

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
MAY 21, 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; Regina Ross, Deputy County Attorney; and Brad Bulthuis, Assistant County Attorney

(05/21/19 - 1 - 9:00 a.m.)  
CALL TO ORDER

Waldron called the meeting to order.

(05/21/19 - 1 - 9:00 a.m.)  
ROLL CALL

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

(05/21/19 - 1 - 9:00 a.m.)  
INVOCATION

Reverend Eliut Alicea, Bridge of Live Christian Center, gave the invocation.

(05/21/19 - 1 - 9:01 a.m.)  
PLEDGE OF ALLEGIANCE

Blocker led the Pledge of Allegiance.

(05/21/19 - 1 - 9:02 a.m.)  
PROCLAMATION RECOGNIZING MAY 21, 2019, AS ST. JOHNS COUNTY PICKLEBALL DAY

Commissioner Blocker presented the proclamation to members of the pickleball club. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Anthony Cutright expressed his appreciation to the Board for their recognition. He spoke on the economic impact that pickleball could have on the County. Jim Ludwig spoke on the history of pickleball and its growth in the community. He played a video on pickleball.

(05/21/19 - 2 - 9:15 a.m.)

PROCLAMATION RECOGNIZING MAY 21-25 AS ST. JOHNS COUNTY FIRE RESCUE  
FILL THE BOOT DAYS

Commissioner Waldron presented the proclamation to members of St. Johns County Fire Rescue. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Jasmine, Muscular Dystrophy Association, expressed appreciation to community members for their support and explained how the money from this event was spent. Jeff Prevatt, Fire Chief, challenged the community to help make it a record year.

(05/21/19 - 2 - 9:20 a.m.)

PROCLAMATION RECOGNIZING MAY 2019 AS JEWISH HERITAGE MONTH

Commissioner Blocker presented the proclamation to Rabi Merrill Shapiro, St. Augustine Jewish Historical Society. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Rabi Shapiro expressed his appreciation and mentioned the fifty-fifth anniversary of the passage of the Civil Rights Act of 1954. Lee Weaver spoke on the Civil Rights movement in St. Augustine and mentioned the plaque to be placed in front of the Hilton Hotel on the Bayfront, on June 18, 2019.

(05/21/19 - 2 - 9:31 a.m.)

PROCLAMATION RECOGNIZING MAY 2019 AS MENTAL HEALTH AWARENESS  
MONTH

Commissioner Smith presented the proclamation to Tracy Dillon, Health and Human Services, and representatives from Epic Behavioral Health Care and Steward-Marchman Act (SMA) Health Care. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Dillon spoke on mental illness and the programs available.

(05/21/19 - 2 - 9:36 a.m.)

PROCLAMATION RECOGNIZING MAY 2019 AS CIVILITY MONTH

Commissioner Johns presented the proclamation to McCormack and spoke on civility. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. McCormack spoke on the meaning and importance of civility.

(05/21/19 - 2 - 9:40 a.m.)

PROCLAMATION RECOGNIZING MAY 19-25 AS PUBLIC WORKS WEEK

Commissioner Dean presented the proclamation to Neal Shinkre, Public Works Director, and members of the Public Works Department. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Shinkre expressed his appreciation to Board members for their support, and his staff members for their dedication.

(05/21/19 - 2 - 9:46 a.m.)

ACCEPTANCE OF PROCLAMATIONS

**Motion by Johns, seconded by Dean, carried 5/0, to accept the proclamations.**

(05/21/19 - 3 - 9:46 a.m.)

PUBLIC COMMENT

Ed Slavin, P. O. Box 3084, spoke on a whistleblower policy; the Washtock murder; and the Roper Report.

(9:50 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, referenced a letter from the McCabe/Ronsman law firm, regarding the St. Augustine Ocean and Racquet Club's Americas with Disability Act (ADA) violations, *Exhibit A*, with regard to vacation rentals.

(9:54 a.m.) Gary Easom, 125 Magnolia Hammock, Ponte Vedra Athletic Association, spoke on St. Johns County's Schedule of Fees and Services.

(9:57 a.m.) Jay Kamys, 1315 County Road 13 South, spoke on the tree ordinance.

(05/21/19 - 3 - 9:59 a.m.)

DELETIONS TO CONSENT AGENDA

Wanchick requested that Consent Agenda Item 22 be pulled. Blocker requested that Consent Agenda Item 26 be pulled.

(05/21/19 - 3 - 10:00 a.m.)

APPROVAL OF CONSENT AGENDA

**Motion by Blocker, 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. 2019-167**, approving the final plat for Wards Creek (Replat)

**RESOLUTION NO. 2019-167**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WARDS CREEK**

3. Motion to adopt **Resolution No. 2019-168**, approving the final plat for Bannon Lakes, Parcel B

**RESOLUTION NO. 2019-168**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BANNON LAKES, PARCEL B**

4. Motion to approve the Cypress Estates School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2019-03)
5. Motion to adopt **Resolution No. 2019-169**, approving the terms and conditions of and authorizing the chair of the Board, on behalf of the County, to execute an Easement Agreement, with Mary M. Sondgerath, to allow ingress and egress across a portion of County owned property, to access a property north of Moccasin Creek Lane

**RESOLUTION NO. 2019-169**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AND AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT AGREEMENT, WITH MARY M. SONDGERATH, TO ALLOW FOR INGRESS AND EGRESS ACROSS A PORTION OF COUNTY OWNED PROPERTY, TO ACCESS A PROPERTY NORTH OF MOCCASIN CREEK LANE**

6. Motion to adopt **Resolution No. 2019-170**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer systems to serve The Village Garden, located off A1A

**RESOLUTION NO. 2019-170**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE THE VILLAGE GARDEN, LOCATED OFF A1A**

7. Motion to adopt **Resolution No. 2019-171**, accepting two Final Releases of Lien, Warranty, Easement for Utilities, Bill of Sale and Schedule of Values, conveying all personal property associated with the water, sewer, and reuse systems to serve Bannon Lakes Planned Unit Development, Phase 1, Duran Drive, located off International Golf Parkway

**RESOLUTION NO. 2019-171**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST JOHNS COUNTY, FLORIDA, ACCEPTING TWO FINAL RELEASES OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, AND REUSE SYSTEMS TO SERVE BANNON LAKES PLANNED UNIT DEVELOPMENT, PHASE 1, DURAN DRIVE, LOCATED OFF INTERNATIONAL GOLF PARKWAY**

8. Motion to adopt **Resolution No. 2019-172**, accepting a Final Release of Lien, Warranty, Easement for Utilities, Bill of Sale and Schedule of Values, conveying all personal property associated with the water, sewer, and reuse systems to serve Windward Ranch, Phase Ten, located off State Road 16

**RESOLUTION NO. 2019-172**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY,**

**EASEMENT FOR UTILITIES, BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, AND REUSE SYSTEMS TO SERVE WINDWARD RANCH, PHASE TEN, LOCATED OFF STATE ROAD 16**

9. Motion to adopt **Resolution No. 2019-173**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water system to serve Brighton Day Academy, Phase 1, off State Road 16

**RESOLUTION NO. 2019-173**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE BRIGHTON DAY ACADEMY, PHASE 1, OFF STATE ROAD 16**

10. Motion to adopt **Resolution No. 2019-174**, approving the terms and authorizing the county administrator to execute a Purchase and Sale Agreement for an Easement for Reclaimed Water Transmission Main, on behalf of the County, and accepting an Easement for Reclaimed Water Transmission Main to be located off Solana Road

**RESOLUTION NO. 2019-174**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A PURCHASE AND SALE AGREEMENT, FOR AN EASEMENT FOR RECLAIMED WATER TRANSMISSION MAIN, ON BEHALF OF THE COUNTY, AND ACCEPTING AN EASEMENT FOR RECLAIMED WATER TRANSMISSION MAIN TO BE LOCATED OFF SOLANA ROAD**

11. Motion to adopt **Resolution No. 2019-175**, approving the terms and authorizing the county administrator to execute two Purchase and Sale Agreements, substantially in the same form as attached, for Easements, for a Sewer Force Main to be located off State Road 13 North

**RESOLUTION NO. 2019-175**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE TWO PURCHASE AND SALE AGREEMENTS, FOR EASEMENTS, FOR A SEWER FORCE MAIN LINE TO BE LOCATED OFF STATE ROAD 13 NORTH**

12. Motion to adopt **Resolution No. 2019-176**, approving the terms and conditions of two Purchase and Sale Agreements, for the acquisition of property required, for the Old Moultrie Road Improvement Project; and authorizing the county administrator, or designee, to execute the agreements on behalf of the County

**RESOLUTION NO. 2019-176**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF TWO PURCHASE AND SALE AGREEMENTS, FOR THE ACQUISITION OF PROPERTY REQUIRED, FOR THE OLD MOULTRIE ROAD IMPROVEMENT PROJECT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENTS ON BEHALF OF THE COUNTY**

13. Motion to adopt **Resolution No. 2019-177**, declaring certain county-owned property, located on Shores Boulevard, as surplus property; and authorizing the advertisement for sealed bids, pursuant to Florida Statute 125.35

**RESOLUTION NO. 2019-177**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY-OWNED PROPERTY, LOCATED ON SHORES BOULEVARD, AS SURPLUS PROPERTY; AND AUTHORIZING ADVERTISEMENT FOR SEALED BIDS, PURSUANT TO 125.35 FLORIDA STATUTE**

14. Motion to adopt **Resolution No. 2019-178**, authorizing the county administrator, or his designee, to execute Change Order No. 3 to Task Order No. 11, with Mott MacDonald Florida, LLC, under RFQ No. 14-96, Utility Engineering Services (Master Contract No. 14-MAS-HAT-05582), in the amount of \$130,287, for additional services for Northeast Wastewater Treatment Plant Ground Storage Tank and High Pump Station Upgrades

**RESOLUTION NO. 2019-178**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE MOTT MACDONALD FLORIDA, LLC, CHANGE ORDER NO. 3 TO TASK ORDER NO. 11, FOR CONSTRUCTION SERVICES, FOR NORTHEAST WASTEWATER TREATMENT PLANT GROUND STORAGE TANK AND HIGH PUMP STATION UPGRADES UNDER RFQ NO. 14-96 (MASTER CONTRACT NO. 14-MAS-HAT-05582)**

15. Motion to adopt **Resolution No. 2019-179**, authorizing the county administrator, or designee, to execute a Consent to Assignment Agreement, in substantially the same form and format as attached hereto, providing for an assignment of the current continuing agreement, with Florida Valuation Group, Inc., to CBRE, Inc., subject to the same terms and conditions provided under RFQ No. 15-59, Appraisal and Appraisal Related Services

**RESOLUTION NO. 2019-179**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ASSIGN THE CONTRACT, WITH FLORIDA VALUATION GROUP, INC., UNDER RFQ NO. 15-59, APPRAISAL AND APPRAISAL RELATED SERVICES, TO CBRE, INC.**

16. Motion to adopt **Resolution No. 2019-180**, authorizing the county administrator, or designee, to award Bid No. 19-45, Ron Parker Park Courts Replacement, to Nidy Sports Construction, as the lowest, responsive, responsible bidder, 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 \$119,750

**RESOLUTION NO. 2019-180**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-45, AND TO EXECUTE AN AGREEMENT FOR RON PARKER PARK COURTS REPLACEMENT**

17. Motion to authorize the county administrator, or designee, to donate appropriately surplused autopsy trays and stretchers to Puerto Rico Rise Up, in support of their hurricane relief efforts
18. 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
19. Motion to declare the identified timber, located on the county-owned property for the St. Johns County Sheriff's Office Training Facility, as surplus; and authorize the county administrator, or his designee, to issue a sealed bid and contract for the sale of the declared timber to the highest responsive, responsible bidder, per Purchasing policy and Florida Statute 274.05 and 125.35
20. Motion to adopt **Resolution No. 2019-181**, approving the terms, conditions, and requirements of the amended Memorandum of Agreement for project funding awarded by the Northeast Florida Healthcare Coalition, in the amount of \$14,047, 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 Fiscal Year 2019 General Fund Emergency Management Department

**RESOLUTION NO. 2019-181**

**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**

21. Motion to transfer \$19,155 from General Fund Reserves to the Emergency Management Budget to facilitate operational readiness for any upcoming disaster response

*(Consent Agenda Item 22 was pulled.)*

22. Motion authorizing the county administrator, or designee, to purchase the specified equipment for the Fire Rescue Computer Aided Dispatch (CAD) System from Motorola Solutions, Inc., at a total cost of \$3,148,223, upon legal appropriation of funds, in accordance with Misc. No. 17-87: Master Purchase Agreement; and to authorize a Fiscal Year 2019 transfer from Fire District Fund Capital Outlay Reserve, in the amount of \$1,259,290
23. Motion to adopt **Resolution No. 2019-182**, ratifying the county administrator's execution of Amendment No. 8 to the Community Based Care, Contract NJ206, between St. Johns County, Florida, and the State of Florida, Department of Children and Families, which inserts the Schedule of Funds dated March 25, 2019, for Fiscal Year 2018-2019; and recognizing and appropriating an associated \$35,395 within the Fiscal Year 2019 Community Based Care Fund

**RESOLUTION NO. 2019-182**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RATIFYING THE COUNTY ADMINISTRATOR'S EXECUTION OF THE EIGHTEENTH AMENDMENT TO CONTRACT NJ206, BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE DEPARTMENT OF CHILDREN AND FAMILIES; AND RECOGNIZING UNANTICIPATED REVENUE**

24. Motion to adopt **Resolution No. 2019-183**, supporting and ratifying the Short Form Agreement to resolve and dismiss the Oak Bridge development litigation

**RESOLUTION NO. 2019-183**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SUPPORTING AND RATIFYING THE SETTLEMENT OF PENDING LITIGATION CONCERNING ORDINANCE NO. 2018-23 AND RESOLUTION NO. 2018-144; AND PROVIDING FOR AN EFFECTIVE DATE**

25. Motion to adopt **Resolution No. 2019-184**, authorizing the chair and the clerk of court to take all required steps, including but not limited to executing all necessary documents, to transfer all Town of Hastings Capital City Bank account balances to St. Johns County and to close each account



RESOLUTION NO. 2019-184

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR AND THE CLERK OF COURT TO EXECUTE ALL DOCUMENTS NECESSARY TO CLOSE CERTAIN TOWN OF HASTINGS BANK ACCOUNTS AND TO TRANSFER FUND BALANCES TO ST. JOHNS COUNTY; AND PROVIDING AN EFFECTIVE DATE

(Consent Agenda Item 26 was pulled.)

26. Motion amending the St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2019
27. Motion to approve Minutes:
  - 03/19/19, BCC Regular
  - 04/02/19, BCC Regular
  - 04/16/19, BCC Regular
28. Proofs:
  - a. Proof: Notice of Action, Proposed Exchange of County Property, located off of Scaff Road, for a Grant of Easement, published on April 2, 2019, and April 9, 2019, in *The St. Augustine Record*
  - b. Proof: Request for Bids, Bid No. 19-55, Northeast WTP Ground Storage Tank and High Service Pump Station Upgrades, published on April 1, 2019, and April 8, 2019, in *The St. Augustine Record*
  - c. Proof: Request for Bids, Bid No. 19-59, Purchase of 120kw Generator for Northwest Fire Station, published on April 3, 2019, and April 10, 2019, in *The St. Augustine Record*
  - d. Proof: Request for Bids, Bid No. 19-57, Collection, Transportation, and Disposal of Wastewater Sludge, published on April 5, 2019, and April 12, 2019, in *The St. Augustine Record*
  - e. Proof: Notice of Meeting, Value Adjustment Board of St. Johns County to certify the 2018 final tax roll on Thursday, April 25, 2019, published on April 15, 2019, in *The St. Augustine Record*
  - f. Proof: Notice of Hearing, Public Hearing on Vacation of Certain Streets, Alleyways, Easements, or Roads [Portion of Panther Lane, formerly Second Ave., right-of-way], heard on May 7, 2019, published on April 18, 2019, in *The St. Augustine Record*
  - g. Proof: Request for Proposals, RFP No. 19-56, Design, Purchase, and Installation of Sports Lighting, published on April 18, 2019, and April 25, 2019, in *The St. Augustine Record*

(05/21/19 - 9 - 10:00 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

There were none.

(05/21/19 - 9 - 10:00 a.m.)

APPROVAL OF REGULAR AGENDA

**Motion by Blocker, seconded by Dean, carried 5/0, to approve the Regular Agenda, as submitted.**

Waldron recognized former members of the County Commission that were present.

(05/21/19 - 10 - 10:01 a.m.)

1. RENAMING THE ST. JOHNS COUNTY ATTORNEY'S LAW LIBRARY IN HONOR OF FORMER ST. JOHNS COUNTY ATTORNEY, JAMES G. SISCO. JAMES G. SISCO, SERVED WELL AND HONORABLY FOR 27 YEARS AS ST. JOHNS COUNTY ATTORNEY, RETIRING IN 2003. IN RECOGNITION OF HIS HARD WORK, DEDICATION, AND COMMITMENT TO PUBLIC SERVICE IN ST. JOHNS COUNTY, WHOSE EFFORTS IN DEVELOPING, PROMOTING, AND SUSTAINING ST. JOHNS COUNTY DESERVE SPECIAL RECOGNITION, IT IS PROPOSED, BY THE ATTACHED RESOLUTION, TO CHANGE THE CURRENT NAME OF THE ST. JOHNS COUNTY ATTORNEY'S OFFICE LAW LIBRARY TO THE JAMES G. SISCO MEMORIAL LAW LIBRARY

Isabella Lopez, City Attorney, presented details of the request and spoke about the accomplishments of James Sisco, Former St. Johns County Attorney, including the Ralph Marsicano Lifetime Achievement Award.

(10:09 a.m.) Colonel Bill Dudley and Deacon Frank Phillips presented the Veterans Council Special Recognition Award to Commissioner Blocker, on behalf of Sisco. Blocker accepted the award on behalf of Sisco.

(10:14 a.m.) McCormack invited Senior Statesmen to the podium, Herbie Wiles, Harry Waldron, Alan Roberts, and Greg McGuire to say a few words about Sisco.

(10:16 a.m.) Wiles, Waldron, and Roberts commented on Sisco's accomplishments and the importance and uniqueness of the county attorney's position.

(10:23 a.m.) McCormack presented the request to rename the St. Johns County Attorney's Law Library to the James G. Sisco Memorial Law Library.

(10:28 a.m.) **Motion by Waldron, seconded by Smith, carried 5/0, to adopt Resolution No. 2019-163, authorizing changing the current name of the St. Johns County Attorney's Office Law Library to the James G. Sisco Memorial Law Library.**

#### RESOLUTION NO. 2019-163

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RENAMING THE COUNTY ATTORNEY'S OFFICE LAW LIBRARY TO THE JAMES G. SISCO MEMORIAL LAW LIBRARY; AND RECOGNIZING THE HARD WORK, DEDICATION, AND COMMITMENT TO PUBLIC SERVICE OF FORMER COUNTY ATTORNEY JAMES G. SISCO; AND PROVIDING AN EFFECTIVE DATE**

*(Regular Agenda Items 2, 3, 4, and 5 were presented together.)*

(05/21/19 - 10 - 10:30 a.m.)

2. PUBLIC HEARING, COMPAMD 2018-04, SILVERLEAF. ADOPTION HEARING FOR COMPAMD 2018-04, SILVERLEAF, A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION, FOR FOUR SEPARATE PARCELS, FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-B, COMMUNITY COMMERCIAL, AND RESIDENTIAL-C TO ALLOW APPROVED DWELLING UNITS WITHIN THE SILVERLEAF DEVELOPMENT OF REGIONAL IMPACT (DRI) TO BE USED ON THESE PARCELS. THE PROPOSED AMENDMENTS RESULT IN NO ADDITIONAL DWELLING UNITS. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 7-0 VOTE, AT ITS APRIL 4, 2019,

REGULAR MEETING. PLEASE SEE GROWTH MANAGEMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on COMPAMD 2018-04, Silverleaf, was received, having been published in *The St. Augustine Record* on March 20, 2019.

Ex parte Communications: Johns disclosed that he met with Kathryn Whittington and John Metcalf on May 16, 2019; had a phone call with David Hudson; and numerous emails and phone calls for and against the details of the project. Blocker spoke with Whittington and Metcalf on May 16, 2019, regarding the scope of the project and concerns with the project, including school concurrency; and had received correspondence for and against the project. Dean met with Whittington and Metcalf, on May 21, 2019; had a phone conversation with Hudson; and received numerous emails in opposition of the project. Smith stated he had received correspondence related to the item; met on January 24, 2019, and May 16, 2019, with Tom Whetherhead, Jeff Todd, Dick Wilford, Frank Aleva, Bill Murray, Bob Childers, and county staff regarding concerns to safety and traffic infrastructure; additionally on May 13, 2019, he spoke with Patrick Canan, Tommy Allen, and Tim Forson regarding their perspective of the project; he met with Hudson on March 14, 2019, regarding the proposal, community concerns, purpose for his request. He explained the legal rights and options for the School Board and Commissioners, the School Board's decision, and the School Administration's position. Smith received questions regarding the Development of Regional Impact (DRI) modification and Major Modifications; met with Metcalf and Whittington on May 16, 2019, regarding the progress of County Road (CR) 2209, the high school site, and other proposals from 2006 and 2015, the road system of the project, recreation, the donated site, interior provisions, and having no Community Development District (CDD). He also received multiple emails in opposition and with traffic concerns on CR 16A; and a petition in opposition to the proposed height school site. Waldron attended the School Board meeting on April 9, 2019, and spoke with Carrie McCarthy, Deputy Mike Strausbath, Tommy Allan, Bill Mignon, Beverly Slough, and Patrick Canan regarding the staff presentation, traffic, growth in the area, and available options; met with Metcalf and McCarthy on April 29, 2019, regarding the changes to the DRI; discussed the following with an unknown member of the public: CR 16A traffic concerns and the school being closer to homes on the outside of the DRI. Waldron spoke at the Fraternal Order of Police regarding his concerns; met with Whittington and Metcalf on May 16, 2019, regarding changes to the DRI; and received a petition by numerous residents concerned with the location of the high school.

(10:36 a.m.) Teresa Bishop, AICP, Planning Division Manager, presented details of the items, via PowerPoint. She spoke on the revised documents submitted prior to the meeting, which were clarifications to the park language, with no substantial change to the park; clarification to the as-built language, for road construction, for consistency with County process; removal of a waiver allowing for a different type of road design; clarification of school mitigation for consistency with the DRI Development Order; and waivers for the tree canopy and Bald Eagle Management Plan. She noted that opposition was received regarding improvements to CR 16A, the school site, compatibility to the surrounding area, and overall growth in the area.

(10:53 a.m.) Katherine Whittington, 236 San Marco Avenue, representative for the applicant, presented details of the application, including the location, surrounding development, proposed future land use, and a summary of the DRI.

(11:07 a.m.) John Metcalf, Vice President of the Hudson Companies, 7549 State Road (SR) 13, spoke on roadways and retention ponds around Silverleaf.

(11:13 a.m.) Frank Oliva, 223 Trumpco Drive, on behalf of residents in attendance, voiced concerns with the amendment incorporating the 571-acre school site adjacent to CR 16A. He requested denial of the application.

(11:25 a.m.) Jason Floyd, 240 Belmont Drive, spoke in support of the high school site.

(11:26 a.m.) Janice Kukar, 1929 Amalfi Court, spoke in opposition of the proposed relocation of the school site.

(11:29 a.m.) Marsha Bailey, 4706 SR 13, voiced her concerns with the increased density in Grand Creek; and the possibility of future changes to the application.

(11:33 a.m.) Ed Slavin, P. O. Box 3084, spoke in opposition of the applications. He requested review of the traffic data; subpoena power; and full disclosure of investors. He also requested to deny the application and to place a moratorium on building.

(11:36 a.m.) Steve Faby, 129 Catherine Towers Lane, voiced he concerns with the relocation of the proposed school site, increased traffic on CR 16A, inexperienced drivers, and requested the denial of the request.

(11:39 a.m.) Tom Weatherhead, 202 Athens Drive, spoke in opposition of the relocated school site, with regard to the safety of student drivers on CR 16A and additional traffic generated by the high school.

(11:42 a.m.) Wayne Chechila, 9620 CR 16A, pointed out, on a site map, where the commercial site would be adjacent to his property and the assessable impact, *Exhibit A*. Additionally, he spoke on the existing traffic congestion, and requested denial of the applications until infrastructure could support the development.

(11:45 a.m.) Bill Murray, 305 Vicki Towers Drive, spoke in opposition of the location of the school site; showed road conditions of CR 16A, via PowerPoint; and voiced his concern with the distance to the high voltage power lines.

(11:49 a.m.) Marshall Wolfe, 6277 CR 16A, voiced his safety concerns regarding the high voltage power lines and students encountering livestock on private properties.

(11:50 a.m.) Sandra Fein, 67 Trumpco Drive, spoke in opposition of the relocation of the school site.

(11:51 a.m.) Karen Chappell, 6975 CR 16A, spoke in support of the proposed school location.

(11:52 a.m.) Ben Wells, 3455 Joe Ashton Road, spoke in support of the development.

(11:52 a.m.) Paul Greiner, 7251 SR 13 North, spoke in support of the development.

(11:54 a.m.) Ryan Clark, 1560 Windy Willow Drive, spoke in support of the development.

(11:55 a.m.) Jan Morris, 2046 River Oaks Drive, spoke in support of the development.

(11:55 a.m.) Tommy Allen, 2500 Cabbedge Hammock Road, spoke in opposition of the development.

(11:58 a.m.) Nicole Scullion, 208 Towers Ranch Drive, spoke on the number of accidents on CR 16A and requested the developer find another property for the school site.

(12:01 p.m.) Tom Harman, 2063 River Oaks Drive, spoke in opposition of the applications, due to safety concerns with the additional traffic congestion.

(12:02 p.m.) Metcalf commented on public concerns, including access to the high school site.

(12:11 p.m.) Discussion ensued on traffic access to CR 16A, the need for a school in the area, and the number of high schools in District 2, with additional comments provided by Nicole Cubbedge, Executive Director for Planning and Government Relations for the School District, 40 Orange Street.

(12:21 p.m.) Smith spoke on the lack of high schools in District. He showed the district drawings from the 1960's and today, *Exhibit B*. Discussion ensued on the zoning area for the new school; the School Board's five-year plan; access points to the school; a traffic analysis; the width of the access road; and safety concerns with the high-tension wires.

(12:47 p.m.) Phong Nguyen, Transportation Development Manager, spoke on traffic trips and CR 16A road capacity.

(12:56 p.m.) Waldron questioned Metcalf on the Grande Creek waiver regarding the lot fill. Dick D'Souza, Chief Engineer, stated that grading would be site specific and staff would review for the necessary requirements. Waldron also questioned whether the roads were public or private in the seventh waiver. Whittingham said that the roads would be private. Waldron requested to remove the language where it was *dedicated to the public*. Additionally, he questioned the developer's responsibility for future road impacts with the language stating that "transportation mitigation is deemed sufficient to fully mitigate for all the transportation impacts of the DRI." McCormack stated that language could be added "for the development rights and configuration approved in this development order."

(1:06 p.m.) Smith asked for clarification on the donated piece of land. Metcalf said the original amount was 37 acres; however, the applicant was offering 40 acres. Smith requested the language in the development order change from 37 acres to 40 acres donated to the County.

(1:09 p.m.) Discussion ensued on site access, including the emergency access to the school site.

(1:14 p.m.) The Board recessed Regular Agenda Items 2-5 and moved to Regular Agenda Item 10.

(1:50 p.m.) Subsequently, McCormack noted that a mechanism to satisfy concerns, regarding restricting County Road (CR) 16A access, was not determined; however, believed mitigation factors could be agreed on. He stated that the School Board's approval of the site was with the presumption of dual access, and if the Board found a mechanism to restrict access on CR 16A, the decision would substantially change the School Board's decision. Sidney Ansbacher, Counsel for the St. Johns County School Board, stated that safe access was imperative, and requested that the Board honor the School Board's designation. He noted that there was a provision within the Interlocal Agreement for an informal resolution, and requested that the Board's approval be conditioned upon the School Board's willingness to seek resolution for a site access mechanism and technologies.

(1:58 p.m.) Discussion ensued on CR 16A safety concerns; and the Interlocal Agreement provisions. Additional comments provided by McCormack regarding Florida Statute 316.008.

(2:05 p.m.) John Metcalf read Section 7(C): Future Cooperation of the Silverleaf School Proportionate Share Payment and School Siting Agreement for the record, *Exhibit C*.

(2:06 p.m.) Soria provided a summary of conditions/revisions.

(2:10 p.m.) **Motion by Smith, seconded by Johns, carried 5/0, to enact Ordinance No. 2019-32, approving COMPAMD 2018-04, SilverLeaf, based upon five findings of fact.**

#### ORDINANCE NO. 2019-32

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, COMMUNITY COMMERCIAL, AND RESIDENTIAL-C, WITHIN FOUR PARCELS OF LAND CONTAINING APPROXIMATELY 473 ACRES, TO BE DEVELOPED WITH DWELLING UNITS AND SQUARE FOOTAGE TAKEN FROM THE SILVERLEAF DRI/PUD; PROPERTY IS LOCATED ADJACENT TO OR IN CLOSE PROXIMITY TO THE SILVERLEAF DRI/PUD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(05/21/19 - 14 - 10:30 a.m.)

3. DRI MOD 2018-01, SILVERLEAF. REQUEST FOR A DRI MODIFICATION TO INCORPORATE APPROXIMATELY 571 ACRES INTO THE EXISTING SILVERLEAF DRI AND REMOVING 318 ACRES OF LAND, PREVIOUSLY CONVEYED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, RESULTING IN THE DRI BEING 8,384 ACRES IN SIZE. THERE IS NO CHANGE IN THE EXISTING APPROVED DEVELOPMENT ENTITLEMENTS; HOWEVER, THOSE APPROVED ENTITLEMENTS WILL BE EXTENDED ONTO THE ADDED PROPERTIES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 7-0 VOTE, AT ITS APRIL 4, 2019, MEETING. PLEASE SEE GROWTH MANAGEMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on DRI MOD 2018-01, SilverLeaf, was received, having been published in *The St. Augustine Record* on March 20, 2019.

Discussion occurred with Regular Agenda Item 2.

(2:10 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to adopt Resolution No. 2019-165, approving DRI MOD 2018-01, SilverLeaf, based on four findings of fact; and approving the terms of the Silverleaf Proportionate Share Payment and School Siting Agreement, approved by the School Board, substantially in the form provided, with the following conditions: 1) add "and configuration" to the second sentence on the Special Condition 24; 2) to change Special Condition 28(a) to convey approximately 40 acres for the community park, rather than 37 acres; 3) to convey approximately 104 acres for the high school site, instead of 100 acres; and 4) to make the approval contingent on using the Interlocal Agreement, Chapter 164 and 186 provisions, regarding safe school access improvements from County Road 16A.**

RESOLUTION NO. 2019-165

[Amended and Restated SilverLeaf DRI Development Order]

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, RESTATING, INCLUDING, AND MODIFYING THE SILVERLEAF DRI DEVELOPMENT ORDER, AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY RESOLUTION NO. 2006-65; AS AMENDED BY RESOLUTION NO. 2006-338, AND RESOLUTION 2015-241; FINDING THE MODIFICATIONS ARE CONSISTENT WITH ST. JOHNS COUNTY COMPREHENSIVE PLAN 2025; ORDINANCE 2010-38, AND CONSISTENT WITH THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE; ADDING APPROXIMATELY 571 ACRES IN NORTHWEST ST. JOHNS COUNTY TO THE DRI; ESTABLISHING REVISED MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS FOR TRANSPORTATION; AMENDING CERTAIN CONDITIONS OF THE DRI DEVELOPMENT ORDER; REVISING DEVELOPMENT PHASING AND BUILDOUT DATES; AND PROVIDING FOR AN EFFECTIVE DATE

(05/21/19 - 15 - 10:30 a.m.)

4. PUBLIC HEARING, MAJMOD 2018-13, SILVERLEAF. PUD MODIFICATION TO INCORPORATE AND REZONE APPROXIMATELY 358 ACRES OF LAND, KNOWN AS TROUT CREEK NORTH, ST. THOMAS EAST, ST. THOMAS WEST, AND SIGNAGE PARCEL TO BE INTO THE EXISTING SILVERLEAF PUD. THE PUD WILL BE APPROXIMATELY 6,450 ACRES IN SIZE. THERE IS NO CHANGE IN THE EXISTING APPROVED DEVELOPMENT ENTITLEMENTS; HOWEVER, THOSE APPROVED ENTITLEMENTS WILL BE EXTENDED ONTO THE ADDED PROPERTIES. A COMPREHENSIVE PLAN AMENDMENT, DRI MODIFICATION, AND PUD APPLICATIONS WERE SUBMITTED CONCURRENTLY WITH THIS REQUEST. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 7-0 VOTE, AT ITS APRIL 4, 2019, MEETING

Proof of publication of the notice of public hearing on MAJMOD 2018-13, SilverLeaf, was received, having been published in *The St. Augustine Record* on March 20, 2019.

Discussion occurred with Regular Agenda Item 2.

(2:11 p.m.) Motion by Smith, seconded by Johns, carried 5/0, to enact Ordinance No. 2019-33, MAJMOD 2018-13, SilverLeaf PUD, subject to six findings of fact, with the following conditions: 1) to change Special Condition 28(a) to convey approximately 40 acres for the community park, rather than 37 acres; and 2) to convey 104 acres for the high school site, instead of 100 acres.

ORDINANCE NO. 2019-33

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SILVERLEAF PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2006-117, AS AMENDED, REZONING LANDS FROM OPEN RURAL (OR) TO PUD; MAKING FINDINGS OF FACT;

**PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE**

(05/21/19 - 16 - 10:30 a.m.)

5. PUBLIC HEARING, PUD 2018-11, GRANDE CREEK. A REQUEST TO REZONE APPROXIMATELY 236 ACRES OF LAND FROM OPEN RURAL (OR) AND PLANNED RURAL DEVELOPMENT (PRD) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A 400-UNIT SINGLE FAMILY COMMUNITY, WITH 48,840 SQUARE FEET OF COMMERCIAL DEVELOPMENT. THE UNITS AND SQUARE FOOTAGE ARE TRANSFERRED FROM THE SILVERLEAF DRI/PUD AND WAS SUBMITTED CONCURRENTLY WITH APPLICATIONS TO AMEND THE SILVERLEAF DRI AND PUD. THE PROPERTY IS LOCATED AT SR 13 AND LONGLEAF PARKWAY. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL AT ITS APRIL 4, 2019, MEETING

Proof of publication of the notice of public hearing on PUD 2018-11, Grande Creek, was received, having been published in *The St. Augustine Record* on March 20, 2019.

Discussion occurred with Regular Agenda Item 2.

(2:12 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance 2019-34, approving PUD 2018-11, Grande Creek, based upon nine findings of fact, with the following conditions: 1) to change the Master Development Plan text to provide for private roads; and 2) to provide a non-access track from State Road 13, in the plat, with the exception of emergency access.**

**ORDINANCE NO. 2019-34**

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

The Board recessed the meeting at 2:13 p.m. and reconvened at 3:00 p.m., with all five commissioners, Wanchick, Locklear, McCormack, Soria, and McGee present.

*(Regular Agenda Items 6, 7, and 8 were presented together.)*

(05/21/19 - 16 - 3:00 p.m.)

6. PUBLIC HEARING, COMPAMD 2017-05, BARTRAM PARK PUD. REQUEST TO MODIFY THE 2025 COMPREHENSIVE PLAN 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). THIS APPLICATION WAS HEARD BY THE PLANNING AND ZONING AGENCY ON DECEMBER 20, 2018, FOR THE TRANSMITTAL HEARING IN WHICH THE AGENCY VOTED 5-0 TO RECOMMEND APPROVAL; THE BOARD OF COUNTY COMMISSIONERS TRANSMITTED THE COMPREHENSIVE PLAN AMENDMENT AT THE FEBRUARY 19, 2019, HEARING WITH A VOTE 5-0. THE PLANNING AND ZONING AGENCY HEARD THE APPLICATION FOR



THE ADOPTION HEARING ON APRIL 18, 2019, AND VOTED 6-0 TO RECOMMEND APPROVAL; THERE WAS NO PUBLIC COMMENT

Proof of publication of the notice of public hearing on COMPAMD 2017-5, Bartram Park PUD, was received, having been published in *The St. Augustine Record* on April 3, 2019.

Ex parte communications: Dean received a phone call from the applicant's representative Ellen Avery-smith. Smith and Waldron disclosed that they both had not had any additional ex parte communications since the transmittal hearing. Johns disclosed that he received a phone call from Art Lancaster, no date noted. He stated that they discussed the same topics as disclosed at the transmittal hearing.

(3:01 p.m.) Casey Dendor, Planner, presented details of the request, via PowerPoint.

(3:05 p.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, summarized the requests.

(3:07 p.m.) **Motion by Johns, seconded by Smith, carried 5/0, to enact Ordinance No. 2019-35, COMPAMD 2017-05, based upon four findings of fact.**

#### ORDINANCE NO. 2019-35

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO MODIFY SITE SPECIFIC TEXT POLICY A.1.11.1(M)(8)(L), RELATING TO THE BARTRAM PARK PLANNED UNIT DEVELOPMENT, TO LIMIT THE MAXIMUM NUMBER OF DWELLING UNITS TO 646 UNITS FOR APPROXIMATELY 582 ACRES OF LAND, LOCATED ON THE NORTH SIDE OF RACE TRACK ROAD AND PART OF THE BARTRAM PARK DRI; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCE; SEVERABILITY; AND AN EFFECTIVE DATE**

(05/21/19 - 17 - 3:00 p.m.)

7. PUBLIC HEARING, DRI MOD 2018-02, BARTRAM PARK PUD. REQUEST FOR A DRI MODIFICATION TO THE BARTRAM PARK DEVELOPMENT OF REGIONAL IMPACT (DRI), WITHIN ST. JOHNS COUNTY, TO AMEND THE DEVELOPMENT ORDER TO CONVERT 22,000 SQUARE FEET OF OFFICE SPACE AND 1,628 SQUARE FEET OF RETAIL SPACE TO 30 SINGLE FAMILY UNITS, INCREASING THE NUMBER OF SINGLE FAMILY UNITS FROM 616 TO 646, LOCATED ON PARCELS 51 AND 52, COMMONLY KNOWN AS CELESTINA; LOCATED NORTH OF RACE TRACK ROAD, WEST OF US HIGHWAY 1 NORTH, AND EAST OF THE JULINGTON-DURBIN PRESERVE. THIS APPLICATION IS COMPANION TO THE COMPREHENSIVE PLAN AMENDMENT (COMPAMD 2017-05) AND MAJOR MODIFICATION (MAJMOD 2017-22). THE PLANNING AND ZONING AGENCY VOTED 6-0 TO RECOMMEND APPROVAL DURING THEIR PUBLIC HEARING APRIL 18, 2019; THERE WAS NO PUBLIC COMMENT

Proof of publication of the notice of public hearing on DRIMOD 2018-2, Bartram Park PUD, was received, having been published in *The St. Augustine Record* on March 31, 2019.

Discussion occurred with Regular Agenda Item 6.

(3:08 p.m.) Motion by Johns, seconded by Smith, carried 5/0, to adopt Resolution No. 2019-166, DRI MOD 2018-02, Bartram Park PUD, based on five findings of fact.

**RESOLUTION NO. 2019-166**

**AMENDED AND RESTATED DEVELOPMENT ORDER  
FOR BARTRAM PARK, A DEVELOPMENT OF  
REGIONAL IMPACT**

(05/21/19 - 18 - 3:00 p.m.)

8. PUBLIC HEARING, MAJMOD 2017-22, BARTRAM PARK PLANNED UNIT DEVELOPMENT (RESIDENTIAL). REQUEST FOR A MAJOR MODIFICATION TO THE BARTRAM PARK (RESIDENTIAL) PLANNED UNIT DEVELOPMENT (ORDINANCE 2006-102, AS AMENDED) TO ADD THIRTY ADDITIONAL SINGLE FAMILY DWELLING UNITS, TO INCREASE THE TOTAL NUMBER OF UNITS FROM 616 TO 646 ON APPROXIMATELY 582 ACRES OF LAND, LOCATED NORTH OF RACE TRACK ROAD ON THE PROPERTY COMMONLY KNOWN AS CELESTINA. THE PLANNING AND ZONING AGENCY HEARD THE REQUEST APRIL 18, 2019, AND VOTED 6-0 TO RECOMMEND APPROVAL; THERE WAS NO PUBLIC COMMENT

Proof of publication of the notice of public hearing on MAJMOD 2017-22, Bartram Park PUD, was received, having been published in *The St. Augustine Record* on March 31, 2019.

Discussion occurred with Regular Agenda Item 6.

(3:08 p.m.) Motion by Johns, seconded by Smith, carried 5/0, to enact Ordinance No. 2019-36, MAJMOD 2017-22, Bartram Park PUD, based upon six findings of fact.

**ORDINANCE NO. 2019-36**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, APPROVING A MAJOR  
MODIFICATION TO THE BARTRAM PARK PLANNED  
UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2006-  
102, AS AMENDED, MAKING FINDINGS OF FACT;  
PROVIDING A SAVINGS CLAUSE; REQUIRING  
RECORDATION; AND PROVIDING FOR AN  
EFFECTIVE DATE**

(3:09 p.m.) The Board moved to Regular Agenda Item 12.

(05/21/19 - 18 - 1:26 p.m.)

9. PUD 2018-14, WILDWOOD FORTY. REQUEST TO REZONE APPROXIMATELY 21.7 ACRES OF LAND FROM OPEN RURAL (OR) AND A PORTION OF AN EXPIRED PLANNED UNIT DEVELOPMENT (PUD), STONEBRIDGE OAKS (ORDINANCE 2006-128), TO A NEW PUD, FOR A 64-UNIT SINGLE FAMILY SUBDIVISION. THE SUBJECT PROPERTY IS APPROXIMATELY 22 ACRES IN SIZE, AND LOCATED ON WILDWOOD DRIVE BETWEEN STATE ROAD 207 AND BRINKHOFF ROAD. AT THE PLANNING AND ZONING AGENCY (PZA) MEETING ON APRIL 18, 2019, THE PZA VOTED UNANIMOUSLY, BY A VOTE OF 7-0, TO RECOMMEND APPROVAL OF PUD 2018-14, WILDWOOD FORTY

Proof of publication of the notice of public hearing on PUD 2018-14, Wildwood Forty, was received, having been published in *The St. Augustine Record* on March 31, 2019.

(1:27 p.m.) Ex parte communications: Waldron and Smith received phone calls and emails; Johns and Blocker received emails.

(1:27 p.m.) Georgia Katz, Senior Planner, presented details of the request, including one waiver request, via PowerPoint.

(1:35 p.m.) Gary Davenport, 212 South Shadowwood Drive, representing the applicant, presented details of the request, via PowerPoint, and a Master Development Plan Map (MDP), *Exhibit A*.

(1:42 p.m.) Discussion ensued on the expired Stonebridge PUD, and school concurrency. Additionally, Board members expressed their positions on the proposed rezoning request.

**(1:49 p.m.) Motion by Waldron, seconded by Smith, carried 4/1, with Blocker dissenting, to deny, PUD 2018-14, Wildwood Forty, based upon findings of fact 1-10.**

(1:50 p.m.) The Board reconvened Regular Agenda Items 2-5.

(05/21/19 - 19 - 1:14 p.m.)

10. 2020 CENSUS COMPLETE COUNT COMMITTEE AND INFORMATIONAL CAMPAIGN. THE UNITED STATES CENSUS BUREAU IS PREPARING TO LAUNCH THE CALL TO BE COUNTED TO EVERY RESIDENT FOR THE 2020 CENSUS. THE CENSUS INFLUENCES MANY IMPORTANT COUNTY AND STATE ISSUES AND DECISIONS THAT WILL AFFECT ST. JOHNS COUNTY AND NUMEROUS ORGANIZATIONS WITHIN THE COMMUNITY THROUGH 2030. THE CENSUS IS USED TO DETERMINE ELECTORAL REDISTRICTING, REPRESENTATION FOR THE STATE OF FLORIDA IN THE U.S. CONGRESS, AND THE ALLOCATION OF MILLIONS OF FEDERAL DOLLARS ANNUALLY. THEREFORE, IT IS VITAL TO ST. JOHNS COUNTY THAT THE CENSUS BE AS COMPLETE AND ACCURATE AS POSSIBLE. THE COUNTY IS UNDERTAKING AN EDUCATIONAL INITIATIVE TO ENSURE ALL RESIDENTS OF ST. JOHNS COUNTY ARE AWARE OF THE UPCOMING CENSUS AND THE IMPORTANCE OF BEING COUNTED. IN ORDER TO ASSIST WITH THIS EFFORT, STAFF IS RECOMMENDING THE ESTABLISHMENT OF A BOARD-APPOINTED COMPLETE COUNT COMMITTEE. THE PURPOSE OF THE COMMITTEE WILL BE TO RAISE AWARENESS OF THE UPCOMING CENSUS WITHIN THE GENERAL POPULATION, ENCOURAGE PARTICIPATION, AND ENGAGE HARD-TO-REACH GROUPS. COMPRISED OF COMMUNITY LEADERS FROM A VARIETY OF PUBLIC AND PRIVATE SECTOR ORGANIZATIONS AND COMMUNITY GROUPS IN ST. JOHNS COUNTY, THE COMMITTEE WILL WORK TOGETHER TO DEVELOP AND IMPLEMENT A LOCAL OUTREACH PLAN FOR THE CENSUS THAT WILL CONTINUE INTO SPRING OF 2020. THE COMMITTEE MAY ALSO FORM SUBCOMMITTEES TO WORK WITH SPECIFIC GROUPS INCLUDING BUSINESS OWNERS, THE ELDERLY, SPIRITUAL ORGANIZATIONS, ETC.

Michael Wanchick, County Administrator, presented details of the item.

(1:16 p.m.) Rebecca Lavie, Assistant County Attorney, entered the meeting.

(1:16 p.m.) Lavie suggested to refine the make-up of the committee and bring to the Board a more vetted proposal. Discussion ensued.

(1:19 p.m.) Ed Slavin, P. O. Box 3084, spoke on the Sunshine Law.

(1:20 p.m.) **Motion by Waldron, seconded by Smith, carried 5/0, to appoint Commissioner Johns as the liaison and Commissioner Blocker as the alternate to the 2020 Census Complete County Committee.**

(1:21 p.m.) Smith recommended that the Putman/St. Johns County Farm Bureau and North Florida Growers Exchange be represented on the committee. Discussion ensued on potential representatives.

(1:23 p.m.) **Motion by Johns, seconded by Smith, carried 5/0, to create the 2020 Census Complete Count Committee, appoint the Board of County Commissioners liaison, and authorize the transfer of \$10,000 from General Fund Reserves to fund a 2020 Census informational campaign.**

(1:24 p.m.) Wiseman and Lavie left the meeting and Deputy Clerk Natasha McGee entered the meeting.

(05/21/19 - 20 - 1:24 p.m.)

11. PUBLIC HEARING, APPROVAL OF THE PUBLIC TRANSPORTATION PROGRAM OF PROJECTS, SUBMITTAL OF THE FEDERAL FISCAL YEAR (FFY) 2019, SECTION 5307, URBANIZED AREA GRANT AND THE FFY 16 AND 17, SECTION 5339 GRANTS BASED ON THE PROGRAM OF PROJECTS; EXECUTION OF THE GRANTS AND RECOGNITION OF FUNDS IN THE 2019 BUDGET. THIS IS THE ANNUAL FEDERAL TRANSIT ADMINISTRATION SECTIONS 5307 AND 5339 FORMULA GRANTS THROUGH THE U.S. DEPARTMENT OF TRANSPORTATION. THE GRANT FUNDS FOR CAPITAL ASSISTANCE AND OPERATING COSTS. ST. JOHNS COUNTY'S SECTION 5307 APPORTIONMENT FOR FFY 2019 IS \$1,001,391. THIS IS A MATCHING GRANT FOR 50 PERCENT FOR OPERATING AND 20 PERCENT FOR CAPITAL. MATCH DOLLARS FOR OPERATING COSTS COME FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BLOCK GRANTS AND THE COUNTY GENERAL FUND THROUGH THE ADOPTED ANNUAL BUDGET \$276,489. THE MATCH FOR CAPITAL IS FROM TRANSPORTATION DEVELOPMENT CREDITS PROVIDED BY THE STATE OF FLORIDA. THIS AGENDA ITEM IS FOR THE APPROVAL OF THE FFY 2019, PROGRAM OF PROJECTS, SUBMITTAL OF THE SECTION 5307 URBANIZED AREA GRANT AND FFY 16 AND 17, SECTION 5339 GRANTS BASED ON THE APPROVED PROGRAM OF PROJECTS, AND TO RECOGNIZE THE FUNDS IN THE COUNTY'S FISCAL YEAR (FY) 2019 BUDGET

Rachel Garvey, Transit Grants Specialist, presented details of the request, via PowerPoint.

(1:25 p.m.) **Motion by Johns, seconded by Smith, carried 5/0, to adopt Resolution No. 2019-164, approving the proposed Program of Projects, approving submission of the Fiscal Year (FY) 2019, Sections 5307/5339 grants for federal public transportation funding assistance, based on the approved Program of Projects; authorizing the county administrator, or designee, to execute the grant agreement and any supplemental documentation, upon approval of the application; and to recognize the funds in the County's FY 2019 budget.**

#### RESOLUTION NO. 2019-164

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING SUBMISSION OF A COMBINED SECTION 5307 URBANIZED AREA GRANT FOR \$1,001,391 AND SECTION 5339 GRANTS FOR \$217,006 IN FUNDING; APPROVING A PROPOSED PROGRAM OF PROJECTS

**AS PART OF THE APPLICATION; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR AUTHORIZED DESIGNEE, TO EXECUTE THE GRANT AGREEMENT UPON APPROVAL OF THE APPLICATION, BY THE FEDERAL TRANSIT ADMINISTRATION; AND TO RECOGNIZE THE FUNDING IN THE BUDGET**

(1:26 p.m.) The Board moved to Regular Agenda Item 9.

(3:09 p.m.) Regina Ross, Deputy County Attorney, and Joy Andrews, Assistant County Administrator entered the meeting.

(05/21/19 - 21 - 3:09 p.m.)

12. COUNTY ADMINISTRATOR'S PROFESSIONAL SERVICES CONTRACT. THE CURRENT EFFECTIVE TERM OF THE COUNTY ADMINISTRATOR'S PROFESSIONAL SERVICES AGREEMENT (AGREEMENT) EXPIRES ON JANUARY 1, 2020. ON THE EXPIRATION DATE, THE AGREEMENT WILL AUTOMATICALLY RENEW FOR AN ADDITIONAL 2-YEAR TERM, UNLESS THE BOARD PROVIDES THE COUNTY ADMINISTRATOR 180 DAYS PRIOR WRITTEN NOTICE OF ITS INTENT NOT TO RENEW THE AGREEMENT. THE DEADLINE TO PROVIDE SUCH NOTICE IS JULY 5, 2019. A COPY OF THE AGREEMENT IS ATTACHED FOR THE BOARD'S REVIEW AND DISCUSSION

Patrick McCormack, County Attorney, and Regina Ross, Deputy County Attorney, presented details of the item.

(3:11 p.m.) Vernon Kelly, 5895 County Road 214, spoke in support of the extending the County Administrator's Professional Services Contract.

(3:13 p.m.) Bill Oakley, 24400 Marsh Landing Parkway, spoke in support of extending the County Administrator's Professional Services Contract.

(3:15 p.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of extending the County Administrator's Professional Services Contract.

(3:18 p.m.) Karrie McCarthy, 604 Baywood Trail, spoke in support of extending the County Administrator's Professional Services Contract.

(3:22 p.m.) Board members expressed their positions regarding the extension of the County Administrator's Professional Services Contract. Discussion ensued on a secession/transition plan and the need for a contract, with additional details provided by Ross and McCormack, with regard to the process of a secession/transition plan timeline, including recruitment.

**(3:40 p.m.) Motion by Dean, seconded by Blocker, failed 2/3, with Smith, Waldron, and Johns dissenting, to extend the county administrator's Professional Services Contract to January 1, 2022, with all the provisions contained therein.**

(3:47 p.m.) Discussion ensued on the automatic renewal provision, and renewal term modification.

(3:59 p.m.) Wanchick spoke on a contract renewal term modification.

**(4:03 p.m.) Motion by Johns, seconded by Blocker, carried 4/1, with Dean dissenting, to extend the county administrator's professional services contract to January 1, 2021, and to remove the automatic renewal paragraph; and to schedule the item to be placed on the next available Consent Agenda [June 4, 2019].**

(4:05 p.m.) McCormack read Article 3(2): Renewal of the current contract for the record. He noted the following: "the duration of the renewed term may be modified by an affirmative vote of a majority of the full membership of the Board." Discussion ensued on the current motion; the automatic renewal provision; Wanchick's acceptance of the extended contract term; and the procurement process, with regard to a professional search firm. Additional comments provided by Stacey Stanish, with regard to the procurement process.

(05/21/19 - 22 - 4:29 p.m.)  
COMMISSIONERS' REPORTS

Commissioner Dean

Dean reported that a beach restoration/beach renourishment project workshop would be held on June 5, 2019, at 6 p.m., located at the Guana Tolomato Matanzas (GTM) Research Reserve. Discussion ensued on the advertisement of the workshop.

Commissioner Smith

(4:29 p.m.) Smith gave an agricultural report. He also expressed graduation and Memorial Day sentiments.

Commissioner Johns

(4:30 p.m.) Johns expressed Memorial Day sentiments.

Commissioner Blocker

(4:31 p.m.) Blocker expressed Memorial Day sentiments.

Commissioner Waldron

(4:32 p.m.) Waldron expressed Memorial Day sentiments.

(05/21/19 - 22 - 4:32 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

Wanchick thanked the Board for the consideration of his contract. He also reported that alternative dates were received from the St. Johns County School Board, with regard to the Joint Meeting.

(05/21/19 - 22 - 4:33 p.m.)  
COUNTY ATTORNEY'S REPORT

McCormack responded to the beach restoration/beach renourishment project workshop advertisement question. He stated that the published notice stated the following: "anticipated that one or more St. Johns County Commissioners could attend and participate at the community workshop."

(05/21/19 - 22 - 4:33 p.m.)  
CLERK OF COURT'S REPORT

No report.

(05/21/19 - 22 - 4:33 p.m.)  
ADJOURN

With there being no further business to come before the Board, Waldron adjourned the meeting at 4:33 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 569002, totaling \$750 (05/15/19)

CORRESPONDENCE:

1. Letter dated April 16, 2019, regarding the World Commerce Community Development District's Annual Financial Audit Report for Fiscal Year ended September 30, 2018
2. Letter dated May 1, 2019, regarding Heritage Landing Community Development District's Annual Financial Audit Report for Fiscal Year ended September 30, 2018
5. Letter dated May 1, 2019, regarding Sandy Creek Community Development District's Annual Financial Audit Report for Fiscal Year ended September 30, 2018
6. Letter dated May 1, 2019, regarding Glen St. John Community Development District's Annual Financial Audit Report for Fiscal Year ended September 30, 2018
3. Letter dated May 9, 2019, regarding Glen St. John Community Development District's proposed Fiscal Year 2019/2020 budget

Approved \_\_\_\_\_ July 16 \_\_\_\_\_, 2019

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Jeb S. Smith, Vice Chairman

ATTEST: HUNTER S. CONRAD, CLERK

By:   
Deputy Clerk

