

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
NOVEMBER 6, 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

(11/06/18 - 1 - 9:00 a.m.)  
CALL TO ORDER

Dean called the meeting to order.

(11/06/18 - 1 - 9:01 a.m.)  
ROLL CALL

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

(11/06/18 - 1 - 9:01 a.m.)  
INVOCATION

Jeff Gatlin, Freedom Church, gave the invocation.

(11/06/18 - 1 - 9:02 a.m.)  
PLEDGE OF ALLEGIANCE

Waldron led the Pledge of Allegiance.

(11/06/18 - 1 - 9:02 a.m.)  
PROCLAMATION RECOGNIZING NOVEMBER 2018 AS NATIONAL ADOPTION MONTH

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

Mr. Forster, St. Johns County Family Integrity Program, said a few words about the importance of recognizing National Adoption Month and the essential role the Family Integrity Program and adoptions played in St. Johns County.

(11/06/18 - 2 - 9:08 a.m.)

PROCLAMATION RECOGNIZING NOVEMBER 11, 2018 AS VETERANS DAY

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

Bill Dudley, Veterans Council of St. Johns County, said a few words about the importance of recognizing Veterans Day, the Veterans Council of St. Johns County, and the veteran community. Members of the Veterans Council of St. Johns County presented the Board with a small token of gratitude.

(11/06/18 - 2 - 9:21 a.m.)

ACCEPTANCE OF PROCLAMATIONS

(9:21 a.m.) **Motion by Smith, seconded by Morris, carried 5/0, to accept the proclamations.**

(11/06/18 - 2 - 9:21 a.m.)

STETSON KENNEDY FOUNDATION PRESENTATION

Sandra Parks, widow of Stetson Kennedy, said a few words about the importance of recognizing Stetson Kennedy, his life and history in St. Johns County, and his impact to the community and the literary world. She introduced a short video featuring Mr. Kennedy, and his homestead location, Beluthahatchee Park, in St. Johns County, *Exhibit A*.

(11/06/18 - 2 - 9:32 a.m.)

PUBLIC COMMENT

(9:34 a.m.) Tom Reynolds, 880 A1A Beach Blvd., expressed his appreciation to the Stetson Kennedy Foundation.

(9:36 a.m.) Herbie Wiles, 63 Bay View Drive, expressed his appreciation to Morris and all of the commissioners for their service.

(9:38 a.m.) B.J. Kalaidi, 8 Newcomb Street, requested that Item 17 on the consent agenda be discussed prior to action being taken.

(9:40 a.m.) Dick Williams, 193 Plantation Circle S., Ponte Vedra Beach, expressed his appreciation to Morris for his hard work, dedication and passion over the past eight years.

(11/06/18 - 2 - 9:44 a.m.)

DELETIONS TO CONSENT AGENDA

There were no deletions.

(11/06/18 - 2 - 9:44 a.m.)

APPROVAL OF CONSENT AGENDA

(9:44 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 approve the Southwind Plantation School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2018-04)

3. Motion to approve the Morgan's Cove PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2018-03)
4. Motion to adopt **Resolution No. 2018-365**, 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 Deerfield Meadows, located off US 1 South

**RESOLUTION NO. 2018-365**

**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 AND SEWER SYSTEMS TO SERVE DEERFIELD MEADOWS, LOCATED OFF US 1 SOUTH**

5. Motion to adopt **Resolution No. 2018-366**, 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 Shoppes at Palencia Commons, located off US 1 North

**RESOLUTION NO. 2018-366**

**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 SHOPPES AT PALENCIA COMMONS, LOCATED OFF US 1 NORTH**

6. Motion to adopt **Resolution No. 2018-367**, 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 III, A-3, located off US 1 North

**RESOLUTION NO. 2018-367**

**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 AND SEWER SYSTEMS TO SERVE PALENCIA NORTH, PHASE III, A-3, LOCATED OFF US 1 NORTH**

7. Motion to adopt **Resolution No. 2018-368**, 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 Eleven, located off State Road 16

**RESOLUTION NO. 2018-368**

**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, SEWER AND REUSE SYSTEMS TO SERVE WINDWARD RANCH, PHASE ELEVEN, LOCATED OFF STATE ROAD 16**

8. Motion to adopt **Resolution No. 2018-369**, accepting a Final Release of Lien, Warranty, Easements for Utilities, Special Warranty Deeds, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water, sewer, sewer force mains and reuse systems to serve Beacon Lake, Phase 1, located off County Road 210 West

**RESOLUTION NO. 2018-369**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENTS FOR UTILITIES, SPECIAL WARRANTY DEEDS, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, SEWER FORCE MAINS AND REUSE SYSTEMS TO SERVE BEACON LAKE, PHASE 1, LOCATED OFF COUNTY ROAD 210 WEST**

9. Motion to adopt **Resolution No. 2018-370**, accepting a Final Release of Lien, Warranty, Easement for Utilities, Special Warranty Deed, and Bill of Sale and Schedule of Values conveying all personal property associated with the water, sewer and sewer force mains systems to serve Eventide, located off Ponte Vedra Boulevard

**RESOLUTION NO. 2018-370**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, SPECIAL WARRANTY DEED, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER AND SEWER FORCE MAINS SYSTEMS TO SERVE EVENTIDE, LOCATED OFF PONTE VEDRA BOULEVARD**

10. Motion to adopt **Resolution No. 2018-371**, accepting a Warranty and an Easement for Utilities, associated with the water system to serve Island Prep (Westside), located off US 1 S

**RESOLUTION NO. 2018-371**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY AND AN EASEMENT FOR UTILITIES, ASSOCIATED WITH THE WATER SYSTEM TO SERVE ISLAND PREP (WESTSIDE), LOCATED OFF US 1 S**

11. Motion to adopt **Resolution No. 2018-372**, authorizing payment to Star Investors IV Limited, LLLP, in the amount of \$20,033 from Impact Fees Roads Zone A Land and Impact Fees Roads Zone D Land

**RESOLUTION NO. 2018-372**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE PAYMENT OF LEGAL AND ENVIRONMENTAL CONSULTING FEES, ASSOCIATED WITH THE LAND ACQUISITION OF FUTURE COUNTY ROAD 2209 FROM STAR INVESTORS IV LIMITED, LLLP, A FLORIDA LIABILITY LIMITED PARTNERSHIP**

12. Motion to adopt **Resolution No. 2018-373**, authorizing the county administrator, or his designee, to award RFP No. 18-48, Recreation Management Software Solution, enter into negotiations with CivicPlus, Inc., and upon successful negotiations, execute a contract in an amount not to exceed \$29,288.00, in substantially the same form and format as attached hereto, to provide recreation management software, as specifically described in RFP No. 18-48

**RESOLUTION NO. 2018-373**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 18-48, AND TO EXECUTE AN AGREEMENT FOR RECREATION SOFTWARE MANAGEMENT SOLUTION**

13. Motion to adopt **Resolution No. 2018-374**, authorizing the county administrator, or his designee, to award RFP No. 18-81, budgeted in Tourist Development Tax CAT-IV at \$47,000, to St. Johns County Market Research and Economic Impact Study, Downs & St. Germain Research, Inc., as the highest ranked firm, and to enter into negotiations, and upon successful negotiations, to execute a contract, in substantially the same form and format as attached

**RESOLUTION NO. 2018-374**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 18-81, AND TO EXECUTE AGREEMENTS FOR ST. JOHNS COUNTY MARKET RESEARCH AND ECONOMIC IMPACT STUDY**

14. Motion to adopt **Resolution No. 2018-375**, authorizing the county administrator, or designee, to award Bid No. 18-76, Inlet Beach Master Pump Station Improvements to Sawcross, Inc., and to execute a contract, in substantially the same form and format as attached, for completion of the work at a contract price in the amount of \$1,101,000

**RESOLUTION NO. 2018-375**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-76, AND TO EXECUTE AN AGREEMENT FOR INLET BEACH MASTER PUMP STATION IMPROVEMENTS**

15. Motion to adopt **Resolution No. 2018-376**, authorizing the county administrator, or his designee, to award Bid No. 18-73, Countywide Generator Maintenance and Services, with Ring Power Corporation, as the lowest, responsive and responsible bidder, and to execute a contract, in substantially the same form and format as attached, for the required services, as provided in Bid No. 18-73

**RESOLUTION NO. 2018-376**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-73 AND TO EXECUTE AGREEMENTS FOR COUNTYWIDE GENERATOR MAINTENANCE AND SERVICE**

16. Motion to adopt **Resolution No. 2018-377**, authorizing the county administrator, or his designee, to award Bid No. 18-84, St. Johns County Ponte Vedra Annex Tax Collector's Office Renovation, and to execute a contract, in substantially the same form and format as attached, with Core Construction Company of Jacksonville, at the negotiated price of \$548,895 for completion of the project, in accordance with Bid No. 18-84, and the revised proposal

**RESOLUTION NO. 2018-377**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-84, AND TO EXECUTE AN AGREEMENT FOR THE ST. JOHNS COUNTY PONTE VEDRA ANNEX TAX COLLECTOR'S OFFICE RENOVATION**

17. Motion to adopt **Resolution No. 2018-378**, authorizing the county administrator, or designee, to execute an amendment to the Compressed Natural Gas Vehicle Fuel Purchase Agreement, providing an extension of time for the County to meet minimum annual volume requirements and an extension to time for NoPetro to submit royalty payments to the County

RESOLUTION NO. 2018-378

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF AN AMENDMENT TO THE COMPRESSED NATURAL GAS (CNG) VEHICLE FUEL PURCHASE AGREEMENT, WITH NOPETRO-ST. JOHNS COUNTY, LLC, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AMENDMENT ON BEHALF OF ST. JOHNS COUNTY

18. Motion to approve a transfer from General Fund Reserves, in an amount up to \$1,500, to the CH Arnold MSBU Fund, in order to close out the fund in Fiscal Year 2018
19. Motion to approve a reserve transfer, in the amount of \$241,555 from Fire/EMS Impact Fees, to the Series 2015 Sales Tax Debt Service Fund as a budgeted recurring transfer from the Fire/EMS Impact Fee Fund, to pay debt service on the construction of combined Fire Station 5 and 11
20. Motion to adopt **Resolution No. 2018-379**, approving the Release of Lien for the orders imposing fines and liens entered by the Hastings Code Enforcement Board against 6141 South Main Street in Case Nos. 2004-02 and 2010-08; authorizing the county administrator, or his designee, to execute the Release of Lien on behalf of the County; and directing the Clerk of Court to record the Release of Lien in the public records of St. Johns County, Florida

RESOLUTION NO. 2018-379

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING OF THE RELEASE OF ORDERS IMPOSING FINE AND LIEN IN THE CODE ENFORCEMENT BOARD OF THE TOWN OF HASTINGS CASE NO. 2004-02 AND CASE NO. 2010-08; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE RELEASE OF LIEN ON BEHALF OF ST. JOHNS COUNTY, ON BEHALF OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF HASTINGS, A DISSOLVED TOWN; DIRECTING THE CLERK OF COURT TO RECORD THE RELEASE OF LIEN IN THE PUBLIC RECORDS; AND PROVIDING AN EFFECTIVE DATE

21. Motion to adopt **Resolution No. 2018-380**, recognizing unanticipated revenue, in the amount of one million six -hundred and forty thousand dollars (\$1,640,000.00), and appropriating the funds into the County's Fiscal Year 2019 budget, to be held in a reserve account restricted for affordable housing

RESOLUTION NO. 2018-380

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING UNANTICIPATED REVENUE, IN THE AMOUNT OF \$1,640,000, AND APPROPRIATING THE FUNDS INTO THE COUNTY'S FISCAL YEAR 2019

**BUDGET IN A RESTRICTED RESERVE FOR AFFORDABLE HOUSING**

22. Motion to adopt **Resolution No. 2018-381**, authorizing the county administrator, or his designee, to accept \$918,973 in unanticipated Community Development Block Grant (CDBG) funds from HUD and, upon finding of legal sufficiency by the Office of the County Attorney, to execute the grant agreement for the acceptance of the funds and recognizing and appropriating the funds within the Fiscal Year 2019 County Budget

**RESOLUTION NO. 2018-381**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT \$918,973 IN U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FISCAL YEAR 2018, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SIGN THE FUNDING GRANT AGREEMENT**

23. Motion to adopt **Resolution No. 2018-382**, approving the terms, conditions, and requirements of the Contract between St. Johns County and EPIC Community Services for the provision of services through the THINK! for Success Program, an evidence-based substance abuse prevention/diversion program for adolescents at risk for future problem behaviors, in an amount not to exceed \$37,529.00, and authorizing the county administrator to execute the contract, substantially in the same form as attached, on behalf of the County

**RESOLUTION NO. 2018-382**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND EPIC COMMUNITY SERVICES FOR THE THINK! FOR SUCCESS PROGRAM, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

24. Motion to adopt **Resolution No. 2018-383**, authorizing the county administrator, or authorized designee, to submit a grant application to the Florida Department of Health Emergency Medical Services Program; approving the terms, conditions, and requirements of the grant agreement; authorizing the county administrator, or designee, to execute the grant agreement on behalf of St. Johns County; and recognizing and appropriating the grant contribution in the Fiscal Year 2019 budget

**RESOLUTION NO. 2018-383**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPLY FOR GRANT FUNDS UNDER THE STATE OF FLORIDA'S EMERGENCY MEDICAL**



SERVICES COUNTY GRANT PROGRAM ON BEHALF OF ST. JOHNS COUNTY; APPROVING TERMS, CONDITIONS, AND REQUIREMENTS OF THE GRANT AGREEMENT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT AGREEMENT ON BEHALF OF ST. JOHNS COUNTY; CERTIFYING THE GRANT FUNDS WILL BE USED FOR THE IMPROVEMENT AND EXPANSION OF THE COUNTY'S PRE-HOSPITAL EMERGENCY MEDICAL SERVICES SYSTEM; AND RECOGNIZING AND APPROPRIATING GRANT FUNDING WITHIN THE FISCAL YEAR 2019 BUDGET

25. Motion to adopt **Resolution No. 2018-384**, approving the terms and conditions contained in the attached License Agreement, which grants PV Alliance, Inc., a non-exclusive license to enter onto County property to construct, maintain, repair, access and use a multi-purpose platform with handrails; and authorizing the county administrator, or designee, to execute an agreement, in substantially the same form and format as attached hereto

**RESOLUTION NO. 2018-384**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A LICENSE AGREEMENT BETWEEN ST. JOHNS COUNTY AND PV GREENWAY ALLIANCE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ALLOWING ACCESS ACROSS A PORTION OF CANAL BOULEVARD; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE LICENSE AGREEMENT ON BEHALF OF THE COUNTY

26. Proofs:
- a. Proof: Notice of Meeting, Value Adjustment Board of St. Johns County meeting to certify the 2018 tax roll, held on Monday, October 8, 2018, published on September 20, 2018, in *The St. Augustine Record*
  - b. Proof: Notice of Meeting, BCC Special Meeting to consider and adopt the final millage rates and budget for Fiscal Year 2019, held on September 20, 2018, published on September 17, 2018, in *The St. Augustine Record*
  - c. Proof: Request for Bids, Bid No. 19-02, Preparation and Painting of St. Augustine Amphitheatre Steel Structure Canopy Support, published on September 19, 2018, and September 26, 2018, in *The St. Augustine Record*
  - d. Proof: Request for Bids, Bid No. 19-06, SR 16 Wastewater Treatment Facility (WWTF) Filter Improvements, published on October 1, 2018, and October 8, 2018, in *The St. Augustine Record*
  - e. Proof: Request for Qualifications, RFQ No. 19-16, Digital Orthophotography and LiDAR Deliveries, published on October 6, 2018, and October 13, 2018, in *The St. Augustine Record*

(11/06/18 - 9 - 9:44 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

McCormack requested that Regular Agenda Item 8 be pulled.

(11/06/18 - 10 - 9:45 a.m.)  
APPROVAL OF REGULAR AGENDA

(9:45 a.m.) **Motion by Morris, seconded by Dean, carried 5/0, to approve the Regular Agenda, as amended, with Item 8 being pulled.**

(11/06/18 - 10 - 9:45 a.m.)

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

(9:45 a.m.) Dennis Hollingsworth, CFC, St. Johns County Tax Collector, presented the details of the Excess Fees Report for FY 2017-18. The total earned, unused revenue was \$4,851,908.39. He cautioned the Board about expecting the revenue in the future, due to unfunded mandates and remodeling costs at the annex.

(9:50 a.m.) Waldron and Morris commended Hollingsworth and his staff for all their hard work.

(11/06/18 - 10 - 9:51 a.m.)

2. PUBLIC HEARING - REZ 2018-07, CLASSIC CAR STORAGE. REQUEST TO REZONE APPROXIMATELY 8.8 ACRES OF LAND FROM COMMERCIAL GENERAL (CG) TO COMMERCIAL INTENSIVE (CI) TO ALLOW FOR A CLASSIC CAR STORAGE FACILITY; LOCATED EAST OF US HIGHWAY 1 SOUTH, SOUTH OF WILDWOOD DRIVE AND NORTH OF WATSON RD. THE REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY ON OCTOBER 4, 2018 WHERE THE ITEM WAS RECOMMENDED FOR APPROVAL WITH A UNANIMOUS VOTE (6-0). DISCUSSION FOCUSED ON THE PROJECT'S COMPATIBILITY WITH THE SURROUNDING AREA, FUTURE LAND USE MAP DESIGNATION OF MIXED USE AND THE SUFFICIENT PROPERTY SIZE FOR THE PROPOSED ZONING DESIGNATION OF COMMERCIAL INTENSIVE

Proof of publication of the notice of public hearing for REZ 2018-07, Classic Car Storage, was received, having been published in *The St. Augustine Record* on September 19, 2018.

(9:51 a.m.) Ex parte communications: Smith spoke with Sidney Hobbs to discuss the process. Waldron also met with Sidney Hobbs and Clay Murphy to discuss approval of the project and future plans. Johns met with Karen Taylor and the applicant.

(9:53 a.m.) Casey Keough, Planner, presented the details of the rezoning request, via PowerPoint.

(9:55 a.m.) Karen Taylor, 77 Saragossa Street, applicant's representative, presented further details of the request.

(9:57 a.m.) **Motion by Waldron, seconded by Smith, carried 5/0, to enact Ordinance No. 2018-54, REZ 2018-07, Classic Car Storage, a request to rezone approximately 8.8 acres of land from Commercial General (CG) to Commercial Intensive (CI) to allow for a classic car storage facility, located east of US Highway 1 South, south of Wildwood Drive and north of Watson Rd., based upon four findings of fact.**

ORDINANCE NO. 2018-54

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 COMMERCIAL INTENSIVE (CI); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(11/06/18 - 11 - 9:58 a.m.)

3. PUBLIC HEARING - NZVAR 2018-13, FLAGLER COLLEGE INTRAMURAL FIELDS (LIGHTING). REQUEST FOR A NON-ZONING VARIANCE TO SECTION 6.09.02.G TO ALLOW OUTDOOR LIGHTING ILLUMINATION VALUES UP TO 4.0 FOOT CANDLES (FC) ON THE WEST PROPERTY LINE IN LIEU OF THE 0.5 FC MAXIMUM ALLOWANCE, AND TO ALLOW FOR ILLUMINATION VALUES UP TO 2.2 FC ON THE SOUTH PROPERTY LINE IN LIEU OF THE 1.0 FC MAXIMUM ALLOWANCE TO ACCOMMODATE FOR THE LIGHTING OF A SIX ACRE RECREATIONAL FACILITY

Proof of publication of the notice of public hearing for NZVAR 2018-13, Flagler College Intramural Fields, was received, having been published in *The St. Augustine Record* on October 22, 2018.

(9:58 a.m.) Cynthia A. May, Senior Planner, presented the details of the item, via PowerPoint.

(10:07 a.m.) BJ Kalaidi, 8 Newcomb Street, commented on the neighboring condominiums and expressed her concerns with the lighting.

(10:08 a.m.) Sid Ansbacher, 780 N. Ponce De Leon Boulevard, Upchurch, Bailey, and Upchurch, representing the applicant, asked Staff to verify the well-being of gopher turtles. Soria said a protected species survey would be done, if needed, prior to any construction. Discussion ensued.

**(10:11 a.m.) Motion by Waldron, seconded by Morris, carried 5/0, to approve NZVAR 2018-13, a request for a non-zoning variance from the Land Development Code, Section 6.09.02.G, to allow outdoor lighting illumination values to exceed the maximum allowances on two sides of the proposed intramural athletic fields for Flagler College based on seven findings of fact and subject to seven conditions as provided in the Staff Report.**

*(Regular Agenda Items 4 and 5 were presented together.)*

(11/06/18 - 11 - 10:12 a.m.)

4. PUBLIC HEARING - VACROA 2017-05 - A PUBLIC HEARING TO VACATE A PORTION OF THE RIGHT-OF-WAY OF ST. AUGUSTINE SOUTH DRIVE, SHOWN IN MAP BOOK 8, PAGE 32. THE APPLICANT HAS REQUESTED THE VACATION OF A PORTION OF THE ST. AUGUSTINE SOUTH DRIVE RIGHT-OF-WAY, SHOWN IN MAP BOOK 8, PAGE 32

Proof of publication of the notice of public hearing for VACROA 2017-05, vacating a portion of the right-of-way of St. Augustine South Drive, was received, having been published in *The St. Augustine Record* on October 23, 2018.

Ex parte Communications: Smith disclosed that he received several emails expressing opposition and some in support for the rezoning; said he met with Josh Cocheral and discussed the project; met with Bill White, Bob Morris, and Karen Taylor and discussed: WAWA, the previous vacation that was done by Resolution No. 1987-29 with Madilyn's across the street, AT & T Box upfront, and the St. Augustine South sign. Smith disclosed that he also met with Bryan Duke, Josh Cocheral, and Paolo Soria and discussed a lot of the history of WAWA, proposals for future WAWA stores in St. Johns County, employee benefits, the rezoning and the road vacation. Smith also disclosed that he met with Karen Taylor, Stephen Boch, Joseph Cearley, Paolo Soria, and Suzanne Konchan and talked about the road vacation, its modification, open houses, map overlays, existing and new proposal, the four parcels in the original PUD, the open ditch on the east edge, FDOT's requested deceleration lane, the reconfiguration of the St. Augustine South intersection, the existing vegetation, fuel storage in the front, dumpster locations, FHA loan insurance, and traffic on Cornell Road. (10:18 a.m.) Waldron disclosed that he met with Josh Cocheral, Bryan Duke, and Karen Taylor regarding the location and the needed changes. Waldron also disclosed that he met with Karen Taylor and Robert Groslin regarding the traffic flow in St. Augustine South, the traffic flow with the changes made along U.S. 1, the possibilities of changing some of the delivery schedules; said he attended some public gatherings at the ZBest location, and spoke with some of the neighbors and representatives of WAWA; relayed that he spoke with the St. Augustine South Improvement Association representatives regarding WAWA; said he spoke with Mr. Dirk Schroeder regarding the location; and received emails in opposition and support of WAWA. (10:20 a.m.) Dean disclosed that he met with Karen Taylor and several representatives of WAWA; said he received several emails both in opposition and in favor of the proposed project. (10:20 a.m.) Morris disclosed that he met with Stephen Bock, Bryan Duke, and Karen Taylor regarding the history of WAWA, their mission, the layout of the facility, and traffic patterns. (10:20 a.m.) Johns disclosed that he met with Karen Taylor and the applicants and discussed the same topics as the previous commissioners.

(10:21 a.m.) Joseph Cearley, Special Projects Manager, presented the details of the item, via PowerPoint.

(10:28 a.m.) Paolo clarified that the vacation excludes the signalization.

(10:29 a.m.) Karen Taylor, 77 Saragossa Street, presented the details of the request using maps of the site and addressed surrounding zoning uses, via PowerPoint.

(10:43 a.m.) Rosemary McWilliams, 107 Segovia Road, spoke on traffic concerns; stated the project needed to be modified, and asked the Board to make it safe, if approved.

(10:46 a.m.) Chris Childers, 298 Cornell Road, spoke on concerns with the traffic increase, homeless population, questioned if the applicant could put in fencing or shrubs to prevent headlights from shining into houses.

(10:49 a.m.) B.J. Kalaidi, 8 Newcomb Street, spoke on concerns with traffic, the health, welfare and safety of residents in the area; then, asked that there be no more benefits given and commented on her concern with the amount of time given for public comment.

(10:52 a.m.) Karen Taylor, informed that the intersection would be redone; said the timing on the traffic light would be longer; then, commented further on the grading plan and the ditch.

(10:56 a.m.) Waldron questioned the ownership of the parcel where the retention pond is located, where the homeless people reside; then, questioned traffic concerns on Segovia Road. Karen Taylor gave information on the area surrounding the pond. Jim Wilson explained that the retention pond was owned and controlled by three other owners. Discussion ensued on homelessness in the area and traffic on Segovia Road.

(11:04 a.m.) **Motion by Waldron, seconded by Morris, carried 5/0, to adopt Resolution No. 2018-385, approving VACROA 2017-05, the vacation of a portion of the St. Augustine South Drive right-of-way, shown in Map Book 8, Page 32.**

#### RESOLUTION NO. 2018-385

#### A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE RIGHT-OF-WAY KNOWN AS ST. AUGUSTINE SOUTH DRIVE

(11/06/18 - 13 - 10:12 a.m.)

5. PUBLIC HEARING - MAJMOD 2017-17, ABSOLUTE DEVELOPMENT PUD. MAJMOD 2017-17, ABSOLUTE DEVELOPMENT PUD, REQUEST FOR A MAJOR MODIFICATION TO THE ABSOLUTE PLANNED UNIT DEVELOPMENT (PUD) (ORDINANCE 2004-74, AS AMENDED) TO REPLACE A 15,000 SQUARE FOOT Z-BEST FURNITURE RENTAL RETAIL STORE WITH A 6,100 SQUARE FOOT WAWA CONVENIENCE STORE AND GAS STATION; AND ADD A SMALL PARCEL OF UNUSED ST. JOHNS COUNTY RIGHT-OF-WAY LOCATED ALONG ST. AUGUSTINE SOUTH DRIVE, AND ALLOW FOR WAIVERS TO ALLOW DEVIATION FROM THE MASTER DEVELOPMENT PLAN TEXT FORMATTING REQUIREMENT, PORTIONS OF THE REQUIRED PERIMETER BUFFERS, SETBACKS, AND PORTIONS OF THE REQUIRED COMPATIBILITY BUFFER MASONRY WALL

Proof of publication of the notice of public hearing for MAJMOD 2017-17, Absolute Development PUD, was received, having been published in *The St. Augustine Record* on September 19, 2018.

Discussion occurred with Regular Agenda Item 4.

(11:05 a.m.) **Motion by Waldron, seconded by Morris, carried 5/0, to enact Ordinance No. 2018-55, MAJMOD 2017-17 Absolute Development PUD, based upon six findings of fact.**

#### ORDINANCE NO. 2018-55

#### AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ABSOLUTE DEVELOPMENT PUD, ORDINANCE NO. 2004-74, AS AMENDED; REZONING LANDS FROM COMMERCIAL GENERAL (CG) TO PUD FOR INCLUSION INTO THE PUD; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(11/06/18 - 14 - 11:06 a.m.)

6. CONSCA 2018-05 - LIGHTSEY ROAD APARTMENTS PUD SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT. THE PROPOSED LIGHTSEY ROAD APARTMENTS SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT (AGREEMENT) IS BETWEEN ST. JOHNS COUNTY, THE SCHOOL DISTRICT OF ST. JOHNS COUNTY, AND CREST RESIDENTIAL, LLC., (APPLICANT) TO MITIGATE FOR 256 MULTI-FAMILY RESIDENTIAL DWELLING UNITS IN THE LIGHTSEY ROAD APARTMENTS PUD, LOCATED ON SR 207. THE PUD (PUD 2005-30) WAS APPROVED BY THE BCC ON MAY 5, 2009, FOR THE DEVELOPMENT OF 256 MULTI-FAMILY UNITS. THE PROPORTIONATE SHARE MITIGATION OF \$467,470.00, OR \$1,826.00 PER DWELLING UNIT, IS REQUIRED TO BE PAID PRIOR TO CONSTRUCTION PLAN APPROVAL. THE AGREEMENT ALSO AUTHORIZES SCHOOL IMPACT FEE CREDITS IN THE AMOUNT OF THE PROPORTIONATE FAIR SHARE PAYMENT. THE AGREEMENT WAS APPROVED BY THE ST. JOHNS COUNTY SCHOOL BOARD ON OCTOBER 9, 2018. PURSUANT TO THE SCHOOL CONCURRENCY INTERLOCAL AGREEMENT, THE PROPOSED AGREEMENT MUST ALSO BE APPROVED AND EXECUTED BY THE BCC

Waldron recused himself from Item 6, as his parents own the subject property.

(11:07 a.m.) Heather Stahl, Transportation Planner, presented the details of the item, via PowerPoint.

(11:08 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, stated she was available for questions.

(11:09 a.m.) **Motion by Smith, seconded by Johns, carried 4/0 with Waldron recused, to approve the Lightsey Road Apartments School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2018-05).**

(11/06/18 - 14 - 11:10 a.m.)

7. RECONSIDERATION OF REQUEST FOR RELIEF FROM SECTION 9.04.05.B OF THE LAND DEVELOPMENT CODE (WINDING OAKS PUD). THIS IS A RECONSIDERATION OF AN ITEM THAT SOUGHT A WAIVER TO THE ONE YEAR LIMITATION FOR FILING FOR A REZONING AFTER A DENIAL. THAT ITEM WAS DENIED AT THE BOARD OF COUNTY COMMISSIONER HEARING ON 10/16/18 BY A 3 TO 2 VOTE. HOWEVER, DURING THAT HEARING THE BOARD WAS INCORRECTLY INFORMED THAT THE APPLICANT HAD THE ABILITY TO FILE THE APPLICATION, BUT WERE PREVENTED FROM APPEARING BEFORE THE AGENCY FOR A PERIOD OF ONE YEAR (UNTIL MAY 1, 2019). THE LAND DEVELOPMENT CODE PROHIBITS THE ACTUAL FILING OF A SUBSEQUENT REZONING APPLICATION FOR ONE YEAR AFTER DENIAL, NOT MERELY THE PUBLIC HEARING ASPECT. SEE THE ATTACHED LDC SECTION 9.04.05 FOR THE VARIOUS APPLICATIONS OF THE ONE YEAR LIMITATION. A RECONSIDERATION RE-OPENS THE QUESTION OF WHETHER TO GRANT THE ONE YEAR LIMITATION WAIVER FOR ANOTHER VOTE ON THE MERITS. A RECONSIDERATION MOTION CAN ONLY BE MADE BY A COMMISSIONER VOTING ON THE PREVAILING SIDE (COMM. MORRIS, COMM. SMITH, OR COMM. WALDRON), BUT MAY BE SECONDED BY ANY COMMISSIONER. IF THE RECONSIDERATION MOTION IS GRANTED, THE BOARD WILL THEN PROCEED TO THE QUESTION OF WHETHER TO GRANT RELIEF FROM SECTION 9.04.05.B OF THE LAND DEVELOPMENT CODE AND ALLOW THE REFILLING OF AN APPLICATION WITHIN ONE YEAR OF DENIAL. A VOTE TO ALLOW THE REFILLING DOES NOT CONSTITUTE

APPROVAL OF THE PUD PROJECT ITSELF. THE PREVIOUS AGENDA ITEM NUMBER 5, INCLUDING THE LETTER OF REQUEST, IS ATTACHED

(11:10 a.m.) Paolo S. Soria, Senior Assistant County Attorney, presented the details of the item, via PowerPoint, and corrected erroneous information given to commissioners at the October 16, BCC meeting.

(11:11 a.m.) Morris stated he would make a motion to reconsider with the understanding that refileing the application did not constitute approval of the PUD.

(11:12 a.m.) B.J. Kalaidi, 8 Newcomb Street, stated the item should not be reconsidered.

(11:13 a.m.) Morris clarified that the commissioners voted based on the information they received at the time, and if the information was incorrect, they should be able to reconsider their vote based on the corrected information.

(11:14 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, commended Soria on his professional ethics and integrity for clarifying the situation.

**(11:15 a.m.) Motion by Morris, seconded by Dean, carried 4/1, with Smith dissenting, to reconsider the request for relief from Section 9.04.05.B of the Land Development Code for the Winding Oaks PUD.**

**(11:15 a.m.) Motion by Morris, seconded by Johns, carried 3/2, with Waldron and Smith 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.**

*(Regular Agenda Item 8 was pulled.)*

8. DISCUSSION REGARDING JAXUSA REBRANDING INITIATIVE AS PART OF ELEVATE NORTHEAST FLORIDA REGIONAL ECONOMIC DEVELOPMENT STRATEGY. IN SEPTEMBER, JAXUSA PARTNERSHIP UNVEILED THEIR DRAFT ELEVATE NORTHEAST FLORIDA REGIONAL ECONOMIC DEVELOPMENT STRATEGY INCORPORATING RECOMMENDATIONS TO IMPROVE REGIONAL COMPETITIVENESS AND COLLABORATION THROUGHOUT BAKER, CLAY, DUVAL, FLAGLER, NASSAU, PUTNAM AND ST. JOHNS COUNTIES. THIS PROCESS WAS INITIATED IN MARCH 2018, LEAD BY JAXUSA, IN COORDINATION WITH NORTHEAST FLORIDA REGIONAL COUNCIL, CAREER SOURCE NORTHEAST FLORIDA, AND OTHER PARTNERS. ONE OF THE STRATEGIES PROPOSED REFERS TO REGIONAL BRANDING, AND RECOMMENDS THAT JAXUSA REBRAND THE REGION AS THE JACKSONVILLE REGION, RATHER THAN THE NORTHEAST FLORIDA REGION, WHEN MARKETING THE AREA NATIONALLY AND INTERNATIONALLY

See Commissioners' Reports for discussion.

Rebecca Lavie entered the meeting at 11:16 a.m.

(11/06/18 - 15 - 11:16 a.m.)

9. CONSIDER ADOPTION OF PROPOSED BYLAWS AND MEMBER APPOINTMENTS TO THE CULTURAL RESOURCE REVIEW BOARD. THIS PROPOSED RESOLUTION CREATES AND ADOPTS BYLAWS FOR THE CULTURAL RESOURCE REVIEW BOARD (CRRB) IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE AMENDMENTS ENACTED VIA ORDINANCE 2018-51, ON SEPTEMBER 18, 2018. PLEASE NOTE THAT THE CRRB IS CURRENTLY A FIVE MEMBER BOARD SEEKING REPRESENTATION

FROM EACH COUNTY COMMISSION DISTRICT (WHEN POSSIBLE) AND ADDITIONALLY, TWO AT-LARGE ALTERNATES MAY BE APPOINTED. WITH THE APPROVAL TO ADOPT BYLAWS OF THE CRRB, AND IN ORDER TO ENSURE CONTINUITY, IT IS RECOMMENDED THAT THE CRRB BE SUNSETED AND NEW MEMBERS APPOINTED IN ACCORDANCE WITH THE PROPOSED BYLAWS. THE INITIAL TERMS OF THE NEW MEMBERS ARE TO BE STAGGERED, PER ARTICLE II OF THE BYLAWS, AND IT IS SUGGESTED THAT THE NEWLY APPOINTED MEMBERS SELECT/DRAW LOTS AT THEIR FIRST MEETING TO DETERMINE INDIVIDUAL TERMS. THOSE TERMS WOULD BE BROUGHT BACK ON A FUTURE CONSENT AGENDA FOR RATIFICATION BY THE BOARD OF COUNTY COMMISSIONERS. APPOINTEES SHALL BE QUALIFIED THROUGH THE DEMONSTRATION OF SPECIAL INTEREST, EXPERIENCE OR EDUCATION IN THE PRESERVATION OF THE COUNTY'S CULTURAL RESOURCES AND, WHEN POSSIBLE, HAVE PRACTICAL AND PROFESSIONAL EXPERIENCE IN ONE OR MORE OF THE FOLLOWING FIELDS: ARCHAEOLOGY, ARCHITECTURE, ARCHITECTURAL HISTORY, CURATION OR CONSERVATION, PLANNING, PROFESSIONAL ENGINEERING, REAL ESTATE, HISTORY, HISTORIC PRESERVATION, OR RELATED DISCIPLINES. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A SUMMARY OF THE CRRB'S DISCUSSION ON AUGUST 14, 2018, CONCERNING VACANCIES AND SIX APPLICATIONS (NICK JONIHAKIS - DIST 1, JANET JORDAN - DIST. 5, CHRISTINE NEWMAN - DIST. 5, KENNETH A. MCCLAIN SR - DIST. 2, EMILY JANE MURRAY - DIST. 3, AND ROBERT E. OLSON - DIST. 5)

(11:16 a.m.) Melissa Lundquist, Assistant to the Board of County Commissioners, provided details of the item.

(11:20 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to dopt Resolution No. 2018-386, creating and adopting bylaws of the Cultural Resource Review Board.**

#### **RESOLUTION NO. 2018-386**

#### **A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONER OF ST. JOHNS COUNTY, FLORIDA, CREATING AND ADOPTING BYLAWS FOR THE CULTURAL RESOURCE REVIEW BOARD**

(11:20 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to sunset the current membership of the Cultural Resource Review Board.**

(11:20 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to appoint Nick Jonihakis to the Cultural Resource Review Board, for a term to be determined at the first hearing of the CRRB and ratified on a future Consent Agenda.**

(11:20 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to appoint Robert E. Olson to the Cultural Resource Review Board, for a term to be determined at the first hearing of the CRRB and ratified on a future Consent Agenda.**

(11:20 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to appoint Christine Newman to the Cultural Resource Review Board, for a term to be determined at the first hearing of the CRRB and ratified on a future Consent Agenda.**

(11:20 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to appoint Kenneth A. McClain, Sr., to the Cultural Resource Review Board, for a term to be determined at the first hearing of the CRRB and ratified on a future Consent Agenda.**



(11:20 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to appoint Emily Jane Murray to the Cultural Resource Review Board, for a term to be determined at the first hearing of the CRRB and ratified on a future Consent Agenda.**

(11:20 a.m.) Lindquist stated one of the positions was an alternate position and that Janet Jordan requested to be the alternate.

(11:20 a.m.) **Motion by Morris, seconded by Waldron, carried 5/0, to appoint Janet Jordan to the Cultural Resource Review Board, as an alternate, for a term to be determined at the first hearing of the CRRB and ratified on a future Consent Agenda.**

(11/06/18 - 17 - 11:22 a.m.)

10. CONSIDER APPOINTMENTS TO THE HEALTH AND HUMAN SERVICES ADVISORY COUNCIL. THERE ARE CURRENTLY TWO VACANCIES ON THE HEALTH AND HUMAN SERVICES ADVISORY COUNCIL, DUE TO EXPIRED TERMS. ONE POSITION REQUIRES THE APPOINTMENT OF A PROFESSIONAL FROM THE DISCIPLINES IN HEALTH & HUMAN SERVICES. THE OTHER POSITION IS FOR AN AT-LARGE MEMBER POSITION, WITH EXPERIENCE, INCLUDING, BUT NOT LIMITED TO, SUCH AREAS AS BUSINESS, BANKING AND FINANCE, EDUCATION, LAW ENFORCEMENT, COMMUNITY RELIGIOUS LEADERSHIP, CONSUMER AND ANY OTHER INTERESTED PARTIES COMPRISING THE GENERAL PUBLIC. PLEASE FIND ATTACHED, FOR YOUR REVIEW AND CONSIDERATION, THREE APPLICATIONS (DR. TINA D'ALESSANDRO - DISTRICT 4, DANNY HODGES - DISTRICT 2 AND SHANNON NAZWORTH - DISTRICT 5), AND A RECOMMENDATION LETTER FROM THE HHSAC

(11:22 a.m.) Melissa Lundquist, Assistant to Board of County Commissioners, provided details of the item.

(11:23 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to appoint Dr. Tina D'Alessandro, to the Health and Human Services Advisory Council, as a professional from a discipline in Health and Human Services, for a full four-year term, scheduled to expire November 6, 2022.**

(11:23 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to reappoint Shannon Nazworth to the Health and Human Services Advisory Council, as an at-large member, for a full four-year term, scheduled to expire November 6, 2022.**

(11/06/18 - 17 - 11:23 a.m.)

11. CONSIDER APPOINTMENTS TO THE ARCHITECTURAL REVIEW COMMITTEE (ARC). CURRENTLY THERE ARE FOUR VACANCIES ON THE ARCHITECTURAL REVIEW COMMITTEE (THREE REGULAR SEATS AND ONE ALTERNATE). THREE OF THESE VACANCIES HAVE BEEN ADVERTISED. THE FOURTH VACANCY RECENTLY OCCURRED DUE TO A RESIGNATION. PLEASE FIND ATTACHED, FOR YOUR REVIEW AND CONSIDERATION, TWO APPLICATIONS (GLENN HETTINGER AND DAVID CHRISTINE) AND A RECOMMENDATION FROM THE ARCHITECTURAL REVIEW COMMITTEE

(11:23 a.m.) Melissa Lundquist, Assistant to Board of County Commissioners, provided details of the item.

(11:24 a.m.) **Motion by Smith, seconded by Morris, carried 5/0, to appoint Glenn Hettinger to the Ponte Vedra Architectural Review Committee, for a full four-year term, scheduled to expire November 6, 2022.**

(11:26 a.m.) **Motion by Smith, seconded by Morris, carried 5/0, to appoint David W. Christine to the Ponte Vedra Architectural Review Committee, for a full four-year term, scheduled to expire November 6, 2022.**

(11/06/18 - 18 - 11:26 a.m.)

12. CONSIDER AN APPOINTMENT TO THE INDUSTRIAL DEVELOPMENT AUTHORITY. CURRENTLY THERE IS ONE VACANCY ON THE INDUSTRIAL DEVELOPMENT AUTHORITY. THIS VACANCY IS DUE TO THE EXPIRED TERM OF PETER APOL. THIS VACANCY HAS BEEN ADVERTISED MULTIPLE TIMES SINCE JUNE 2018. PLEASE FIND ATTACHED, FOR YOUR REVIEW AND CONSIDERATION, A RECOMMENDATION LETTER SUBMITTED ON BEHALF OF THE INDUSTRIAL DEVELOPMENT AUTHORITY AND THREE APPLICATIONS: LITCHNEY, GEOFFREY S. (DISTRICT 5), WADRO, CHARLES M. (DISTRICT 4), AND WESTOVER, RYAN (DISTRICT 2)

(11:26 a.m.) Melissa Lundquist, Assistant to Board of County Commissioners, provided details of the item.

(11:27 a.m.) **Motion by Smith, seconded by Morris, carried 5/0, to appoint Geoffrey S. Litchney to the Industrial Development Authority, for a full four-year term, scheduled to expire October 1, 2022.**

The Board moved to Commissioners' Reports.

The meeting reconvened at 1:00 p.m., with Regular Agenda Item 13, and the following attendees: All five commissioners; Wanchick; Locklear; Andrews; McCormack; Regina Ross, Deputy County Attorney; Rebecca Lavie, Assistant County Attorney; and Deputy Clerk Natasha McGee.

(11/06/18 - 18 - 1:00 p.m.)

13. FIRST READING OF A PROPOSED ORDINANCE THAT LEVIES AND IMPOSES AN ADDITIONAL ONE PERCENT TOURIST DEVELOPMENT TAX, AND AMENDS THE COUNTY'S CURRENT TOURIST DEVELOPMENT PLAN TO ALLOCATE THE ADDITIONAL TAX REVENUES FOR BEACH RENOURISHMENT. SECTION 125.0104, F.S (AS AMENDED), KNOWN AS THE LOCAL OPTION TOURIST DEVELOPMENT ACT (ACT), AUTHORIZES THE COUNTY TO LEVY AND IMPOSE A TOURIST DEVELOPMENT TAX ON THE PRIVILEGE OF RENTING, LEASING OR LETTING FOR CONSIDERATION ANY LIVING QUARTERS OR ACCOMMODATIONS FOR A TERM OF SIX MONTHS OR LESS. THE ACT ALSO AUTHORIZES THE BOARD TO ESTABLISH AND, FROM TIME TO TIME, AMEND A TOURIST DEVELOPMENT PLAN THAT SETS FORTH THE SPECIFIC USES AND ALLOCATION OF TOURIST DEVELOPMENT TAX REVENUES. THE COUNTY'S CURRENT TOTAL TOURIST DEVELOPMENT TAX RATE IS FOUR PERCENT. (SEE ORDINANCE NOS. 86-72, 91-44 AND 09-62). PURSUANT TO SECTION 125.0104(3)(N) OF THE ACT, THE COUNTY IS AUTHORIZED TO LEVY AND IMPOSE AN ADDITIONAL ONE PERCENT TOURIST DEVELOPMENT TAX. EXERCISING AUTHORITY PURSUANT TO THIS SECTION OF THE ACT WOULD INCREASE THE COUNTY'S TOTAL TOURIST DEVELOPMENT TAX RATE TO FIVE PERCENT. EARLIER THIS YEAR, IN RESPONSE TO DISCUSSIONS REGARDING THE POST-STORM CONDITIONS OF LOCAL BEACHES, THE TOURIST DEVELOPMENT COUNCIL (TDC) APPROVED A RECOMMENDATION TO THE BOARD THAT THE COUNTY'S TOURIST DEVELOPMENT TAX RATE BE INCREASED TO FIVE PERCENT, AND THAT TO THE GREATEST EXTENT POSSIBLE, THE ADDITIONAL REVENUES GENERATED BY THE TAX BE ALLOCATED TO BEACH

RENOURISHMENT. AT ITS LAST REGULARLY SCHEDULED MEETING, THE BOARD DIRECTED THAT AN ORDINANCE BE PREPARED THAT WOULD LEVY AND IMPOSE AN ADDITIONAL ONE PERCENT TOURIST DEVELOPMENT TAX, AND ALLOCATE REVENUES GENERATED BY THE TAX FOR BEACH RENOURISHMENT. A DRAFT OF THE PROPOSED ORDINANCE HAS BEEN PREPARED, AND IS ATTACHED HERETO. THIS FIRST READING OF THE PROPOSED ORDINANCE ALLOWS FOR THE BOARD'S REVIEW, DISCUSSION, AND FURTHER DIRECTION

Regina Ross, Deputy County Attorney, gave an overview of the proposed ordinance, including two plan amendment options for the Tourist Development Plan Amendment, via PowerPoint. She noted that option two required revisions to Category 3 to remove beach related uses and associated funding; and suggested the adoption of option two.

(1:09 p.m.) Dean spoke in support of the tax increase and renourishment projects, noting long-term funding sources.

(1:12 p.m.) Tracy Hannah, 404 Seventeenth Street, spoke in support of the collection of an additional one percent Tourist Development Tax.

(1:16 p.m.) Joe Bateman, 220 North Serenata Drive, Unit 633, spoke in support of the collection of an additional one percent Tourist Development Tax and implementing a Municipal Service Taxing Unit (MSTU).

(1:17 p.m.) Alan Fisher, 4570 Coastal Highway, spoke in support of the collection of an additional one percent Tourist Development Tax and implementing a Municipal Service Taxing Unit (MSTU).

(1:20 p.m.) Vivian Browning, 30 Beachcomber Way, spoke in support of the collection of an additional one percent Tourist Development Tax; and the importance of a long-term beach renourishment plan.

(1:23 p.m.) Linda Chambless, 3043 South Ponte Vedra Boulevard, spoke in support of the collection of an additional one percent Tourist Development Tax.

(1:27 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of the collection of an additional one percent Tourist Development Tax, beach renourishment, and beach management.

(1:30 p.m.) John Kittel, 323 Village Drive, Unit E, spoke in support of the collection of an additional one percent Tourist Development Tax and on the beach renourishment project.

(1:32 p.m.) Robert Franskowsy, 4430 Coastal Highway, spoke in support of the collection of an additional one percent Tourist Development Tax. He also stated that he had been in opposition to the beach renourishment project; however, was now in support of the project.

(1:34 p.m.) Susan Blaser, 2647 South Ponte Vedra Beach Boulevard, spoke in support of the collection of an additional one percent Tourist Development Tax and the MSTU.

(1:36 p.m.) George Connaughton, 3800 Laurel Street, spoke in support of the collection of an additional one percent Tourist Development Tax and on the beach renourishment project.

(1:37 p.m.) Lisa Lloyd, 132 Surfside, spoke in support of the collection of an additional one percent Tourist Development Tax and on the beach renourishment project.

(1:41 p.m.) Cynthia Doll, 3272 Coastal Highway, spoke in support of the collection of an additional one percent Tourist Development Tax and on the beach renourishment project.

(1:43 p.m.) Denise Velsor, 615 19th Street, spoke in support of the collection of an additional one percent Tourist Development Tax and on the beach renourishment project.

(1:46 p.m.) Dean stated that the second reading and vote of the proposed ordinance would take place on November 20, 2018.

(1:46 p.m.) Discussion between Board members; Damon Douglas, Project Manager; and Jason Harrah, project manager for the U.S. Army Corps of Engineers, Jacksonville District, United States Army Corps of Engineers (USACE), ensued on the draft project participation agreement received from the United States Army Corps of Engineers (USACE) on October 31, 2018; long-term beach renourishment; cost sharing for the project, including financed expenditures, and payment of funds; easement acquisitions, including eminent domain; the deadline for Federal funding use; termination or suspension of the proposed agreement; and prioritizing deferred maintenance needs.

(2:22 p.m.) Ross reviewed the possible revenue distribution options from the proposed ordinance and requested Board direction. Discussion ensued on the distribution options, with additional comments provided by Wanchick. Additionally, Board members expressed their positions on the proposed options.

(2:28 p.m.) The Board moved to adjourn the meeting.

(11/06/18 - 20 - 11:28 a.m.)  
COMMISSIONERS' REPORTS

#### Commissioner Smith

(11:28 a.m.) Smith stated his concerns with Item 8, JAXUSA Rebranding Initiative, that was pulled from the agenda. He objected to St. Johns County being addressed as the "Jacksonville Region," rather than the "Northeast Florida Region." He suggested withholding dues from JAXUSA until the issue was resolved. Morris, Johns and Waldron concurred. Johns questioned how much the County was spending on "collaborative efforts" and what benefits the County was gaining from belonging to various groups; he requested that Staff provide an analysis. Wanchick stated that he shared the Board's concerns and asked for direction on how to respond to JAXUSA. He stated further that no payments were made for the coming year, nor would any be made, until the issue was resolved.

(11:40 a.m.) *Consensus was given that no payments be made [to JAXUSA] until the Board reconciled what was paid and what was provided for those payments, in deliverables."*

(11:41 a.m.) BJ Kaladhi, 8 Newcomb Street, stated she was glad Item 8 was pulled and that no payments would be made until the Board had more information.

**(11:42 a.m.) Motion by Dean, seconded by Smith, carried 5/0, to withhold any future payments to the JAXUSA organization, until the Board reviewed and was comfortable with the reconciliation of funds spent to date and any proposed future expenditures.**

(11:42 a.m.) Smith addressed the premature release of unvetted information, to the public, on staff discussions on adjusting library operating hours in the library's newsletter. He questioned if Administration approved the newsletter prior to its release. Wanchick replied they did not, but would in the future.

Smith gave an agricultural report, spoke on the Florida Automated Wet Weather Network, and encouraged people to vote.

Commissioner Waldron

(11:51 a.m.) Waldron spoke on the tax collector's presentation (Item 1). He was concerned that the amount that was turned-back was significantly more than was budgeted for.

(11:52 a.m.) Jesse Dunn, Director of Office of Management and Budget, gave information on the tax collector's turn back/pick-up revenue and its effect on the County's budget process; discussion ensued. *Board consensus was given to direct staff to come up with a plan to discuss with the Board any pickups and increases in unexpected revenue, and their sources, monthly.*

(12:12 p.m.) Waldron asked staff for an update on the County's fire stations, including information on any change orders, cost overruns or delays; discussion ensued.

Commissioner Morris

(12:15 p.m.) Morris encouraged citizens to vote.

Commissioner Johns

(12:16 p.m.) Johns stated it had been a pleasure working with Morris. He addressed also being approached about changes to library hours. He requested that more specific information be provided, during the budget process, about departments that would be negatively impacted due to budget changes. He stated that he consistently received compliments on County staff from the public.

Commissioner Dean

No report.

(11/06/18 - 21 - 12:23 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

(12:23 p.m.) Wanchick spoke on replenishing the County's food pantries, via the library's Food for Fines program. He asked the Board to consider making December 31 (New Year's Eve) an additional holiday for employees; the Board planned to address the issue on November 20, 2018.

(11/06/18 - 21 - 12:26 p.m.)  
COUNTY ATTORNEY'S REPORT

(12:26 p.m.) McCormack commented on when the newly elected commissioners would be sworn in.

(11/06/18 - 21 - 12:26 p.m.)  
CLERK OF COURT'S REPORT

No report.

The meeting recessed at 12:26 p.m. and reconvened at 1:00 p.m., with Regular Agenda, Item 13.

(11/06/18 - 22 - 2:28 p.m.)  
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 2:28 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 563103-563231, totaling \$834,887.77 and Voucher Register, Voucher Nos. 39823-39898, totaling \$981,899.95 (11/06/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 563232-563245, totaling \$1,319.84 (11/06/18)

CORRESPONDENCE:

There were 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 Halterm  
Deputy Clerk

