

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JANUARY 15, 2019
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: Paul M. Waldron, District 3, Chair
Jeb S. Smith, District 2, Vice Chair
James K. Johns, District 1
Henry Dean, District 5
Jeremiah R. Blocker, District 4
Michael Wanchick, County Administrator
Patrick McCormack, County Attorney
Crystal Smith, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Joy Andrews, Assistant County Administrator; Regina Ross, Deputy County Attorney

(01/15/19 - 1 - 9:00 a.m.)
CALL TO ORDER

Waldron called the meeting to order.

(01/15/19 - 1 - 9:00 a.m.)
ROLL CALL

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

(01/15/19 - 1 - 9:01 a.m.)
INVOCATION

Father Ken Herzog, Trinity Episcopal Parish, gave the invocation.

(01/15/19 - 1 - 9:01 a.m.)
PLEDGE OF ALLEGIANCE

Johns led the Pledge of Allegiance.

(01/15/19 - 1 - 9:02 a.m.)
PUBLIC COMMENT

(9:03 a.m.) Vivian Browning, President Vilano Main Street, 30 Beachcomber Way, invited the public and commissioners to attend a ground breaking ceremony at Hyatt Place and Holiday Inn Express the next day at 4:00 p.m. She outlined the benefits and amenities of the hotels to the local area.

(9:06 a.m.) Kathi Randolph, 1839 S. Cappero Drive, provided an aerial photo, *Exhibit A*, to illustrate the need for a handicap ramp at the sidewalk across West Positano Drive in Murabella. Dean requested that staff look in to the matter.

(9:08 a.m.) Dennis Dean, 205 A Street, St. Augustine Beach, spoke against the proposed countywide paid parking program at the beach, as he felt it would be another tax on

residents and he already paid County and St. Augustine Beach taxes. He encouraged the Board to work with St. Augustine Beach in order to have a consistent program, if paid parking was implemented. He suggested raising the bed tax or gas tax instead.

Paolo Soria entered the meeting at 9:10 a.m.

(9:11 a.m.) Chris Pennington, 203 A Street, spoke against paid parking at the beach.

(9:14 a.m.) Ed Slavin, PO Box 3084, supported Dean and Pennington's position on paid beach parking, and spoke on suspensions by the governor, bonds for the Sheriff's training center, flooding and beach erosion.

(9:17 a.m.) Ken McClain, P.O. Box 912, Hastings, Hastings Hope of Concerned Citizens, addressed his concerns with flooding and spoke on public law 115.102, regarding commemorating African American history and education.

(9:20 a.m.) Tom Reynolds, 880 A1A Beach Blvd., commended the Board for working with the school board on safety. He also spoke on his concerns with agenda items being recommended by Staff and in support of the Sheriff's training center.

(9:24 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on her concerns with the actions of the City of St. Augustine Commission, regarding an ordinance to allow livestock, namely pigs, to be kept in residential districts within the City.

(01/15/19 - 2 - 9:26 a.m.)

DELETIONS TO CONSENT AGENDA

Johns requested that Consent Item 24 be moved to the regular agenda as Item 17. Waldron requested that Consent Item 12 be moved to the regular agenda as Item 16.

(01/15/19 - 2 - 9:27 a.m.)

APPROVAL OF CONSENT AGENDA

(9:27 a.m.) **Motion by Dean, seconded by Johns, carried 5/0, to approve the Consent Agenda, as amended.**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2019-4**, approving the final plat for Sandy Creek, Phase 2C

RESOLUTION NO. 2019-4

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SANDY CREEK, PHASE 2C

3. Motion to adopt **Resolution No. 2019-5**, approving the final plat for Villages of Valencia, Phase 5

RESOLUTION NO. 2019-5

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR VILLAGES OF VALENCIA, PHASE 5

4. Motion to adopt **Resolution No. 2019-6**, approving the final plat for Reserve at Greenbriar, Phase Two D

RESOLUTION NO. 2019-6

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

5. Motion to adopt **Resolution No. 2019-7**, approving the final plat for Rivertown, Parcel 23, Phase 2

RESOLUTION NO. 2019-7

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVERTOWN, PARCEL 23, PHASE 2

6. Motion to adopt **Resolution No. 2019-8**, approving the final plat for Shearwater, Phase 2B-2 (Replat)

RESOLUTION NO. 2019-8

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 2B-2

7. Motion to adopt **Resolution No. 2019-9**, approving the final plat for Windward Ranch, Phase Fifteen

RESOLUTION NO. 2019-9

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WINDWARD RANCH, PHASE FIFTEEN

8. Motion to adopt **Resolution No. 2019-10**, approving the final plat for Whisper Creek, Phase 5, Unit A

RESOLUTION NO. 2019-10

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WHISPER CREEK, PHASE 5, UNIT A

9. Motion to adopt **Resolution No. 2019-11**, approving the final plat for Greenstone Townhomes Replat

RESOLUTION NO. 2019-11

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR GREENSTONE TOWNHOMES (REPLAT)

10. Motion to adopt **Resolution No. 2019-12**, approving the final plat for Aberdeen (D.R. Horton), Phase 4

RESOLUTION NO. 2019-12

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ABERDEEN (D.R. HORTON), PHASE 4

11. Motion to approve the Grand Oaks School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2018-07)

This item was moved to the Regular Agenda as Item 16.

12. Motion to approve the Lightsey Road Extension School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2018-08)
13. Motion to approve the Vilano Subdivision School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2018-09)
14. Motion to approve a Building Services Fund Reserve transfer in the amount of \$174,453, in order to adjust salaries commensurate with licensure and current market conditions, for certified/licensed Building Inspector and Plans Examiner personnel
15. Motion to adopt **Resolution No. 2019-13**, authorizing the county administrator to enter into the Agreement for Traffic Control on District Roads, with the St. Johns County Sheriff's Office and the Rivers Edge Community Development District, for the sheriff's office to enforce traffic control, on District roads in Rivertown

RESOLUTION NO. 2019-13

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT FOR TRAFFIC CONTROL, ON DISTRICT ROADS, BETWEEN ST. JOHNS COUNTY, THE ST. JOHNS COUNTY SHERIFF'S OFFICE, AND THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY

16. Motion to adopt **Resolution No. 2019-14**, authorizing the county administrator to enter into the Agreement for Traffic Control on District Roads, with the St. Johns County Sheriff's Office and the Trout Creek Community Development District, for the sheriff's office to enforce traffic control on District roads, in the Shearwater community

RESOLUTION NO. 2019-14

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

AGREEMENT FOR TRAFFIC CONTROL ON DISTRICT ROADS, BETWEEN ST. JOHNS COUNTY, THE ST. JOHNS COUNTY SHERIFF'S OFFICE, AND THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY

17. Motion to adopt **Resolution No. 2019-15**, approving the terms and conditions of an Economic Redevelopment Residential Units Exchange Program Easement; and authorizing the chair of the Board to execute the easement, on behalf of the County, in connection with property located in the Vilano Town Center

RESOLUTION NO. 2019-15

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AN ECONOMIC REDEVELOPMENT RESIDENTIAL UNITS EXCHANGE PROGRAM EASEMENT; AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE THE EASEMENT, ON BEHALF OF THE COUNTY, IN CONNECTION WITH PROPERTY LOCATED IN THE VILANO BEACH TOWN CENTER

18. Motion to adopt **Resolution No. 2019-16**, accepting a Quit Claim Deed for Tract D and Tract I of Sevilla at World Commerce, Phase Two, located between International Golf Parkway and Interstate 95

RESOLUTION NO. 2019-16

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A QUIT CLAIM DEED FOR TRACT D AND TRACT I OF SEVILLA AT WORLD COMMERCE, PHASE TWO, LOCATED BETWEEN INTERNATIONAL GOLF PARKWAY AND INTERSTATE 95

19. Motion to adopt **Resolution No. 2019-17**, accepting an Easement for Utilities associated with replacing a water main loop, connecting water service between Matanzas Circle and San Rafael Way

RESOLUTION NO. 2019-17

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH REPLACING A WATER MAIN LOOP, CONNECTING WATER SERVICE BETWEEN MATANZAS CIRCLE AND SAN RAFAEL WAY

20. Motion to declare the attachments as surplus; and to authorize the county administrator, or his designee, to dispose of same in accordance with Purchasing Policy 308 and Florida Statute 274

21. Motion to adopt **Resolution No. 2019-18**, authorizing the county administrator, or designee, to execute an Assignment Agreement, in substantially the same form and format as attached hereto, which shall assign the current contract with Amason's Portable Toilets and Holding Tanks, Inc., to United Site Services of Florida, LLC, subject to the same terms and conditions provided under Bid No. 18-04; Portable Restroom Rental and Servicing

RESOLUTION NO. 2019-18

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ASSIGN THE CONTRACT WITH AMASON'S PORTABLE TOILETS & HOLDING TANKS, INC., UNDER BID NO. 18-04; PORTABLE RESTROOM RENTAL AND SERVICING, TO UNITED SITE SERVICES OF FLORIDA, LLC

22. Motion to adopt **Resolution No. 2019-19**, authorizing the county administrator, or his designee, to award Bid No. 19-25, Purchase of Personal Computers to JPK Micro Supply, Inc., as the lowest, responsive, responsible bidder; and to execute a purchase order, on behalf of the County, for the purchase of personal computers in the amount of \$109,816

RESOLUTION NO. 2019-19

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-25; AND TO EXECUTE A PURCHASE ORDER, FOR THE PURCHASE OF PERSONAL COMPUTERS

23. Motion to adopt **Resolution No. 2019-20**, authorizing the county administrator, or his designee, to award Bid No. 19-19, Purchase of Annual Hot Mix Asphalt Requirements for SJC Road and Bridge Division to Preferred Materials, Inc., as the lowest, responsive, responsible bidder; and to execute a contract, in substantially the same form and format as attached, for the required services as provided in Bid No. 19-19, at the approved unit prices incorporated into the Contract Agreement

RESOLUTION NO. 2019-20

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-19; AND TO EXECUTE AN AGREEMENT FOR PURCHASE OF ANNUAL HOT MIX ASPHALT REQUIREMENTS, FOR SJC ROAD AND BRIDGE

This item was moved to the Regular Agenda as Item 17.

24. Motion to adopt a resolution, authorizing the county administrator, or designee, to award Bid No. 18-61, Mickler's Landing Boardwalk and Parking Lot Improvements, to KBT Contracting Corp.; and execute a contract, in substantially the same form and format as attached, for completion of work at a contract price in the amount of \$411,400.00

25. Motion to adopt **Resolution No. 2019-21**, authorizing the county administrator, or his designee, to award Bid No. 19-11, Commercial Solid Waste Collection Services, to Advanced Disposal Services Jacksonville, LLC, as the lowest, responsive, and responsible bidder; and to execute a contract, in substantially same form and format as attached, for the required services as provided in Bid No. 19-11

RESOLUTION NO. 2019-21

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-11; AND TO EXECUTE AGREEMENTS FOR COMMERCIAL SOLID WASTE COLLECTION SERVICES

26. Motion to adopt **Resolution No. 2019-22**, authorizing the county administrator, or his designee, to award RFP No. 19-09, SJC Cultural Events Division Website Redesign, to negotiate, and upon successful negotiations, execute a contract with Carbonhouse, LLC dba Carbonhouse, for website redesign for St. Johns County Cultural Events Division, as provided in RFP No. 19-09

RESOLUTION NO. 2019-22

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 19-09; AND TO EXECUTE AN AGREEMENT FOR SJC CULTURAL EVENTS DIVISION WEBSITE REDESIGN

27. Motion to adopt **Resolution No. 2019-23**, authorizing the county administrator, or designee, to purchase one New Caterpillar 926M Wheel Loader, at a total price of \$163,699.00, from Ring Power Corporation, subject to the terms and conditions of the Florida Sheriff's Association Contract, No. FSA18-VEH16.0

RESOLUTION NO. 2019-23

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, ONE NEW CATERPILLAR 926M WHEEL LOADER, FOR THE ROAD & BRIDGE DEPARTMENT

28. Motion to approve the transfer of \$2,850.00 from General Fund Reserves to Purchasing, for the removal and disposal of the derelict sailboat, currently located at the SJC Surplus Yard
29. Motion to adopt **Resolution No. 2019-24**, authorizing the county administrator, or his designee, to execute Task Order #14 with A.W.A. Contracting Company, Inc., under Bid No. 18-14, Countywide Roadway Drainage & Infrastructure Maintenance (Master Contract No: 17-MCC-AWA-08972), in the amount of \$384,013.02, to complete drainage improvements on Four Mile Road

RESOLUTION NO. 2019-24

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

30. Motion to adopt **Resolution No. 2019-25**, approving the terms, conditions, and requirements of the project funding awarded by the Northeast Healthcare Coalition, in the amount of \$7,362.00, to St. Johns County Emergency Management; authorizing the county administrator, or his designee, to execute the awarded funding, on behalf of the County; and recognizing and appropriating within the FY 2019 General Fund Emergency Management Department

RESOLUTION NO. 2019-25

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE NORTHEAST FLORIDA HEALTHCARE COALITION PROJECT, AWARDED TO ST. JOHNS COUNTY EMERGENCY MANAGEMENT, TO EQUIP AND OUTFIT THE NEWLY CONSTRUCTED SPECIAL MEDICAL NEEDS SHELTER, FREEDOM CROSSING ACADEMY; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE PROJECT FUNDING, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY EMERGENCY MANAGEMENT; AND TO RECOGNIZE AND APPROPRIATE WITHIN THE FISCAL YEAR 2019 GENERAL FUND EMERGENCY MANAGEMENT BUDGET

31. Motion to adopt **Resolution No. 2019-26**, authorizing the county administrator, or his designee, to submit a membership application and execute a Member Facility Agreement, with the Minnesota Multistate Contracting Alliance for Pharmacy, on behalf of the County, in substantially the same form as attached

RESOLUTION NO. 2019-26

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A MEMBERSHIP APPLICATION AND MEMBER FACILITY AGREEMENT, BETWEEN ST. JOHNS COUNTY AND THE MINNESOTA MULTISTATE CONTRACTING ALLIANCE FOR PHARMACY (MMCAP), FOR THE PURPOSES OF MEMBERSHIP IN MMCAP; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO SUBMIT THE APPLICATION AND EXECUTE THE MEMBER FACILITY AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY

32. Motion to adopt **Resolution No. 2019-27**, recognizing and appropriating a contribution of \$9,680, from The Northeast Florida Healthcare Coalition, related to the Fiscal Year 2018 budget

RESOLUTION NO. 2019-27

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING GRANT FUNDING PROVIDED BY NORTHEAST FLORIDA HEALTHCARE COALITION, FOR THE PURCHASE OF PUBLIC SAFETY EQUIPMENT, INCLUDING THE PURCHASE OF MASS CASUALTY INCIDENT (MCI) BAGS

33. Motion to authorize the transfer of \$15,185 in collected St. Johns Pet Center donations from General Fund Reserves [0083-59920] to the Animal Control Department expenditure budget line items for use in FY 2019
34. Motion to adopt **Resolution No. 2019-28**, approving the terms, conditions, and requirements of this contract agreement in an amount not to exceed \$104,183.17, between St. Johns County and Devereux Florida Treatment Network, for the Family Builder Safety Services Program; authorizing the county administrator, or designee, to execute a contract agreement, substantially in the same form as the attached agreement, on behalf of the County

RESOLUTION NO. 2019-28

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 DEVEREUX FLORIDA TREATMENT NETWORK; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

35. Motion to adopt **Resolution No. 2019-29**, approving the terms, conditions, provisions, and requirements of the Florida Humanities Council Community Project Grant Agreement; and recognizing and appropriating \$5,000, thereby, amending the Fiscal Year 2019 Budget

RESOLUTION NO. 2019-29

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, AND REQUIREMENTS OF A FLORIDA HUMANITIES COUNCIL COMMUNITY PROJECT GRANT AWARD; AND RECOGNIZING AND APPROPRIATING WITHIN THE GENERAL FUND LIBRARY SERVICES DEPARTMENT

36. Motion to adopt **Resolution No. 2019-30**, approving the terms of, and authorizing the chair of the Board of County Commissioners, or designee, to execute, Agreements for Donation of Right-of-Way and Stormwater Sites, for the future County Road 2209

RESOLUTION NO. 2019-30

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS; AND AUTHORIZING THE CHAIR, TO EXECUTE TWO AGREEMENTS, FOR DONATION OF RIGHT-OF-WAY AND STORMWATER SITES FOR THE FUTURE COUNTY ROAD 2209

37. Motion to approve Minutes: 12/04/18, BCC Regular

38. Proofs:

- a. Proof: Request for Bids, Bid No. 19-10; St. Johns County Growth Management Electronic Permitting Plan Review & Inspection System (EPPRIS), published on November 8, 2018, and November 15, 2018, in *The St. Augustine Record*.
- b. Proof: Request for Bids, Bid No. 19-25; Purchase of Personal Computers, published on November 8, 2018, and November 15, 2018, in *The St. Augustine Record*.
- c. Proof: Request for Bids, Bid No. 19-22; Land Exchange for St. Johns Golf Club Renovation, published on November 8, 2018, and November 15, 2018, in *The St. Augustine Record*.
- d. Proof: Notice of Meeting, St. Johns County Legislative Delegation Meeting, held on December 7, 2018, published on November 16, 2018, in *The St. Augustine Record*.
- e. Proof: Request for Bids, Bid No. 19-03; Freedom Crossing Academy Special Medical Needs Shelter Generator Services, published on November 9, 2018, and November 16, 2018, in *The St. Augustine Record*.
- f. Proof: Request for Bids, Bid No. 19-24; Alpine Groves Farmhouse Restoration, Phase II, published on November 10, 2018, and November 17, 2018, in *The St. Augustine Record*.
- g. Proof: Notice of Meeting, St. Johns County Investment Workshop, held on December 11, 2018, published on December 7, 2018, in *The St. Augustine Record*.
- h. Proof: Notice of Hearing, Public Hearing to consider the adoption of an ordinance repealing SJC Ordinance No. 2017-59, heard on December 18, 2018, published on December 8, 2018, in *The St. Augustine Record*.
- i. Proof: Notice of Hearing, Public Hearing to consider the adoption of an ordinance creating a MSTU, for the provision of dune and beach restoration, for Ponte Vedra Beach, heard on December 18, 2018, published on December 8, 2018, in *The St. Augustine Record*.
- j. Proof: Notice of Public Hearing, Board of County Commissioners and Planning and Zoning Agency, to hear and consider the adoption of an amendment to Land Development Code Ordinance No. 99-51, published on December 10, 2018, in *The St. Augustine Record*.
- k. Proof: Notice of Hearing, Public Hearing to consider the adoption of an ordinance amending Ordinance No. 2011-31, Tourist Development Plan, to modify the use of category residual funds, heard on December 18, 2018, published on December 8, 2018, in *The St. Augustine Record*.

(01/15/19 - 11 - 9:27 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested to add an item for a non-exclusive franchise agreement, with Dennis Junk Removal of Florida, as Item 15.

(01/15/19 - 11 - 9:28 a.m.)

APPROVAL OF REGULAR AGENDA

(9:28 a.m.) **Motion by Dean, seconded by Johns, carried 5/0, to approve the Regular Agenda, as amended.**

(01/15/19 - 11 - 9:29 a.m.)

1A. PORPOISE POINT VEHICULAR BEACH ACCESS MANAGEMENT. STAFF PRESENTATION PROVIDES THE BOARD A STATUS UPDATE ON PORPOISE POINT WITH IMPORTANT CONSIDERATIONS, INCLUDING THE COUNTY'S COMPLIANCE WITH ALL RULES AND REGULATIONS AND THE MANAGEMENT STRATEGIES USED TO ADDRESS PUBLIC SAFETY, NATURAL RESOURCE PRESERVATION AND VEHICULAR ACCESS AT PORPOISE POINT

Dean explained that he was supportive of vehicular access to all beaches, but that he had to balance that with concerns for public safety and impacts to wildlife and wildlife habitat. He stated that access needed to be constantly managed, as conditions on the beaches changed often due to weather events.

(9:31 a.m.) Wanchick explained that beach access on Porpoise Point was contingent upon conditions at any given time.

(9:32 a.m.) Billy Zeits, Interim Director of Parks and Recreation, gave a history of the condition of the Porpoise Point area, from 2005 to present, via PowerPoint. He spoke on the impacts of tide cycles, gave the hours the gates were open for vehicular access, and explained that information on when the beach was closed, due to poor conditions, could be found on Reach the Beach, the County's website and social media. He reiterated the need to balance access with public safety, and adherence to the Beach Code, the Habitat Conservation Plan and the Incidental Take Permit. He felt that active management was the most appropriate means to regulate beach vehicular access, protect natural resources and promote public safety.

(9:39 a.m.) Margaret Spoonhour, 268 N. Churchill Dr., explained that she and her husband were handicapped and that they could drive to the water's edge on Porpoise Point to enjoy the water. She requested that the Point remain open to 4 x 4 traffic.

(9:41 a.m.) Mark Spoonhour, 268 N. Churchill Dr., requested that the beach remain open to vehicular traffic.

(9:42 a.m.) Mike Milillo, 302 Genoa Rd., requested that beach access remain open, but to close it at night to keep people from "doing donuts."

(9:45 a.m.) Lenni Vaccaro, 135 Legendary Dr., stated that he was disabled and that vehicular access to Porpoise Point allowed him access to the water for fishing. He understood the need for temporary closures, but did not want to see permanent closures.

(9:47 a.m.) Nancie Zimmerman, 104 Pioneer Trail, acknowledged that there had been issues with speeding and "donuts." She said, as a disabled person, this was the one beach where she could drive to the water's edge to access the water, without having to walk a great distance.

(9:49 a.m.) Vivian Browning, 30 Beachcomber Way, requested that a study be done to see if the Vilano vehicle access ramp could be reopened.

(9:52 a.m.) Dr. Barry Schweim, 411 Porpoise Point Dr., thanked Staff for their diligent efforts to keep the beach open, when possible, and closing it when warranted. He felt that everyone had the right to drive on the beach.

(9:56 a.m.) Ed Slavin, PO Box 3084, supported beach driving for individuals with disabilities, rewriting the St. Johns County Beach Code and creating a national park and seashore.

(9:59 a.m.) Angela Thomas, 1923 Golden Lake Loop, expressed her appreciation for the Porpoise Point community and stated that she had not seen much illegal activity on the beach.

(10:01 a.m.) Patricia Mickler Ellenwood, 1510 C St. Marks Pond Blvd., expressed her appreciation to the Board for opposing closing vehicular access. She requested that any future meetings on this issue be scheduled in the evening.

(10:02 a.m.) Ed Raffaniello, 207 Genoa Rd., was opposed to closing the beach, requested that the northern beaches be renourished with sand, and felt that law enforcement was in place to handle any issues that arose.

(10:04 a.m.) Donna Colee, 515 Twenty-Third St., said that conservation was imperative and that maybe some of the building that was done on Porpoise Point should not have been allowed.

(10:05 a.m.) Amy Gilbert, 421 Porpoise Point Dr., stated that she had witnessed excessive speeding, donuts, fishtailing, side-by-side racing and open campfires on Porpoise Point; she felt these activities were very dangerous. She showed a video to illustrate the dangers, *Exhibit A*. She was not opposed to driving on the beach; but suggested that designated traffic patterns be imposed to separate pedestrians from vehicles and that night driving be restricted.

(10:08 a.m.) Kelly McCall, 89 Teak Run, Ocala, spoke on past closures on Crescent Beach, public access to beaches effecting property values and taxes.

(10:11 a.m.) Patricia Abel, 1333 Eisenhower Dr., thanked the Board for not closing the beach, was in favor of nighttime beach closures, and suggested harsher penalties for those disobeying the law.

(10:12 a.m.) Bob Yerkes, President of the Porpoise Point Homeowners Association, commended the Board for the attention given to Porpoise Point and its various issues, such as drainage. He addressed the loss of dune elevation and asked that the sand be restored.

(10:15 a.m.) Karen Davis, 184 Balearics Dr., was concerned that Vilano would be built up like St. Augustine Beach. She appreciated that the Board was listening to the public and leaving vehicle access open.

(10:17 a.m.) Jane West, 24 Cathedral Place, thanked the Board for its attention to this issue, for paying attention to the conservation zone, and for listening to the neighbors on Porpoise Point. She felt that many of the issues could be resolved by shutting the beach down at night, clearly marking the conservation zone and installing portable toilets.

(10:19 a.m.) BJ Kalaidi, 8 Newcomb St., read from a 2002 article, *Exhibit B*, and expressed her appreciation to the Board for listening to the residents' concerns.

(10:21 a.m.) Darran Voorhees, 361 Tirana Ave., suggested acquiring land for parking and supported reopening the Usina ramp to driving.

(10:22 a.m.) Karen Miles, 7507 A1A South, felt that vehicular access to all beaches was a "customary right." She feared that the closing of the Matanzas Inlet to driving, in 2010, was the beginning of an effort to eliminate the customary use of the county's beaches.

(10:26 a.m.) Ronald Wayne Laird, 4245 Melanie St., was concerned about beach access and thanked the Board for keeping the beach open.

(10:28 a.m.) Johns asked Zeits if anyone had directed him to close the beaches; he responded they had not. Further discussion explained that the State owned the beaches, up to the mean high water mark, but that the County had the ability to manage the beaches. Johns commended Zeits and the Parks and Recreation Department for managing such a challenging task. Discussion ensued on the valuable input received from the public. Blocker asked Zeits to comment on the Matanzas Inlet closure. Zeits explained the intent was to reopen the vehicle access ramp, in partnership with the National Park Service, prior to beach season. Discussion followed, with members of the commission stating their support for maintaining countywide vehicular beach access.

(10:43 a.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to continue the policy of actively managing the beach.**

(10:44 a.m.) Waldron requested looking in to the cost of placing sea oats in the conservation area on Vilano Beach and Porpoise Point.

(10:45 a.m.) Waldron recessed the meeting until 10:48 a.m.

(01/15/19 - 13 - 10:48 a.m.)

1. SALES TAX REVENUE AND REFUNDING BONDS, SERIES 2019. A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, AUTHORIZING THE ISSUANCE OF ST. JOHNS COUNTY, FLORIDA, SPECIAL OBLIGATION REFUNDING AND IMPROVEMENT REVENUE BONDS, SERIES 2019 (HEREAFTER "2019 BONDS") TO: (1) ACHIEVE DEBT SERVICE SAVINGS FOR THE COUNTY BY REFUNDING ALL OR A PORTION OF THE COUNTY'S OUTSTANDING SALES TAX REVENUE AND REFUNDING BOND, SERIES 2009 (HEREAFTER "2009 BONDS"); AND (2) FINANCE A NEW CRIMINAL JUSTICE TRAINING FACILITY FOR THE SHERIFF'S OFFICE. IN SUM, THE RESOLUTION AUTHORIZES THE ISSUANCE OF THE 2019 BONDS, AND PLEDGES TO BUDGET AND APPROPRIATE REVENUES FROM THE LOCAL GOVERNMENT HALF-CENT SALES TAX TO SECURE PAYMENT OF THE DEBT SERVICE. THE RESOLUTION ALSO AUTHORIZES AND DIRECTS THE COUNTY ADMINISTRATOR, WITH THE ADVICE OF THE COUNTY'S FINANCIAL ADVISOR AND BOND COUNSEL, TO DETERMINE THE AGGREGATE PRINCIPAL AMOUNT OF 2019 BONDS TO BE ISSUED, PROVIDED, HOWEVER, THE AGGREGATE PRINCIPAL AMOUNT OF THE BONDS SHALL NOT EXCEED \$30,000,000. IN ORDER TO MORE EFFICIENTLY MOVE FORWARD, THE RESOLUTION FURTHER PROVIDES FOR THE AUTHORIZATION OF THE PUBLICATION OF A NOTICE OF SALE FOR THE 2019 BONDS; AWARD OF THE 2019 BONDS PURSUANT TO A PUBLIC BID; APPOINTING THE PAYING AGENT AND REGISTRAR; AUTHORIZATION FOR DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND THE EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT; AUTHORIZATION TO EXECUTE AND DELIVER AN ESCROW DEPOSIT

AGREEMENT; APPOINTMENT OF AN ESCROW AGENT; AUTHORIZATION TO EXECUTE AND DELIVER A CONTINUING DISCLOSURE CERTIFICATE AND THE APPOINTMENT OF A DISSEMINATION AGENT; AND AN EFFECTIVE DATE. HERE, THE FINANCE TEAM SEEKS THE BOARD'S APPROVAL OF THIS RESOLUTION, WHICH INCLUDES THE REQUIRED SUPPLEMENTAL DOCUMENTS (ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBITS A-D), TO MOVE FORWARD IN ISSUING THE 2019 BONDS. FOR THE BOARD'S CONVENIENCE IN REVIEWING, EACH OF THE EXHIBITS ARE TITLED/DESCRIBED BELOW: EXHIBIT A, FORM OF OFFICIAL NOTICE OF SALE; EXHIBIT B, FORM OF PRELIMINARY OFFICIAL STATEMENT; EXHIBIT C, FORM OF CONTINUING DISCLOSURE CERTIFICATE; AND EXHIBIT D, FORM OF ESCROW DEPOSIT AGREEMENT

Jesse Dunn, Director of the Office of Management & Budget, provided details of the bond issuance.

(10:50 a.m.) Jay Glover, PFM Financial Advisors, LLC, reviewed historical and current interest rates, the "true interest" costs and the debt service savings associated with this item.

(10:57 a.m.) Ed Slavin, PO Box 3084, stated his concerns with the Sheriff's Office training center and the bond issue.

(11:00 a.m.) Tom Reynolds, 880 A1A Beach Blvd., spoke in support of the Sheriff's Office training center.

(11:01 a.m.) Glover discussed the projected interest rates and true interest costs; discussion ensued on debt service cost savings, the maturity date, and pledged revenue sources to pay back the debt service.

(11:08 a.m.) Waldron questioned whether borrowing from the general fund for the training facility project, using impact fees for reimbursement, would be more economical than issuing bonds. Dunn stated that would save nearly \$12 million in interest. Discussion followed on the ability to repay the debt with impact fees, the negative affect of making such a large withdrawal from reserves on the County's credit rating, the loss of interest on reserves, and revenue sources that could be used for pay back.

(11:25 a.m.) *Motion by Smith, seconded by Johns, to adopt a resolution authorizing the issuance of the County's Special Obligation Refunding Revenue Bonds, Series 2019, in an aggregate principal amount not exceeding \$15,000,000. *Motion was subsequently withdrawn.*

(11:25 a.m.) McCormack stated that a new resolution had been created to support the motion. Steve Miller, Nabors, Giblin and Nickerson, P.A., County's bond counsel, reviewed the revised resolution that omitted references to the Sheriff's training facility.

(11:29 a.m.) Johns questioned what the savings would be between the two proposals: bonding \$30 million versus \$15 million. Glover explained that the savings would only equate to approximately \$100,000.

(11:35 a.m.) Wanchick suggested postponing making a decision on this item, to allow time to explore alternative options.

(11:37 a.m.) **Smith withdrew his motion, Johns agreed.*

(11:37 a.m.) **Motion by Smith, seconded by Johns, carried 5/0, to table this item until the next meeting (February 5, 2019).**

(11:38 a.m.) Sheriff David Shoar commented on funding mechanisms for the project; including impacts fees, which were currently exceeding projections, savings from rentals, savings from combining the communications center with the training facility, and the FBI being a funding partner, contributing \$2 million. He guaranteed \$100,000 in annual revenue from other agencies using the facility, and stated that he had access to forfeiture funds, that could possibly be pledged. He spoke on construction cost savings and accommodating the medical examiner in the new facility. He invited the commissioners to visit his office for an update on crime and new technologies being used. Blocker suggested looking in to acquiring Federal funds for the project.

(01/15/19 - 15 - 11:48 a.m.)

2. PUBLIC HEARING - NZVAR 2018-11, ALTERNATE BALD EAGLE MANAGEMENT PLAN. APPLICANT SEEKS A NON-ZONING VARIANCE TO SECTIONS 4.01.10.B, C AND D OF THE LAND DEVELOPMENT CODE (HABITAT MANAGEMENT FOR THE BALD EAGLE), TO PROVIDE AN ALTERNATE BALD EAGLE MANAGEMENT PLAN FOR THE HYDRY BALD EAGLE NEST, LOCATED ON THE NOCATEE DRI, ON THE HYDRY PARCEL. PLEASE SEE THE ATTACHED STAFF REPORT FOR DETAILS AND THE ALTERNATE MANAGEMENT PLAN

Proof of publication of the notice of public hearing on NZVAR 2018-11, Alternate Bald Eagle Management Plan, was received, having been published in *The St. Augustine Record* on December 19, 2018.

Ex parte communications: Waldron stated he received an email; Blocker spoke with Roger O'Steen, PARC Group, about the project.

(11:48 a.m.) Ryan Mauch, Environmental Division Supervisor, presented the details of the requested Alternate Bald Eagle Management Plan, via PowerPoint.

(11:50 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, applicant's representative, stated she was available to answer any questions.

(11:51 a.m.) Ed Slavin, PO Box 3084, was concerned with the lack of information on the project. McCormack stated that extensive reports had been provided to staff.

(11:53 a.m.) Tom Reynolds, 880 A1A Beach Blvd., spoke in support of the variance request.

(11:54 a.m.) Motion by Blocker, seconded by Smith, carried 5/0, to approve NZVAR 2018-11, an Alternate Bald Eagle Management Plan-HyDry Bald Eagle Nest, based on five findings, as provided by staff.

The meeting recessed and reconvened at 12:27 p.m., with all commissioners, Wanchick, Locklear, McCormack, Soria, and Deputy Clerk Sindy Wiseman present.

(01/15/19 - 15 - 12:31 p.m.)

3. PUBLIC HEARING, PUD 2018-07, TROUT CREEK COMMERCIAL. REQUEST TO REZONE APPROXIMATELY 8.73 ACRES OF LAND FROM OPEN RURAL TO PLANNED UNIT DEVELOPMENT, TO ALLOW A MAXIMUM OF 32,000 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT, INCLUDING A 250-SEAT RESTAURANT AND TWO COMMERCIAL BUILDINGS, TOTALING 17,825 SQUARE FEET

Proof of publication of the notice of public hearing on PUD 2018-07, Trout Creek Commercial, was received, having been published in *The St. Augustine Record* on October 30, 2018.

Michael Roberson, Assistant Director of Growth Management, presented the details of the item, via PowerPoint, including the *removal of the word "Marina" from the Master Development Plan (MDP) text and map, Exhibit A.*

(12:37 p.m.) Ex parte communications: Dean disclosed that he met with Karen Taylor and the applicant. Smith disclosed that he met with Taylor and Brian Brown on January 10, 2019, in regard to plan use distention's, entrance and its alignment with the other side of the highway, Alta Utilities used in the facility, storm surge, elevations, bulkhead, approval of the walkway under the bridge, and the linear floating dock. Johns disclosed that he met with Taylor and Brown regarding flood plain elevations, connectivity to State Road 13, site visibility coming over the bridge, alignment with the driveway across the street, and potential uses. Blocker disclosed that he met with Taylor and Brown on January 10, 2019, regarding the scope of the project, efforts in working with residents on the project, and the impact on the environment. Waldron disclosed that he met with Taylor and Brown on January 10, 2019, regarding the storm surge model, the location, and that the project would not affect neighboring residents.

(12:39 p.m.) Karen Taylor, 77 Saragossa Street, presented details of the dock, the intersection, and the project, via PowerPoint. She spoke on the architectural styles.

(12:43 p.m.) Joyce Metcalf, 7549 State Road 13 North, spoke in support of the project, stating that it would be an asset to the area.

(12:45 p.m.) **Motion by Johns, seconded by Smith, carried 5/0, to enact Ordinance No. 2019-1, adopting PUD 2018-07, Trout Creek Commercial, subject to nine findings of fact, as amended.**

ORDINANCE NO. 2019-1

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

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

(01/15/19 - 16 - 12:45 p.m.)

4. PUBLIC HEARING, MAJMOD 2018-05, OLD BRICK ROAD PUD. REQUEST FOR A MAJOR MODIFICATION TO THE OLD BRICK ROAD PLANNED UNIT DEVELOPMENT (ORDINANCE 2008-36, AS AMENDED) TO REMOVE THE 27-ACRE SINGLE FAMILY RESIDENTIAL PORTION OF THE PROJECT, ALLOW DEVELOPMENT OF 2-ACRE RECREATIONAL VEHICLE/BOAT STORAGE FACILITY, AND UPDATE PHASING FOR BUILD OUT. THIS APPLICATION IS COMPANION TO PROPOSED PUD 2018-06, NORTH CREEK, FOR RESIDENTIAL DEVELOPMENT. THE SUBJECT PROPERTY IS LOCATED EAST OF US-1 NORTH, WITH AN ADDRESS OF 28 BINNINGER DRIVE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS ITEM, WITH A 6-0 VOTE, AT THE NOVEMBER 15, 2018, MEETING

Proof of publication of the notice of public hearing on MAJMOD-2018-05, Old Brick Road PUD, was received, having been published in *The St. Augustine Record* on October 31, 2018.

Ex parte communications: Dean disclosed that he spoke with Henry Green. Smith disclosed that he spoke with Karen Taylor on January 10, 2019, regarding density outlay; and Green regarding his interest in the northern parcel. Waldron disclosed that he met with Taylor on January 10, 2019; and spoke with Green in passing that he had an item coming before the Board. Blocker disclosed that he spoke Mr. Davenport, regarding the scope and plans. Johns disclosed that he spoke with Green by phone, regarding the design aspects of the project.

(12:47 p.m.) Beverly Frazier, Senior Supervising Planner, presented the details of Items 4 and 5, via PowerPoint.

(12:52 p.m.) Gary Davenport, 5378 Fourth Street, requested that Item 5 be considered first for the vote, because, if not approved, it would not be necessary to vote on Item 4. He presented a history and summary of the project, via PowerPoint. He presented a request for two waivers. He also spoke on the concerns of the Eagle Creek residents, regarding density, traffic, schools, and drainage referencing the compatibility chart in the Boards packet.

(1:04 p.m.) Smith questioned what the drainage tract on the southwest corner of the property looked like and how frequently it was maintained. Davenport referenced an aerial map depicting the drainage flow, Exhibit A, and responded that the area was a Florida Department of Transportation (FDOT) drainage area.

(1:07 p.m.) David Taylor, Dunn and Associates, Professional Engineer, explained that there was a ten foot buffer between the houses and the ditch. He stated that the buffer was a maintained grass ditch.

(1:08 p.m.) Davenport presented the flood map that showed the new flood zone, *Exhibit B*.

(1:10 p.m.) Michael Goss, 476 Island View Circle, spoke on the Casa Cola Creek flooding areas, concerns with drainage/flooding, traffic impacts, and school impacts, via PowerPoint. He requested that the application be denied.

(1:19 p.m.) Ed Slavin, PO Box 3084, concurred with Goss and requested the application be denied.

(1:23 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, questioned whether any of the homes would be affordable housing and what the price range would be.

(1:26 p.m.) Jan Berlepsch, 2010 Mariposa Vista Lane, spoke on the continual rising waters in the Casa Cola Creek area and the effect of the new development on the flooding.

(1:29 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the drainage problems in the area and requested that the application be denied.

(1:32 p.m.) Davenport clarified that 43 acres would be taken from the Old Brick Road parcel and added to the North Creek parcel to allow room for the 150 homes. He also spoke on the drainage and flooding.

(1:34 p.m.) Blocker requested information on traffic signals and school capacity. Davenport responded.

(1:36 p.m.) Smith questioned where State Road 313 would connect with US-1, in relation to the project.

(1:36 p.m.) Rajesh Chindalur, Traffic Solutions, Inc., stated that he was not aware of plans to build a connection at this time.

(1:37 p.m.) Phong Nguyen, Transportation Development Manager, explained where the connection was designated. Discussion ensued on ditches and maintenance.

(1:40 p.m.) Taylor presented a photograph of the drainage from his phone, *Exhibit C*.

(1:45 p.m.) Blocker requested for Ryan Carter, Carter Environmental, 7 Waldo Street, to address the drainage from an environmental view. Carter spoke on the water flow.

(1:48 p.m.) Taylor spoke on the elevations of the property and the discharge of water from the property. Discussion ensued.

(1:58 p.m.) Dean said that the project, by the way it was explained, would have no impact on Eagle Creek.

(2:02 p.m.) Subsequently, Smith spoke on the drainage concerns to existing properties.

(2:04 p.m.) **Motion by Blocker, seconded by Dean, carried 4/1, with Waldron dissenting, to enact Ordinance No. 2019-3, MAJMOD 2018-05, Old Brick Road PUD, based upon six findings of fact.**

ORDINANCE NO. 2019-3

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE OLD BRICK ROAD PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2008-36, AS AMENDED, REZONING LANDS FROM PLANNED UNIT DEVELOPMENT (PUD) TO PUD; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(01/15/19 - 18 - 12:45 p.m.)

5. PUBLIC HEARING, PUD 2018-06, NORTH CREEK. REQUEST TO REZONE APPROXIMATELY 70 ACRES OF LAND FROM AN EXISTING PLANNED UNIT DEVELOPMENT (ORDINANCE 2008-36) AND OPEN RURAL (OR) TO A NEW PLANNED UNIT DEVELOPMENT (PUD), TO ACCOMMODATE FOR THE DEVELOPMENT OF A 150 LOT, SINGLE FAMILY SUBDIVISION. THIS APPLICATION IS COMPANION TO MAJMOD 2018-05, OLD BRICK ROAD PUD. THE SUBJECT PROPERTY IS LOCATED WEST OF US-1 NORTH, ADJACENT TO THE OLD BRICK ROAD PUD, WITH ACCESS PROVIDED BY HONEYCOMB TRAIL. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS ITEM, WITH A 6-0 VOTE, AT THE NOVEMBER 16, 2018, MEETING

Proof of publication of the notice of public hearing on PUD-2018-06, was received, having been published in *The St. Augustine Record* on October 30, 2018.

Discussion occurred with Regular Agenda Item 4.

(2:01 p.m.) **Motion by Blocker, seconded by Dean, carried 3/2, with Waldron and Smith dissenting, to enact Ordinance No. 2019-2, PUD 2018-06 North Creek, based upon nine findings of fact.**

ORDINANCE NO. 2019-2

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

(Regular Agenda Items 6 and 7 were presented together.)

(01/15/19 - 19 - 2:05 p.m.)

6. PUBLIC HEARING, CPA (SS) 2018-03, PALM LAKES/MARKETPLACE, PARCEL 3. THIS IS A REQUEST TO AMEND APPROXIMATELY 9.9 ACRES ON THE FUTURE LAND USE MAP FROM RESIDENTIAL-B (RES-B) TO MIXED USE DISTRICT (MD), LOCATED ALONG THE SOUTHERN SIDE OF STATE ROAD (SR) 16 AND ON THE EAST SIDE OF COUNTY ROAD (CR) 2209. THIS ITEM WAS INITIALLY HEARD WITH A COMPANION MAJOR MODIFICATION APPLICATION ON NOVEMBER 1, 2018, TO REQUEST A FUTURE LAND USE DESIGNATION CHANGE TO COMMUNITY COMMERCIAL (CC). GIVEN THE APPLICANT IS CONTEMPLATING A FUTURE KENNEL USE ON THE PROPERTY, THE APPLICATION WAS SUBSEQUENTLY MODIFIED TO REQUEST MIXED USE ON THE 9.9 ACRES, AND WAS REHEARD BY THE PLANNING AND ZONING AGENCY ON DECEMBER 20, 2018. THE PLANNING AND ZONING AGENCY VOTED TO RECOMMEND APPROVAL BY A 5-0 VOTE FOR BOTH HEARINGS

Proof of publication of the notice of public hearing on CPA (SS)-2018-03, was received, having been published in *The St. Augustine Record* on November 30, 2018.

Ex parte communications: Smith disclosed that on January 10, 2019, he met with Tom Ingram, Brad Bulthuis, and Shannon Acevedo regarding the 33 acre site, harmonization of small scale property use, access points on County Road 2209 and State Road 16, and Flagler Hospital's desire to double its usage size. Dean disclosed that he met with Ingram and Beth Breeding regarding the same discussion. Waldron disclosed that he had the same meeting on January 10, 2019, regarding the same discussion, along with the design features and possible uses. Blocker disclosed that he had the same meeting on January 10, 2019, with Ingram, regarding the project and outlines to designs. Johns disclosed that he met with Ingram on January 10, 2019, regarding driveway access points, the impact of widening State Road 16, the potential alignment of driveways across the street, connections to the future County Road 2209, potential uses of the parcels, the adjacent park facilities, owned by the County, with a shared driveway, and multiple conversations with Breeding, regarding the property.

(2:07 p.m.) Shannon Acevedo, Senior Supervising Planner, presented the details of the items, via PowerPoint, including a history of the property and the requested waivers.

(2:16 p.m.) Tom Ingram, Akerman LLP, 50 North Laura Street, Jacksonville, Florida, said he was available for questions and spoke on the access points of the property.

(2:18 p.m.) **Motion by Smith, seconded by Blocker, carried 5/0, to enact Ordinance No. 2019-4, CPA(SS) 2018-03 Palm Lakes/Marketplace, Parcel 3, based upon four findings of fact.**

ORDINANCE NO. 2019-4

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-B (RES-B), TO MIXED USE DISTRICT (MD), FOR APPROXIMATELY 9.9 ACRES LOCATED SOUTH OF STATE ROAD 16, BETWEEN SAN GIACOMO ROAD AND SOUTH FRANCIS ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(01/15/19 - 20 - 2:05 p.m.)

7. MAJMOD 2018-03, PALM LAKES (THE MARKETPLACE). THIS IS A REQUEST FOR A MAJOR MODIFICATION TO THE PALM LAKES PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW COMMERCIAL USES ON APPROXIMATELY 9.9 ACRES OF LAND CURRENTLY DESIGNATED TO ALLOW NEIGHBORHOOD COMMERCIAL USES, REVISE THE MASTER DEVELOPMENT PLAN (MDP) MAP INCLUDING ACCESS POINTS FOR PARCEL 3, AND INCREASE THE ALLOWABLE SQUARE FOOTAGE OF NEIGHBORHOOD COMMERCIAL USES, ON AN 11.1-ACRE SITE BY 45,000 SQUARE FEET. THE PROPERTY IS LOCATED SOUTH OF STATE ROAD (SR) 16 AND EAST OF PACETTI ROAD. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON NOVEMBER 1, 2018, AND VOTED TO RECOMMEND APPROVAL BY A 5-0 VOTE. THIS ITEM IS COMPANION TO CPA (SS) 2018-03, PALM LAKES/MARKETPLACE

Proof of publication of the notice of public hearing on MAJMOD2018-03, was received, having been published in *The St. Augustine Record* on December 19, 2018.

Discussion occurred with Regular Agenda Item 6.

(2:19 p.m.) Motion by Smith, seconded by Blocker, carried 5/0, to enact Ordinance No. 2019-5, MAJMOD 2018-03, Palm Lakes (The Marketplace), based upon six Findings of Fact.

ORDINANCE NO. 2019-5

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PALM LAKES PUD, ORDINANCE NO. 2002-65, AS AMENDED, REZONING LANDS FROM PLANNED UNIT DEVELOPMENT (PUD) TO PUD; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(Regular Agenda Items 8 and 9 were presented together.)

(01/15/19 - 20 - 2:20 p.m.)

8. PUBLIC HEARING, CPA (SS) 2018-06, 347 NORTH ROSCOE BOULEVARD. ADOPTION OF CPA (SS) 2018-06, 347 NORTH ROSCOE BOULEVARD, A REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 1.37 ACRES OF LAND, LESS THE COASTAL HIGH

HAZARD AREA (CHHA), FROM RESIDENTIAL-A (RES-A) TO RESIDENTIAL-B (RES-B), TO ACCOMMODATE A FUTURE LOT DIVISION, SPECIFICALLY LOCATED AT 347 NORTH ROSCOE BOULEVARD. THE PLANNING AND ZONING AGENCY HEARD THE REQUEST AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON DECEMBER 6, 2018, AND RECOMMENDED APPROVAL, WITH A VOTE 5-1, DUE TO CONSISTENCY WITH PREVIOUSLY PLATTED LOTS TO THE NORTH

Proof of publication of the notice of public hearing on CPA (SS)-201806, was received, having been published in *The St. Augustine Record* on November 21, 2018.

Ex parte communications: Dean disclosed that he had met with Neil Barnett and had received several emails supporting and opposing the project. Smith disclosed that on January 10, 2019, he met with Barnett regarding splitting the parcel into two lots, widths of properties in the area, approval by the Planning and Zoning Agency, Coastal High Hazard Area. Additionally, Smith stated that he had received several emails supporting and opposing the application, and one phone call from Jane Evans and Jane Rollinson in opposition of the application. Waldron disclosed that he had the same meeting with Barnett on January 10, 2019, spoke with Mary Kohnke regarding flooding and increased density, had a message from Rollinson in opposition to the change in increased density, and numerous emails supporting and opposing the project. Blocker disclosed that on January 10, 2019, he met with Barnett regarding the scope of the project, with Evans regarding the opposition of the application, had received several phone calls and emails opposing and supporting the application, and received a phone call from Kohnke on the project. Johns disclosed that on January 10, 2019, he met with Barnett regarding the development of the property, his home near the property, how long he lived in the area and the changes that had occurred. He also received phone calls and emails in supporting and opposing the application.

(2:23 p.m.) Casey Dendor, Planner, presented the details of the items, via PowerPoint. She noted the five letters received yesterday in support of the application, *Exhibit A*.

(2:29 p.m.) Neil Barnett, 350 North Roscoe Boulevard, spoke on the findings of fact that supported the motion.

(2:36 p.m.) Mary Kohnke, 29 South Roscoe Boulevard, spoke in opposition of increased density and flooding in the area.

(2:39 p.m.) Jayne Evans, 104 Dahlia Court, requested denial of the applications and spoke in opposition to increased density of the property.

(2:43 p.m.) Victoria Corlazzoli, 268 Clearwater Drive, spoke on the Comprehensive Plan, concerns with increased density, and requested denial of the applications.

(2:46 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of approval of the applications.

(2:46 p.m.) Ed Slavin, PO Box 3084, concurred with Kohnke and Evans that the applications should be denied.

(2:47 p.m.) Deb Chapin, 531 North Wilderness Trail, spoke in support of the applications.

(2:48 p.m.) Cherya Cavanaugh, 330 Pelican Point Road, said that the subject property was an anomaly and spoke in favor of the applications.

(2:51 p.m.) Mark Turner, 9 South Roscoe Boulevard, spoke in favor of the applications.

(2:52 p.m.) Ryan Kelley, 358 North Roscoe Boulevard, spoke in favor of the applications.

(2:54 p.m.) Barnett spoke on discussions with members of the Palm Valley Community Center, stating that the community was split regarding the approval/denial of the applications.

(3:00 p.m.) Waldron asked for clarification that the Open Rural parcel was not developed. Dendor responded.

(3:01 p.m.) Dendor said that they received numerous emails from property owners in support and opposition to the applications, including the owner adjacent to the property, Christopher West, 345 North Roscoe Boulevard, which was in support of the applications, *Exhibit A*. Discussion ensued on the applications.

(3:08 p.m.) Blocker voiced his concern with setting a precedent for future increased density.

(3:10 p.m.) Motion by Blocker, seconded by Dean, carried 5/0, to deny CPA (SS) 2018-06, 347 N. Roscoe Blvd., based upon four findings of fact.

(01/15/19 - 22 - 2:20 p.m.)

9. PUBLIC HEARING, REZ 2018-04, 347 NORTH ROSCOE BLVD. REQUEST TO REZONE APPROXIMATELY 1.37 ACRES OF LAND FROM OPEN RURAL (OR) TO RESIDENTIAL, SINGLE FAMILY (RS-3) TO ACCOMMODATE AN INTENDED LOT DIVISION, COMPANION WITH CPA(SS) 2018-06; SPECIFICALLY LOCATED AT 347 NORTH ROSCOE BOULEVARD. THE PLANNING AND ZONING AGENCY HEARD THE REQUEST DURING THEIR REGULARLY SCHEDULED PUBLIC HEARING ON DECEMBER 6, 2018, AND VOTED 5-1 TO RECOMMEND APPROVAL OF THE REQUEST

Proof of publication of the notice of public hearing on REZ-2018-04, was received, having been published in *The St. Augustine Record* on November 21, 2018.

Discussion occurred with Regular Agenda Item 8.

(3:11 p.m.) Motion by Blocker, seconded by Dean, carried 5/0, to deny REZ 2018-04, 347 N. Roscoe Blvd., based on 4 findings of fact.

(Regular Agenda Items 10 and 11 were presented together.)

(01/15/19 - 22 - 3:12 p.m.)

10. MAJMOD 2018-11, TRAVEL CENTER AT STATE ROAD (SR) 207. REQUEST FOR A MAJOR MODIFICATION TO THE GRAHAM AND COMPANY DISTRIBUTION PLANNED UNIT DEVELOPMENT (PUD) (ORDINANCE 2007-05, AS AMENDED) TO ADD APPROXIMATELY 15 ACRES OF LAND, CURRENTLY ZONED OPEN RURAL (OR) AND COMMERCIAL HIGHWAY TOURIST (CHT), CHANGE THE PROJECT DEVELOPMENT FROM INDUSTRIAL WAREHOUSE TO COMMERCIAL, AND CHANGE THE NAME OF THE PUD FROM "GRAHAM AND COMPANY DISTRIBUTION" TO "TRAVEL CENTER AT STATE ROAD 207". THIS APPLICATION IS COMPANION TO PROPOSED SUPMAJ 2018-15, TRAVEL CENTER AT SR 207. THE SUBJECT PROPERTY IS LOCATED WEST OF INTERSTATE 95, NORTH OF STATE ROAD 207 AND EAST OF DEER PARK BOULEVARD

Proof of publication of the notice of public hearing on MAJMOD 2018-11, was received, having been published in *The St. Augustine Record* on November 21, 2018, and December 28, 2018.

Ex parte communications: Dean disclosed that he met with Ellen Avery-Smith and the applicant on January 9, 2019. Smith disclosed that on January 10, 2019, he met with Lucas Warring, Rob Matthews, Avery-Smith, Shannon Acevedo, and Paolo Soria regarding the Busy Bee and its employment, size of the facility, signalization, the number of truck lots, the Tesla charging system, and the impact of crossing the wetlands on the northwestern part of the property. He also received several emails in opposition of the applications. Waldron disclosed having the same meeting on January 10, 2019, with the same discussion, excluding the Tesla charging system and the wetland issue. Additionally, he met with Richard Choyke regarding the project, spoke to numerous individuals, in passing, at a golf course Request For Proposal (RFP) update, and had received many emails. Blocker disclosed that he had received several emails in opposition, and had spoken with Avery-Smith and the applicant on January 10, 2019, regarding the scope of the project. Johns disclosed that on January 10, 2019, he met with Avery-Smith, Warring, and Matthews regarding the design, traffic generated by the project, signalization, signage, and adjacent property uses. He also received numerous emails both for and against the development.

(3:15 p.m.) Valerie Stukes, Growth Management, presented the details of the applications, via PowerPoint, noting the waiver.

(3:24 p.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, presented details of the applications, via PowerPoint.

(3:34 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on the job potential of the existing zoning and requested a denial of the application.

(3:36 p.m.) Ed Slavin, PO Box 3084, suggested denying the application or remanding it back to the Planning and Zoning Agency to the address issues regarding safety and signalization.

(3:40 p.m.) Rajesh Chindalur, Traffic Solutions, Inc., 8833 Perimeter Park Boulevard, Jacksonville, Florida, stated that they were in discussion with Florida Department of Transportation (FDOT) regarding the signaling, access to the site, and right turn lanes.

(3:43 p.m.) Smith questioned the impact difference in a truck stop and a travel center. Chindalur responded.

(3:44 p.m.) Blocker questioned the tax revenue that the project would generate.

(3:44 p.m.) Lucas Waring, applicant, 736 Promenade Point Drive, spoke on the generated tax revenue, number of jobs created, and safety. Wanchick stated that, as a general rule, non-residential development paid more in taxes than a residential development.

(3:47 p.m.) Johns questioned what the facility would look like. Waring spoke on the restrooms and the merchandise.

(3:49 p.m.) Elizabeth Waring, applicant, 736 Promenade Point Drive, spoke on the company's brand.

(3:50 p.m.) Johns questioned whether the additional traffic would exceed the capacity of the road.

(3:51 p.m.) Phong Nguyen, Transportation Development Manager, responded that the information had not been received the traffic study to analyze. Chindalur noted that the

study was 70 percent completed and provided a Transportation Analysis Spreadsheet from FDOT, *Exhibit A*. Discussion ensued on the traffic impact to State Road 207.

(3:56 p.m.) Dean spoke on the Busy Bee Travel Center and stated that he would be opposed to the project without a traffic signal on State Road 207. Discussion ensued on a condition for the installation of a traffic light.

(4:06 p.m.) Smith commented on the Busy Bee name having positive following and voiced his concerns with drainage and the danger of the trucks crossing the highway without a signal.

(4:10 p.m.) Wanchick said he was confident that the signal would be approved.

(4:11 p.m.) Soria provided additional language for the motion *to provide financial commitment for the full cost of the installation of a traffic signal, at the intersection of Deer Park Boulevard and State Road 207, if and when warranted.*

(4:12 p.m.) Motion by Smith, seconded by Dean, carried 5/0, to enact Ordinance No. 2019-6, MAJMOD 2018-11, Travel Center at SR 207, based upon six findings of fact, as amended, to incorporate the additional language regarding the traffic signal.

ORDINANCE NO. 2019-6

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE GRAHAM AND COMPANY DISTRIBUTION PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2007-05, AS AMENDED; REZONING OPEN RURAL LANDS AND COMMERCIAL HIGHWAY TOURIST (CHT) LANDS TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(01/15/19 - 24 - 3:12 p.m.)

11. PUBLIC HEARING, SUPMAJ 2018-15, TRAVEL CENTER AT STATE ROAD 207. REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR A TRUCK STOP IN COMMERCIAL HIGHWAY TOURIST (CHT) ZONING, PURSUANT TO SECTION 2.03.01 OF THE LAND DEVELOPMENT CODE. THIS APPLICATION IS COMPANIONING TO PROPOSED MAJMOD 2018-11, TRAVEL CENTER AT SR 207. THE SUBJECT PROPERTY IS LOCATED WEST OF INTERSTATE 95, NORTH OF STATE ROAD 207, AND EAST OF DEERPARK BLVD

Proof of publication of the notice of public hearing on SUPMAJ 2018-15, was received, having been published in *The St. Augustine Record* on November 21, 2018.

Discussion occurred with Regular Agenda Item 10.

(4:13 p.m.) Motion by Smith, seconded by Dean, carried 5/0, to approve SUPMAJ 2018-15, Travel Center at SR 207, a request for a Special Use Permit to allow for a truck stop in Commercial Highway Tourist (CHT) zoning, pursuant to Section 2.03.01 of the Land Development Code, based on the eight conditions and eight findings of fact, as provided in the staff report.

(01/15/19 - 25 - 4:14 p.m.)

12. PUBLIC HEARING, COMPAMD 2017-01, ROBINSON AMENDMENT (ADOPTION). ADOPTION HEARING FOR COMPAMD 2017-01, ROBINSON, A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-B, FOR APPROXIMATELY 2,673 ACRES, PROVIDING A TEXT AMENDMENT TO LIMIT THE DEVELOPMENT OF THIS PROPERTY UNTIL THE YEAR 2026. THE BOARD OF COUNTY COMMISSIONERS TRANSMITTED THIS AMENDMENT TO STATE AND REGIONAL AGENCIES ON MARCH 6, 2018. THERE WERE NO STATE OR REGIONAL COMMENTS. DURING THE TRANSMITTAL HEARING, THE AGENCY DISCUSSED THE NEED FOR COUNTY ROAD (CR) 2209 AND ACQUIRING RIGHT-OF-WAY WAS AN IMPORTANT STEP IN CONSTRUCTION OF THE ROADWAY. THE COMMISSIONERS DISCUSSED THE DELIVERY OF PUBLIC FACILITIES AND SERVICES IN A TIMELY MANNER, TO SERVE THE COUNTY. THE PLANNING AND ZONING AGENCY RECOMMENDED THE PROPOSED AMENDMENT BE ADOPTED AT ITS OCTOBER 18, 2018, MEETING. PLEASE SEE GROWTH MANAGEMENT REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on COMPAMD 2017-01, was received, having been published in *The St. Augustine Record* on December 19, 2018.

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

(4:23 p.m.) Doug Miller, England, Thims, and Miller, 14775 Old St. Augustine Road, Jacksonville, Florida, representing the land owner, provided a history of the property.

(4:27 p.m.) Dean spoke in favor of the application for the benefit of the County.

(4:28 p.m.) Smith questioned whether the southern portion of the property had recently been sold and whether the entire right-of-way was to the northern end of the property. Soria said the property was recently sold to West St. Augustine Land and Timber Company, on December 21, 2018. Locklear clarified that there was a two acre piece for right-of-way that was still under negotiation. Additionally, Smith asked for the deadline for the right-of-way agreement. Soria said it was fifteen years after recordation for the Robinson right-of-way agreement, subject to mutual extension, and nine years for the West St. Augustine right-of-way agreement, subject to mutual extension. He stated that should West Augustine fail to donate the 130 acres and storm water sites to the County, they would have to pay a credit for the right-of-way to the Robinson Improvement Company.

(4:32 p.m.) Motion by Blocker, seconded by Dean, carried 4/1, with Smith dissenting, to enact Ordinance No. 2019-7, approving COMPAMD 2017-01 Robinson, subject to three findings of fact.

Regina Ross, Deputy County Attorney, entered the meeting at 4:39 p.m.

ORDINANCE NO. 2019-7

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-B (RES-B), FOR APPROXIMATELY 2,673 ACRES OF LAND, LOCATED APPROXIMATELY WEST

OF I-95, SOUTH OF COUNTY ROAD 208 AND NORTH OF COUNTY ROAD 214; PROVIDING A TEXT AMENDMENT TO LIMIT THE DEVELOPMENT OF THIS PROPERTY UNTIL THE YEAR 2026; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(01/15/19 - 26 - 4:33 p.m.)

13. FIRST READING OF FORECLOSURE REGISTRY ORDINANCE. THE BOARD OF COUNTY COMMISSIONERS HAS AUTHORIZED THE OFFICE OF THE COUNTY ATTORNEY TO PREPARE AN ORDINANCE PROVIDING FOR REGISTRATION OF FORECLOSED AND VACANT PROPERTIES. FORECLOSED, VACANT, AND ABANDONED PROPERTY CAN LEAD TO A DECLINE IN COMMUNITY AND PROPERTY VALUE, CREATE NUISANCES, GENERALLY DECREASE THE NEIGHBORHOOD AND COMMUNITY AESTHETIC, AND CREATE CONDITIONS THAT INVITE CRIMINAL ACTIVITY AND FOSTER AN UNSAFE AND UNHEALTHY ENVIRONMENT. THE ESTABLISHMENT OF A COUNTY REGISTRY FOR FORECLOSED AND VACANT PROPERTIES WOULD HELP THE COUNTY GATHER INFORMATION TO TRACK PROBLEM PROPERTIES, AND SERVE TO DISCOURAGE PROPERTY OWNERS FROM ALLOWING THEIR PROPERTY TO BE ABANDONED, NEGLECTED, OR UNSUPERVISED. THE PROPOSED ORDINANCE WOULD ESTABLISH SUCH A REGISTRY, INCLUDING A REGISTRATION FEE, SET FORTH CERTAIN INSPECTION REQUIREMENTS AND MINIMUM SECURITY AND MAINTENANCE STANDARDS FOR REGISTRABLE PROPERTIES, AND PROVIDE FOR ENFORCEMENT. A DRAFT PROPOSED ORDINANCE IS ATTACHED TO THIS AGENDA ITEM. THE DRAFT WAS PREPARED IN COORDINATION WITH THE CODE ENFORCEMENT DIVISION. REVIEW AND COMMENT WERE ALSO SOLICITED FROM A FIRM THAT CURRENTLY OPERATES WEB-BASED FORECLOSURE REGISTRIES FOR SIXTY COUNTIES AND MUNICIPALITIES IN FLORIDA, INCLUDING CLAY COUNTY AND DUVAL COUNTY, AS WELL AS WITH A NUMBER OF LOCAL GOVERNMENTS IN OTHER STATES. (THE COUNTY MAY "PIGGYBACK" ON THE CONTRACT WITH DUVAL COUNTY, IF THE PROPOSED ORDINANCE IS ENACTED AFTER SECOND READING.)

Bradley Bulthuis, Senior Assistant County Attorney, presented the details of the item, via PowerPoint, including background and support information. He said the Foreclosure Registry would serve as a mechanism to identify and manage defaulted and vacant properties, and would provide incentives for occupying the properties and placing them back on the tax roll, and provided the parameters of the registry.

(4:44 p.m.) Smith questioned the difference between vacant and abandoned property and asked for the definition of a Local Property Manager. Bulthuis defined the differences.

(4:49 p.m.) Bulthuis commented on the contact information available on the registration website.

(4:49 p.m.) Waldron voiced his concern with posting a notice on a vacant property. Discussion ensued.

(4:54 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, voiced his concern with the registry requirement creating unnecessary government.

(4:57 p.m.) Bulthuis stated that he would research the definition of vacancy.

(5:00 p.m.) Deputy Clerk Wiseman left the meeting and Joy Andrews, Assistant County Administrator, and Deputy Clerk Natasha McGee entered the meeting.

(01/15/19 - 27 - 5:00 p.m.)

14. RFP NO. 19-22, LAND EXCHANGE FOR RENOVATION OF GOLF COURSE AT ST. JOHNS GOLF CLUB. ST. JOHNS COUNTY PURCHASING DEPARTMENT ISSUED RFP NO. 19-22, TO SOLICIT PROPOSALS FROM QUALIFIED EXPERIENCED FIRMS, FOR THE RENOVATION OF THE ST. JOHNS GOLF CLUB ("SJGC"), LOCATED AT 4900 CYPRESS LINKS BOULEVARD, ELKTON, FLORIDA 32033. THE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, RENOVATION OF THE 18-HOLE GOLF COURSE, CLUB HOUSE, AND OTHER SERVICE FACILITIES, LOCATED ON THE SJGC PREMISES. AS MORE SPECIFICALLY DESCRIBED IN THE SCOPE OF WORK, COMPLETION OF GOLF COURSE RENOVATIONS SHALL BE IN ACCORDANCE WITH THE COUNTY'S GOLF COURSE MASTER PLAN AND ALL DRAWINGS, PLANS, AND SPECIFICATIONS. AS COMPENSATION FOR THE COMPLETION OF THE SCOPE OF WORK, THE COUNTY WILL EXCHANGE APPROXIMATELY EIGHTY ACRES OF VACANT LAND, ADJACENT TO THE SJGC. THE RFP WAS ADVERTISED ON NOVEMBER 8, 2018, IN ACCORDANCE WITH THE COUNTY PURCHASING POLICY. TWO RESPONSIVE PROPOSALS WERE RECEIVED ON DECEMBER 6, 2018. AN EVALUATION COMMITTEE MEETING WAS HELD ON DECEMBER 20, 2018, TO RECORD THE COMMITTEE MEMBERS SCORES AND RANK PROPOSALS. STAFF RECOMMENDS ENTERING INTO NEGOTIATIONS WITH NEIGHBORHOOD REALTY, INC./MCGARVEY RESIDENTIAL COMMUNITIES, AS THE NUMBER ONE RANKED FIRM, AND UPON SUCCESSFUL NEGOTIATIONS, AWARDED AND EXECUTING A CONTRACT UNDER RFP NO. 19-22, LAND EXCHANGE FOR RENOVATION OF GOLF COURSE AT ST. JOHNS GOLF CLUB. STAFF WILL BRING THE NEGOTIATED CONTRACT BACK TO THE BOARD FOR APPROVAL AND EXECUTION. DUE TO THE VOLUME OF THE SPECIFICATIONS AND DRAWINGS, PLEASE CONTACT JAIME LOCKLEAR FOR A COPY OF THE DOCUMENTS

Jaime Locklear, Purchasing Manager, presented details of the RFP, via PowerPoint.

(5:01 p.m.) Board members expressed their positions on the proposed RFP. Smith questioned Billy Ziets, Interim Director of Parks and Recreation, on the total current investment. Ziets responded \$240,000 for all three phases of the master plan, which included the ownership of the construction documents.

(5:08 p.m.) Deborah Chapin, St. Johns County Parks and Recreation Advisory Board member, 531 North Wilderness Trail, spoke in support of the request, including continued discussion to obtain additional details. She addressed concerns with the golf course's viability, the proposed multiuse area, the agricultural growth corridor and protecting St. Johns County's food source, and event pro forma reports.

(5:12 p.m.) Ed Slavin, PO Box 3084, spoke in opposition of the request. He also suggested a moratorium ordinance to discontinue development in St. Johns County.

(5:13 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in support of affordable housing.

(5:17 p.m.) **Motion by Dean, seconded by Blocker, carried 5/0, to adopt Resolution No. 2019-1, authorizing the county administrator, or his designee, to negotiate with Neighborhood Realty, Inc./McGarvey Residential Communities, as the number one ranked firm in response to RFP No. 19-22, Land Exchange for Renovation of Golf**

Course at St. Johns Golf Club. The negotiated contract will come back to the Board for approval and execution.

RESOLUTION NO. 2019-1

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH THE NUMBER ONE RANKED FIRM UNDER RFP NO. 19-22 FOR LAND EXCHANGE FOR RENOVATION OF GOLF COURSE AT ST. JOHNS GOLF CLUB

(01/15/19 - 28 - 5:18 p.m.)

15. NON-EXCLUSIVE FRANCHISE AGREEMENT FOR CONSTRUCTION AND DEMOLITION DEBRIS

Greg Caldwell, Assistant Public Works Director, presented details of the request.

(5:20 p.m.) McCormack and Caldwell clarified for the Board that the proposed agreement was the same template (form and format) used for all County Non-Exclusive Franchise for Construction and Demolition Debris Agreements.

(5:21 p.m.) Bradley Bulthuis, Senior Assistant County Attorney, presented a suggested motion for the Board.

(5:21 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to adopt Resolution No. 2019-2, approving the terms, conditions, provisions, and requirements of a Non-Exclusive Franchise Agreement for Construction and Demolition Debris between St. Johns County, Florida, and Dennis Junk Removal of Florida, LLC, D/B/A J Dog, and authorizing the county administrator to execute the agreement on behalf of St. Johns County.**

RESOLUTION NO. 2019-2

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A NON-EXCLUSIVE FRANCHISE AGREEMENT FOR CONSTRUCTION AND DEMOLITION DEBRIS BETWEEN ST. JOHNS COUNTY, FLORIDA, AND DENNIS JUNK REMOVAL OF FLORIDA, LLC, D/B/A J DOG, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NON-EXCLUSIVE FRANCHISE AGREEMENT FOR CONSTRUCTION AND DEMOLITION DEBRIS ON BEHALF OF ST. JOHNS COUNTY

(5:21 p.m.) Bulthuis left the meeting.

(Formerly Consent Agenda Item 12.)

(01/15/19 - 28 - 5:21 a.m.)

16. LIGHTSEY ROAD EXTENSION SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT (CONSCA 2018-08)

Waldron recused himself from the item. He noted that his parents owned property on Lightsey Road and that he was one of the listing agents.

(5:23 p.m.) **Motion by Smith, seconded by Johns, carried 4/0, with Waldron recused, to approve the Lightsey Road Extension School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2018-08).**

(Formerly Consent Agenda Item 24.)

(01/15/19 - 29 - 5:23 p.m.)

17. BID NO. 18-61, MICKLER'S LANDING BOARDWALK AND PARKING LOT IMPROVEMENTS, TO KBT CONTRACTING CORP.; AND TO EXECUTE A CONTRACT, IN SUBSTANTIALLY THE SAME FORM AND FORMAT AS ATTACHED, FOR COMPLETION OF WORK, AT A CONTRACT PRICE, IN THE AMOUNT OF \$411,400

Jaime Locklear, Purchasing Manager, presented details of the request.

Wanchick spoke on the timing of the improvements. Discussion ensued on parking lot improvements, including design, and the possibility of a beach access point; indicated funding source; and project deadlines.

Additional comments provided by Billy Ziets, Interim Director of Parks and Recreation, on the funding source. He also stated that the request had been budgeted in the previous fiscal year.

(5:28 p.m.) **Motion by Johns, seconded by Waldron, carried 5/0, to adopt Resolution No. 2019-3, authorizing the county administrator, or designee, to award Bid No. 18-61, Mickler's Landing Boardwalk and Parking Lot Improvements, to KBT Contracting Corp.; and execute a contract, in substantially the same form and format as attached, for completion of work, at a contract price, in the amount of \$411,400**

RESOLUTION NO. 2019-3

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 18-61, AND TO EXECUTE AN AGREEMENT FOR MICKLER'S LANDING BOARDWALK AND PARKING LOT IMPROVEMENTS

(01/15/19 - 29 - 5:29 p.m.)

COMMISSIONERS' REPORTS

Commissioner Dean

Dean recognized Dr. Martin Luther King Junior's 90th birthday.

Commissioner Smith

(5:30 p.m.) Smith extended his condolences to the Cotton family for their loss of William Cotton.

Commissioner Blocker

(5:30 p.m.) Blocker echoed Dean's comments regarding Dr. Martin Luther King Junior.

(5:31 p.m.) *Blocker requested Board consensus to place an item on a future agenda to discuss creating a beach management program, with models to structure as a separate department. Consensus was given.*

(5:33 p.m.) McCormack explained that he received a request from Herschel Vinyard, beach management expert, with regard to holding a Board workshop, with subject matter experts, staff, and residents, on creating a beach management program.

(5:35 p.m.) Dean announced that the 32nd annual National Conference on Beach Preservation Technology would be held on February 6-8, 2019, at St. Augustine Beach Embassy Suites.

Commissioner Johns

(5:35 p.m.) Johns stated he looked forward to another successful year with Board Members and staff.

Commissioner Waldron

(5:36 p.m.) Waldron thanked staff for a successful meeting, and wished everyone a Happy New Year.

(01/15/19 - 30 - 5:36 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick requested that the following four priority projects, for St. Johns County, to be submitted to the Legislative Delegation for the 2019 Florida Legislative funding cycle:

- Five intersection improvements in Ponte Vedra
- Deep Creek drainage
- Intersection improvements at State Road 313 and U.S. 1
- Intersection improvements at County Road 16A and State Road 16

(5:39 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to approve the four priority projects to the Legislative Delegation for the 2019 Florida Legislative funding cycle.**

(5:39 p.m.) Wanchick commented on the flooding experienced by the Eagle Creek residents. He stated staff would reach out to the residents to see if anyone qualified for funds that would mitigate for damages caused by the flooding.

(5:39 p.m.) Wanchick stated that he received a request from the Veteran's Council of St. Johns County to present and fly the prisoner of war (POW) flag, at the new fire station, located at 3370 U.S. 1 South. *Consensus was given to present and fly the POW flag at the new fire station.*

(01/15/19 - 30 - 5:40 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack reported on a FEMA determination for Public Work's request 653 regarding a project in the Summerhaven/Old A1A area. He noted that the deadline for the appeal opportunity was January 14, 2019, and that staff, through assistance from the Office of the County Attorney, had filed an appeal to protect the County's interest.

(01/15/19 - 30 - 5:41 p.m.)

CLERK OF COURT'S REPORT

No report.

(01/15/19 - 31 - 5:41 p.m.)
ADJOURN

With there being no further business to come before the Board, Waldron adjourned the meeting at 5:41 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 564605-564808, totaling \$2,391,779.30 and Voucher Register, Voucher Nos. 40781-40889, totaling \$3,592,241.78 (12/26/18)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 564809-564822, totaling \$243,686.09 (12/28/18)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 564823-564971, totaling \$489,037.86 and Voucher Register, Voucher Nos. 40890-40954, totaling \$1,323,832.32 (12/31/18)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 564972-564991, totaling \$31,427.90 and Voucher Register, Voucher Nos. 40955-40970, totaling \$62,794.92 (01/02/19)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 564992-565001, totaling \$3,760.26 and Voucher Register, Voucher Nos. 40971-40973, totaling \$755.11 (01/03/19)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 40974-40975, totaling \$8,272.03 (01/03/19)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 565002-565080, totaling \$590,901.68 and Voucher Register, Voucher Nos. 40976-41014, totaling \$78,153.50 (01/08/19)

CORRESPONDENCE:

There was none.

Approved _____ April 2 _____, 2019

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: HUNTER S. CONRAD, CLERK

By: Pam Halterman
Deputy Clerk

