

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
FEBRUARY 19, 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
Sindy Wiseman, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Joy Andrews, Assistant County Administrator; Paolo Soria, Senior Assistant County Attorney; and Brad Bulthuis, Assistant County Attorney

(02/19/19 - 1 - 9:00 a.m.)
CALL TO ORDER

Waldron called the meeting to order.

(02/19/19 - 1 - 9:00 a.m.)
ROLL CALL

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

(02/19/19 - 1 - 9:00 a.m.)
INVOCATION

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

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

Blocker led the Pledge of Allegiance.

(02/19/19 - 1 - 9:02 a.m.)
PROCLAMATION RECOGNIZING FEBRUARY 18-22 AS FOOD CHECK-OUT WEEK

Smith invited members of the St. Johns County Farm Bureau to the podium. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Bryan Jones, president of the Putnam/St. Johns County Farm Bureau, spoke on behalf of the Farm Bureau. He noted the importance of agriculture to the County and spoke on the upcoming events celebrating Food Check-Out Week.

(02/19/19 - 1 - 9:10 a.m.)
PROCLAMATION SUPPORTING HUMAN TRAFFICKING AWARENESS

Blocker invited members of the American Association of University Women (AAUW) to the podium. Lundquist read the proclamation for the record. Dr. Linda Andiric, AAUW St. Augustine, spoke on human trafficking. She requested that the Board consider an ordinance to ensure that information on human trafficking was available, through appropriate signage throughout the County, and presented a copy of the Florida Statute for the record, *Exhibit A*.

Blocker left the meeting at 9:17 a.m.

(02/19/19 - 2 - 9:18 a.m.)

ACCEPTANCE OF PROCLAMATIONS

Motion by Smith, seconded by Johns, carried 4/0, with Blocker absent, to accept the proclamations.

(02/19/19 - 2 - 9:19 a.m.)

PUBLIC COMMENT

Blocker entered the meeting at 9:19 a.m.

Gary Eason, 125 Magnolia Hammock Drive, spoke on the needs of the Parks and Recreation Department. Additionally, he requested that the Board reject any development requests for Neck Road.

(9:21 a.m.) Bill McClure, 6905 Richards Place, spoke on Consent Agenda Item No. 14.

(02/19/19 - 2 - 9:23 a.m.)

DELETIONS TO CONSENT AGENDA

Johns requested that Consent Agenda Item 14 be pulled and added to the Regular Agenda as Item 7. Wanchick requested that Consent Agenda Item 4 be pulled. McCormack noted the revision to Consent Agenda Item 9.

(02/19/19 - 2 - 9:24 a.m.)

APPROVAL OF CONSENT AGENDA

Motion by Smith, 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. 2019-41**, approving the terms, conditions, provisions, and requirements of St. Johns County's State E-911 State Grant Application; and authorizing the chair of the Board of County Commissioners to execute the grant application, on behalf of the County

RESOLUTION NO. 2019-41

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE FLORIDA STATE E-911 GRANT PROGRAM FOR PURCHASE OF A GEOGRAPHIC INFORMATION SYSTEMS (GIS) SOFTWARE UPGRADE

3. Motion to adopt **Resolution No. 2019-42**, approving the final plat for Aberdeen of St. Johns, Unit Five-B

RESOLUTION NO. 2019-42

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ABERDEEN OF ST. JOHNS, UNIT FIVE-B

(Consent Agenda Item 4 was pulled.)

4. Motion approving the final plat for Worthington Estates, Phase II
5. Motion to adopt **Resolution No. 2019-43**, approving the final plat for Shearwater, Phase 2A-3 (Replat)

RESOLUTION NO. 2019-43

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 2A-3

6. Motion to adopt **Resolution No. 2019-44**, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on March 19, 2019, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of Estrella Avenue, except that portion of Estrella lying West of Lot 14, Block G of Araquay Park, Unit 2, and that portion of Casa Cola Way lying between the Centerline of Block G of Araquay, Unit 2, to the South and Estrella Avenue to the North

RESOLUTION NO. 2019-44

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF MARCH 19, 2019, AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF ESTRELLA AVENUE, EXCEPT THAT PORTION OF ESTRELLA LYING WEST OF LOT 14, BLOCK G OF ARAQUAY PARK, UNIT 2, AND THAT PORTION OF CASA COLA WAY LYING BETWEEN THE CENTERLINE OF BLOCK G OF ARAQUAY, UNIT 2, TO THE SOUTH AND ESTRELLA AVENUE TO THE NORTH

7. Motion to approve the Ravenswood Village School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2019-01)
8. Motion to approve the 2884 N. Fourth Street School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2019-02)
9. Motion to authorize the county administrator, or designee, on behalf of the Growth Management Department, Environmental Division, to submit a grant application to the Florida Department of State, Division of Historical Resources, for up to \$50,000 to implement the Historic Properties Survey of Hastings; and authorizing the county administrator, or designee, to execute any and all documents associated with the grant application

10. Motion to adopt **Resolution No. 2019-45**, approving the terms and conditions for renewal of a Memorandum of Understanding between St. Johns County Utility Department and St. Johns County Parks and Recreation Department, for use of buildings, located on West 16th Street and Mizell Road

RESOLUTION NO. 2019-45

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS FOR RENEWAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN ST. JOHNS COUNTY UTILITY DEPARTMENT AND ST. JOHNS COUNTY PARKS AND RECREATION DEPARTMENT, FOR USE OF BUILDINGS, LOCATED ON WEST 16TH STREET AND MIZELL ROAD

11. Motion to adopt **Resolution No. 2019-46**, approving the execution of a Subordination of County Utility Interests, pursuant to the State of Florida Department of Transportation's request, in connection with the proposed improvements to State Road No. 9

RESOLUTION NO. 2019-46

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE EXECUTION OF A SUBORDINATION OF COUNTY UTILITY INTERESTS, PURSUANT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION'S REQUEST, IN CONNECTION WITH THE PROPOSED IMPROVEMENTS TO STATE ROAD NO. 9

12. Motion to adopt **Resolution No. 2019-47**, accepting Grant of Easements from certain property owners within Porpoise Point Subdivision, to St. Johns County for drainage purposes

RESOLUTION NO. 2019-47

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS FROM CERTAIN PROPERTY OWNERS WITHIN PORPOISE POINT SUBDIVISION, TO ST. JOHNS COUNTY FOR DRAINAGE PURPOSES

13. Motion to adopt **Resolution No. 2019-48**, accepting a Special Warranty Deed from Brisa Residences, LLC, to St. Johns County, as required in the Concurrency and Impact Fee Credit Agreement, for property located on Lightsey Road

RESOLUTION NO. 2019-48

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM BRISA RESIDENCES, LLC, TO ST. JOHNS COUNTY, AS REQUIRED IN THE CONCURRENCY AND IMPACT FEE

**CREDIT AGREEMENT, FOR PROPERTY LOCATED ON
LIGHTSEY ROAD**

(Consent Agenda Item 14 was pulled and added to the Regular Agenda as Item 7.)

14. Motion (1) authorizing the county administrator, or designee, to issue and execute a change order to Waterfront Property Services, LLC, d/b/a Gator Dredging, under Bid No. 18-29, Treasure Beach Canal System Dredging, in an amount not-to-exceed \$3,411,200, for the additional services associated with the necessary changes to the scope of work that would allow for the completion of the project; and (2) authorizing the county administrator, or designee, to execute and issue a deductive change order to Waterfront Property Services, LLC, d/b/a Gator Dredging, under Bid No. 18-29, Treasure Beach Canal System Dredging, in the event that staff determined a more cost effective solution in using the alternative disposal site at Tillman Ridge Landfill, provided all conditions associated with utilizing the site have been met and approved by FDEP, OCA, and FEMA; and (3) amending the Fiscal Year 2019 Disaster Recovery revenue and expenditure budget to receive Federal Grant Funding, in an amount up to \$2,055,000, State Grant Funding, in an amount up to \$342,500, and approve the transfer of up to \$562,500 from General Fund Reserves to complete the project
15. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274
16. Motion to adopt **Resolution No. 2019-49**, authorizing the county administrator, or designee, to purchase OpenGov software, at a total purchase price of \$392,000 from SHI International Corp., subject to the terms and conditions contained in the Florida State Alternative Contract No. 43230000-NASPO-16-ACS

RESOLUTION NO. 2019-49

**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 OPENGOV BUDGETING AND
PLANNING SOFTWARE**

17. Motion to adopt **Resolution No. 2019-50**, authorizing the county administrator, or designee, to execute a purchase order for one New Caterpillar 926M Wheel Loader, at a total price of \$196,156, from Ring Power Corporation, subject to the terms and conditions of the Florida Sheriff's Association Contract No. FSA18-VEH16.0

RESOLUTION NO. 2019-50

**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 CAPTERPILLAR
926M WHEEL LOADER, FOR THE SOLID WASTE
DIVISION**

18. Motion to adopt **Resolution No. 2019-51**, authorizing the county administrator, or his designee, to execute Change Order No. 1, to Task Order No. 9, with A.W.A. Contracting Company, Inc., under Bid No. 18-14, Countywide Roadway Drainage

and Infrastructure Maintenance (Master Contract No: 17-MCC-AWA-08972), in the amount of \$157,268.25, to complete drainage improvements on Chestnut Court

RESOLUTION NO. 2019-51

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., CHANGE ORDER NO. 1, TO TASK ORDER NO. 9, FOR ADDITIONAL DRAINAGE IMPROVEMENTS ON CHESTNUT COURT, UNDER BID NO. 18-14 (MASTER CONTRACT NO. 17-MCC-AWA-08972)

19. Motion to adopt **Resolution No. 2019-52**, authorizing the county administrator, or his designee, to award Bid No. 19-28, Bartram Trail Branch Library Fire Sprinkler Replacement to Island Mechanical Contractor Inc.; and to execute a contract in substantially the same form and format as attached, for completion of work at the lump sum price of \$187,223

RESOLUTION NO. 2019-52

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-28; AND TO EXECUTE AN AGREEMENT WITH ISLAND MECHANICAL CONTRACOR INC., FOR THE BARTRAM TRAIL BRNACH LIBRARY FIRE SPRINKLER REPLACEMENT

20. Motion to adopt **Resolution No. 2019-53**, authorizing the county administrator, or his designee, to enter into negotiations with the top ranked firm, Osiris 9 Consulting, LLC, under RFQ No. 19-14, Professional Engineering Services for Five CDBG-DR Transportation and Drainage Projects, and upon successful negotiations, to award and execute a contract, in substantially the same form and format as attached hereto, with Osiris 9 Consulting, LLC, to perform services in accordance with RFQ No. 19-14

RESOLUTION NO. 2019-53

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 19-14; AND TO EXECUTE AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES FOR CDBG-DR TRANSPORTATION AND DRAINAGE PROJECTS

21. Motion to adopt **Resolution No. 2019-54**, approving and authorizing the execution of Local Agency Program (LAP) Agreement between the Florida Department of Transportation and St. Johns County for the project management of the design phase of Bishop Estates Road signing and pavement marking improvements

RESOLUTION NO. 2019-54

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF A LOCAL AGENCY PROGRAM (LAP) AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND ST. JOHNS COUNTY FOR DESIGN OF BISHOP ESTATES ROAD SIGNS AND PAVEMENT MARKING IMPROVEMENTS; AND PROVINDING AN EFFECTIVE DATE

22. Motion to adopt **Resolution No. 2019-55**, approving the terms, conditions, and requirements to Amendment No. 16 to the Community Based Care Contract No. NJ206 between St. Johns County, Florida, and the State of Florida, Department of Children and Families, which inserts the Schedule of Funds for Fiscal Year 2018-2019; and authorizing the county administrator, or designee, to execute the Contract Amendment No. 16, on behalf of the County, and recognize unanticipated revenue of \$84,390; and authorizing the county administrator, or his designee, to execute amendments to Contract No. NJ206, provided that the sole purpose of such amendment is the allocation of additional funding under the contract, and subject to subsequent ratification and budgeting and appropriation of such funds by the Board of County Commissioners

RESOLUTION NO. 2019-55

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN THE SIXTEENTH AMENDMENT TO CONTRACT NO. NJ206 BETWEEN ST. JOHNS COUNTY AND THE DEPARTMENT OF CHILDREN AND FAMILIES; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AMENDMENTS TO CONTRACT NO. NJ206 BETWEEN ST. JOHNS COUNTY AND THE DEPARTMENT OF CHILDREN AND FAMILIES FOR THE SOLE PURPOSE OF THE ALLOCATION OF ADDITIONAL FUNDING UNDER THE CONTRACT, SUBJECT TO SUBSEQUENT RATIFICATION AND BUDGETING AND APPROPRIATION OF SUCH FUNDS BY THE BOARD OF COUNTY COMMISSIONERS

23. Motion to approve the addition of one full-time Case Manager Position for the Community Based Care (CBC Agency) at \$61,395 for salary and benefits
24. Motion to adopt **Resolution No. 2019-56**, approving the terms, conditions, and requirements of this contract agreement, in an amount not to exceed \$35,000 per year, between St. Johns County and St. Augustine Youth Services for the operation of the Mobile Crisis Response Team; and 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. 2019-56

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 ST. AUGUSTINE YOUTH SERVICES;
AND AUTHORIZING THE COUNTY ADMINISTRATOR,
OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON
BEHALF OF THE COUNTY**

25. Motion to adopt the recommendation by the Tourist Development Council to approve the proposed Arts, Culture and Heritage Funding Program Guidelines attached hereto, with said guidelines being effective for the Fiscal Year 2020 Program
26. Motion to adopt the recommendation by the Tourist Development Council to appropriate \$25,000 of Fiscal Year Tourist Development funds, including \$15,751 from Category III contingency reserves, to the City of St. Augustine Beach for the planting of sea oat
27. Motion to approve transfer up to \$45,000 from General Fund Reserves and appropriate to County Admin Budget for ADA compliance
28. Motion to approve Minutes:
 - 12/18/19, BCC Regular

(02/19/19 - 8 - 9:25 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Wanchick requested that the Board consider the addition of the following item: letter of support for the Lincolnville Museum, as Item 8.

(02/19/19 - 8 - 9:25 a.m.)

APPROVAL OF REGULAR AGENDA

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

(02/19/19 - 8 - 9:25 a.m.)

1. PUBLIC HEARING, COMPAMD 2018-08, SOUTHWEST QUADRANT OF RACE TRACK ROAD AND ST. JOHNS PARKWAY (A/K/A DURBIN CREEK CROSSING). TRANSMITTAL HEARING FOR COMPAMD 2018-08, SOUTHWEST QUADRANT OF RACE TRACK ROAD AND ST. JOHNS PARKWAY, TO AMEND THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) AND RESIDENTIAL-A (RES-A) TO MIXED USE DISTRICT (MD) AND CONSERVATION (C), FOR APPROXIMATELY 71 ACRES. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON JANUARY 17, 2019, AND VOTED 6-1 TO RECOMMEND APPROVAL OF THE TRANSMITTAL

Proof of publication of the notice of public hearing on COMPAMD 2018-08, Southwest Quadrant of Race Track Road and St. Johns Parkway, was received, having been published in *The St. Augustine Record* on December 28, 2018.

Shannon Acevedo, Senior Supervising Planner, provided details of the transmittal, via PowerPoint. She spoke on the impacts review and concerns regarding the length of the spacing of the directional median opening on County Road 2209. He noted correspondence in opposition to the request, *Exhibit A*.

(9:34 a.m.) Dean questioned the base for the number of residential trips generated. Phong Nguyen, Transportation Development Manager, responded on the number of trips generated by a multi-family project. Discussion ensued on trip calculations.

(9:38 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, presented details of the request. Additionally, she spoke on school concurrency, including proportionate fair share.

(9:50 a.m.) Blocker requested an elaboration on school concurrency. Avery-Smith provided the procedure for required school concurrency.

(9:53 a.m.) BJ Kalaidi, 8 Newcomb Street, voiced her concerns with workforce housing.

(9:56 a.m.) Bill McClure, 3608 Richards Place, spoke in support of the transmittal.

(9:58 a.m.) Johns questioned Avery-Smith on traffic and school capacity, the location of the access from St. Johns Parkway, and the proposed height of the apartments. Additional comments provided by Jeff Crammond, England-Thims and Miller, 14775 Old St. Augustine Road, Jacksonville, Florida, on road capacity and the intended project; and Ray Spofford, England-Thims and Miller, 14775 Old St. Augustine Road, Jacksonville, Florida, on the height of the apartments.

(10:09 a.m.) Smith questioned the traffic impact, the time frame of implementation of other contributors, the thresholds to be met, and the current status for the segment from Bartram Park Boulevard to Bartram Springs Parkway. Nguyen responded. Discussion ensued on the effect that State Road 9B and other collector roads had on the traffic impact to the segment.

(10:25 a.m.) Motion by Johns, seconded by Blocker, carried 4/1, with Smith dissenting, to transmit COMPAMD 2018-08, Southwest Quadrant of Race Track Road and St. Johns Parkway, based on four findings of fact.

(10:25 a.m.) Discussion ensued on capacity issues and workforce housing.

(02/19/19 - 9 - 10:32 a.m.)

2. PUBLIC HEARING, COMPAMD 2017-05, BARTRAM PARK PLANNED UNIT DEVELOPMENT (PUD). TRANSMITTAL HEARING FOR COMPAMD 2017-05, BARTRAM PARK PUD, A REQUEST TO MODIFY SITE SPECIFIC TEXT POLICY A.1.11.1(M)(8)(L) RELATING TO THE BARTRAM PARK PLANNED UNIT DEVELOPMENT TO INCREASE THE MAXIMUM NUMBER OF DWELLING UNITS FROM 616 TO 646 UNITS, FOR APPROXIMATELY 582 ACRES OF LAND, LOCATED ON THE NORTH SIDE OF RACE TRACK ROAD AND PART OF THE BARTRAM PARK DEVELOPMENT OF REGIONAL IMPACT (DRI). THE APPLICANT IS REQUESTING APPROVAL TO INCREASE THE NUMBER OF UNITS PERMITTED ON THE SITE FROM 616 TO 646; DENSITY FOR THE SITE WILL STILL MEET THE PERMITTED DENSITY FOR THE RESIDENTIAL-B FUTURE LAND USE MAP CLASSIFICATION, WHICH IS TWO DWELLING UNITS PER ACRE. THE PLANNING AND ZONING AGENCY (PZA) HEARD THE REQUEST ON DECEMBER 20, 2018, AND VOTED 5-0 TO RECOMMEND TRANSMITTAL BASED ON CONSISTENCY WITH THE COMPREHENSIVE PLAN. THERE WAS NO DISCUSSION OR PUBLIC COMMENT DURING THE PZA HEARING

Proof of publication of the notice of public hearing on COMPAMD 2017-05, Bartram Park PUD, was received, having been published in *The St. Augustine Record* on November 30, 2018.

Casey Dendor, Planner, provided details of the transmittal, via PowerPoint.

(10:37 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, noted that the request was a conversion of land uses under Bartram Park Development of Regional Impact (DRI) and would not create additional transportation trips to the roadways and that the additional single family units would pay an additional proportionate faire share in the amount of \$19,256 per unit.

(10:38 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, objected to the transmittal, due to the lack of office space.

(10:40 a.m.) Avery-Smith commented on the development of commercial and office space being developed in Bartram Park.

(10:41 a.m.) Motion by Johns, seconded by Blocker, carried 5/0, to approve the transmittal of COMPAMD 2017-05, Bartram Park PUD, based on three findings of fact.

(Regular Agenda Items 3 and 4 were presented together.)

(02/19/19 - 10 - 10:42 a.m.)

3. PUBLIC HEARING, SECOND READING OF FORECLOSURE REGISTRY ORDINANCE. AT ITS JANUARY 15, 2019, MEETING, THE BOARD OF COUNTY COMMISSIONERS HEARD THE FIRST READING OF AN ORDINANCE, PROVIDING FOR REGISTRATION OF DEFAULTED AND VACANT PROPERTIES, SETTING FORTH CERTAIN INSPECTION REQUIREMENTS, ESTABLISHING MINIMUM SECURITY, AND MAINTENANCE STANDARDS FOR REGISTERABLE PROPERTIES, AND PROVIDE FOR ENFORCEMENT. DURING THE MEETING, MEMBERS OF THE BOARD PROVIDED COMMENT AND DIRECTION TO STAFF REGARDING THE INCLUSION OF ABANDONED PROPERTY IN THE ORDINANCE AND POSSIBLE REVISIONS TO REQUIREMENT OF A LOCAL PROPERTY MANAGER AND ADJUSTMENT OF CERTAIN MINIMUM PROPERTY MAINTENANCE STANDARDS. A REVISED DRAFT ORDINANCE ADDRESSING THESE COMMENTS AND DIRECTION IS ATTACHED TO THIS AGENDA ITEM, AS WELL AS A REDLINE IDENTIFYING THE CHANGES FROM THE FIRST DRAFT

Proof of publication of the notice of public hearing on Foreclosure Registry Ordinance, was received, having been published in *The St. Augustine Record* on February 9, 2019.

Bradley Bulthuis, Senior Assistant County Attorney, provided details of the Foreclosure Registry, via PowerPoint, including concerns received, by email, from Doug Burnett, St. Johns Law Group, *Exhibit A*. He provided the definitions of abandoned property and registerable property; and requested that the Board set an ordinance effective date of March 5, 2019, and a registration fee of \$250.

(10:51 a.m.) Waldron requested that the language for section 9: Security Requirements, with retard to posting a notice, "may" to "shall". Blocker agreed with Waldron. Bulthuis said that posting a notice could be removed from the ordinance.

(10:55 a.m.) BJ Kalaidi, 8 Newcomb Street, agreed that the language should be "shall" and asked for clarification as to whether code enforcement could be called on properties not in foreclosure. Bulthuis clarified that the ordinance was strictly for defaulted, foreclosed, and abandoned properties.

(10:58 a.m.) Smith questioned Bulthuis on the effective date. Discussion ensued.

(11:07 a.m.) Motion by Waldron, seconded by Johns carried 5/0, to amend language in the ordinance [with regard to notice], changing the word "may" to "shall".

(11:08 a.m.) Motion by Blocker, seconded by Johns, carried 5/0, to enact Ordinance 2019-13, relating to defaulted and abandoned property registry, with an effective date of March 5, 2019.

ORDINANCE NO. 2019-13

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RELATING TO DEFAULTED OR ABANDONED PROPERTY; MAKING FINDINGS OF FACT; PROVIDING FOR PURPOSE AND INTENT; PROVIDING DEFINITIONS; PROVIDING FOR APPLICABILITY AND JURISDICTION; ESTABLISHING A DEFAULTED AND ABANDONED PROPERTY REGISTRY; PROVIDING FOR THE INSPECTION AND REGISTRATION OF CERTAIN REAL PROPERTY BY OWNERS AND MORTGAGEES; PROVIDING FOR MAINTENANCE AND SECURITY REQUIREMENTS FOR REGISTRABLE PROPERTY; PROVIDING FOR PENALTIES AND ENFORCEMENT; PROVIDING SUPPLEMENTAL AUTHORITY; PROVIDING FOR THE ABATEMENT OF REAL PROPERTY CONSTITUTING A PUBLIC NUISANCE; PROVIDING FOR IMMUNITY OF ENFORCEMENT OFFICERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR MUNICIPAL OPT-IN PROCEDURES; AND PROVIDING AN EFFECTIVE DATE

(02/19/19 - 11 - 10:42 a.m.)

4. RESOLUTION ESTABLISHING DEFAULTED AND ABANDONED PROPERTY REGISTRATION FEE. THIS ITEM IS A COMPANION TO THE DRAFT ORDINANCE PROPOSED FOR ADOPTION AT THIS MEETING, PROVIDING FOR THE ESTABLISHMENT OF A REGISTRY OF DEFAULTED AND VACANT PROPERTIES AND A REQUIRED REGISTRATION FEE TO BE SET BY THE BOARD OF COUNTY COMMISSIONERS. CODE ENFORCEMENT STAFF HAS DETERMINED THAT A REGISTRATION FEE OF \$250 FOR EACH REGISTERABLE PROPERTY WOULD ADEQUATELY ACCOUNT FOR THE STAFF TIME AND OTHER COSTS ASSOCIATED WITH THE REGISTRY AND RELATED ENFORCEMENT ACTIVITIES. THE ATTACHED RESOLUTION ADOPTS THE PROPOSED REGISTRATION FEE

Discussion occurred with Regular Agenda Item 3.

Regina Ross, Deputy County Attorney, entered the meeting at 11:01 a.m.

Soria left the meeting at 11:08 a.m.

(11:09 a.m.) Motion by Waldron, seconded by Johns, carried 5/0, to adopt Resolution 2019-39, establishing the required registration fee for defaulted and abandoned properties.

RESOLUTION NO. 2019-39

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,

ESTABLISHING A NON-REFUNDABLE REGISTRATION FEE FOR REGISTRABLE PROPERTY PURSUANT TO ST. JOHNS COUNTY ORDINANCE NO. 2019-13; PROVIDING FOR INCLUSION OF THE REGISTRATION FEE IN THE COUNTY FEE SCHEDULE; AND PROVIDING AN EFFECTIVE DATE

(02/19/19 - 12 - 11:09 a.m.)

5. PARKS AND RECREATIONAL SERVICES COST AND COST RECOVERY. PER A FEBRUARY 6, 2018, COMMISSION MEETING DISCUSSION, THE COMMISSION APPROVED THE EXPLORATION OF COST AND COST RECOVERY FOR CERTAIN SERVICES INCLUDING BEACH SERVICES, PARKS AND RECREATIONAL SERVICES, BOAT RAMP SERVICES, AND LIBRARY SERVICES. STAFF, THROUGH PREVIOUS BCC AGENDA ITEMS AND PUBLIC WORKSHOPS, HAS PRESENTED COST AND COST RECOVERY FOR BEACH SERVICES AND BOAT RAMP SERVICES. ON FEBRUARY 19, 2019, THE OFFICE OF MANAGEMENT AND BUDGET WILL PRESENT COST AND COST RECOVERY FOR PARKS AND RECREATIONAL SERVICES

Jesse Dunn, Director for the Office and Management Budget, provided a presentation of the cost and cost recovery for park and recreational services, via PowerPoint.

(11:19 a.m.) Smith questioned how the summer camp fee was estimated and what user fees covered. Dunn explained. Billy Zeits, Interim Director Parks and Recreation Department, explained that the user fees varied depending on the league and season. Discussion ensued.

(11:34 a.m.) Johns requested to see a higher level of cost detail in the upcoming budget for all County services.

(11:41 a.m.) Blocker spoke on the importance of accounting for every tax dollar spent and ensuring not to place more of a burden on families.

(11:44 a.m.) Smith questioned the ability to track users from outside of the County and the cost of litigation for sub-par facilities for the past five to ten years.

(11:47 a.m.) BJ Kalaidi, 8 Newcomb Street, requested a breakdown showing what tax payers received for their tax dollars and the cost for litigation in connection to the recreation.

(02/19/19 - 12 - 11:51 a.m.)

6. FISCAL YEAR (FY) 2020 BOARD OF COUNTY COMMISSIONERS BUDGET CALENDAR AND INITIAL BUDGET GUIDELINES. THE BOARD OF COUNTY COMMISSIONERS (BCC) BUDGET WORKSHOP HELD ANNUALLY, IS DESIGNED TO BOTH INFORM AND ESTABLISH INITIAL BUDGET GUIDELINES FOR THE UPCOMING FY 2020 COUNTY BUDGET PROCESS

Jesse Dunn, Director of Office and Management Budget, provided details of the guidelines and budget process, via PowerPoint.

(12:13 p.m.) **Motion by Smith, seconded by Blocker, carried 5/0, directing staff to bring forward a budget raising the Transportation Trust Fund (TTF) millage from .75 to .9.**

(12:14) Discussion ensued on millage designation and Tourist Development Tax (TDT) reallocation.

(12:17 p.m.) Johns questioned whether one percent of the estimated growth increase could be allocated to address maintenance issues.

(12:24 p.m.) Wanchick clarified that the Board was suggesting setting aside the one percent estimated growth to be allocated for special projects and capital needs of the County.

(12:30 p.m.) Ross spoke on the second reading of the redistribution of the fifth-cent sales tax.

(12:33 p.m.) Johns requested the Tourist Development Council's (TDC) last three years budget and revenue received. Tera Meeks, Director of Tourism, said she would gather the information and present it to the Board.

(12:34 p.m.) Smith spoke on pay increases. Discussion ensued.

(Formerly Consent Item 14.)

(02/19/19 - 13 - 12:40 p.m.)

7. MOTION 1) AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ISSUE AND EXECUTE A CHANGE ORDER TO WATERFRONT PROPERTY SERVICES, LLC, D/B/A GATOR DREDGING, UNDER BID NO. 18-29, TREASURE BEACH CANAL SYSTEM DREDGING, IN AN AMOUNT NOT-TO-EXCEED \$3,411,200, FOR THE ADDITIONAL SERVICES ASSOCIATED WITH THE NECESSARY CHANGES TO THE SCOPE OF WORK THAT WILL ALLOW FOR THE COMPLETION OF THE PROJECT; 2) AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AND ISSUE A DEDUCTIVE CHANGE ORDER TO WATERFRONT PROPERTY SERVICES, LLC, D/B/A GATOR DREDGING, UNDER BID NO. 18-29, TREASURE BEACH CANAL SYSTEM DREDGING, IN THE EVENT THAT STAFF DETERMINES A MORE COST EFFECTIVE SOLUTION IN USING THE ALTERNATIVE DISPOSAL SITE AT TILLMAN RIDGE LANDFILL, PROVIDED ALL CONDITIONS ASSOCIATED WITH UTILIZING THE SITE HAVE BEEN MET AND APPROVED BY FDEP, OCA, AND FEMA; AND 3) AMENDING THE FISCAL YEAR (FY) 2019 DISASTER RECOVERY REVENUE AND EXPENDITURE BUDGET TO RECEIVE FEDERAL GRANT FUNDING IN AN AMOUNT UP TO \$2,055,000, STATE GRANT FUNDING IN AN AMOUNT UP TO \$342,500, AND APPROVE THE TRANSFER OF UP TO \$562,500 FROM GENERAL FUND RESERVES TO COMPLETE THIS PROJECT

Neil Shinkre, Director of Public Works, presented an overview of the item for the Board.

(12:46 p.m.) Doug Martin, 253 Treasure Beach Road, expressed his appreciation to the Board members for their continued support on the project. He questioned when the project would resume, the completion date, and cost accountability.

(12:50 p.m.) Steve Abbott, 211 Majorca Road, spoke on the lack of information from staff to the Board regarding what the increase was based on.

(12:53 p.m.) Johns questioned the delay of the project and what the Governor and State Representatives had prepared to assist in resolving the issue. Discussion ensued.

(1:02 p.m.) Smith questioned whether Federal Emergency Management Agency (FEMA) had approved the new proposal.

(1:03 p.m.) Joe Giammanco, Grant Compliance Director, said that the original project was approved, and that scope of work had not changed; therefore, invoices would be

submitted for reimbursement; however, there was always a chance of non-reimbursement. Discussion ensued on the delay of costs.

(1:14 p.m.) Blocker questioned the supposed dredging that had not been completed. Shinkre stated that certain things were not done as a part of another dredging some time back. Martin clarified that the work that was completed was on the cul-de-sac perimeter. Discussion ensued.

(1:22 p.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to adopt Resolution No. 2019-40, (1) authorizing the county administrator, or designee, to issue and execute a change order to Waterfront Property Services, LLC, d/b/a Gator Dredging, under Bid No. 18-29, Treasure Beach Canal System Dredging, in an amount not to exceed \$3,411,200, for additional services associated with the necessary changes to the scope of work that will allow for the completion of the project; (2) authorize the county administrator, or designee, to execute and issue a deductive change order to Waterfront Property Services, LLC, d/b/a Gator Dredging, under Bid No. 18-29, Treasure Beach Canal System Dredging, in the event that Staff determines a more cost effective solution in using the alternative disposal site at Tillman Ridge Landfill, provided all conditions associated with utilizing the site have been met and approved by FDEP, OCA, and FEMA; and (3) amending the FY 2019 Disaster Recovery Revenue and Expenditure budget to receive Federal Grant Funding in an amount up to \$2,055,000, State Grant Funding in an amount up to \$342,500, and to approve the transfer of up to \$562,500 from the General Fund Reserves to complete the project.**

(1:25 p.m.) Johns commented on the contract and project accountability.

(1:27 p.m.) Smith voiced his concerns with the project.

(1:29 p.m.) Wanchick questioned whether the Board wanted staff to send a letter to State Representatives. *Consensus was given by the Board to send a letter to the Department of Environmental Protection and State Representatives explaining the County's situation, asking for assistance, and additional clarity moving forward.*

RESOLUTION NO. 2019-40

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO ISSUE AND EXECUTE A CHANGE ORDER TO WATERFRONT PROPERTY SERVICE, LLC, UNDER BID NO. 18-29, FOR ADDITIONAL SERVICES ASSOCIATED WITH CHANGES TO THE SCOPE OF WORK; AND AMENDING THE FISCAL YEAR 2019 GENERAL FUND BUDGET TO RECEIVE UNANTICIPATED GRANT REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE DISASTER RECOVERY DEPARTMENT

(02/19/19 - 14 - 1:30 p.m.)

8. REQUEST FOR A LETTER OF SUPPORT FOR THE LINCOLNVILLE MUSEUM

Wanchick presented details of the request.

(1:31 p.m.) **Motion by Blocker, seconded by Johns, carried 5/0, to submit a letter of support for the Lincolnville Museum.**

(02/19/19 - 14 - 1:31 p.m.)

COMMISSIONERS' REPORTS

Commissioner Dean

No report.

Commissioner Smith

No report.

Commissioner Johns

No report.

Commissioner Blocker

No report

Commissioner Waldron

No report.

(02/19/19 - 15 - 1:32 p.m.)
COUNTY ADMINISTRATOR'S REPORT

No report.

(02/19/19 - 15 - 1:32 p.m.)
COUNTY ATTORNEY'S REPORT

No report.

(02/19/19 - 15 - 1:32 p.m.)
CLERK OF COURT'S REPORT

No report.

(02/19/19 - 15 - 1:32 p.m.)
ADJOURN

With there being no further business to come before the Board, Waldron adjourned the meeting at 1:32 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 565712-565915, totaling \$1,315,361.37 and Voucher Register, Voucher Nos. 41400-41493, totaling \$2,448,258.52 (02/05/19)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 565916-565933, totaling \$29,778.34 and Voucher Register, Voucher No. 41494, totaling \$34,698.12 (02/06/19)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 565934-565935, totaling \$28,805.73 (02/07/19)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 565936-566097, totaling \$1,998,146.55 and Voucher Register, Voucher Nos. 41512-41610, totaling \$1,446,606.72 (02/12/19)

5. St. Johns County Board of County Commissioners Check Register, Check Nos. 566098-566104, totaling \$6,199,366 and Voucher Register, Voucher Nos. 41611-41617, totaling \$5,895.33 (02/13/19)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 566105-566122, totaling \$47,492.41 and Voucher Register, Voucher Nos. 41618-41620, totaling \$755.11 (02/14/19)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 566105-566122, totaling \$47,492.41 and Voucher Register, Voucher Nos. 41621-41622, totaling \$8,484.97 (02/14/19)
8. St. Johns County Board of County Commissioners Check Register, Check No. 566123, totaling \$25.00 (02/15/19)

CORRESPONDENCE:

There was none.

Approved _____ May 7 _____, 2019

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: HUNTER S. CONRAD, CLERK

By: Sam Holterman
Deputy Clerk

