, for drainage improvements on Reid Packing House Road

RESOLUTION NO. 2018-166

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE A.W.A. CONTRACTING COMPANY, INC., TASK ORDER NO. 01, FOR DRAINAGE IMPROVEMENTS ON REID PACKING HOUSE ROAD, UNDER BID NO. 18-14 (MASTER CONTRACT NO. 17-MCC-AWA-08972)

15. Motion to adopt **Resolution No. 2018-167**, authorizing the county administrator, or his designee, to piggyback the National Purchasing Partners, LLC (NPP) Cooperative Contract No. VH11129; and execute a Purchase Order in the amount of \$102,199.60, to RescueAED, LLC, for the purchase of Ninety Zoll Semi Auto Automated External Defibrillators (AED) Plus's and related equipment for St Johns County Fire Rescue

RESOLUTION NO. 2018-167

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK NATIONAL PURCHASING PARTNERS, LLC (NPP) CONTRACT NO. VH11129, FOR THE PURCHASE OF NINETY AUTOMATED EXTERNAL DEFIBRILLATORS (AED) AND RELATED EQUIPMENT FOR ST. JOHNS COUNTY FIRE RESCUE; AND TO ISSUE A PURCHASE ORDER WITH RESCUEAED, LLC, FOR THE PURCHASE

16. Motion to adopt **Resolution No. 2018-168**, authorizing the county administrator, or his designee, to award RFP No. 18-25, Operation and Management of Community Centers, enter into negotiations, and upon successful negotiations, execute a contract, in substantially the same form and format as attached hereto, with St. Johns County Council on Aging to perform services, as negotiated, in accordance with RFP No. 18-25

RESOLUTION NO. 2018-168

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 18-25; AND TO EXECUTE AGREEMENTS FOR OPERATION AND MANAGEMENT OF COMMUNITY CENTERS

17. Motion to adopt **Resolution No. 2018-169**, granting ad valorem tax exemption for improvements to historic property, located at 120 De Haven Street, St. Augustine; and authorize the county administrator, or designee, to enter into a covenant with the property owner, establishing the parameters of the exemption agreement

RESOLUTION NO. 2018-169

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTY, LOCATED AT 120 DE HAVEN STREET, ST. AUGUSTINE, FLORIDA, IN ACCORDANCE WITH ST. JOHNS COUNTY ORDINANCE NO. 97-61 AND SECTION 196.1997, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

18. Motion to adopt **Resolution No. 2018-170**, approving the terms, conditions, provisions, and requirements of a Hazard Mitigation Grant Program Agreement with the State of Florida, Division of Emergency Management, in the amount of \$41,250, for the State's share of the Kings Estate Road Drainage Improvements project; authorizing the county administrator, or designee, to execute the Grant Agreement, on behalf of the County; and amending the Fiscal Year 2018 budget, to recognize and appropriate grant revenue, in an amount not to exceed \$41,250, within the Fiscal Year 2018 Transportation Trust Fund Budget [Federal Grant 1114-55304]; and to transfer \$13,750 from Transportation Trust Fund Capital Outlay Reserves [1111-59927] to Improvements Other Than Building [1114-56301]

RESOLUTION NO. 2018-170

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A HAZARD MITIGATION GRANT PROGRAM (HMGP) GRANT AGREEMENT WITH THE STATE OF FLORIDA, DIVISION OF EMERGENCY MANAGEMENT (DEM), IN THE AMOUNT OF \$41,250, FOR THE STATE'S SHARE OF THE KINGS ESTATE ROAD DRAINAGE IMPROVEMENTS PROJECT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY (COUNTY); AND AMENDING THE FISCAL YEAR 2018 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED GRANT REVENUE; TRANSFER \$13,750 AS THE COUNTY'S SHARE OF FUNDING OF THE DRAINAGE IMPROVEMENT PROJECT; AND AUTHORIZE ITS EXPENDITURE BY THE ENGINEERING DEPARTMENT

19. Motion to approve drainage studies to identify Community Development Block Grant Program (CDBG) or other Grant Program projects, in low and moderate income areas; and transfer from Transportation Trust Fund Reserves, in the amounts of \$60,000, for the Hastings-Deep Creek Drainage Study and \$40,000 for the Fox Creek-Holmes Boulevard Drainage Study

Consent Agenda Item 20 was pulled and added to the Regular Agenda as No. 17.

20. Motion to construct a contract with Superior Construction Company for \$828,745.12, to construct the County Road 2209 and CR 244 intersection improvements; and reallocate \$900,000 of Impact Fee Zone A funds, from the Longleaf Pine Parkway 4-Laning project to the County Road 2209 and County Road 244 Intersection Improvement project
21. Motion to adopt **Resolution No. 2018-171**, approving the terms, conditions, provisions, and requirements of a Hazard Mitigation Grant Program Agreement with the State of Florida, Division of Emergency Management, in the amount of \$57,000 for the State's share of the Kings Road Drainage Improvements project; authorizing the county administrator, or designee, to execute the Grant Agreement on behalf of the County; and amending the Fiscal Year 2018 budget to recognize and appropriate grant revenue, in an amount not to exceed \$57,000 within the Fiscal Year 2018 Transportation Trust Fund Budget [Federal Grant 1114-55304] and to transfer \$19,000 from Transportation Trust Fund Capital Outlay Reserves [1111-59927] to Improvements Other Than Building [1114-56301]

RESOLUTION NO. 2018-171

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A HAZARD MITIGATION GRANT PROGRAM (HMGP) GRANT AGREEMENT WITH THE STATE OF FLORIDA, DIVISION OF EMERGENCY MANAGEMENT (DEM), IN THE AMOUNT OF \$57,000, FOR THE STATE'S SHARE OF

THE KINGS ROAD DRAINAGE IMPROVEMENTS PROJECT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT AGREEMENT ON BEHALF OF ST. JOHNS COUNTY (COUNTY); AND AMENDING THE FISCAL YEAR 2018 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED GRANT REVENUE, AND TO TRANSFER \$19,000, AS THE COUNTY'S SHARE OF FUNDING OF THE DRAINAGE IMPROVEMENT PROJECT, AND AUTHORIZE ITS EXPENDITURE BY THE ENGINEERING DEPARTMENT

22. Motion to adopt **Resolution No. 2018-172**, recognizing unanticipated revenue, in the amount of \$73,275.24, increasing the Fire District fund revenue budget, and appropriating this receipt to the Fire District Fund Administration department

RESOLUTION NO. 2018-172

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2018 FIRE DISTRICT FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY FIRE DISTRICT ADMINISTRATION DEPARTMENT

23. Motion to adopt **Resolution No. 2018-173**, approving the terms, conditions, and requirements of a grant agreement with the Florida Division of Emergency Management in the amount of \$ 105,806, through the Emergency Management Preparedness and Assistance Grant; authorizing the county administrator, or his designee, to execute the grant agreement on behalf of the County; and recognizing and appropriating within the FY 2018 General Fund Emergency Management Department

RESOLUTION NO. 2018-173

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN EMERGENCY MANAGEMENT PREPAREDNESS AND ASSISTANCE STATE GRANT (EMPA); AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT CONTRACT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY EMERGENCY MANAGEMENT; AND TO RECOGNIZE AND APPROPRIATE WITHIN THE FISCAL YEAR 2018 GENERAL FUND EMERGENCY MANAGEMENT BUDGET

24. Motion to approve PFS AGREE 2018-02, and authorize the county administrator to execute the ICI/Middlebourne Concurrency and Impact Fee Credit Agreement, finding that the proposed agreement is consistent with Section 11.09 of the Land Development Code; and approving this agreement contingent on the approval and effectiveness of companion applications COMPAMD 2016-01 and PUD 2016-03 ICI/Middlebourne

25. Motion to adopt **Resolution No. 2018-174**, authorizing the county administrator to execute the attached Interlocal Agreement with the St. Johns County Tax Collector, providing funding for the St. Johns County Tax Collector Driver Education Program, in substantially the same form and format as attached

RESOLUTION NO. 2018-174

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE ST. JOHNS COUNTY TAX COLLECTOR, PROVIDING FOR FUNDING FOR DRIVER EDUCATION PROGRAMS, PURSUANT TO THE DORI SLOSBERG DRIVER EDUCATION SAFETY ACT

26. Motion to adopt **Resolution No. 2018-175**, approving the final plat for Twenty Mile at Nocatee, Phase 5B

RESOLUTION NO. 2018-175

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

27. Motion to adopt **Resolution No. 2018-176**, approving the final plat for Aberdeen (D.R. Horton), Phase 5A

RESOLUTION NO. 2018-176

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ABERDEEN (D.R. HORTON), PHASE 5A

28. Motion to adopt **Resolution No. 2018-177**, approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida, and Family Support Services of North Florida, Inc., for the Heart Gallery of North Florida adoption recruitment services; and authorizing the county administrator, or designee, to execute an Agreement, in substantially the same form as the attached Agreement, on behalf of the County

RESOLUTION NO. 2018-177

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 FAMILY SUPPORT SERVICES OF NORTH FLORIDA, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

29. Motion to adopt **Resolution No. 2018-178**, amending the existing Affordable Housing Grant Program Grant Agreement between St. Johns County and Alpha Omega Miracle Home, Inc., for the installation of infrastructure associated with a 25,000 square foot housing campus; and authorizing the county administrator, or designee, to execute the amended Agreement, on behalf of the County

RESOLUTION NO. 2018-178

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE THE AMENDED EXISTING GRANT AGREEMENT BETWEEN ST. JOHNS COUNTY AND ALPHA-OMEGA MIRACLE HOME, INC.

30. Motion to adopt **Resolution No. 2018-179**, approving the Workforce Housing Program process; and authorizing the county administrator, or his designee, to take any necessary steps to implement the program

RESOLUTION NO. 2018-179

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ESTABLISHING AN APPLICATION PROCESS FOR THE ST. JOHNS COUNTY WORKFORCE HOUSING PROGRAM; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO IMPLEMENT THE WORKFORCE HOUSING PROGRAM

31. Motion to adopt **Resolution No. 2018-180**, approving the terms, conditions, and requirements to Amendment No. 14 to the Community Based Care Contract No. NJ206 between St. Johns County, Florida, and the State of Florida, Department of Children and Families, which inserts the Schedule of Funds for Fiscal Year 2017-2018; and authorizing the county administrator, or designee, to execute the Contract Amendment No. 14, on behalf of the County; and recognize unanticipated revenue of \$147,679

RESOLUTION NO. 2018-180

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN THE FOURTEENTH AMENDMENT TO CONTRACT NO. NJ206 BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE DEPARTMENT OF CHILDREN AND FAMILIES

32. Motion to adopt **Resolution No. 2018-181**, approving the terms, conditions, and requirements of an Agreement between St. Johns County and the Children's Home Society, Inc., for the Strengthening Ties and Empowering Parents program (STEPS); and authorizing the county administrator, or designee, to execute an Agreement substantially in the same form as the attached agreement, on behalf of the County

RESOLUTION NO. 2018-181

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 CHILDREN'S HOME SOCIETY, INC.;
AND AUTHORIZING THE COUNTY ADMINISTRATOR,
OR DESIGNEE, TO EXECUTE THE AGREEMENT ON
BEHALF OF THE COUNTY**

33. Motion to approve a new Nurse Care Coordinator position, within the Health and Human Services Community Based Care (CBC) department, as a position fully funded through the grant funds from the Florida Department of Children and Families (DCF) and Community Based Care Integrated Health (CBCIH), in order to continue providing services as outlined in the DCF contract

Consent Agenda Item 34 was pulled and added to the Regular Agenda as Item No. 18.

34. Motion to accept the St. Johns Welfare Federation d/b/a BayView Assisted Living at Buckingham Smith Amended Contract Extension Agreement, extending the term of the original contract through September 30, 2018, substantially in the same form as attached hereto; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County
35. Motion to adopt **Resolution No. 2018-182**, approving the terms, conditions, and requirements to Amendment No. 15 to the Community Based Care Contract No. NJ206 between St. Johns County, Florida, and the State of Florida, Department of Children and Families, which inserts the Schedule of Funds for Fiscal Year (FY) 2018-2019; amends the adoption target for FY 2018-2019; deletes Exhibit E Adoption Incentive Program for FY 2016-2017; and inserts an updated Exhibit E, Adoption Incentive Program FY 2018-2019; and authorizing the county administrator, or designee to execute the Contract Amendment No. 15, on behalf of the County

RESOLUTION NO. 2018-182

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
AUTHORIZING THE COUNTY ADMINISTRATOR TO
SIGN THE FIFTEENTH AMENDMENT TO CONTRACT
NO. NJ206 BETWEEN ST. JOHNS COUNTY BOARD OF
COUNTY COMMISSIONERS AND THE DEPARTMENT
OF CHILDREN AND FAMILIES**

36. Approval of Minutes:
- 05/01/18, BCC Regular
 - 05/15/18, BCC Regular
37. Proofs:
- a. Proof: Request for Bids, Bid No. 18-39R, Deep Creek Vegetation Removal Services, published on May 1, 2018, and May 8, 2018, in *The St. Augustine Record*
 - b. Proof: Request for Proposals, RFP No. 18-50, Analysis of Impediments to Fair Housing Choice, published on May 10, 2018, and May 17, 2018, in *The St. Augustine Record*
 - c. Proof: Notice of Meeting, Fiscal Year 2019 Administrator's Budget Workshop, published on May 15, 2018, in *The St. Augustine Record*

- d. Proof: Request for Bids, Bid No. 18-69, Courier Services for St. Johns County Environmental Lab, published on May 11, 2018, and May 18, 2018, in *The St. Augustine Record*
- e. Proof: Request for Bids, Bid No. 18-64, Fencing Repairs at St. Johns County Utility Department Properties, published on May 14, 2018, and May 21, 2018, in *The St. Augustine Record*
- f. Proof: Request for Bids, Bid No. 18-66, As Needed Pressure Washing Services, published on May 12, 2018, and May 19, 2018, in *The St. Augustine Record*
- g. Proof: Notice of Public Hearing, An ordinance of SJC to standards for signs, architecture, aesthetics permitting variances and relief to land development regulations in SJC and overlay districts, published on April 26, 2018, and May 22, 2018, in *The St. Augustine Record*
- h. Proof: Notice of Public Hearing, An ordinance of SJC relating to the alcohol beverage special use permits, fence height measurement, RV parking and boat storage, separation requirements for gas stations, located adjacent to residential zoned properties, creation of animal care facilities, and clarifying resubmittal and expiration of development permit applications, published on April 19, 2018, and May 24, 2018, in *The St. Augustine Record*

(06/19/18 - 13 - 9:43 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Dean reiterated that Consent Agenda Items 20 and 34 were added to the Regular Agenda as Regular Items 17 and 18.

(06/19/18 - 13 - 9:44 a.m.)

APPROVAL OF REGULAR AGENDA

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

(06/19/18 - 13 - 9:44 a.m.)

1. CLERK OF COURT FISCAL YEAR 2019 BUDGET PRESENTATION. PRESENTATION OF THE CONSTITUTIONAL OFFICERS' TENTATIVE BUDGETS FOR FISCAL YEAR 2019. UNDER FLORIDA STATUTE NO. 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 IS FEE-BASED, IT IS NOT REQUIRED FOR THE TAX COLLECTOR'S BUDGET TO BE SUBMITTED TO THE BCC AT THIS TIME. CLERK OF COURT HUNTER S. CONRAD WILL MAKE A BRIEF ORAL PRESENTATION TO THE BCC RELATIVE TO HIS RESPECTIVE TENTATIVE BUDGET. THE SUPERVISOR OF ELECTIONS VICKY OAKES AND SHERIFF DAVID B. SHOAR MADE THEIR BUDGET PRESENTATIONS ON JUNE 5TH AND THE PROPERTY APPRAISER WILL PRESENT LATER THIS SUMMER

Jesse Dunn, Director, Office of Management and Budget, spoke on the budget process and the presentations by the constitutional officers.

(9:46 a.m.) Hunter Conrad, Clerk and Comptroller's Office, spoke on the Comptroller's Office Combined Budget for Fiscal Year 2019. He requested an increase in funding, in order to provide salary increases to current personnel.

(9:49 a.m.) Ed Slavin, P.O. Box 3084, spoke on the budget process and requested that the Constitutional officers submit their budgets prior to the budget meetings in 2019, in order

to be discussed and televised. He spoke on the need for a funded independent Inspector General, as well as Conrad's use of Clerk of Court's letterhead for a letter to Florida's Republican Party Chairman, regarding a partisan political matter around grievances, by several St. Johns County republicans, filed against William Korach, chairman of the St. Johns County Republican Executive Committee. He requested answers as to why Conrad used company letterhead and voiced that this should have never happened.

(9:52 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, requested a deduction of \$75,000 from the Clerk's budget and suggested the Clerk of Court forfeit \$75,000 of his salary. He stated that Conrad had no business using Clerk of the Court letterhead to defend William Korach; requested an apology letter from Conrad to all constituents; and noted Conrad's use of his position for personal gain.

Regular Agenda Items 2 and 3 were presented together.

(06/19/18 - 14 - 9:54 a.m.)

2. PUBLIC HEARING, CPA(SS) 2018-02, BARNES AT 8790 BATTEN ROAD. REQUEST FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE APPROXIMATELY 3.55 ACRES FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A, WITH A TEXT AMENDMENT LIMITING DEVELOPMENT TO ONE DWELLING UNIT, TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME. THE PROPERTY IS LOCATED WEST OF STATE ROAD 13 N AT 8790 BATTEN ROAD. ON MAY 17, 2018, THE PLANNING AND ZONING AGENCY VOTED 5-0 IN FAVOR OF RECOMMENDING THE PROPOSED AMENDMENT

Proof of publication of the notice of public hearing on CPA (SS) 2018-02, Barnes at 8790 Batten Road, was received, having been published in *The St. Augustine Record* on June 2, 2018.

Johns disclosed ex parte communication, stating he had met with Barnes. Soria left the meeting at 9:54 a.m.

Shannon Acevedo, Senior Supervising Planner, presented details of the request, via PowerPoint.

(10:00 a.m.) Eric Clark, Engineer, presented the details of the non-zoning variance request, via PowerPoint.

(10:04 a.m.) Johns questioned the emergency vehicle access turnaround. Clark responded.

(10:05 a.m.) Rick Barnes, 8780 Batten Road, stated he was available for questions.

(10:06 a.m.) **Motion by Johns, seconded by Morris, carried 5/0, to enact Ordinance No. 2018-25, CPA (SS) 2018-02, Barnes at 8790 Batten Road, based upon three findings of fact.**

ORDINANCE NO. 2018-25

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A), WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO ONE SINGLE FAMILY DWELLING UNIT, FOR APPROXIMATELY 3.5 ACRES OF LAND, LOCATED AT 8790 BATTEN ROAD; PROVIDING

**FOR FINDINGS OF FACT; FINDINGS OF
CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE
DATE**

Discussion occurred with Regular Agenda Item 2.

(06/19/18 - 15 - 9:54 a.m.)

3. PUBLIC HEARING, NZVAR 2018-06, 8790 BATTEN ROAD. NZVAR 2018-06, 8790 BATTEN ROAD, A REQUEST FOR A NON-ZONING VARIANCE FROM THE LAND DEVELOPMENT CODE SECTIONS: 5.01.01.C, 6.04.07.B.1 AND 6.04.07.B.2.B, TO ALLOW FOR ONE ADDITIONAL UNIT TO TAKE ACCESS FROM AN EASEMENT THAT ALREADY PROVIDES ACCESS FOR TWO OR MORE UNITS

Proof of publication of the notice of public hearing on NZVAR 2018-06, 8790 Batten Road, was received, having been published in *The St. Augustine Record* on June 2, 2018.

(10:06 a.m.) **Motion by Johns, seconded by Morris, carried 5/0, to approve NZVAR 2018-06, a request for a non-zoning variance from Land Development Code Sections 5.01.01.C, 6.04.07.B.1 and 6.04.07.B.2.b, to allow for one additional unit to take access from an easement that already provides access for two or more units, subject to the six findings of facts and six conditions, as provided in the Staff Report.**

(06/19/18 - 15 - 10:07 a.m.)

4. PUBLIC HEARING, CDD 2018-01, RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT (CDD). REQUEST TO ESTABLISH THE RIVERS EDGE II CDD CONSISTING OF APPROXIMATELY 887 ACRES, GENERALLY LOCATED NORTH OF THE ST. JOHNS RIVER, WEST OF COUNTY ROAD 210, EAST OF RIVERS EDGE CDD, AND SOUTH OF GREENBRIAR ROAD. THE SUBJECT PROPERTY IS WITHIN THE RIVERTOWN DRI AND ZONED RIVERTOWN PUD. THE CDD INCLUDES AREA PLANNED FOR 1,181 SINGLE FAMILY RESIDENCES AND 131 TOWNHOME RESIDENCES. THE CDD PROPOSES TO FUND THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER, POTABLE WATER, SANITARY SEWER, ROADS, RECREATIONAL AMENITY, AND LANDSCAPING. THE PETITIONER ESTIMATES APPROXIMATELY \$25,183,013 IN COSTS. THE ESTABLISHMENT OF THE CDD DOES NOT OBLIGATE THE COUNTY TO OWNERSHIP, OPERATION OR MAINTENANCE OF ANY INFRASTRUCTURE

Proof of publication of the notice of public hearing on CDD 2018-01, Rivers Edge II CDD, was received, having been published in *The St. Augustine Record* on May 22, 2018; May 29, 2018; June 5, 2018; and June 12, 2018.

Shannon Acevedo, Senior Supervising Planner, provided details of the request, via PowerPoint.

(10:10 a.m.) Jason Sessions, 14883 Plumosa Drive, Jacksonville, Florida, was available for questions.

(10:11 a.m.) **Motion by Johns, seconded by Morris, carried 5/0, to enact Ordinance No. 2018-26, establishing CDD 2018-01, Rivers Edge II Community Development District (CDD), subject to the three findings of fact.**

ORDINANCE NO. 2018-26

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, ESTABLISHING THE RIVERS
EDGE II COMMUNITY DEVELOPMENT DISTRICT
PURSUANT TO CHAPTER 190, FLORIDA STATUTES**

(2017); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(06/19/18 - 16 - 10:11 a.m.)

5. PUBLIC HEARING, MAJMOD 2017-26, PONTE VEDRA POINT - PANERA. REQUEST FOR A MAJOR MODIFICATION TO THE FAIRFIELD AT PONTE VEDRA PLANNED UNIT DEVELOPMENT (PUD) (ORDINANCE 84-29, AS AMENDED), TO ALLOW FOR ADDITIONAL SQUARE FOOTAGE FOR THE CONSTRUCTION OF A 3,100 SQUARE FOOT DRIVE-THROUGH RESTAURANT BUILDING AND 287 SQUARE FOOT COOLER, UPDATE PARKING REGULATIONS TO THE LAND DEVELOPMENT CODE (LDC), AND ALLOW FOR WAIVERS TO LDC, SECTIONS 3.06.04.A.1, 3.06.04.A.6, 3.06.09.C.2 AND 5.03.02.G.1, TO PERMIT FLAT ROOF LINES, AN INCREASED ISR OF 66% IN LIEU OF THE 65% MAXIMUM ALLOWANCE IN THE PALM VALLEY OVERLAY, ADDITIONAL WALL SIGNAGE, AND DEVIATION FROM THE MASTER DEVELOPMENT PLAN TEXT FORMATTING REQUIREMENT, LOCATED AT 880 A1A NORTH. THIS APPLICATION IS COMPANION WITH A COASTAL CORRIDOR OVERLAY APPLICATION AND WAS HEARD BEFORE THE PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE (ARC) ON APRIL 25, 2018. THE ARC VOTED 4-0 TO RECOMMEND APPROVAL OF THE APPLICATION WITH TWO ADDED CONDITIONS TO SIGNAGE AND LANDSCAPING. ON MAY 3, 2018, THE PLANNING AND ZONING AGENCY HEARD THE REQUEST AND VOTED TO RECOMMEND APPROVAL 6-0

Proof of publication of the notice of public hearing on MAJMOD 2017-26, Ponte Vedra Point - Panera, was received, having been published in *The St. Augustine Record* on April 17, 2018.

Morris disclosed ex parte communication, stating that he heard the presentation at the Planning and Zoning meeting and had visited the site. Johns stated that he received a phone call from Karen Taylor. Dean and Waldron stated that they had received an email from Karen Taylor.

Casey Keough, Planner, presented details of the request, via PowerPoint.

(10:16 a.m.) Karen Taylor, 77 Saragossa Street, provided a brief summary of the project and recommendations by the Architectural Review Board (ARB).

(10:19 a.m.) Morris commented in favor of the project.

(10:20 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to enact Ordinance No. 2018-27, MAJMOD 2017-26, Ponte Vedra Point - Panera, based upon six findings of fact.**

ORDINANCE NO. 2018-27

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE FAIRFIELD AT PONTE VEDRA PLANNED UNIT DEVELOPMENT (PUD),

ORDINANCE NO. 1984-29, AS AMENDED, MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

Regular Agenda Items 6 and 7 were presented together.

(06/19/18 - 17 - 10:20 a.m.)

6. PUBLIC HEARING, COMPAMD 2016-01, ICI/MIDDLEBOURNE. COMPREHENSIVE PLAN AMENDMENT (COMPAMD) 2016-01 AND PLANNED UNIT DEVELOPMENT (PUD) 2016-03, KNOWN AS ICI/MIDDLEBOURNE, WERE SUBMITTED IN 2016. COMPAMD 2016-01 WAS TRANSMITTED FOR STATE AND REGIONAL AGENCY REVIEW IN NOVEMBER 2016. THE COMPREHENSIVE PLAN AMENDMENT AND PUD WERE HEARD BY THE BOARD ON MARCH 21, 2017, AND CONTINUED TO MAY 16, 2017. ON MAY 16, 2017, THE APPLICATION WAS PULLED AT THE REQUEST OF THE APPLICANT. THE DEPARTMENT OF ECONOMIC OPPORTUNITY HAS GRANTED EXTENSIONS FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENTS UNTIL JUNE 30, 2018. ON MAY 8, 2018, THE APPLICANT SUBMITTED CHANGES TO THE COMPREHENSIVE PLAN AND PUD, ADDRESSING TRANSPORTATION IMPROVEMENTS AND THE DONATION OF A FIVE ACRE PUBLIC SAFETY SITE. THE MAY 8, 2018, COMPREHENSIVE PLAN JUSTIFICATION STATEMENT, AND THE MAY 16, 2017, AGENDA PACKAGE ARE ATTACHED

Proof of publication of the notice of public hearing on COMPAMD 2016-01, ICI/Middlebourne, was received, having been published in *The St. Augustine Record* on June 2, 2018.

(10:23 a.m.) Teresa Bishop, Planning Division Manager, presented details of the request, via PowerPoint.

(10:27 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, provided a history of the project, as well as the changes made to the project over the past year, noting the revision to the Planned Unit Development (PUD) text amendment, *Exhibit A*.

Soria re-entered the meeting at 10:38 a.m.

(10:46 a.m.) Waldron requested clarification on whether there was a donation or a dedication to the County, with regards to impact fee credits. Avery-Smith responded.

(10:47 a.m.) Ed Slavin, P.O. Box 3084, spoke on the changes and requested denial of the PUD. He also spoke on the disclosure of ex parte communication and the meetings between Board members and the applicants. He spoke in opposition to the increase in approved developments and noted the need for an ombudsman, as no one was speaking for the public's interest.

(10:50 a.m.) David Reynolds, 217 Arbor Green Place, spoke in opposition to the project, due to the lack of school capacity; questioned the long-term plan with developments and impact fees offsetting the costs of infrastructure, environmental concerns, and increased taxes. He suggested that Board members visit the sites being discussed, to slow development and let the schools catch up; and stated the Board's approval would put the County's schools at risk of overpopulation.

(10:53 a.m.) Amy Potter, 209 Arbor Green Place, St. Johns County teacher, spoke in opposition to the project, due to constant construction, impact to schools and teachers, with the overcrowding and traffic concerns on Longleaf Parkway. She questioned the road expansion and safety concerns for those students who walk to school.

(10:57 a.m.) Ellen Whitmer, 1178 Nature's Hammock Road South, spoke in opposition to the comprehensive plan amendment and the PUD, due to the pace of development and the land exchange table; lack of school capacity; and because infrastructure was not readily available.

(10:59 a.m.) JB Roth, 44 Tribeca Court, spoke in opposition of the project, due to the timing, lack of school capacity, increased traffic, and infrastructure needed prior to the developments. He used access to Oakbridge Landing as an example, stating that residents were trapped in their homes due to increased traffic.

(11:02 a.m.) BJ Kalaidi, 8 Newcomb Street, questioned the cost of the houses, the dedicated land, and the portion of the land not within the five-mile radius for fire services, noting the safety concern. She spoke on the letters of opposition; suggested sending the project back to the Planning and Zoning Agency (PZA); or denying the project. She reiterated that the duty of the Board was to maximize the quality of life and safety for those current residents who were concerned with overdevelopment and have made this County their home.

(11:05 a.m.) Manny Ortiz, 74 Michaela Street, spoke in opposition to the project, due to population density, the size of the land, flooding concerns, and lack of school capacity. He stated that the addition of schools would only fix the current problems, not provide available seats for proposed projects.

(11:08 a.m.) Johns requested that Public Works meet with Ortiz in regards to his drainage and flooding concerns.

(11:09 a.m.) Penny Roth, 44 Tribeca Court, spoke in opposition to the project, due to flooding concerns and requested a denial.

(11:10 a.m.) Avery-Smith provided rebuttal, which included clarification of the land exchange table, timing of the project, infrastructure improvements provided by the applicant, and the requirements of school proportion share.

(11:13 a.m.) Vince Dunn, Dunn and Associates Inc., 8375 Dix Ellis Trail, Jacksonville, Florida, spoke on the detailed criteria for new development set forth by the County, the St. Johns River Water Management District, and the Federal Government's Federal Emergency Management Agency (FEMA), in regards to drainage, permitting, water quality, and the flooding concerns. He stated the development would not increase runoff or create flooding.

(11:15 a.m.) Johns questioned the proposed use and value of the five acre dedication. He also requested information on the construction of the proposed fire station, located within five miles of this project. Wanchick responded.

(11:17 a.m.) Suzanne Konchan, Director of Growth Management, responded to Johns question on the parcel located in the southeast corner of the intersection, stating that the parcel was part of the WCI property, which had been proposed for neighborhood commercial uses.

(11:18 a.m.) Avery-Smith responded to Johns question concerning uplands versus wetlands of the five acres of land being dedicated.

(11:19 a.m.) Waldron questioned the need by the County for the five acres, including the amount of useable lands, mitigation, and future costs to develop. Wanchick responded.

(11:21 a.m.) Johns questioned the two lanes being built on Veterans Parkway and the right-of-way. Avery-Smith responded. Waldron responded to Avery-Smith's comment on dedication versus donation, with impact fee credits, at a cost to taxpayers.

(11:22 a.m.) Dunn spoke on the improvements to the right-of-way.

(11:23 a.m.) Frank Williams, 6170 A1A South, Unit 121, questioned the land and monies held for affordable housing. Avery-Smith responded.

(11:24 a.m.) Morris commented on the upfront funding by the applicant and the lack of County funds for road expansion on Veteran's Parkway. He stated that he sees this project as the only way to fund road improvements.

(11:28 a.m.) Smith spoke on the concessions made by the applicant; however, he still had concerns with timing, supply and demand, and unpaid impact fees from current developers.

(11:30 a.m.) Dean spoke on the requirements by the applicant, including school and road capacity.

(11:30 a.m.) Motion by Johns, seconded by Morris, carried 3/2, with Waldron and Smith dissenting, to enact Ordinance No. 2018-28, approving COMPAMD 2016-01, ICI/Middlebourne, based upon three findings of fact.

ORDINANCE NO. 2018-28

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE TO RESIDENTIAL-B AND COMMUNITY COMMERCIAL, WITH A TEXT AMENDMENT LIMITING DEVELOPMENT, FOR APPROXIMATELY 571.66 ACRES OF LAND; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

Discussion occurred with Regular Agenda Item 6.

(06/19/18 - 19 - 10:20 a.m.)

7. PUBLIC HEARING, PUD 2016-03, ICI/MIDDLEBOURNE. PLANNED UNIT DEVELOPMENT (PUD) 2016-03, KNOWN AS ICI/MIDDLEBOURNE WAS SUBMITTED IN 2016, CONCURRENTLY WITH COMPAMD 2016-01. THE COMPREHENSIVE PLAN AMENDMENT AND PUD WERE HEARD BY THE BOARD ON MARCH 21, 2017, AND CONTINUED TO MAY 16, 2017. ON MAY 16, 2017, THE APPLICATIONS WERE PULLED AT THE REQUEST OF THE APPLICANT. ON MAY 8, 2018, THE APPLICANT SUBMITTED CHANGES TO THE COMPREHENSIVE PLAN AND PUD, ADDRESSING TRANSPORTATION IMPROVEMENTS AND THE DONATION OF A FIVE ACRE PUBLIC SAFETY SITE. THE JUNE 11, 2018, MASTER DEVELOPMENT PLAN (MDP) TEXT AND MAPS, AND THE MAY 16, 2017, AGENDA PACKAGE ARE ATTACHED

Proof of publication of the notice of public hearing on PUD 2016-03, ICI/Middlebourne, was received, having been published in *The St. Augustine Record* on June 2, 2018.

(10:20 a.m.) Smith disclosed ex parte communication, stating that he met with the applicant, David Haas, and Mori Hosseini, in August 2017, after the grouping by Senator Hudson, to discuss the project and concerns. In September of 2017, Haas and Smith visited company projects, discussing quality, price-point and the company's image. Waldron disclosed that he had met with Avery-Smith, the applicants, in February 2018, via telephone. Smith noted that the emails received were in the backup material. Morris disclosed that he had a conversation with Phil Mays on project financing. Johns disclosed that he had met in April 2017 with Avery-Smith; received a phone call from Mori Hosseini last week; and several emails from residents expressing community concerns. Dean disclosed that he had spoken with Avery-Smith last week in regards to the project.

(11:31 a.m.) Motion by Johns, seconded by Morris, carried 3/2, with Waldron and Smith, dissenting, to enact Ordinance No. 2018-29, approving PUD 2016-03 ICI/Middlebourne, based on nine findings of fact, as amended, and as presented by the applicant.

ORDINANCE NO. 2018-29

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

Regular Agenda Items 8 and 9 were presented together.

(06/19/18 - 20 - 11:31 a.m.)

8. PUBLIC HEARING, CPA (SS) 2018-01, DEEP CREEK RV RESORT. ADOPTION OF CPA (SS) 2018-01, DEEP CREEK RV RESORT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 9.99 ACRES OF LAND FROM RESIDENTIAL-B (RES-B) TO RURAL COMMERCIAL (RC), TO ACCOMMODATE A PROPOSED RV RESORT, LOCATED ALONG THE EAST SIDE OF STATE ROAD 207 AT THE INTERSECTION WITH SR 206 W., NORTH OF DEEP CREEK. THIS ITEM HAS A COMPANION REZONING APPLICATION (REZ 2018-01), TO REZONE APPROXIMATELY 9.99 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL RURAL (CR), TO ALLOW FOR AN RV RESORT THAT IS INTENDED TO INCLUDE APPROXIMATELY 80 CAMPSITES WITH ASSOCIATED BATH HOUSES, A WELCOME CENTER, AND A RECREATIONAL ACTIVITY AREA. THE PLANNING AND ZONING AGENCY VOTED 5-0 TO RECOMMEND APPROVAL OF THIS ITEM

Proof of publication of the notice of public hearing on CPA (SS) 2018-01, Deep Creek RV Resort, was received, having been published in *The St. Augustine Record* on May 2, 2018.

Cynthia A. May, Senior Planner, presented the details of the request, via PowerPoint.

(11:41 a.m.) Karen Taylor, 77 Saragossa Street, provided a summary of the project.

(11:46 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2018-30, CPA (SS) 2018-01, Deep Creek RV Resort, based on four findings of fact

ORDINANCE NO. 2018-30

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS

AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-B (RES-B) TO RURAL COMMERCIAL (RC), FOR APPROXIMATELY 9.9 ACRES OF LAND, LOCATED ON STATE ROAD 207; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

Discussion occurred with Regular Agenda Item 8.
(06/19/18 - 21 - 11:31 a.m.)

9. PUBLIC HEARING, REZ 2018-01, DEEP CREEK RV RESORT. REZ 2018-01, DEEP CREEK RV RESORT, TO REZONE APPROXIMATELY 9.99 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL RURAL (CR), TO ALLOW FOR AN RV RESORT INTENDED TO INCLUDE APPROXIMATELY 80 CAMPSITES WITH ASSOCIATED BATH HOUSES, A WELCOME CENTER, AND A RECREATIONAL ACTIVITY AREA. THIS ITEM HAS A COMPANION SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION, CPA (SS) 2018-01, DEEP CREEK RV RESORT, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 9.99 ACRES OF LAND FROM RESIDENTIAL-B (RES-B) TO RURAL COMMERCIAL (RC), TO ACCOMMODATE A PROPOSED RV RESORT, LOCATED ALONG THE EAST SIDE OF STATE ROAD 207, AT THE INTERSECTION WITH SR 206 W., NORTH OF DEEP CREEK. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AND RECOMMENDED APPROVAL 5-0

Proof of publication of the notice of public hearing on REZ 2018-01, Deep Creek RV Resort, was received, having been published in *The St. Augustine Record* on May 2, 2018.

(11:32 a.m.) Smith disclosed ex parte communication, stating that in September 2017 he met with Scott and Kim Clarkson on land use and zoning issues, as well as proposed amenities. He also met with Kim Clarkson in January 2018, where they discussed the downsizing of the project, studies, adjourning landowners, and lot size. He disclosed that he had spoken extensively with neighbors, Jim Alvarez, Wesley Smith, Dale Barnes, Mark Barnes, Robbie Burke, Daniel Roberts, on their concerns. Waldron disclosed that he met with Scott Clarkson and Taylor, in November 2017, to discuss the project, after a phone call he had with Clarkson on his opinion of the business. Additionally, he spoke with Kim Clarkson, via telephone regarding the project. Dean disclosed he met with Scott and Kim Clarkson, in November 2017, in regards to the project.

(11:47 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2018-31, REZ 2018-01, Deep Creek RV Resort, based on four findings of fact to support the motion.**

ORDINANCE NO. 2018-31

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

The Regular Meeting recessed at 11:50 a.m. and reconvened at 12:01 p.m., with the Board moving to Regular Agenda No. 15.

(06/19/18 - 22 - 2:38 p.m.)

10. PUBLIC HEARING, REZ 2017-16, ST. JOHNS TRUCK REPAIR. REQUEST TO REZONE APPROXIMATELY 9.75 ACRES FROM OPEN RURAL (OR) TO COMMERCIAL INTENSIVE (CI), TO ALLOW A TRUCK REPAIR SHOP WITH ASSOCIATED BUILDINGS, PARKING AND STORMWATER FACILITIES, LOCATED AT 10110 US HIGHWAY 1 SOUTH, AND TO PROVIDE ACCESS TO CR 204, OVER A PORTION OF THE ADJACENT PARCEL. THIS ITEM WAS CONTINUED TO A DATE UNCERTAIN FROM THE JANUARY 18, 2018, PLANNING AND ZONING AGENCY MEETING, TO ALLOW THE APPLICANT TIME TO ADDRESS CONCERNS RAISED BY THE AGENCY AND ADJACENT PROPERTY OWNERS. THE APPLICATION WAS AMENDED TO REDUCE THE AREA TO BE REZONED FROM 23 ACRES TO 9.75 ACRES, INCREASING THE SEPARATION FROM ADJACENT PARCELS. ON MAY 17, 2018, THE PLANNING AND ZONING AGENCY VOTED 5-0 TO RECOMMEND APPROVAL

Proof of publication of the notice of public hearing on REZ 2017-16, St. Johns Truck Repair, was received, having been published in *The St. Augustine Record* on May 2, 2018.

Ex parte communication: Smith disclosed that he met with the applicant's council, James Galloway, on June 14, 2018, regarding a biological assessment report, a geotechnical explanation, a resource assessment survey, and an email from the St. Johns River Water Management District, there was discussion on the size of the building, the office, the covered work area, the need for limitation of uses, his concern with the environmental side, as well as noise, the buffer areas, and the reduction of the area from 23 acres to 9.75 acres. He disclosed that on June 14, 2018, he met with Double Bridges' residents, Denise Moxon, Lynette Wadsworth, and staff member Shannon Acevedo, regarding the scope of entitlement with the rezoning and the environmental issues with buffers with no desire for a conservation easement, noise consideration, the intent of the applicant, and property values. Additionally, Smith stated he received emails and a phone call in opposition to the rezoning. Waldron met with Galloway on June 14, 2018, regarding issues with the size of the project, the entrance on CR 204, and the easement requested by neighbors. He also met with Moxon and Wadsworth on June 14th, who were opposed to the application due to noise and the lack of an easement being held in perpetuity. He received a call from Dan Miles and Keith Waldron, expressing concerns with the project, and emails from concerned neighbors. Waldron recused himself from voting due to his brother owning 13 acres adjacent to the subject property, *Exhibit A*. Dean met with Galloway, Moxon, Wadsworth, and homeowners from Double Bridges on June 13, 2018, and had received several emails. Morris met with homeowners and Galloway. Johns received emails and spoke with Galloway on June 18, 2018, regarding details of the project.

(2:42 p.m.) Cynthia A. May, Senior Planner, presented the details of the rezoning request, via PowerPoint, including the requirement of the stormwater to be treated with the Class 2 water quality standard. She stated she received correspondence from adjacent property owners in opposition to the project, *Exhibit B*.

(2:49 p.m.) Soria stated that the applicant had proffered additional conditions on the rezoning, *Exhibit C*, 1) uses limited to truck repair, 2) consistency with the provided site plan, and 3) placement of a conservation easement over wetlands.

(2:52 p.m.) Smith questioned whether the neighbors were in agreement with the conditions and whether there were any issues from the existing business on US 1.

(2:52 p.m.) Amir Malek, MetaWorld Civil Consulting, 444 Sea Breeze Boulevard, Daytona Beach, presented an overview of the project, via PowerPoint.

(3:03 p.m.) Denise Moxon, 345 Diamond Trail, Vice President Double Bridges Homeowners' Association, expressed her appreciation to staff for their commitment to the concerns of the residents.

(3:04 p.m.) Domenico Conigliaro, 120 Dancing Horse Drive, spoke on property values declining with the addition of the truck repair business, noise, and questioned the hours of operation.

(3:07 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on the noise issue and in support of the project.

(3:09 p.m.) Ed Slavin, P. O. Box 3084, voiced his concerns on the hazards of a truck repair shop being adjacent to wetlands and requested the item be tabled until questions could be answered regarding polluting the wetlands.

(3:12 p.m.) Malek spoke on following the rules and regulations of the Water Management District and the National Pollution Discharge Elimination System and re-certifying the pond every two years; said the hours of operation would not be beyond sunset; and said the beneficiary was Little Catrell, LLC.

(3:16 p.m.) Soria noted that there was not a regulation for hours of operation for the zoning.

(3:18 p.m.) **Motion by Morris, seconded by Smith, carried 4/0, with Waldron recused, to enact Ordinance No. 2018-32, REZ 2017-16, St. Johns Truck Repair, based on four findings of fact and three conditions.**

ORDINANCE NO. 2018-32

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

(06/19/18 - 23 - 3:19 p.m.)

11. PUBLIC HEARING, MAJMOD 2017-21, WORLD COMMERCE CENTER (WCC) PUD. THIS IS A REQUEST TO ADD AND REZONE EIGHT ACRES FROM OPEN RURAL (OR) INTO THE PUD AND TO UPDATE THE PUD MASTER DEVELOPMENT PLAN (MDP) TEXT AND MAP, TO BE CONSISTENT WITH CHANGES MADE TO THE WORLD COMMERCE CENTER (WCC) DRI IN RESOLUTION 2014-235; REVISE PHASING TO ADD EXTENSIONS OF TIME FOR GUBERNATORIAL DECLARATIONS OF EMERGENCY SINCE 2014; AND, PROVIDE AN OPTION FOR DESIGN FOR DEVELOPING EITHER THE EXISTING MIXED USE OVERLAY DESIGN STANDARDS OR THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE STANDARDS. THE WORLD COMMERCE CENTER DRI CONTAINS APPROXIMATELY 959 ACRES OF PARTIALLY DEVELOPED LAND

Proof of publication of the notice of public hearing on MAJMOD 2017-21, World Commerce Center (WCC) PUD, was received, having been published in *The St. Augustine Record* on April 17, 2018, and June 2, 2018.

Ex parte communication: Smith disclosed that he had spoken with Michael Cills, President of Steinemann Development Company, Georgia Katz and Shannon Acevedo, on June 14th, regarding the project, harmonizing the Major Modification, DRI, and PUD, and discussed the assisted living facility. Waldron stated he had the same meeting at 4:00 p.m., June 14th. Dean said he met with Duke Steinemann, CEO of the World Commerce Center, on June 13th. Morris and Johns said they had a brief phone conversation with Steinemann, regarding any questions, which they had no questions.

(3:21 p.m.) Georgia Katz, Senior Planner, presented details of the request, via PowerPoint, including a request for an option for design standards for a mixed-use overlay area.

(3:26 p.m.) Ellen Avery-Smith, 100 Whetstone Place, was available for questions.

(3:27 p.m.) **Motion by Smith, seconded by Morris, carried 5/0, to enact Ordinance No. 2018-33, World Commerce Center MAJMOD 2017-21, based upon findings of fact 1-6.**

ORDINANCE NO. 2018-33

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A REZONING OF APPROXIMATELY 8 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) AND MAJOR MODIFICATION TO WORLD COMMERCE CENTER PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 2003-108, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(06/19/18 - 24 - 3:27 p.m.)

12. POTENTIAL PURCHASE AND SALE OF THE ST. JOHNS COUNTY CONVENTION CENTER, UNDERLYING AND ADJACENT PARCELS, AND OTHER INTERESTS RELATED TO THE LAND AND IMPROVEMENTS. AS PART OF ITS PROPERTY IMPROVEMENT PLAN TO SECURE CONTINUED LICENSING FOR THE RENAISSANCE HOTEL AT THE WORLD GOLF VILLAGE, ATRIUM HOSPITALITY (ATRIUM) SEEKS TO ACQUIRE A FEE SIMPLE INTEREST IN THE PARCEL UNDERLYING THE HOTEL, AS WELL AS, THE ST. JOHNS COUNTY CONVENTION CENTER AT WORLD GOLF VILLAGE (AND THE UNDERLYING PARCEL). ATRIUM'S PLAN INCLUDES A CAPITAL INVESTMENT OF APPROXIMATELY \$18 TO \$20 MILLION DOLLARS TO RENOVATE THE HOTEL BY ADDING RESORT STYLE AMENITIES, WATER FEATURES, FOOD AND BEVERAGE FACILITIES, AND A SPA. (SEE ATTACHMENT 3 FOR A RENDERING OF THE PROPOSED ADDITIONAL RESORT AMENITIES). ATRIUM MAINTAINS THAT THE CAPITAL INVESTMENT IS NECESSARY TO ENSURE THE LONG RANGE VIABILITY OF THE HOTEL. ATRIUM FURTHER MAINTAINS THAT THE CAPITAL INVESTMENT IS NOT VIABLE WITHOUT ITS ACQUISITION OF THE FEE SIMPLE INTEREST IN THE REAL PROPERTY DESCRIBED ABOVE. ACCORDINGLY, ATRIUM HAS PRESENTED THE COUNTY WITH A PROPOSED PURCHASE AND SALE AGREEMENT, WHICH AMONG OTHER THINGS, PROVIDES FOR THE COUNTY'S CONVEYANCE OF THE CONVENTION CENTER, UNDERLYING AND ADJACENT PARCELS, AND TERMINATION OF THE EXISTING CONVENTION CENTER OPERATING AGREEMENT. HERE, STAFF SEEKS THE BOARD'S AUTHORIZATION TO ENTER INTO NEGOTIATIONS WITH ATRIUM FOR SALE OF THE PROPERTY DESCRIBED ABOVE. STAFF FURTHER SEEKS FUNDING IN AN AMOUNT NOT TO EXCEED \$50,000 TO COMPLETE A PRELIMINARY APPRAISAL OF

THE LAND, IMPROVEMENTS, AIR RIGHTS, AND OTHER REAL AND PERSONAL PROPERTY INTERESTS IN ORDER TO FACILITATE SUCH NEGOTIATIONS. FOLLOWING NEGOTIATIONS, STAFF WILL PRESENT THE BOARD WITH A FINAL PURCHASE AND SALE AGREEMENT FOR ITS CONSIDERATION

Gail Oliver, Land Management Systems Director, presented an overview of the property and details of the request, via PowerPoint.

(3:32 p.m.) Dean clarified the portion of the property that the County owned.

(3:33 p.m.) McCormack noted parking easements in the parking area that had ownership rights.

(3:34 p.m.) Ed Slavin, P.O. Box 3084, spoke on the ownership of the property, procuring multiple estimates, and retaining ownership of the convention center.

(3:37 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in favor of retaining ownership of the convention center and exploring the County's options.

(3:39 p.m.) Motion by Dean, seconded by Morris, carried 5/0, to adopt Resolution No. 2018-183, authorizing the county administrator, or designee(s), to enter into negotiations with Atrium Hospitality, for the sale of the St. Johns County Convention Center, and associated real property; and further authorizing funding, from the General Fund Reserves, in an amount not to exceed \$50,000, to complete a preliminary appraisal of the property and interests, described herein, to facilitate such negotiations.

RESOLUTION NO. 2018-183

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE(S), TO ENTER INTO NEGOTIATIONS WITH ATRIUM HOSPITALITY, FOR THE POTENTIAL PURCHASE AND SALE OF THE ST. JOHNS COUNTY CONVENTION CENTER, UNDERLYING AND ADJACENT REAL PROPERTY, AS WELL AS, ASSOCIATED INTERESTS; AND AUTHORIZING THE EXPENDITURE OF FUNDS TO COMPLETE PRELIMINARY APPRAISALS TO FACILITATE SUCH NEGOTIATIONS

(06/19/18 - 25 - 3:40 p.m.)

13. PUBLIC HEARING, COMPAMD 18-02, SEA LEVEL RISE. THIS IS THE TRANSMITTAL HEARING FOR A COMPREHENSIVE PLAN AMENDMENT, TO AMEND OBJECTIVE E.1.3 OF THE COMPREHENSIVE PLAN, IN ORDER TO MEET FLORIDA STATUTE REQUIREMENTS. AS REQUIRED, ST. JOHNS COUNTY PLANNING STAFF REVIEWED THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN, FOR COMPLIANCE WITH FLORIDA STATUTES. AFTER THAT REVIEW IT WAS DETERMINED THAT AMENDMENT ARE NECESSARY TO ADDRESS FLORIDA STATUTE, CHAPTER 163.3178(2)(F)1, WHICH REQUIRES THAT COUNTY COMPREHENSIVE PLANS ADDRESS "DEVELOPMENT AND REDEVELOPMENT PRINCIPLES, STRATEGIES, AND ENGINEERING SOLUTIONS THAT REDUCE THE FLOOD RISK IN COASTAL AREAS, WHICH RESULT FROM HIGH-TIDE EVENTS, STORM SURGE, FLASH

FLOODS, STORMWATER RUNOFF, AND THE RELATED IMPACTS OF SEA-LEVEL RISE”

Proof of publication of the notice of public hearing on COMPAMD 18-02, Sea Level Rise, was received, having been published in *The St. Augustine Record* on April 17, 2018.

Jan Brewer, Environmental Division Manager, presented details of the comprehensive plan amendment, via PowerPoint.

(3:43 p.m.) Ed Slavin, P. O. Box 3084, recommended adopting the amendments.

(3:44 p.m.) Smith suggested removing the language “*continue to*” in Objective E.1.3 of the Comprehensive Plan.

(3:45 p.m.) Motion by Smith, seconded by Johns, carried 5/0, to transmit COMPAMD 2018-02, a transmittal of the proposed amendment(s), to address sea level rise, based upon three findings of fact, with the proposed language changes.

Rebecca Lavie entered the meeting at 3:45 p.m.

(06/19/18 - 26 - 3:45 p.m.)

14. CONSIDER AN APPOINTMENT TO THE PLANNING & ZONING AGENCY. PER THE LAND DEVELOPMENT CODE SECTION 8.01.02.A.1, THE PLANNING & ZONING AGENCY "SHALL HAVE SEVEN MEMBERS, SIX OF WHOM SHALL BE APPOINTED BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND ONE OF WHOM SHALL BE APPOINTED BY THE ST. JOHNS COUNTY SCHOOL BOARD." THE CURRENT ST. JOHNS COUNTY SCHOOL BOARD APPOINTEE, DR. DAVID RICE, WILL BE COMPLETING HIS FOUR-YEAR TERM AS OF JULY 1, 2018, AND HAS INDICATED THAT HE WOULD NOT PURSUE A SECOND TERM. THE ST. JOHNS COUNTY SCHOOL BOARD HAS SOLICITED FOR APPLICATIONS AND PLANS TO MAKE AN APPOINTMENT AT ITS JUNE 12, 2018, REGULAR MONTHLY MEETING. THIS ITEM IS TO CONSIDER RATIFYING THAT APPOINTMENT. PLEASE NOTE THAT DUE TO AGENDA ITEM DEADLINES SET FOR THE PURPOSE OF TIMELY DISTRIBUTION OF THE AGENDA, THE DOCUMENTATION FROM THE SCHOOL BOARD INDICATING THEIR APPOINTEE WILL NEED TO BE DISTRIBUTED VIA “RED FOLDER” AFTER JUNE 12 TH, BUT IN ADVANCE OF THE JUNE 19TH BCC MEETING

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

(3:46 p.m.) Ed Slavin, P. O. Box 3084, spoke in support of the nomination.

(3:47 p.m.) Motion by Waldron, seconded by Morris, carried 5/0, to ratify the St. Johns County School Board's appointment of Dr. William McCormick to the Planning & Zoning Agency, as the St. Johns County School Board representative, for a full four-year term, scheduled to expire July 1, 2022.

(3:47 p.m.) Bill McCormick, 9224 July Lane, expressed his appreciation for the appointment.

The Board moved to Regular Item 17.

(06/19/18 - 26 - 12:00 p.m.)

15. 12:00 NOON - CLOSED SESSION- SPECIAL PUBLIC MEETING AND SPECIAL PRIVATE MEETING OF THE BOARD OF COUNTY COMMISSIONERS. THE

BOARD OF COUNTY COMMISSIONERS WILL HOLD A SPECIAL PUBLIC MEETING ON TUESDAY, JUNE 19, 2018, BEGINNING AT 12:00 NOON, IN THE COUNTY ADMINISTRATION COMPLEX, LOCATED AT 500 SAN SEBASTIAN VIEW, ST. AUGUSTINE, FLORIDA. THE PUBLIC MEETING WILL BE HELD IN THE COUNTY AUDITORIUM. THE PURPOSE OF THE SPECIAL PUBLIC MEETING WILL BE TO ANNOUNCE AND TO HOLD A SPECIAL PRIVATE ATTORNEY-CLIENT MEETING. THE SPECIAL PRIVATE ATTORNEY-CLIENT MEETING WILL BE HELD IN ACCORDANCE WITH SECTION 286.011(8), FLORIDA STATUTES, AND WILL BE CONFINED TO SETTLEMENT NEGOTIATIONS AND LITIGATION EXPENSE STRATEGY PERTAINING TO THE PENDING LAWSUIT BETWEEN KG DEVELOPMENT, LLC/CUMBERLAND STREET, LLC V ST. JOHNS COUNTY, CASE NO. CA15-1184. ST. JOHNS COUNTY IS A PARTY TO THAT LAWSUIT. THE SPECIAL PRIVATE ATTORNEY-CLIENT MEETING WILL BE HELD IN THE BCC EXECUTIVE CONFERENCE ROOM, ADJACENT TO THE AUDITORIUM

Proof of publication of the notice of public hearing on Special Public Meeting, was received, having been published in *The St. Augustine Record* on June 12, 2018.

Patrick F. McCormack, County Attorney, provided information on the Closed Session-Special Public Meeting and Special Private Meeting of the Board of County Commissioners (agenda below).

- A. Call to order of special meeting by chair.
- B. County attorney requests a private attorney/client meeting to commence at 12:00 Noon.
- C. Chair announces the closed client/attorney meeting in the Board's executive conference room and the estimated length of the closed client/attorney meeting and specific names of persons attending the meeting.
- D. At conclusion of meeting the chair will reconvene the special meeting and announce termination of the closed attorney/client settlement meeting.
- E. Attorney comments and board discussion.
- F. Public comment.
- G. Board direction.

(12:02 p.m.) Dean provided information on the special meeting and listed those who would be in attendance.

The regular meeting adjourned at 12:03 p.m. and the special meeting was called to order.

The regular meeting was reopened at 1:22 p.m. with all commissioners, Wanchick, Locklear, Joy Andrews, McCormack, Bulthuis, Soria, and Deputy Clerk Sindy Wiseman.

(1:23 p.m.) McCormack asked the chair to close the special meeting and reopen the regular meeting. Dean announced that the closed session was closed and reopened the special meeting for public comment.

(1:24 p.m.) McCormack briefed the Board requested discussion by the Board, after public comment, directing staff to either litigate the matter or to take the proposals offered by Kings Grant, refine them to be most advantages to the County, and bring back to the Board to consider.

(1:26 p.m.) Patrick Hamilton, 201 Owens Avenue, expressed his appreciation to the Board for allowing public comment, and requested the Board deny the Kings' Grant proposal and go to court to fight it.

(1:29 p.m.) George Jacunski, 5650 A1A South, stated the case was strong enough not to settle and that proceeding with the court case were in the best interest of the County.

(1:32 p.m.) Ann Taylor, 1365 SR 206, spoke of the incompatibility of the project and urged the Board to send the project back through Planning and Zoning.

(1:33 p.m.) Eileen O'Brien, 1365 SR 206, spoke on the history of the property, said the project would be a detriment to the area, and requested the Board stand by the denial.

(1:35 p.m.) Mel Longo, 620 21st Street, expressed his appreciation to the Board for its decision, stating that the water in that area still supported commercial oyster and clam harvests. Additionally, he noted that all of the services of the County were suffering and needed to catch up with the current growth.

(1:37 p.m.) Chris McDermott, 392 San Nicolas Way, said the stress of housing, traffic, and lawn runoff would kill the sea life that was indicative of the area. He supported continuing the litigation or to negotiate a much smaller agreement.

(1:40 p.m.) Jordan Whitmire, 676 Sundown Circle, spoke on transparency and water quality impacts. He encouraged the Board to deny the settlement offer or to send it back through Planning and Zoning.

(1:43 p.m.) Jen Lomberk, 291 Cubbedge Road, Matanzas Riverkeeper, spoke on the effect the project would have on water quality. She requested that the Board direct staff to continue with litigation to set a precedent to show that the County had the power to turn down a development, when it didn't make sense for the location, and would be detrimental to the community.

(1:46 p.m.) Keto Burns, 6857 E. Seacove Avenue, spoke on the project being urban sprawl and urged the Board to maintain forward momentum with litigation.

(1:47 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on the right for people to have control of what happens with their property.

(1:51 p.m.) Susan Cowperthwait, 7001 Charles Street, spoke on protecting the waterway, aquifer, and schools, and the impact the development would have.

(1:54 p.m.) Charles Delony, 5530 Atlantic View, stated that if there were not significant changes the project should continue to be denied; and should there be a significant change, it should be presented as a new application.

(1:54 p.m.) Jane West, 24 Cathedral Place, encouraged the Board to adhere to its decision.

(1:57 p.m.) Bill Hamilton, 7000 Charles Street, talked about over building, sea level rise, a long-range water supply plan, protecting agriculture, and future water needs.

(2:00 p.m.) Ed Slavin, P. O. Box 3084, spoke on considering the oyster culture, the need for an environmental impact study, and more transparency.

(2:03 p.m.) Gary Hunter, attorney for the applicant, spoke on sharing the alternative proposal with the public at the appropriate time, noting that nothing could be developed on the property without a Planned Unit Development (PUD) zoning designation.

(2:07 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on protecting the quality of life for the residents of the county.

(2:09 p.m.) Morris supported negotiating while litigating and, should an agreement be reached, the project would still have to start over with Planning and Zoning.

(2:12 p.m.) Waldron said he supported continuing litigation.

(2:12 p.m.) Smith did not agree with the settlement proposal and supported continuing litigation.

(2:13 p.m.) Dean said he supported negotiating while litigating.

(2:14 p.m.) Johns said he supported negotiating while continuing litigation.

(2:15 p.m.) Smith suggested to put forth a motion to discuss. Discussion ensued.

(2:18 p.m.) Motion by Dean, seconded by Morris, to direct staff to continue negotiations, with the County's best interest in mind, and should a proposed settlement be reached, present it to the Board for consideration, while at the same time continuing the litigation.

(2:19 p.m.) McCormack requested to include, in the direction of the County Attorney, *"to as far as possible in an agreement, with the Kings Grant to make available the settlement provisions to South Anastasia Community Association (SACA) and the members of the public, no later than next week."*

(2:19 p.m.) Dean amended the motion to include the additional language by McCormack, seconded by Morris, motion carried 5/0.

(06/19/18 - 29 - 2:20 p.m.)

16. 2:00 PM - SCHOOL SAFETY FUNDING DISCUSSION. ON MARCH 9, 2018, THE MARJORY STONEMAN DOUGLAS HIGH SCHOOL PUBLIC SAFETY ACT (SENATE BILL 7026) WAS SIGNED INTO LAW AS A RESULT OF THE SCHOOL SHOOTING IN BROWARD COUNTY. THE INTENT OF THE LEGISLATION WAS TO DEVELOP A COURSE OF ACTION TO IMPROVE SCHOOL SECURITY AND SAFETY BY ADDRESSING MULTIPLE AREAS OF CONCERN, INCLUDING MENTAL HEALTH, GUN SAFETY, AND LAW ENFORCEMENT. ONE COMPONENT OF SENATE BILL 7026 REQUIRES AT LEAST ONE SECURITY OFFICER BE ESTABLISHED OR ASSIGNED TO EACH SCHOOL IN THE ST. JOHNS COUNTY SCHOOL DISTRICT. ON JUNE 6, 2018, THE ST. JOHNS COUNTY SCHOOL DISTRICT AND ST. JOHNS COUNTY COMMISSION HELD A JOINT MEETING TO DISCUSS IMPLEMENTATION OF SENATE BILL 7026. DURING THE JOINT MEETING, THE SCHOOL DISTRICT OUTLINED THE LAW'S REQUIREMENTS, THE SCHOOL DISTRICT'S PROPOSED COURSE OF ACTION, COST BREAKDOWNS, AND ESTIMATES; AND REQUESTED THE BOARD OF COUNTY COMMISSIONERS APPROVE FUNDING THE CAPITAL NEEDS OF THE APPROXIMATELY FIFTEEN NEW CONTRACTED SCHOOL RESOURCE OFFICERS/YOUTH RESOURCE DEPUTIES, TO BE FUNDED WITH THE \$1,400,000 IN FUNDING, PROVIDED BY THE STATE OF FLORIDA. CAPITAL NEEDS INCLUDE CARS, UNIFORMS, WEAPONS, RADIOS, AND OTHER EQUIPMENT FOR A CURRENTLY REQUESTED UP TO \$1 MILLION. BEYOND THIS INITIAL ONE-TIME INVESTMENT IN CAPITAL, THE SCHOOL BOARD IS ALSO REQUESTING THE COUNTY FUND THE ON-GOING MAINTENANCE COSTS ASSOCIATED WITH THE CAPITAL EQUIPMENT. IF APPROVED, THE FUNDING WOULD BE PLACED IN A SPECIFIC LINE ITEM ACCOUNT, WITHIN THE COUNTY'S GENERAL FUND, TO BE DRAWN DOWN AS PROGRAM EXPENSES OCCUR. ATTACHED INFORMATION INCLUDES: SENATE BILL 7026, BILL SUMMARY LETTER FROM GOVERNOR SCOTT ON THE PUBLIC SAFETY ACT,

SUMMARY OF ACTION REQUESTED BY GOVERNOR RICK SCOTT REGARDING SCHOOL SAFETY AND ASSOCIATED TIMELINE, JUNE 6, 2018, JOINT MEETING SCHOOL DISTRICT PRESENTATION, SCHOOL DISTRICT'S SUMMARY ON FUNDING COMPRESSION ALLOCATION AND ITS ASSOCIATED LEGISLATION, FUNDING REQUEST LETTER FROM ST. JOHNS COUNTY SCHOOL DISTRICT, AND ST. JOHNS COUNTY COST ANALYSIS

Joy Andrews, Assistant County Administrator, introduced Tim Forson, School Superintendent.

(2:21 p.m.) Forson presented the details of the request to assign at least one school safety officer at each school facility within the district, as required by law. The school district anticipates receiving approximately \$1.4 million in Safe School Funds, which could fund 16 positions. He asked for the County's support in providing approximately \$900,000 for capital assets in support of the additional positions.

(2:24 p.m.) BJ Kalaidi, 8 Newcomb Street, said that a portion of the half-cent sales tax increase was allocated for safety and security improvements and questioned how much had been received.

(2:26 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, expressed his appreciation to all officials for being out front on the school security issue.

(2:27 p.m.) Denver Cook, 266 Top Sail Drive, spoke on the value of youth resource officers with the younger children, and requested officers be placed in every school in the county.

(2:30 p.m.) Waldron questioned what the continued yearly costs would be. Andrews said that ongoing costs would be nominal, however, based on the scheduled replacement of vehicles and weapons, the costs would be approximately \$700,000 every five years.

(2:31 p.m.) Smith questioned the projected revenue of the half-cent sales tax for 2018 and how much of that money was allocated for school safety. Forson responded that \$19.5 million was generated for FY 17-18, which was more than the forecasted \$13 million amount; Forson explained how the funds were spent. Discussion ensued on what the money was used for and the guardian program.

(2:37 p.m.) **Motion by Morris, seconded by Waldron, carried 4/1, with Johns dissenting, to direct the county administration and county attorney to interact with the school board's representatives, to prepare an interlocal agreement for consideration by the Board.**

The Board moved to Regular Item 10.

Formerly Consent Agenda Item No. 20.

(06/19/18 - 30 - 3:49 p.m.)

17. CR 2209 (ST. JOHNS PARKWAY) AND CR 224 (RUSSELL SAMPSON ROAD) INTERSECTION IMPROVEMENTS. IN 2015, THE FDOT COMMENCED CONSTRUCTION OF THE SR 9B PROJECT TO CONNECT TO CR 2209 (ST. JOHNS PARKWAY), WHICH IS A MAJOR COLLECTOR ROADWAY. CONSTRUCTION OF SR 9B IS EXPECTED TO BE COMPLETE BY JULY 2018. IN ORDER TO PROVIDE CAPACITY IMPROVEMENTS TO ACCOMMODATE SR 9B, THE COUNTY PLANNED AND BUDGETED IMPROVEMENTS TO THE CR 2209 AND CR 244 (RUSSELL-SAMPSON) INTERSECTION FOR FY 2019. THE COUNTY EVALUATED ROAD CAPACITY PRIORITIES AND IDENTIFIED THE OPPORTUNITY TO ACHIEVE AN INCREASED LEVEL OF SERVICE (LOS) BY ADVANCING IMPROVEMENTS AT THE CR 2209 AND CR 244 INTERSECTION. STAFF RECOMMENDS ACCELERATING THE CR 2209/CR

244 INTERSECTION INTO THE 2018 WORK PLAN IN PLACE OF THE LONGLEAF PINE PARKWAY 4-LANE PROJECT, CURRENTLY IN THE BUDGET FOR \$900,000. IN A TURNKEY APPROACH TO COMPLETE THE CR 2209 AND CR 244 INTERSECTION IMPROVEMENTS AND LIMIT INCONVENIENCE TO COUNTY RESIDENTS, STAFF REQUESTS APPROVAL OF A CONTRACT WITH SUPERIOR CONSTRUCTION TO COMPLETE THE REMAINING IMPROVEMENTS AT THIS INTERSECTION. INFORMATION ON THE CR 2209 AND CR 244 INTERSECTION IMPROVEMENTS ARE ATTACHED AS SUPPORTING DOCUMENTS. FDOT AWARDED SUPERIOR CONSTRUCTION COMPANY THE DESIGN-BUILD CONTRACT TO CONSTRUCT THE SR 9B EXTENSION FROM I-95 TO CR 2209. THE COUNTY PROVIDED A TEMPORARY CONSTRUCTION EASEMENT (TCE) TO FDOT ALONG THE CR 2209 (ST. JOHNS PARKWAY) CORRIDOR. IN ADDITION, THE SR 9B PROJECT MAINTENANCE-OF-TRAFFIC (MOT) IS CURRENTLY CONFIGURED ALONG CR 2209. THE TCE RESTRICTS THE COUNTY'S ABILITY TO SOLICIT BIDS FROM CONTRACTORS OTHER THAN THE FDOT CONTRACTOR TO WIDEN CR 2209, WITHIN THE TCE BOUNDARY. THE CR 2209 AND CR 244 INTERSECTION DESIGN IS COMPLETE AND CONSTRUCTION IS CURRENTLY PLANNED FOR FY 2019. SUPERIOR CONSTRUCTION COMPANY HAS PROVIDED A LUMP SUM PROPOSAL FOR THE CONSTRUCTION OF THE INTERSECTION IMPROVEMENTS IN THE AMOUNT OF \$828,745.12. THE TOTAL COST OF THE CR 2209 AND CR 244 INTERSECTION IMPROVEMENTS IS ANTICIPATED TO BE LESS THAN \$900,000, INCLUDING INSPECTION AND CONSTRUCTION MANAGEMENT SERVICES. IMPACT FEE ZONE A WILL FUND THESE IMPROVEMENTS

Johns requested a brief summary of the item.

(3:49 p.m.) Jay Brawley, P.E., AICP, County Engineer, presented an overview of the project.

(3:50 p.m.) Johns questioned whether a traffic study would need to be performed based on the new traffic patterns and 9B opening. Brawley explained that new traffic counts would be taken five to six months after it opened.

(3:52 p.m.) Motion by Johns, seconded by Morris, carried 5/0, to approve a construction contract with Superior Construction Company for \$828,745.12 to construct the CR 2209 and CR 244 intersection improvements; and reallocate \$900,000 of Impact Fee Zone A funds, from the Longleaf Pine Parkway 4-Laning project to the CR 2209 and CR 244 Intersection Improvement project.

Formerly Consent Agenda Item 34.

(06/19/18 - 31 - 3:53 p.m.)

18. FY18 HHS INDEPENDENT AGENCY AMENDED CONTRACT EXTENSION BETWEEN ST. JOHNS COUNTY AND ST. JOHNS WELFARE FEDERATION D/B/A BAYVIEW ASSISTED LIVING 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. FUNDING FOR THIS CONTRACT HAS ALREADY BEEN BUDGETED AND APPROVED IN THE FY18 SOCIAL SERVICES BUDGET. IT IS REQUESTED THAT THE BCC

APPROVE THE AMENDED CONTRACT EXTENSION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$78,798, BETWEEN ST. JOHNS COUNTY AND ST. JOHNS WELFARE FEDERATION D/B/A BAYVIEW ASSISTED LIVING; AND AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

Johns expressed his concerns with solvency, accessibility during natural disasters, and preventing recurring issues.

Shawna Novak, Director of Health and Human Services, responded that the extension would be through September 30, 2018, and incorporated into the contract, a statement that pertained to a state of emergency. Additionally, BayView must provide a single-point of contact that was acceptable to the County, with the authority to communicate with the County, implement and execute the facility's approved Comprehensive Emergency Management Plan, as required. Discussion ensued.

(3:55 p.m.) Johns expressed his concerns with the extension and questioned whether the organization was in compliance with the June 1st mandates of the State.

(3:55 p.m.) Tim Connor, Emergency Management, stated that Buckingham Smith was in compliance with new Emergency Environmental Control Plan requirement.

Soria left the meeting at 3:54 p.m.

(3:57 p.m.) Motion by Dean, seconded by Morris, carried 4/1, with Johns dissenting, to adopt Resolution No. 2018-184, accepting the St. Johns Welfare Federation's, d/b/a BayView Assisted Living at Buckingham Smith amended contract extension agreement, extending the term of the original contract through September 30, 2018, substantially in the same form as attached hereto; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County.

RESOLUTION NO. 2018-184

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT EXTENSION AGREEMENT BETWEEN ST. JOHNS COUNTY AND ST JOHNS WELFARE FEDERATION D/B/A BAYVIEW ASSISTED LIVING AT BUCKINGHAM SMITH

(06/19/18 - 32 - 3:58 p.m.)
COMMISSIONERS' REPORTS

Commissioner Johns

Johns requested that staff provide the commissioners copies of any documents regarding the lobbyist list. McCormack responded that the attorney's office would provide the documentation.

Commissioner Morris

No report.

Commissioner Waldron

(4:01 p.m.) Waldron reported on requests for expanding, or seeking alternative, boat ramp facilities, and requested consensus to direct staff to research possible locations. Discussion ensued on directing staff to research locations and grants for funding.

Consensus was given to direct staff to research possible locations for additional boat ramps.

Additionally, Waldron spoke on the concurrency management system not requiring the level of service to be met prior to the issuance of a development order or development permit for police services, fire and emergency medical services, and building facilities, *Exhibit A*. He commented that requiring the level of service to be met prior to a development order or permit would aid in solving the long-term plan.

Commissioner Smith

(4:05 p.m.) Smith requested an opportunity to direct staff to address outstanding challenges regarding rural commercial and rural industry and special use. He presented an agriculture report.

Commissioner Dean

(4:10 p.m.) Waldron mentioned that when a figure was provided on the cost of the Winton Circle drainage repair, he would bring it to the Board to request funding.

(4:11 p.m.) Dean questioned whether anything could be done quickly to alleviate the issues in Winton Circle.

(4:12 p.m.) Locklear spoke on cleaning out the ditches in the area to help alleviate some of the drainage issues.

(06/19/18 - 33 - 4:13 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Wanchick reminded the Board that the July 3, 2018, meeting had been canceled, so the next meeting would be July 17, 2018.

(06/19/18 - 33 - 4:13 p.m.)
COUNTY ATTORNEY'S REPORT

No report.

(06/19/18 - 33 - 4:13 p.m.)
CLERK OF COURT'S REPORT

No report.

(06/19/18 - 33 - 4:13 p.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 4:13 p.m.

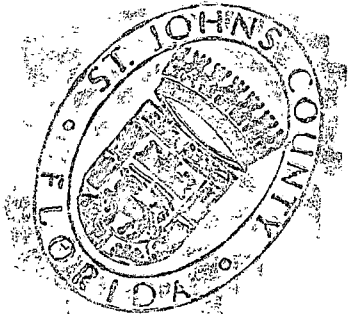
REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 558078-558104, totaling \$42,331.49 and Voucher Register, Voucher Nos. 36827-36842, totaling \$30,892.22 (06/06/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 558105-558109, totaling \$212,482.46 (06/06/18)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 558110-558118, totaling \$3,882.64 and Voucher Register, Voucher Nos. 36843-36845, totaling \$755.11 (06/07/18)
4. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 36846-36847, totaling \$8,601.33 (06/07/18)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 558119-558385, totaling \$598,550.75 and Voucher Register, Voucher Nos. 36848-36982, totaling \$1,741,797.50 (06/12/18)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 5581386-558397, totaling \$37,458.83 and Voucher Register, Voucher Nos. 36983-36990, totaling \$4,698.26 (06/13/18)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 36991, totaling \$365.70 (06/15/18)

CORRESPONDENCE:

There was none.

Approved August 7, 2018



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Henry Dean
Henry Dean, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: Pam Halterman
Deputy Clerk