

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
OCTOBER 2, 2018
9:00 A.M.**

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

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

Also present: Darrell Locklear, Assistant County Administrator; Joy Andrews, Assistant County Administrator; Paolo Soria, Senior Assistant County Attorney; Brad Bulthuis, Assistant County Attorney; Regina Ross, Deputy County Attorney, Sindy Wiseman, Deputy Clerk

(10/02/18 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(10/02/18 - 1 - 9:01 a.m.)
ROLL CALL

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

(10/02/18 - 1 - 9:01 a.m.)
INVOCATION

Dr. Ronnie Warren, Church on the Rock, gave the invocation.

(10/02/18 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Waldron led the Pledge of Allegiance.

(10/02/18 - 1 - 9:03 a.m.)
PROCLAMATION RECOGNIZING OCTOBER 2018 AS DOMESTIC VIOLENCE
AWARENESS MONTH

Mellissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

Joyce Mahr, Betty Griffin Center CEO, showed a video on domestic violence, and gave statistics on domestic violence in St. Johns County. She expressed appreciation to the Board for the recognition.

(10/02/18 - 2 - 9:12 a.m.)

PROCLAMATION RECOGNIZING OCTOBER 2018 AS GULLAH GEECHEE MONTH

Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

Malinda Peeples spoke on the Gullah Geechee culture and thanked the Board for their recognition.

(10/02/18 - 2 - 9:17 a.m.)

ACCEPTANCE OF PROCLAMATIONS

(9:17 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to accept the proclamations.**

(10/02/18 - 2 - 9:17 a.m.)

PUBLIC COMMENT

(9:19 a.m.) Vivian Browning, 30 Beachcomber Way, Vilano Beach, invited the commissioners to an event on October 17 at the Beach Pavilion, to commemorate the 10th anniversary of the infrastructure improvements.

(9:22 a.m.) Tom Reynolds, 880 A1A Beach Blvd., spoke on Commissioner Morris' retirement, affordable senior housing, and promoting a med/tech corridor.

(9:25 a.m.) Gary Jurenovich, 536 Morning Side Drive, Ponte Vedra Beach, chairman of the municipal service district (MSD), provided a copy of the annual audit report and gave an update on the MSD for the year, *Exhibit A*. He spoke on the MSD's millage rate, beach renourishment, and drainage problems. He requested that the county administrator consider charging for parking at Mickler's Beach, and partnering with the County to have a weekend code enforcement officer to address weekend code violations. He expressed his appreciation to the commissioners and to staff for their service.

(9:29 a.m.) Rob Ficker, 2420 Carr Street, Palatka, chairman of Peaceful Minds for Marijuana, proposed an ordinance to legalize cannabis growth and use on private property, within the City of St. Augustine.

(9:31 a.m.) Mike Milillo, 302 Genoa Road, Porpoise Point, expressed his concerns with parking, for tourists and locals, on Vilano Road.

(10/02/18 - 2 - 9:34 a.m.)

DELETIONS TO CONSENT AGENDA

There were none.

(10/02/18 - 2 - 9:34 a.m.)

APPROVAL OF CONSENT AGENDA

(9:34 a.m.) **Motion by Morris, seconded by Johns, carried 5/0, to approve the Consent Agenda, as submitted.**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2018-325**, approving the final plat for Coastal Oaks at Nocatee, Phase 4, Unit 6

RESOLUTION NO. 2018-325

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR COASTAL OAKS AT NOCATEE, PHASE 4, UNIT 6

3. Motion to adopt **Resolution No. 2018-326**, approving the final plat for PLAT 2018-22, Julington Lakes, Phase 4, Unit 5

RESOLUTION NO. 2018-326

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR JULINGTON LAKES, PHASE 4, UNIT 5

4. Motion to adopt **Resolution No. 2018-327**, authorizing the notice required by Section 336.10, F.S., for a public hearing on November 6, 2018, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of St. Augustine South Drive

RESOLUTION NO. 2018-327

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF NOVEMBER 6, 2018, AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF ST. AUGUSTINE SOUTH DRIVE

5. Motion to adopt **Resolution No. 2018-328**, approving the terms of a Purchase and Sale Agreement; authorizing the county administrator, or designee, to execute the Purchase and Sale Agreement, on behalf of the County, for the acquisition of property to expand public access and recreational opportunities at the Riverdale Park and Boat Ramp; authorizing a reserve transfer from Florida Boating Improvement Program of \$3,600; and authorizing submission of grant application to Florida Inland Navigation District Waterway Assistance Program Grants, for reimbursement of up to 50% of acquisition and improvement costs

RESOLUTION NO. 2018-328

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A PURCHASE AND SALE AGREEMENT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE PURCHASE AND SALE AGREEMENT, ON BEHALF OF THE COUNTY, FOR THE ACQUISITION OF PROPERTY TO EXPAND PUBLIC ACCESS AND RECREATIONAL OPPORTUNITIES AT THE RIVERDALE PARK AND BOAT RAMP; AND AUTHORIZING SUBMISSION OF GRANT APPLICATIONS FOR REIMBURSEMENT OF ACQUISITION AND IMPROVEMENT COSTS

6. Motion to adopt **Resolution No. 2018-329**, authorizing the chair of the board, on behalf of the County, to execute and deliver, to the State of Florida Department of Transportation, a County Deed conveying additional right-of-way along State Road 16

RESOLUTION NO. 2018-329

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 TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION A COUNTY DEED CONVEYING ADDITIONAL RIGHT-OF-WAY ALONG STATE ROAD 16

7. Motion to approve **Resolution No. 2018-330**, authorizing the chair of the board to execute a Termination of Easement, terminating a Temporary Construction Easement

RESOLUTION NO. 2018-330

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 A TERMINATION OF EASEMENT, TERMINATING A TEMPORARY CONSTRUCTION EASEMENT

8. Motion to adopt **Resolution No. 2018-331**, accepting a Final Release of Lien, Warranty, Easement for Utilities, Bill of Sale and Schedule of Values, conveying all personal property associated with the reuse, water, and sewer systems to serve Bannon Lakes, Phase 1A-2, located off International Golf Parkway

RESOLUTION NO. 2018-331

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER, AND SEWER SYSTEMS TO SERVE BANNON LAKES, PHASE 1A-2, LOCATED OFF INTERNATIONAL GOLF PARKWAY

9. Motion to adopt **Resolution No. 2018-332**, authorizing the county administrator, or designee, to execute an amended Economic Development Grant Agreement, substantially in the same form as attached, with Northrop Grumman Systems Corporation, on behalf of St. Johns County

RESOLUTION NO. 2018-332

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AMENDED ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH

**NORTHROP GRUMMAN SYSTEMS CORPORATION,
ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING
FOR THE EFFECT OF RECITALS; PROVIDING FOR THE
CORRECTION OF ERRORS; AND PROVIDING AN
EFFECTIVE DATE**

10. Motion to adopt **Resolution No. 2018-333**, authorizing the county administrator, or designee, to execute a Consent to Assignment, in substantially the same form and format as attached hereto, providing for an assignment of the current continuing agreement with Layne Inliner, LLC, to Granite Inliner, LLC, subject to the same terms and conditions provided under RFP No. 18-22, Utility Rehabilitation/Construction Services

RESOLUTION NO. 2018-333

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ASSIGN THE CONTRACT WITH LAYNE INLINER, LLC UNDER RFP NO. 18-22, UTILITY REHABILITATION/CONSTRUCTION SERVICES, TO GRANITE INLINER, LLC

11. Motion to adopt **Resolution No. 2018-334**, authorizing the county administrator, or his designee, to award RFP No. 18-59, Web-based Payment Processing System, to negotiate, and upon successful negotiations, execute a contract in substantially same form and format as attached hereto, with LexisNexis VitalCheck, Inc., for the provision of a web-based payment processing system for St. Johns County, as provided in RFP No. 18-59

RESOLUTION NO. 2018-334

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 18-59; AND TO EXECUTE AN AGREEMENT FOR WEB-BASED PAYMENT PROCESSING SYSTEM

12. Motion to adopt **Resolution No. 2018-335**, approving the terms, conditions, provisions, and requirements of an Interlocal Agreement between the Florida Department of Transportation and St. Johns County, for allocation and implementation of the National Pollutant Discharge Elimination System program requirements; and authorizing the county administrator to execute the Interlocal Agreement, on behalf of the County

RESOLUTION NO. 2018-335

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF AN INTERLOCAL AGREEMENT BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND ST. JOHNS COUNTY, FLORIDA; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO

**EXECUTE THE INTERLOCAL AGREEMENT, ON
BEHALF OF ST. JOHNS COUNTY**

13. Motion to adopt **Resolution No. 2018-336**, authorizing the county administrator, or designee, to execute the Letter of Agreement between St. Johns County and the State of Florida Agency for Health Care Administration; and the Agreement between St. Johns County and Flagler Hospital, in substantially the same form as attached, on behalf of the County, to provide for the intergovernmental transfer of an amount not to exceed \$220,693

RESOLUTION NO. 2018-336

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY AND THE STATE OF FLORIDA, AGENCY FOR HEALTHCARE ADMINISTRATION (AHCA), AND THE AGREEMENT BETWEEN ST. JOHNS COUNTY AND FLAGLER HOSPITAL, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

14. Motion to adopt **Resolution No. 2018-337**, approving the terms, provisions, conditions, and requirements of the contract template, to be used to create and execute final agreements between St. Johns County and nonprofit agencies, as recommended by the St. Johns County Health and Human Services Advisory Council; and to authorize the county administrator, or designee, to execute final agreements, in substantially the same form as the contract template, on behalf of the County

RESOLUTION NO. 2018-337

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE CONTRACT TEMPLATE, TO BE USED TO CREATE AND EXECUTE AGREEMENTS BETWEEN ST. JOHNS COUNTY AND NONPROFIT AGENCIES; AND TO AUTHORIZE THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENTS, ON BEHALF OF THE COUNTY

15. Motion to adopt **Resolution No. 2018-338**, authorizing the county administrator, or his designee, to execute a contract, in substantially the same form and format as attached hereto, with St. Johns County Council on Aging, to perform operation and management services at the Trout Creek and PLAYERS Community Centers, pursuant to RFP No. 18-25

RESOLUTION NO. 2018-338

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**

16. Motion to approve the terms, conditions, provisions, and requirements of a Collective Bargaining Agreement between the St. Johns County Board of County Commissioners and the United Brotherhood of Carpenters and Joiners of America, Carpenters Industrial Council Local #2038; and authorizing the chair and county administrator to execute the Collective Bargaining Agreement, on behalf of the County

17. Motion to approve minutes:
 - 09/04/18, BCC Regular Meeting
 - 09/04/18, BCC Special Meeting
 - 09/20/18, BCC Special Meeting

18. Proofs:
 - a. Proof: Notice of Action, on Tuesday, September 4, 2018, the Board of County Commissioners will consider and may take action on a resolution approving an exchange of real property, part of the remainder of the old Russell Sampson Road, for property owned by Durbin Crossing Community Development District parcel, published on August 21, 2018, and August 28, 2018, in *The St. Augustine Record*
 - b. Proof: Request for Bids, Bid No. 18-84; St. Johns County Ponte Vedra Annex Tax Collectors Office Renovation, published on August 17, 2018, and August 24, 2018, in *The St. Augustine Record*
 - c. Proof: Notice of Public Hearing, Hearing at PZA, August 16, 2018, and Board of County Commission Meeting, September 18, 2018, an ordinance of SJC to reduce the number of required members appointed to the Cultural Resources Review Board, amending the SJC Land Development Code, Ordinance 99-51, published on August 2, 2018, and September 4, 2018, in *The St. Augustine Record*
 - d. Proof: Request for Bids, Bid No. 19-01; Printing Services for St. Johns County Business Cards, Envelopes, and Stationary, published on August 29, 2018, and September 5, 2018, in *The St. Augustine Record*
 - e. Proof: Notice of Public Hearing, on Tuesday, September 18, 2018, the Board of County Commissioners will consider and may take action on a resolution approving an exchange of real property between SJC and Sonoc Company, LLC, that will establish the maintained right-of-way of a portion of Pine Island Road, published on September 4, 2018, and September 11, 2018, in *The St. Augustine Record*
 - f. Proof: Notice of Public Hearing, on Tuesday, September 18, 2018, the Board of County Commissioners will consider and may take action on a resolution approving an exchange of real property between SJC and Natural Resource Investment Group, LLC, that will establish the maintained right-of-way of a portion of Pine Island Road, published on September 4, 2018, and September 11, 2018, in *The St. Augustine Record*
 - g. Proof: Notice of Meeting, cancellation of the St. Johns County Insurance Committee Meeting that was to be held on September 20, 2018, published on September 6, 2018, in *The St. Augustine Record*
 - h. Proof: Request for Bids, Bid No. 18-73; Countywide Generator Maintenance & Services, published on September 3, 2018, and September 10, 2018, in *The St. Augustine Record*

(10/02/18 - 7 - 9:35 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Dean requested that Item 6 be heard first.

(10/02/18 - 8 - 9:35 a.m.)
APPROVAL OF REGULAR AGENDA

(9:35 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to approve the Regular Agenda, as submitted.**

The meeting moved to Item 6.

(10/02/18 - 8 - 9:46 a.m.)

1. PRESENTATION AND UPDATE REGARDING THE HASTINGS YOUTH ACADEMY. AT THE REQUEST OF THE COUNTY COMMISSION, THIS PRESENTATION IS BEING MADE TO PROVIDE BACKGROUND INFORMATION AND AN OPERATIONAL UPDATE PERTAINING TO THE HASTINGS YOUTH ACADEMY. THE ACADEMY IS A STATE-RUN CORRECTIONS FACILITY, UNDER THE AUTHORITY OF THE DEPARTMENT OF JUVENILE JUSTICE IN TALLAHASSEE. IN RECENT YEARS, EVENTS HAVE OCCURRED OUTSIDE THE GROUNDS OF THE FACILITY, WHICH HAVE RAISED CONCERNS WITHIN THE COMMUNITY, AND HAVE LED TO THE STATE APPOINTING A NEW PRIVATE SECTOR FACILITY OPERATOR. THE PRESENTATION WILL INCLUDE INFORMATION FROM THE SHERIFF'S OFFICE ON THE BACKGROUND OF THE FACILITY AND INTRODUCE THE NEW FACILITY OPERATOR WHO, IN TURN, WILL ADDRESS OPERATIONAL CHANGES BEING MADE TO THE ACADEMY, TO PREVENT FUTURE COMMUNITY INCIDENTS. THE NEW OPERATORS WILL ALSO BE PREPARED TO ANSWER ANY QUESTIONS THE COMMISSION MAY HAVE, PERTAINING TO THE HASTINGS YOUTH ACADEMY

(9:46 a.m.) Scott Beaver, Southwest District Commander, St. Johns County Sheriff's Office, provided details on the Hastings Youth Academy.

(10:50 a.m.) Cal Pate, North Region Director, TrueCore Behavioral Solutions, gave information on the different programs they offer, spoke on security improvements made to the facility, new policies that were put in place, and stated the new name of the facility was Hastings Mental Health Comprehensive Treatment Facility/Golf Academy. Discussion ensued on the programs offered, and the types of offenders they housed.

(10:55 a.m.) Johns questioned when TrueCore took over management of the contract. He requested information on metrics on the number of GEDs acquired, and the benefits of the services that were provided. Pate said he would look into providing information on the metrics; discussion ensued on the previous escapes of the facility.

(10:59 a.m.) Smith questioned Beaver on whether the previous issues had been addressed. Beaver stated the internal issues had been addressed with policy changes and security improvements were made.

(11:06 a.m.) Billy Stark, Regional Director, Florida Department of Juvenile Justice, who oversees the Hastings Academy, spoke on reoccupying the facility after the hurricane and scheduling an open house.

(10/02/18 - 8 - 11:08 a.m.)

2. ST. JOHNS COUNTY ART IN PUBLIC SPACES PROGRAM POLICY UPDATE. THE ST. JOHNS COUNTY ART IN PUBLIC SPACES PROGRAM IS A PARTNERSHIP BETWEEN THE ST. JOHNS CULTURAL COUNCIL AND ST. JOHNS COUNTY THAT ALLOWS ART TO MAKE A UNIQUE CONTRIBUTION TO THE LIVES OF ST. JOHNS COUNTY RESIDENTS, VISITORS, AND EMPLOYEES, THROUGH THE EXHIBITION OF ART IN THE COUNTY ADMINISTRATION BUILDING. THE PROGRAM WAS CREATED IN 2009

AND HAS SUCCESSFULLY HOSTED MORE THAN 50 ART DISPLAYS AND EXHIBITS SINCE THAT TIME. AS THE INITIATIVE HAS EVOLVED, REQUESTS TO UPDATE THE POLICY, GOVERNING THE PROGRAM AND CONSIDER AUGMENTING THE SCOPE HAVE EMERGED FROM THE COMMUNITY. THE PROPOSED DRAFT POLICY INCLUDES A FORMALIZATION OF SOME PROGRAM COMPONENTS, LANGUAGE UPDATES, REVISED CONTENT REGULATIONS, AND A NEW CATEGORY FOR LARGER EXHIBITS FEATURING REGIONAL, STATE, NATIONAL, AND INTERNATIONAL ARTISTS. IN ADDITION, NUMEROUS OTHER POLICY REQUESTS GENERATED BY MEMBERS OF THE COMMUNITY WILL BE PRESENTED TO THE BOARD FOR CONSIDERATION

(11:08 a.m.) Michael Ryan, Director of Communications, gave a brief history of the program and outlined the proposed changes to the program's policies, via PowerPoint.

Brad Bulthuis left the meeting and Regina Ross entered the meeting at 11:10 a.m.

(11:14 a.m.) Barbara McNees, St. Johns Cultural Council, supported the policy changes and referenced a press release from 2009 regarding the first exhibition, *Exhibit A*.

(11:16 a.m.) Ryan noted the policy only pertained to the County Administration Building. He stated he needed the Board's direction on the proposed policy, and the four outstanding requests from the community to expand the program.

(11:18 a.m.) Wanchick expressed his concern with the last two items on the policy: opening the building on weekends and evenings and signage.

(11:19 a.m.) Motion by Waldron, seconded by Dean, to accept the program policy as stated, including the opening night reception parameters, that will be spelled out in its entirety, and hosting exhibit tours; the hours will not be extended past the evenings or weekends of normal business hours of the County Administration Building.

(11:20 a.m.) Mr. Clayton, 154 Sweetbrier Branch Lane, presented a video, commented on the rotunda, the *Venardos Circus* at the St. Augustine Amphitheatre, and expressed his support for afterhours viewings.

(11:24 a.m.) McCormack commented that the building was open on some evenings when other boards and committees held evening meetings, and that building was a "limited forum" for exhibitions.

(11:25 a.m.) Jorge Rivera, Pine Street, supported opening the administration building for afterhours viewings, and commented on the beauty of the building and the ample parking.

(11:27 a.m.) **The motion carried 5/0.**

Ross left the meeting at 11:28 a.m.

(10/02/18 - 9 - 11:28 a.m.)

3. PUBLIC HEARING - REZ 2018-03, 2884 NORTH FOURTH STREET. REQUEST TO REZONE APPROXIMATELY 0.72 ACRES OF LAND FROM COMMERCIAL, GENERAL (CG) TO RESIDENTIAL, SINGLE FAMILY (RS-3) ZONING, TO ALLOW FOR RESIDENTIAL DEVELOPMENT, LOCATED AT 2884 NORTH FOURTH STREET. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON AUGUST 16, 2018, AND VOTED 5-0 TO RECOMMEND APPROVAL

(11:28 a.m.) Ex parte communications: Waldron, Dean, and Johns had communications via email (submitted for the record, *Exhibit A*).

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

(11:33 a.m.) Jason Berle, 382 Ocean Forrest Drive, property owner, gave information on his desire to rezone the property from commercial to residential.

(11:34 a.m.) **Motion by Dean, seconded by Morris, carried 5/0, to enact Ordinance No. 2018-52, REZ 2018-03, 2884 North Fourth Street, based upon four findings of fact.**

ORDINANCE NO. 2018-52

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL, GENERAL (CG) TO RESIDENTIAL, SINGLE FAMILY (RS-3); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(10/02/18 - 10 - 11:35 a.m.)

4. PUBLIC HEARING, COMPAMD 2018-01, CRESCENT TECHNICAL COURT (ADOPTION). REQUEST TO ADOPT 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. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON SEPTEMBER 6, 2018, AND RECOMMENDED TO DENY ADOPTION OF THE AMENDMENT BY A 5-0 VOTE

(11:35 a.m.) Shannon Acevedo, Senior Supervising Planner, presented details of the requested amendment, via PowerPoint; responding to questions, she addressed compatibility, drainage on Watson Road, the status of the construction plans, and future developments being subject to impact fees. Johns stated his concerns for exacerbating the current deficiencies if this were to be approved. McCormack discussed the legal impacts of the amendments; discussion ensued.

(11:47 a.m.) Vernon Keith, 4975 Crescent Technical Court, supported the amendment and spoke on the positive impacts of commercial development in the county.

(11:51 a.m.) **Motion by Waldron, seconded by Morris, carried 5/0, to enact Ordinance No. 2018-53, adopting COMPAMD 2018-01, Crescent Technical Court, based on three findings of fact.**

ORDINANCE NO. 2018-53

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

MIXED USE DISTRICT (MD) FOR APPROXIMATELY 38 ACRES OF LAND LOCATED WEST OF US HWY 1 AND SOUTH OF WATSON ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

Rebecca Lavie, Assistant County Attorney, entered the meeting at 11:51 a.m.

(10/02/18 - 11 - 11:51 a.m.)

5. RFP 18-71, MANAGEMENT OF CDBG-DR FOR HURRICANE PROJECTS & PROGRAMS. ST. JOHNS COUNTY PURCHASING DEPARTMENT SOLICITED REQUEST FOR PROPOSALS (RFP) PACKAGES FROM INTERESTED FIRMS TO PROVIDE MANAGEMENT OF CDBG-DR FOR HURRICANE PROJECTS & PROGRAMS, SUPPORTED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), SUCH AS COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY (CDBG-DR), FOR COUNTYWIDE USE ON A CONTINUING BASIS. ASSISTING THE COUNTY IN ADMINISTRATING THE SUB-RECIPIENT AGREEMENT WITH DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO), TO ENSURE PROPER EXECUTION AND COMPLIANCE WITH FEDERAL, STATE, AND LOCAL RULES, REGULATIONS, AND PROGRAM INTENT. BY PROVIDING MANAGEMENT OF PROGRAMS AND PROJECTS, ALONG WITH A RANGE OF SERVICES INCLUDING; A HOUSING PROGRAM, PUBLIC FACILITIES PROGRAM, AND AN INFRASTRUCTURE PROGRAM, IN ORDER TO HELP PEOPLE, PROPERTIES, AND COMMUNITIES RECOVER FROM STORM RELATED DAMAGE DUE TO HURRICANES. STAFF RECOMMENDS AWARD OF RFP NO. 18-71, MANAGEMENT OF CDBG-DR FOR HURRICANE PROJECTS AND PROGRAMS TO TETRA TECH, INC., AS THE MOST RESPONSIVE, RESPONSIBLE RESPONDENT, AND APPROVAL TO ENTER INTO NEGOTIATIONS TO EXECUTE A CONTRACT FOR THE ABOVE REFERENCED SERVICES. THE CONTRACT SHALL HAVE AN INITIAL TERM OF FIVE CALENDAR YEARS, AND SHALL HAVE FIVE AVAILABLE, ONE-YEAR RENEWAL PERIODS, THAT ARE EXERCISABLE BY THE COUNTY, CONTINGENT UPON SATISFACTORY PERFORMANCE BY THE VENDOR, AVAILABILITY OF FUNDS, CONTINUED NEED OF THE SERVICES, AND APPROVAL BY THE DISASTER RECOVERY GRANT DIRECTOR AND PURCHASING MANAGER

(11:51 a.m.) Joseph Giammanco, Disaster Recovery Grant Compliance Director, presented details of the item, via PowerPoint.

(11:57 a.m.) **Motion by Morris, seconded by Dean, carried 5/0, to adopt Resolution No. 2018-339, authorizing the county administrator, or designee, to award RFP No. 18-71; Management of CDBG-DR for Hurricane Projects & Programs to Tetra Tech, Inc., to enter into negotiations, and upon successful negotiation, execute a contract, in substantially the same form and format as attached, for performance of the services provided in RFP No. 18-71.**

RESOLUTION NO. 2018-339

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 18-71 AND TO EXECUTE AGREEMENTS FOR MANAGEMENT OF

**CDBG-DR FOR HURRICANE PROJECTS & PROGRAMS
RECITALS**

Lavie left the meeting at 11:59 a.m.

(10/02/18 - 12 - 9:35 a.m.)

6. PORPOISE POINT DRAINAGE PROJECT UPDATE. ON APRIL 17, 2018, THE BOARD OF COUNTY COMMISSIONERS DIRECTED STAFF TO PROCEED WITH A REQUEST TO UNITED STATES ARMY CORPS OF ENGINEERS (USACE), TO INITIATE A BEACH EROSION STUDY IN THE VICINITY OF PORPOISE POINT, THROUGH THEIR CONTINUING AUTHORITIES PROGRAM (CAP). ON MAY 15, 2018, THE BOARD DIRECTED STAFF TO PROCEED WITH NECESSARY SURVEYS AND CONTINUE DEFINING THE SCOPE OF A DRAINAGE IMPROVEMENT PROJECT, RELATED TO RE-ESTABLISHING DRAINAGE SWALES AND POTENTIAL POSITIVE OUTFALLS, TO ALLEVIATE FLOODING; AND BRING THIS INFORMATION BACK TO THE BOARD FOR ADDITIONAL DIRECTION. ON SEPTEMBER 18, 2018, THE BOARD REQUESTED AN UPDATE ON THE STATUS OF THESE PROJECTS, IN THE PORPOISE POINT AREA

Jay Brawley, P.E., AICP, County Engineer, presented the details of the item, via PowerPoint. He gave an update on the USACE study request, the in-house drainage improvement survey, including the swale and gravity outfall options, that were estimated to cost \$475,000. Discussion ensued on the features of the outfall structures, percolation, and the costs of the outfalls.

(9:45 a.m.) Neal Shinkre, Public Works Director, explained that the Corp would pay for the Federal Interest Determination Study; the erosion feasibility study would cost approximately \$650,000, with a 50/50 match between the Corp and the County; there would be a 65/35 (Federal/County) cost-share for construction.

(9:46 a.m.) Waldron questioned if there were any commitments by residents for the three proposed outfall locations. Brawley said they still needed to contact the homeowners. Discussion ensued on the timeline and order of grading the swales and the outfall permitting and construction.

(10:09 a.m.) Bob Yerkes, 307 Outrigger Way, president, Porpoise Point HOA, spoke on the poor drainage system on Porpoise Point, and stated that he supported construction of the outfall system as the solution.

(10:12 a.m.) Paul Shilling, 431 Porpoise Point Dr., stated that he supported both options: cleaning out the swales and the outfall construction.

(10:13 a.m.) Victor Addison, 211 Porpoise Point Dr., spoke on storm surge flooding, and recommended proceeding with the outfalls.

(10:16 a.m.) Barbara Jenness, 203 Porpoise Point Dr., spoke on maintenance of the swales, stating that digging deeper swales was not the solution, outflow was needed for drainage.

(10:17 a.m.) Mike Milillo, 302 Genoa Rd., felt that cleaning up the swales was a "Band-Aid" approach; outflow drainage was needed.

(10:21 a.m.) Vivian Browning, 30 Beachcomber Way, spoke in support of the Porpoise Point community and the conditions in the area following Hurricane Irma.

(10:24 a.m.) Tracy Hannah, 404 17th Street, Vilano Beach, asked for drainage improvements for the North Beach area as well.

(10:25 a.m.) Laura Pilecki, 411 17th Street, spoke on drainage issues in North Beach and development exacerbating drainage issues. She recommended not paving parking areas.

(10:27 a.m.) Sacha Martin, 133 Coastal Hollow Circle, expressed her appreciation toward County staff for their exemplary work.

(10:30 a.m.) Discussion ensued on the effect that future beach renourishment would have on the outfalls.

(10:31 a.m.) *Motion by Dean, seconded by Morris, to direct staff to proceed with the necessary effort to secure the location and the easements for the outfall structures and to go forward with the design of the outfall structures, with the exception that the swales be cleaned.*

(10:31 a.m.) Johns spoke on maintaining the swales to allow for stormwater percolation. McCormack suggested that Brawley describe what he needed to be in the motion in order to proceed with the study.

(10:38 a.m.) **Amended motion by Dean, seconded by Morris, to proceed forward with both the maintenance of the swales and the necessary seeking of the easements and the necessary engineering design work to secure the necessary federal permits, with the understanding that if the permits were not secured, we would not go forward and not spend the balance of the funds, which would be the majority of the funds, not to exceed \$475,000.00, which would, by necessity, have to come from TTF Reserves.**

(10:39 a.m.) Smith questioned what the \$225,000 included. Brawley explained that it included the design work for the gravity outfalls, finalizing the easement locations, the required permitting up to construction ready plans, the design specifications, and the construction of up to two outfalls.

(10:40 a.m.) Johns questioned the timeline to begin construction. Brawley explained that the swale work could be completed within six months, and the outfall construction could be ready to begin within twelve months, possibly sooner. Discussion ensued on prioritizing other projects, in other communities, within the county.

(10:46 a.m.) **The motion carried 4/1, with Johns dissenting.**

The meeting moved to Item 1.

(10/02/18 - 13 - 11:59 a.m.)

7. CONSIDER AN APPOINTMENT TO THE PLANNING AND ZONING AGENCY (PZA). CURRENTLY THERE IS A VACANCY ON THE PLANNING AND ZONING AGENCY (PZA), DUE TO AN EXPIRED TERM (MR. BRAD NELSON). THIS VACANCY HAS BEEN ADVERTISED FOR A FOUR WEEK SPAN. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION EIGHT APPLICATIONS (ANDREW EVENER - DISTRICT 4, GREGORY MATOVINA - DISTRICT 1, KENNETH MCCLAIN - DISTRICT 2, GURPREET MISRA - DISTRICT 4, NICHOLAS MORCOM - DISTRICT 2, MEAGAN PERKINS - DISTRICT 4, JAN THOMAS - DISTRICT 3 AND KEVIN VAN DYKE - DISTRICT 5), AND A RECOMMENDATION FROM THE PLANNING & ZONING AGENCY

(11:59 a.m.) Melissa Lundquist, Assistant to the Board of County Commissioners, presented details of the item.

(12:00 p.m.) Meagan Perkins, 143 Scottsdale Drive, one of the applicants, introduced herself to the Board. Morris commended Perkins for volunteering. The Board members commented on the exemplary qualifications of the applicants and the geographic and district representation on the PZA.

(12:01 p.m.) Motion by Johns, seconded by Smith, carried 4/1, with Morris dissenting, to appoint Gregory Matovina to the Planning and Zoning Agency, for a full four-year term, scheduled to expire October 2, 2022.

(10/02/18 - 14 - 12:06 p.m.)
COMMISSIONERS' REPORTS

Commissioner Smith

(12:06 p.m.) Smith provided an agricultural report, and said the Datil Pepper Festival would be held on October 6 & 7, and Cracker Day was October 20. The Sunbelt Agricultural Exhibition would be in Moultrie, GA, October 16-18; subsequently, Smith noted the Sykes Corn Maze would open on October 6, 2018.

Commissioner Waldron

(12:08 p.m.) Waldron asked staff to request that FDOT reduce the speed limit on US 1, near Watson Road, and possibly make intersection improvements there as well. He asked that everyone keep the residents of South and North Carolina in mind during hurricane recovery.

Commissioner Dean

(12:10 p.m.) Dean stated that the new management for the Wednesday farmers' market at the St. Augustine Pier would begin tomorrow; he also reported that the UMC pumpkin patch would open next week.

Commissioner Morris

No report.

Commissioner Johns

(12:11 p.m.) Johns spoke on the fall festival season starting and encouraged all to shop locally and to support local events.

(10/02/18 - 14 - 12:13 p.m.)
COUNTY ADMINISTRATOR'S REPORT

No report.

(10/02/18 - 14 - 12:13 p.m.)
COUNTY ATTORNEY'S REPORT

(12:13 p.m.) McCormack stated that the vacation rental community forum would be next week, October 9, 2018, at 3 p.m., in the county auditorium.

(10/02/18 - 14 - 12:14 p.m.)
CLERK OF COURT'S REPORT

No report.

(10/02/18 - 15 - 12:14 p.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 12:14 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 562019-562147, totaling \$1,177,991.19 and Voucher Register, Voucher Nos. 39168-39245, totaling \$905,868.71 (10/2/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 562148-562150, totaling \$14,203.81 (10/2/18)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 562151-562175, totaling \$34,263.61 and Voucher Register, Voucher Nos. 39246-39260, totaling \$30,994.93 (10/3/18)

CORRESPONDENCE:

There was none.

Approved _____ December 18 _____, 2018

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: Sam Halterman
Deputy Clerk

