

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
OCTOBER 16, 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; Regina Ross, Deputy County Attorney; Rebecca Lavie, Assistant County Attorney; Brad Bulthuis, Assistant County Attorney

(10/16/18 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(10/16/18 - 1 - 9:00 a.m.)
ROLL CALL

The clerk called the roll, and all Board members were present.

(10/16/18 - 1 - 9:01 a.m.)
INVOCATION

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

(10/16/18 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Waldron led the Pledge of Allegiance.

(10/16/18 - 1 - 9:04 a.m.)
PROCLAMATION RECOGNIZING OCTOBER 23 - 31, 2018, AS RED RIBBON WEEK

Waldron invited members of the Atlantic Coast Young Marines to the podium.

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

Kimberly Gibbons, Atlantic Coast Young Marines, expressed appreciation for the recognition.

(10/16/18 - 2 - 9:09 a.m.)
ACCEPTANCE OF PROCLAMATION

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

(10/16/18 - 2 - 9:09 a.m.)
PUBLIC COMMENT

(9:10 a.m.) Tom Reynolds, 880 A1A Beach Blvd., spoke on White Cane month, Beach Blast Off funds, and work place harassment.

(9:14 a.m.) Ed Slavin, P.O. Box 3084, spoke on the Michelle O'Connell Case.

(9:17 a.m.) BJ Kalaidi, 8 Newcomb Street, expressed her appreciation for the large number of people in attendance at the meeting.

(9:19 a.m.) Michael Garcia, Treasure Beach, spoke on the Matanzas River; suggested the St. Johns County Health Department periodically test the water for contamination.

(9:21 a.m.) Robert Norwood, 4860 Flagler Estates Blvd., spoke on drainage issues resulting from Deep Creek and Sixteen Mile Creek being clogged in Hastings.

(10/16/18 - 2 - 9:23 a.m.)
DELETIONS TO CONSENT AGENDA

There was none.

(10/16/18 - 2 - 9:23 a.m.)
APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2018-340**, approving the final plat for Reserve at Greenbriar, Phase Two C

RESOLUTION NO. 2018-340

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RESERVE AT GREENBRIAR, PHASE TWO C

3. Motion to adopt **Resolution No. 2018-341**, approving the final plat for PLAT 2018-50 Rivertown, Parcel 23, Phase 1A (replat)

RESOLUTION NO. 2018-341

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

4. Motion to adopt **Resolution No. 2018-342**, approving the final plat for Gran Lake, Phase 2

RESOLUTION NO. 2018-342

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR GRAN LAKE, PHASE 2

5. Motion to adopt **Resolution No. 2018-343**, authorizing the county administrator, or designee, to execute an easement to Florida Power & Light Company, to install electrical service to the Bannon Lakes Booster Pump Station, located off International Golf Parkway

RESOLUTION NO. 2018-343

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY, TO INSTALL ELECTRICAL SERVICE TO THE BANNON LAKES BOOSTER PUMP STATION, LOCATED OFF INTERNATIONAL GOLF PARKWAY

6. Motion to adopt **Resolution No. 2018-344**, approving and authorizing the chair of the Board, on behalf of the County, to execute an easement to Florida Power & Light Company, to provide electrical service to the new St. Johns County Fire Station 5

RESOLUTION NO. 2018-344

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 FLORIDA POWER & LIGHT COMPANY, TO PROVIDE ELECTRICAL SERVICE TO THE NEW ST. JOHNS COUNTY FIRE STATION 5

7. Motion to adopt **Resolution No. 2018-345**, accepting a Final Release of Lien, Warranty, and Schedule of Values associated with the water and sewer systems, to serve St. Johns County Public Works Facility, located off SR 16

RESOLUTION NO. 2018-345

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND SCHEDULE OF VALUES ASSOCIATED WITH THE WATER AND SEWER SYSTEMS SERVING ST. JOHNS COUNTY PUBLIC WORKS FACILITY, LOCATED OFF SR 16

8. Motion to adopt **Resolution No. 2018-346**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property

associated with the water system, to serve Fusion Bowling Services, LLC, located off Palm Valley Road

RESOLUTION NO. 2018-346

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 SYSTEM, TO SERVE FUSION BOWLING SERVICES, LLC, LOCATED OFF PALM VALLEY ROAD

9. Motion to adopt **Resolution No. 2018-347**, 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 water system, to serve Gateway Village Retail Center (Heartland Dental), located off US 1 N

RESOLUTION NO. 2018-347

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 WATER SYSTEM, TO SERVE GATEWAY VILLAGE RETAIL CENTER (HEARTLAND DENTAL), LOCATED OFF US 1 N

10. Motion to adopt **Resolution No. 2018-348**, 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 water, sewer, and reuse systems to serve Windward Ranch, Phase Eight, located off SR 16

RESOLUTION NO. 2018-348

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 WATER, SEWER, AND REUSE SYSTEMS, TO SERVE WINDWARD RANCH, PHASE EIGHT, LOCATED OFF SR 16

11. Motion to adopt **Resolution No. 2018-349**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water, sewer, and reuse systems, to serve Mill Creek North Storage Facility, located off SR 16

RESOLUTION NO. 2018-349

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY

ASSOCIATED WITH THE WATER, SEWER, AND REUSE SYSTEMS, TO SERVE MILL CREEK NORTH STORAGE FACILITY, LOCATED OFF SR 16

12. Motion to adopt **Resolution No. 2018-350**, 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 systems, to serve Veranda, Building D, located off A1A N

RESOLUTION NO. 2018-350

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 SYSTEMS, TO SERVE VERANDA, BUILDING D, LOCATED OFF A1A N

13. Motion to adopt **Resolution No. 2018-351**, 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 systems, to serve Villages of Valencia, Phase 3B, located off US 1 S

RESOLUTION NO. 2018-351

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 SYSTEMS, TO SERVE VILLAGES OF VALENCIA, PHASE 3B, LOCATED OFF US 1 S

14. Motion to adopt **Resolution No. 2018-352**, accepting a Final Release of Lien, Warranty, Easement for Utilities, Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer systems, to serve Palencia North, Phase II C-2, located off US 1 N

RESOLUTION NO. 2018-352

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS, TO SERVE PALENCIA NORTH, PHASE II C-2, LOCATED OFF US 1 NORTH

15. Motion to adopt **Resolution No. 2018-353**, authorizing the Chair of the Board, on behalf of the County, to execute and deliver a County Deed to the State of Florida Department of Transportation, conveying right-of-way necessary, for the proposed traffic signal at US 1 and Las Calinas Boulevard

RESOLUTION NO. 2018-353

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 TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, CONVEYING RIGHT-OF-WAY NECESSARY, FOR THE PROPOSED TRAFFIC SIGNAL AT US 1 AND LAS CALINAS BOULEVARD

16. Motion to adopt **Resolution No. 2018-354**, authorizing the county administrator, or his designee, to purchase two 2018 Braun Ambulances from Ten-8 Fire Equipment Inc., subject to the terms and conditions contained in the Florida Fire Chief's Association, Florida Sheriff's Association & Florida Association of Counties Contract #FSA18-VEF13.0, at a total purchase price of \$493,668

RESOLUTION NO. 2018-354

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND TO EXECUTE A PURCHASE ORDER FOR TWO NEW 2018 BRAUN AMBULANCES

17. Motion to adopt **Resolution No. 2018-355**, authorizing the county administrator, or his designee, to award Bid No. 18-65, Post Disaster Signalization Services, to American Lighting and Signalization, LLC, as the responsive and responsible bidder; and to execute a contract in substantially same form and format as attached hereto, to perform the services as provided in Bid No. 18-65

RESOLUTION NO. 2018-355

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-65; AND TO EXECUTE AN AGREEMENT FOR POST DISASTER SIGNALIZATION SERVICES

18. Motion authorizing the county administrator, or designee, in accordance with section 287.057(5), F.S., to negotiate on the best terms and conditions with sole respondent to Bid No. 18-84, Core Construction Company of Jacksonville, Inc., in order to complete renovations to the St. Johns County, Ponte Vedra Annex Tax Collector's Office, for a price within the current available budget
19. Motion to adopt **Resolution No. 2018-356**, authorizing the county attorney, or designee, to award RFP No: 18-79, Outside Legal Counsel for Opioid Litigation, to Romano Law Group, as the highest ranked firm, and to enter into negotiations, and upon successful negotiation, execute a contract, in substantially the same form and format as attached, for performance of services provided in RFP No: 18-79

RESOLUTION NO. 2018-356

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 18-79; AND TO EXECUTE AN AGREEMENT FOR OUTSIDE LEGAL COUNSEL FOR OPIOID LITIGATION

20. Motion to adopt **Resolution No. 2018-357**, approving the terms and authorizing the county administrator, or designee, to execute Amendment No. 1 to Florida Department of Environmental Protection Grant Agreement 17SJ2, changing the Agreement begin date, to enable reimbursement of expenses related to the recently completed St. Johns County Shore Protection Project beach nourishment, in the vicinity of St. Johns County Ocean Pier, that were incurred before the start date of the agreement

RESOLUTION NO. 2018-357

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF, AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO, GRANT AGREEMENT 17SJ2 BETWEEN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ST. JOHNS COUNTY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CORRECTION OF ERRORS; PROVIDING DIRECTION; AND PROVIDING AN EFFECTIVE DATE

21. Motion to adopt **Resolution No. 2018-358**, approving the 2018 St. Johns County Title VI Plan, as presented; and authorizing the county administrator to sign assurances in the Title VI/Nondiscrimination Policy and Plan for Sub-Recipients in the FDOT Local Agency Program

RESOLUTION NO. 2018-358

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2018 ST. JOHNS COUNTY TITLE VI PLAN, AS AUTHORIZED UNDER THE CIVIL RIGHTS ACT OF 1964, 49 CFR, PART 21

22. Motion to adopt **Resolution No. 2018-359**, approving the terms and conditions of the Non-Exclusive Franchise Agreement for Construction and Demolition debris between St. Johns County, Florida, and Frog Hauling and Demolition; and authorizing the county administrator, or designee, to execute the Non-Exclusive Franchise Agreement, on behalf of the County

RESOLUTION NO. 2018-359

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A NONEXCLUSIVE FRANCHISE AGREEMENT FOR CONSTRUCTION AND DEMOLITION DEBRIS

BETWEEN ST. JOHNS COUNTY, FLORIDA, AND FROG HAULING AND DEMOLITION; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NON-EXCLUSIVE FRANCHISE AGREEMENT FOR CONSTRUCTION AND DEMOLITION DEBRIS; ON BEHALF OF ST. JOHNS COUNTY

23. Motion to adopt **Resolution No. 2018-360**, accepting Florida e-911 Board, e-911 Grant in net amount of \$106,131.13; approving terms, conditions, requirements of the grant specified in the grant award letter; and recognizing and appropriating the grant contribution in the FY 2019 budget

RESOLUTION NO. 2018-360

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF A FLORIDA E-911 BOARD GRANT; RECOGNIZING THE GRANT AMOUNT AS UNANTICIPATED REVENUE; AND APPROPRIATING THE GRANT FUNDS WITHIN THE E-911 FUND 2019 FISCAL YEAR BUDGET

24. Motion to approve the application submittal for the 2018 Assistance to Firefighters grant for Personal Protective Equipment (PPE), specifically, bunker gear with this purchase as part of an overall health and safety program, on behalf of St. Johns County Fire Rescue, with the anticipated amount of \$500,000 with a 15% match required and budgeted in 2019 adopted budget, effective October 16, 2018
25. Motion to adopt **Resolution No. 2018-361**, approving the terms, conditions, and requirements of the agreement between St. Johns County, Florida, and SMA Behavioral Health Services, Inc., in order to provide a portion of the required local County matching dollars under SMA's contract, not to exceed \$350,000, with the Department of Children and Families; authorizing the county administrator, or designee, to execute the agreement substantially in the form as attached, on behalf of the County

RESOLUTION NO. 2018-361

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 SMA BEHAVIORAL HEALTH SERVICES, INC.; AND AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

26. Motion to adopt **Resolution No. 2018-362**, authorizing the Chair to execute local government certifications for SFY 15/16, FY 16/17, & 17/18 SHIP annual reports

RESOLUTION NO. 2018-362

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION, BY THE CHAIR OF THE NECESSARY CERTIFICATIONS, FOR THE STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) ANNUAL REPORT FOR FISCAL YEARS 2015-2016, 2016-2017, AND 2017-2018, TO THE FLORIDA HOUSING FINANCE CORPORATION; AUTHORIZING THE CHAIR TO SIGN THE NECESSARY CERTIFICATIONS ACCEPTING THE REPORT; AND PROVIDING AN EFFECTIVE DATE

27. Motion to adopt **Resolution No. 2018-363**, approving the terms, conditions, and requirements of the contract addendum between St. Johns County and Flagler Hospital, CoC Lead Agency, and authorizing the county administrator, or designee, to execute the addendum substantially in the same form and format as attached, on behalf of the County; and recognizing and appropriating the Challenge grant funds for Social Security / Disability Income Outreach, Access and Recovery (SOAR) in the amount of \$8,921.40, into the General Fund Social Services Department for Fiscal Year 2019

RESOLUTION NO. 2018-363

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT FUNDS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ADDENDUM TO THE HOMELESSNESS UNIFIED CONTRACT AGREEMENT PROVIDING HOMELESS AND HOMELESS PREVENTION FUNDS FOR THE CHALLENGE GRANT WITH FLAGLER HOSPITAL, LEAD AGENCY OF THE ST. JOHNS COUNTY CONTINUUM OF CARE, FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES, ON BEHALF OF THE COUNTY; AND APPROPRIATING GRANT FUNDS WITHIN THE SOCIAL SERVICES DEPARTMENT'S BUDGET FOR FISCAL YEAR 2019

28. Motion to approve minutes: September 18, 2018, BCC Regular

(10/16/18 - 9 - 9:24 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Item 1 was removed from the agenda. Items 3 and 4 were heard together, but voted on separately.

(10/16/18 - 9 - 9:25 a.m.)

APPROVAL OF REGULAR AGENDA

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

(Item 1 was removed from the Agenda.)

1. REPORT OF EXCESS FEES FOR FISCAL YEAR 2017-18. IN COMPLIANCE WITH FLORIDA STATUTE, 218.36, THE ST. JOHNS COUNTY TAX COLLECTOR DENNIS HOLLINGSWORTH WILL PRESENT A REPORT OF EXCESS FEES COLLECTED FOR THE 2017-2018 FISCAL YEAR. PLEASE NOTE THAT THESE EXCESS FEES HAVE ALREADY BEEN ESTIMATED AS A PART OF THE COUNTY BUDGET PROCESS AND THEREFORE THEY DO NOT NECESSARILY REPRESENT ADDITIONAL COUNTY REVENUE

(10/16/18 - 10 - 9:26 a.m.)

2. DISCUSSION OF A ONE-PERCENT TOURIST DEVELOPMENT TAX INCREASE. ON SEPTEMBER 18, 2018, THE CHAIR SCHEDULED A DISCUSSION OF A ONE-CENT BED TAX INCREASE FOR BEACH RESTORATION. BACKUP MATERIAL HAS BEEN PROVIDED TO ASSIST THE COMMISSION AND STAFF WILL BE AVAILABLE TO FACILITATE QUESTIONS

(9:26 a.m.) Dean spoke on the beach restoration project, the shoreline funding protection project, and explained his goal moving forward.

(9:29 a.m.) Damon Douglas, Project Manager, presented an update of the item, via PowerPoint.

(9:33 a.m.) Dean stated the discussion on the item was to direct staff on whether to draft an ordinance to increase the bed tax by one cent.

(9:34 a.m.) Tom Reynolds, 880 A1A Beach Blvd., suggested the Board move forward with the bed tax increase.

(9:37 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of increasing the bed tax.

(9:39 a.m.) Ivan Juric, 2957 S. Ponte Vedra Blvd., commented in favor of the tax increase.

(9:40 a.m.) Kirk Williams, 3091 South Ponte Vedra Blvd., spoke in favor of raising the bed tax.

(9:42 a.m.) Ervin Bullock, 4370 Coastal Highway, spoke on eroded beaches, and suggested moving forward with the bed tax increase.

(9:44 a.m.) Vivian Browning, 30 Beachcomber Way, spoke in favor of the bed tax increase and beach renourishment.

(9:47 a.m.) Kelly Sullivan, 141 Kingston Drive, spoke on the increase in tourism, and urged the board to move forward with the increase in bed tax.

(9:50 a.m.) Susan Walchock, President of Spinnakers Reach Condominium, spoke on the positive outcome of a bed tax increase.

(9:53 a.m.) Beth Angela, 1283 Ponte Vedra Blvd., spoke in favor of the bed tax increase.

(9:56 a.m.) Guy Rash, 2803 S. Ponte Vedra Blvd., spoke in favor of the bed tax increase.

(9:59 a.m.) Michael Ceaning, Chairman of the Chambers Public Policy Committee, spoke in favor of the bed tax increase.

(10:01 a.m.) Misty Eldridge, 1213 Ponte Vedra Blvd., questioned the board on the timeline for approving the agenda item, and spoke on moving forward with the bed tax increase.

(10:04 a.m.) Pamela Siguler, 893 Ponte Vedra Blvd., spoke in favor of approving the bed tax increase.

(10:05 a.m.) Lisa Lloyd, 132 Surfside Avenue, spoke on the importance of increasing taxes, and asked the Board to move forward with the bed tax increase.

(10:08 a.m.) Barbara Jenness, 203 Porpoise Point Drive, spoke on moving forward with the bed tax increase.

(10:09 a.m.) Elaine Ashourian, 315 Ponte Vedra Blvd., spoke on raising taxes to help maintain the beaches.

(10:11 a.m.) Mary Ellen Darretta, 941 Ponte Vedra Blvd., spoke on the plan for Ponte Vedra Beach renourishment and voting in favor of the bed tax increase.

(10:13 a.m.) William White, 3910 Coastal Highway, asked the Board to raise the bed taxes.

(10:14 a.m.) Jim Chambless, 3043 S. Ponte Vedra Blvd., read a statement from Marla Klaas, 3840 Coastal Highway, *Exhibit A*, in support of the bed tax increase.

(10:16 a.m.) Tom Rose, Old Ponte Vedra Beach Condominiums, encouraged the Board to move forward with increasing the bed tax.

(10:19 a.m.) Linda Chambless, 3043 S. Ponte Vedra Blvd., spoke on the beaches, and asked the Board to vote to increase the bed tax.

(10:23 a.m.) Dean discussed the funding formula for the bed tax.

(10:24 a.m.) Morris explained the process of increasing the taxes for beach renourishment, and his reasoning to move forward with the bed tax.

(10:26 a.m.) Smith questioned the MSTU millage rate. Douglas responded that in the previous ordinance, there was a clause that said if there was not a millage levied that it should be repealed. Discussion ensued.

(10:31 a.m.) Waldron stated the bed tax increase will put the county tax payers in debt for \$48 million dollars plus interest for 30 years.

(10:37 a.m.) Johns explained that bed tax funds were not guaranteed to be used just for the beaches.

(10:43 a.m.) Morris spoke on the average annual growth of the tourist development tax, and the cost on beach renourishment.

(10:45 a.m.) **Motion by Dean, seconded by Morris, carried 3/2, with Johns and Smith dissenting, to direct the staff to prepare an ordinance to increase the tourist development tax by one cent and bring it back to the Board for consideration as earliest as possible.**

The meeting recessed at 10:48 a.m. and reconvened at 10:56 a.m. Lavie and Ross were not in attendance after the recess.

Meeting moved to item 5.

(10/16/18 - 12 - 11:35 a.m.)

3. PUBLIC HEARING - PROPOSED SETTLEMENT AGREEMENT OF KING'S GRANT LITIGATION. IN OCTOBER 2015, KG DEVELOPMENT, LLC, AND CUMBERLAND STREET, LLC, (COLLECTIVELY, "PLAINTIFFS") FILED SUIT AGAINST ST. JOHNS COUNTY, CHALLENGING A FINAL ORDER ISSUED BY THE BOARD OF COUNTY COMMISSIONERS THAT DENIED THE PLAINTIFFS' APPLICATION FOR PUD REZONING OF 772.1 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE I-95 AND SR 206 INTERCHANGE. THE COUNTY DENIES THAT PLAINTIFFS ARE ENTITLED TO ANY RELIEF. HOWEVER, THE BOARD HAS AUTHORIZED THE COUNTY ATTORNEY TO DISCUSS POSSIBLE SETTLEMENT, WHILE CONTINUING TO DEFEND THE LITIGATION. THE PLAINTIFFS HAVE PROPOSED CERTAIN ENHANCEMENTS TO THEIR PUD APPLICATION AS A FULL AND COMPLETE SETTLEMENT OF THE LITIGATION. A SUMMARY OF THE PROPOSED ENHANCEMENTS IS ATTACHED; THE COMPLETE LANGUAGE CAN BE FOUND IN THE ATTACHED SETTLEMENT AGREEMENT. ADDITIONALLY, THE REVISED PUD APPLICATION WILL BE PRESENTED FOR THE BOARD'S CONSIDERATION WITH THIS ITEM. THE RELEVANT COUNTY DEPARTMENTS HAVE BEEN CONSULTED AND REVIEWED THE PROPOSED SETTLEMENT. THE COUNTY ATTORNEY IS PREPARED TO CONTINUE DEFENDING THE LITIGATION, BUT IF THE BOARD DIRECTS APPROVAL, THE SETTLEMENT AGREEMENT WOULD SERVE THE PUBLIC INTEREST

Patrick McCormack, County Attorney, explained that Items 3 and 4 would be heard together; then proposed a template outlining the hearing, *Exhibit A*.

(11:43 a.m.) Ex Parte Communication: Smith disclosed that he met with Jim Hissem regarding his previous vote and the cost of the litigation; said he met with Pat Hamilton, George Cumiskey and others regarding the development, in general; said he attended the South Anastasia Community Fish Fry, where many of the members expressed their concerns with the development and the environmental impacts relating to King's Grant; said he received many emails regarding the environmental impacts; and said he received several phone calls in opposition. Waldron disclosed that he attended the same fish fry, where members commented on the project; said he met with Beth Breeding regarding the project; said he met with Pat Hamilton, George Cumiskey, and Ray Spofford, where he only listened to their concerns; said he received numerous emails all in opposition; said he spoke with Bill Hamilton regarding the effects of water quality, construction in that area of the County, the need for agricultural areas, Pellicer Creek and the stormwater drainage area; said he spoke with Frank Pacetti regarding drainage at Pellicer Creek; said he spoke with former County Commissioner Harry Waldron regarding impact fee credits and rights-of-way for the widening of SR 206; said he received a voice mail from Julie Parker regarding her traffic concerns. Dean disclosed that he spoke with Michael Brennan; said he also met with Patrick Hamilton. Morris disclosed that he spoke with Michael Brennan regarding King's Grant being a more viable asset to the County. Johns disclosed that he conducted a community meeting in District 3 regarding the development and other issues; said he met with Pat Hamilton and George Cumiskey and Ray Spofford regarding the same issues as the previous commissioners; said he received numerous phone calls in favor and opposed to the project; said he received a phone call from Mike Brennan regarding the litigation; said he received phone calls from Hugh Matthews and Jim Hissan regarding the progress of the litigation and the pros and cons of the development.

(11:54 a.m.) Teresa Bishop, Planning Division Manager, presented the details of the agenda item, via PowerPoint.

(11:58 a.m.) Brad Bulthuis, Senior Assistant County Attorney, presented the details of the settlement agreement and litigation, via PowerPoint.

(12:07 p.m.) Gary Hunter, Attorney representing the applicant, 119 S. Monroe Street, Tallahassee, Florida, spoke on the litigation, funding of the fire station, and other details of the project.

(12:14 p.m.) Doug Miller, England Thims and Miller, Planners and Engineers of the project, 14775 Old St. Augustine Road, Jacksonville, reviewed maps of the area, via PowerPoint, then reviewed the future land use, zoning, and the master plan.

(12:29 p.m.) McCormack questioned if the estimated utility cost was updated. Miller responded it was not updated and will most likely be more costly.

(12:31 p.m.) George Jacunski, 5650 A1A South, spoke on his concern with the fire station, and stated there have been no changes since previous meetings.

(12:34 p.m.) Tom Reynolds, 880 A1A Beach Blvd., spoke on the importance of the fire station, and urged the board to vote yes on this item.

(12:38 p.m.) Keto Burns, 6857 E. Seacove Avenue, spoke on his concerns with the fire station, flooding issues with the development, and commented in opposition to the project.

(12:40 p.m.) Jordan Whitmire, 676 Sundown Circle, commented in opposition to the project.

(12:44 p.m.) William Fisher, Flagler Estates, spoke in opposition to the project.

(12:45 p.m.) Mike Sullivan, spoke in opposition to the project.

(12:46 p.m.) Walter Coker, 291 Cubbedge Road, spoke in opposition to the project.

(12:49 a.m.) Anne Adams, 6929 Middleton Avenue, read a letter into the record from Michael English opposing the project, *Exhibit B*.

(12:53 p.m.) Dennis Chipman, 5400 Atlantic View, spoke in opposition of the project.

(12:56 p.m.) Aubrey Skillman, 6989 Middleton Avenue, spoke in opposition of the project.

(12:57 p.m.) Ann Taylor, 1365 SR 206, spoke in opposition to the settlement proposal.

(1:00 p.m.) Patrick McCormack stated Ann Taylor was reading from an old version of the settlement agreement.

(1:00 p.m.) Dean gave permission for Ann Taylor to come back with an updated settlement proposal during public comment.

(1:00 p.m.) Jen Lumberk, 291 Cubbedge Road, asked that the Board deny the settlement.

(1:03 p.m.) Kay Mosby, 905 Eagle Drive, compared similar concerns in South Florida, spoke on the endangerment of gopher turtles, and urged the Board to deny the proposal.

(1:06 p.m.) Bob Cowperthwaite, 7001 Charles Street, read aloud portions of a letter from Ray Johnson in opposition to the project, *Exhibit C*.

(1:09 p.m.) Jacob Hamilton, 1195 E. SR 206, asked that the Board deny the application.

(1:09 p.m.) Tom Kiernan, 1740 Castile Street, spoke on the Matanzas River, and against the Kings Grant settlement.

(1:10 p.m.) Marilyn Wiles, 8220 A1A South, spoke on five reasons to deny the project.

(1:13 p.m.) Mel Longo, 620 21st Street, spoke in opposition to the project.

(1:16 p.m.) Patrick Hamilton, 201 Owens Avenue, asked that the Board deny the settlement agreement, and presented a video clip from a previous meeting regarding urban sprawl.

(1:20 p.m.) Daniel Ward, 6989 Charles Street, also presented a video clip from a previous meeting regarding the cost of the fire station and commented in opposition of the project.

(1:24 p.m.) Joe McIntire, 7265 A1A South, spoke on concerns with the location of the project, and urged the Board to deny the settlement proposal.

(1:26 p.m.) Anna Hamilton, 201 Owens Avenue, spoke on the Matanzas River, and addressed water quality concerns; then, urged the Board to reject the settlement proposal.

(1:29 p.m.) Ann Taylor, 1365 SR 206, voiced her opposition to the project.

(1:30 p.m.) Ed Slavin, P.O. Box 3084, commented in opposition to the settlement proposal.

Crystal Smith left the meeting and Sindy Wiseman, Deputy Clerk entered the meeting at 1:35 p.m.

(1:33 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the increased demand of first responders. Additionally, she continued reading the letter Ms. Adams referenced, regarding subdivision impacts to the area.

(1:36 p.m.) Maureen Welch, 107A Rio Del Mar, said the proposed changes to the project would not change the impact to the area.

(1:37 p.m.) Penelope McCormick, 9224 July Lane, spoke on traffic and congestion concerns.

(1:39 p.m.) Bill Hamilton, 7000 Charles Street, requested a denial of the project due to the impact to the agricultural community.

(1:43 p.m.) Christopher McDermott, 392 San Nicholas Way, spoke in opposition of the approval of Kings Grant, due to the impact to the County.

(1:46 p.m.) John Gorman, 795 Stokes Landing Road, spoke on the number of homes under construction and the impacts to the schools and traffic.

(1:47 p.m.) Jane West, 24 Cathedral Place, attorney for SACA, provided a history of the project; local government's discretion to approve or deny; the benefit of agriculture to the County; and urged the Board to reject the agreement and to continue with the court proceedings. She requested that the binder that included the order granting SACA intervention, be made evidence for the record, *Exhibit D*.

(1:52 p.m.) Miller addressed the flood plain maps, recharge issue, gopher tortoise, water supply, and wells.

(1:54 p.m.) Hunter expressed his appreciation to the citizens for the civility and clarity they showed to the Board and one another. He spoke on the current zoning of the land and the purpose of the agreement.

(1:59 p.m.) Johns questioned whether a Certificate of Need was a requirement for any of the proposed uses. Hunter responded that not every medical facility required a Certificate of Need process. Johns questioned the maintenance of the roadways. Miller responded.

(2:02 p.m.) Waldron questioned the width of the 206 right-of-way. Miller said it was 100 feet wide, with a 25 foot reservation for additional right-of-way.

(2:03 p.m.) Soria provided language from the Land Development Code regarding road maintenance.

(2:04 p.m.) Phong Nguyen, Transportation Development Manager, agreed with Hunter regarding the width of State Road 206.

(2:06 p.m.) Waldron questioned the parking requirements within the subdivision and whether the number of homes build would make the facility self-sufficient. Miller stated that it was proposed for on street parking, on the minor collector around the park. Discussion ensued on parking.

(2:09 p.m.) Bill Young, Utility Director, stated that the maintenance would be covered through the fees paid by the residents.

(2:11 p.m.) Waldron questioned the concurrency count. Nguyen said a final Certificate of Concurrency had not been issued.

(2:13 p.m.) Morris questioned what the value of the waste water treatment was to the County. Young stated that the project was environmentally correct.

(2:15 p.m.) McCormack clarified that the figures Young spoke of were estimated.

(2:16 p.m.) Morris commented that the impact of the proposed 2015 one-cent sales tax increase would have relieved the County from the dependency of developers.

(2:22 p.m.) Dean spoke on the settlement agreement, impacts to the County, and the projects incompatibility with the surrounding area.

(2:26 p.m.) Motion by Waldron, seconded by Smith, carried 4/1, with Morris dissenting, to disapprove of the proposed Settlement Agreement between St. Johns County, KG Development, LLC, and Cumberland Street, LLC; and to direct the county attorney to continue defense of the King's Grant Planned Unit Development litigation.

(10/16/18 - 15 - 2:26 p.m.)

4. PUBLIC HEARING, PUD 2014-06, KINGS GRANT. REQUEST TO REZONE APPROXIMATELY 772 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW 999 DWELLING UNITS, OF WHICH, 74 MAY BE AGE-RESTRICTED; 130,000 SQUARE FEET OF COMMERCIAL RETAIL AND SERVICE USES; 200 HOTEL ROOMS; 80,000 SQUARE FEET OF PROFESSIONAL AND MEDICAL OFFICE; 120 BED REHABILITATION HOSPITAL; AND 260 BED ASSISTED LIVING/SKILLED NURSING /MEMORY CARE FACILITY. THE PLANNING AND ZONING DEPARTMENT RECOMMENDED DENIAL OF THE PROJECT AT ITS JUNE 4, 2015, MEETING, WITH A 4-3 VOTE. THE BOARD OF COUNTY COMMISSIONERS HEARD THIS REQUEST ON SEPTEMBER 15, 2015, AND DENIED THE PUD APPLICATION.

THE APPLICANT APPEALED THE BOARD DECISION IN CIRCUIT COURT AND A SETTLEMENT AGREEMENT IS PROPOSED FOR THE BOARD'S CONSIDERATION. THIS PUD PROPOSAL ADDRESSES THE CHANGES PROPOSED BY THE SETTLEMENT AGREEMENT. A REVISED MEMORANDUM, AS WELL AS, THE SEPTEMBER 15, 2015, STAFF REPORT, ARE ATTACHED

No action and no discussion were taken on Item 4.

The meeting recessed at 2:27 p.m. and reconvened at 2:36 p.m. with Regular Agenda Item 7.

(10/16/18 - 16 - 10:57 a.m.)

5. REQUEST FOR RELIEF FROM SECTION 9.04.05.B OF THE LAND DEVELOPMENT CODE, ENTITLED RE-APPLICATION AFTER DENIAL OF REZONING. ON MAY 1, 2018, THE WINDING OAKS PUD (PUD 2016-16) WAS DENIED BY THE BOARD OF COUNTY COMMISSIONERS, IN AN ADVERTISED PUBLIC HEARING. SECTION 9.04.05.B OF THE LAND DEVELOPMENT CODE, ENTITLED RE-APPLICATION AFTER DENIAL OF REZONING, PROVIDES FOR A ONE-YEAR WAITING PERIOD, WHEN A REZONING APPLICATION IS DENIED. THE APPLICANT HAS REQUESTED, THE BOARD CONSIDER WAIVING THE ONE-YEAR WAIT TIME AND ALLOW A REVISED PUD TO BE SUBMITTED, REVIEWED AND HEARD IN PUBLIC HEARINGS

Teresa Bishop, Planning Division Manager, presented the details of the item.

(10:58 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, presented maps of the site location and improved turning lanes, *Exhibit A*.

(10:58 a.m.) Bob Porter, 4220 Race Track Road, discussed reasons for the waiver, and stated they agreed to donate \$50,000 for extending water lines and would take care of the mitigation for the fire station.

(11:02 a.m.) Tom Reynolds, 880 A1A Beach Blvd., urged the Board to grant waiver.

(11:03 a.m.) William Fisher, 10130 McMahan Avenue, supported a fire station being located on SR 207.

(11:04 a.m.) Morris explained the land would remain vacant due to no available funds to build the fire station. Jeff Prevatt, Interim Fire Chief, informed Morris the funds would be for operating the fire station. Discussion ensued.

(11:07 a.m.) Motion by Johns, seconded by Dean, carried 2/3 with Morris, Smith, and Waldron dissenting, to waive Section 9.04.05.B of the Land Development Code, entitled Re-Application After Denial of Rezoning, allowing the applicant for the Winding Oaks PUD (PUD 2016-16) to submit within one year of its denial.

(10/16/18 - 16 - 11:08 a.m.)

6. PUBLIC HEARING - PLNAPPL 2018-06 BOMAN ZONING VARIANCE APPEAL. REQUEST TO APPEAL THE DECISION MADE BY THE PLANNING AND ZONING AGENCY ON AUGUST 16, 2018, DENYING A REQUEST FOR A ZONING VARIANCE (ZVAR 2018-02) TO TABLE 6.01 AND SUBSEQUENT SECTION 6.01.03.A OF THE LAND DEVELOPMENT CODE TO ALLOW FOR A PROPERTY ZONED OPEN RURAL (OR) TO HAVE A REDUCED LOT WIDTH AT THE STREET LINE FROM ONE HUNDRED (100) FEET TO

APPROXIMATELY TWENTY (20) FEET, SPECIFICALLY LOCATED AT 1860 ORANGE COVE ROAD

Marie E. Colee, Assistant Program Manager, presented details of the item, via PowerPoint.

(11:11 a.m.) Ex Parte Communication: Smith, Waldron, Morris, Dean, and Johns all disclosed they met with Susan Boman, Marie Colee, Paolo Soria, and Teresa Bishop and discussed the history of the property, setbacks, buffers; and received emails from neighbors with concerns on capability.

(11:14 a.m.) Susan Boman, applicant, stated she was available for any questions.

(11:14 a.m.) Soria spoke on the added condition regarding the undisturbed 30-foot buffer and setback from the southeast property line.

(11:15 a.m.) Johns questioned Boman on a written document she referenced from the county stating she would be allowed to construct a single-family residence on the property. Bowman explained the document.

(11:16 a.m.) Smith questioned the drainage concerns. Discussion ensued on access issues and wetland permitting.

(11:28 a.m.) Angela Johns, adjacent lot owner, spoke on the drainage issues.

(11:32 a.m.) Ed Slavin, P.O. Box 3084, stated based upon the testimony of the previous speaker he suggests the PZA decision should be upheld.

(11:32 a.m.) Motion by Johns, seconded by Morris, carried 5/0, to approve PLNAPPL 2018-06, Boman Zoning Variance Appeal, OVERTURNING the decision of the Planning and Zoning Agency and approving the request for a Zoning Variance to Table 6.01 and subsequent Section 6.01.03.A of the Land Development Code to allow for a property zoned Open Rural (OR) to have a reduced Lot width at the street line from one hundred (100) feet to approximately twenty (20) feet, specifically located at 1860 Orange Cove Road, subject to seven (7) conditions and four (4) findings of fact.

The meeting moved to item 3.

(10/16/18 - 17 - 2:36 p.m.)

7. ST. JOHNS COUNTY SHERIFF'S OFFICE TRAINING FACILITY: PRESENTATION ON NEEDS AND CONSIDERATION TO EXECUTE A PURCHASE AND SALE AGREEMENT, FOR ADDITIONAL PROPERTY REQUIRED, FOR THE SHERIFF'S OFFICE TRAINING FACILITY. ON JUNE 17, 2014, SHERIFF DAVID B. SHOAR (SHERIFF) APPEARED BEFORE THE BOARD OF COUNTY COMMISSIONERS (BCC), SEEKING APPROVAL OF A PROPOSED PURCHASE OF LAND, WHICH WOULD SERVE AS THE FUTURE SITE OF A LAW ENFORCEMENT TRAINING FACILITY (PROPERTY). DEVELOPMENT OF THE FACILITY WOULD BE COMPLETED IN PHASES, AND AMONG OTHER THINGS, WOULD ULTIMATELY INCLUDE AN EMERGENCY COMMUNICATION CENTER, DRIVING TRACK, FIRING RANGE, AND INSTRUCTIONAL CLASSROOMS (PROJECT). THE BCC SUBSEQUENTLY APPROVED THE PURCHASE OF APPROXIMATELY 49.2 ACRES, LOCATED ON AGRICULTURAL CENTER DRIVE, AT A PURCHASE PRICE OF \$941,981.77, WHICH WAS PRINCIPALLY FUNDED FROM LAW ENFORCEMENT IMPACT FEES. HERE, THE SHERIFF'S OFFICE REQUESTS THE BCC'S CONSIDERATION AND APPROVAL OF FUNDING FROM LAW ENFORCEMENT IMPACT FEE RESERVES TO PURCHASE AN ADDITIONAL

17.65 ACRES, DIRECTLY ADJACENT TO THE PROPERTY. IN ACCORDANCE WITH THE MASTER DEVELOPMENT PLAN, THE ADDITIONAL PROPERTY WILL GENERALLY ALLOW FOR FLEET MANAGEMENT, EQUIPMENT STORAGE, AND A FUEL FARM. IF APPROVED, OWNERS CHARLES R. USINA, JR. AND GABYE LEE USINA HAVE AGREED TO SELL THE PROPERTY BELOW THE APPRAISED VALUE AT A PURCHASE PRICE OF \$529,500. THE TOTAL AMOUNT REQUIRED TO PURCHASE THE PROPERTY, INCLUDING THE PURCHASE PRICE, CLOSING COSTS AND SECOND APPRAISAL (REQUIRED BY FLORIDA STATUTES) IS \$550,000. THE SHERIFF'S OFFICE FURTHER SEEKS THE BCC'S CONSIDERATION AND APPROVAL OF FUNDING TO COMPLETE PHASE I OF THE PROJECT, WHICH INCLUDES CONSTRUCTING THE TRAINING FACILITIES AND EMERGENCY COMMUNICATIONS CENTER. THE TOTAL COST TO COMPLETE PHASE 1 IS ESTIMATED AT \$15 MILLION; THEREFORE, IF APPROVED, THE SHERIFF REQUESTS THAT THE BCC ISSUE DEBT SERVICES TO COVER THE COST, AND UTILIZE FUTURE PROCEEDS FROM LAW ENFORCEMENT IMPACT FEES TO PAY THE DEBT

Sheriff David B. Shoar, Sheriff, St Johns County, presented an overview of the proposed training facility, via PowerPoint, including a drone video of the property, *Exhibit A*. He spoke on the savings to the County, and the Emergency Communications Center on the property. He stated that there would be a partnership with the Federal Bureau of Investigation (FBI), who had invested \$2 million; possible savings of Full Time Employees (FTE); timber proceeds in the amount of \$13,000; for a total project cost of \$15,677,000 and an annual debt service payment of \$892,000.

(2:51 p.m.) Jason Sheffield, Deputy Director, presented details of the Profit and Loss Statement, via PowerPoint.

(2:55 p.m.) Shoar spoke on funding for the construction of the communication center, who would utilizing the facility, and the project timeline.

(3:01 p.m.) Ed Slavin, P.O. Box 3084, requested a copy of the FBI's \$2 million investment payment, proper business case, and any agreements with other organizations that intended to use the facility.

(3:04 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of the project, noting that only persons with law enforcement security would be able to rent the training center, due to a private/public records law.

(3:06 p.m.) Smith questioned Sheffield on the current building's exact year built, flooding and evacuation history, and how long the Sheriff's Office Communication's Center had been at the current location. Discussion ensued on the original and proposed property values; funding for the original property purchase; the Law Enforcement Impact Fee fund; and project costs for Phase 1A; with additional comments provided by Jesse Dunn, Director, Office of Management and Budget.

(3:25 p.m.) Waldron spoke on the project phases and suggested extending the timeline to ensure anticipated revenue was received.

(3:27 p.m.) Smith questioned facility rental income. Sheffield responded.

(3:32 p.m.) Dean commented on not exposing future taxpayers to debt and in favor of approval.

(3:34 p.m.) Morris agreed that the estimated revenue was conservative. He asked if the four percent interest rate was locked in. Dunn stated that the interest rate was estimated for the first quarter of the next calendar year.

(3:39 p.m.) **Motion by Morris, seconded by Dean, carried 4/1, with Smith dissenting, to adopt Resolution No. 2018-364, approving the terms of, and authorizing the county administrator, or designee, to execute, a Purchase and Sale Agreement in substantially the same form and format as attached hereto, providing for the purchase of additional property required to complete development of the Sheriff's Office Law Enforcement Training Facility at a total cost of \$550,000, to be funded from Law Enforcement Impact Fee Reserves.**

(3:40 p.m.) **Motion by Morris, seconded by Dean, carried 3/2, with Smith and Johns dissenting, authorizing the county administrator, or designee, to assemble a financing team to prepare necessary financing documents, providing for \$15 million to complete construction of Phase I of the Sheriff's Office Law Enforcement Training Facility.**

RESOLUTION NO. 2018-364

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY REQUIRED FOR THE SHERIFF'S OFFICE TRAINING FACILITY

(10/16/18 - 19 - 3:42 p.m.)
COMMISSIONERS' REPORTS

Commissioner Johns

No report.

Commissioner Morris

No report.

Commissioner Waldron

(3:42 p.m.) Waldron requested Board consideration, under administrative rezoning, to remove the zoning condition "restricted automotive sales" for AMG Service Center. He stated that the request was due to hardship. Discussion ensued. *Board consensus was given to direct staff to initiate the rezoning process and to develop an agenda item to be brought back to the Board.*

Additionally, Waldron sent condolences to the Candler family, regarding the loss of a family member.

Commissioner Smith

(3:49 p.m.) Smith provided an agricultural report. He also reported that Cracker Day was Saturday, October 20, 2018, at the St. Johns County Fairgrounds; Sykes Family Farms Crop Maze would open Friday, Saturday, and Sunday during the month of October; and that the University of Florida was considering the closure and consolidation of the Hastings research center at the facility on Cowpen Branch Road.

(10/16/18 - 20 - 3:51 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Wanchick reported on requests received from the Florida Panhandle regarding post Hurricane Michael assistance and confirmed with the Board that staff would handle them on a case-by-case basis.

(10/16/18 - 20 - 3:52 p.m.)
COUNTY ATTORNEY'S REPORT

McCormack reported that the legal department received the same post hurricane requests.

(10/16/18 - 20 - 3:53 p.m.)
CLERK OF COURT'S REPORT

No report.

(10/16/18 - 20 - 3:53 p.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 3:53 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 562176-562434, totaling \$2,312,628.57 and Voucher Register, Voucher Nos. 39261-39377, totaling \$1,678,766.49 (10/9/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 562435-562442, totaling \$5,442.00 and Voucher Register, Voucher Nos. 39378-39384, totaling \$5,307.00 (10/10/18)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 562443-462452, totaling \$3,760.26 and Voucher Register, Voucher Nos. 39385-39387, totaling \$755.11 (10/11/18)
4. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 39388-39389, totaling \$8,272.03 (10/11/18)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 562453-462463, totaling \$240,262.80 (10/11/18)
6. St. Johns County Board of County Commissioners Check Register, Check No. 562464, totaling \$174,281 (10/15/18)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 562465-462611, totaling \$1,335,823.99 and Voucher Register, Voucher Nos. 39390-39482, totaling \$1,534,713.81 (10/16/18)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 562612-462697, totaling \$53,538.74 and Voucher Register, Voucher Nos. 39483-39602, totaling \$83,699.75 (10/16/18)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 562698-462888, totaling \$1,024,969.98 and Voucher Register, Voucher Nos. 39603-39710, totaling \$723,775.84 (10/23/18)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 562889-562906, totaling \$42,758.25 and Voucher Register, Voucher Nos. 39711-39713, totaling \$775.11 (10/25/18)
11. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 39714-39715, totaling \$8,272.03 (10/25/18)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 562907-562921, totaling \$397,149.41 (10/29/18)

13. St. Johns County Board of County Commissioners Check Register, Check Nos. 562922-563101, totaling \$2,700,782.11 and Voucher Register, Voucher Nos. 39716-39822, totaling \$5,454,754.69 (10/30/18)
14. St. Johns County Board of County Commissioners Check Register, Check No. 563102, totaling \$43,947.67 (10/31/18)

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

