

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JUNE 18, 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: Jeb S. Smith, District 2, Vice Chair
 James K. Johns, District 1
 Henry Dean, District 5
 Jeremiah R. Blocker, District 4
 Michael Wanchick, County Administrator
 Patrick McCormack, County Attorney
 Crystal Smith, Deputy Clerk

Absent: Paul M. Waldron, District 3, Chair

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

(06/18/19 - 1 - 9:00 a.m.)
CALL TO ORDER

Smith called the meeting to order.

(06/18/19 - 1 - 9:00 a.m.)
ROLL CALL

The clerk called the roll; Commissioners Johns, Smith, Dean, and Blocker were present.

(06/18/19 - 1 - 9:01 a.m.)
INVOCATION

Rabbi Nochum Kurinsky, Chabad at the Beaches, gave the invocation.

(06/18/19 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(06/18/19 - 1 - 9:04 a.m.)
PROCLAMATION RECOGNIZING JUNE 2019 AS POST-TRAUMATIC STRESS
DISORDER AWARENESS MONTH

Commissioner Blocker called Rory Diamond to the podium. He said a few words about Post-Traumatic Stress Disorder (PTSD) Awareness Month and K9s for Warriors.

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

Rory Diamond, CEO, K9s for Warriors, spoke on the importance of recognizing PTSD Awareness Month and the impacts PTSD had on the community.

(06/18/19 - 2 - 9:10 a.m.)
ACCEPTANCE OF PROCLAMATION

Motion by Dean, seconded by Blocker, carried 4/0, with Waldron absent, to accept the proclamation.

(06/18/19 - 2 - 9:10 a.m.)
PUBLIC COMMENT

(9:11 a.m.) Tom Reynolds, 50 Brigantine Court, commended the commissioners for their hard work and the transparency and honesty of the County.

(9:14 a.m.) Michael Fleming, 979 Oxford Drive, gave a report on the success of St. Augustine Giving Day.

(9:16 a.m.) Jeff Goff, 204 Barco Road, spoke on dredging and drainage concerns on Treasure Beach.

(9:20 a.m.) Alexandra Hill, 333 N. Sea Lake Lane, spoke on her concerns with the cell tower at The Bolles School, Ponte Vedra Beach Campus, and referred to an image, *Exhibit A*.

(9:23 a.m.) Sherry Badger, 2772 S. Collins Avenue, spoke on her concerns with ongoing flooding and drainage issues in her neighborhood, and referred to an image, *Exhibit B*.

(9:26 a.m.) Ed Slavin, P.O. Box 3084, spoke on his concerns with drainage problems caused by political corruption. He requested that the Commission issue a shut-down order to allow County staff to resolve the issue, and a forensic audit of the St. Johns County Sheriff's Department.

(9:29 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke against agenda items being pulled from the June 4, 2019, meeting due to absent commissioners, and the homestead exemption issue with the property appraiser.

(9:31 a.m.) Dean clarified that he had never been polled to find out if he was going to vote for or against an item.

(06/18/19 - 2 - 9:31 a.m.)
DELETIONS TO CONSENT AGENDA

There were none.

(06/18/19 - 2 - 9:32 a.m.)
APPROVAL OF CONSENT AGENDA

Motion by Johns, seconded by Dean, carried 4/0, with Waldron absent, to approve the Consent Agenda, as submitted.

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2019-198**, approving the final plat for Windward Ranch, Phase Thirteen

RESOLUTION NO. 2019-198

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

**APPROVING A PLAT FOR WINDWARD RANCH,
PHASE THIRTEEN**

3. Motion to adopt **Resolution No. 2019-199**, authorizing the notice required by Section 336.10, F.S., for a public hearing on August 6, 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 Florida Street, W. Fourth Street, and alleyway, located within the College Park Subdivision (VACROA 2018-04 Florida St. & W. Fourth St.)

RESOLUTION NO. 2019-199

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF AUGUST 6, 2019, AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF FLORIDA STREET, W. FOURTH STREET, AND ALLEYWAY, LOCATED WITHIN THE COLLEGE PARK SUBDIVISION (VACROA 2018-04, FLORIDA STREET AND W. FOURTH STREET)

4. Motion to approve IFAM 2019-02; and authorize the county administrator to execute the Amended Concurrency and Impact Fee Credit Agreement, for the Fountains at St. Johns PUD, finding that the amendment of PFS AGREE 2016-05 is consistent with Article XI, of the Land Development Code, as amended
5. Motion to adopt **Resolution No. 2019-200**, authorizing the chair of the Board, on behalf of the County, to execute and deliver two County Deeds and two Temporary Easements to the State of Florida Department of Transportation, in connection with the Interstate 95 (State Road No. 9) Roadway Improvements

RESOLUTION NO. 2019-200

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AND DELIVER TWO COUNTY DEEDS AND TWO TEMPORARY EASEMENTS TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, CONVEYING RIGHT-OF-WAY FOR INTERSTATE 95 (STATE ROAD NO. 9) ROADWAY IMPROVEMENTS

6. Motion to adopt **Resolution No. 2019-201**, approving the terms, conditions, provisions, and requirements of a Construction and Maintenance Agreement with Sawgrass Country Club, Inc., for the one-time maintenance of Old Barn Weir Channel; authorizing the county administrator, or designee, to execute the agreement, on behalf of the County; and approving the transfer of \$103,950 from Transportation Trust Fund Reserves (1131-59927) to Engineering Aid to Private Organizations (1128-58200)

RESOLUTION NO. 2019-201

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

BETWEEN ST. JOHNS COUNTY AND SAWGRASS ASSOCIATION, INC., RELATING TO MAINTENANCE OF OLD BARN WEIR CHANNEL; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY; INSTRUCTING THE CLERK OF COURTS TO FILE THE AGREEMENT IN THE PUBLIC RECORDS OF THE COUNTY; AND APPROVING THE TRANSFER OF FUNDS FROM THE TRANSPORTATION TRUST FUND; AND AUTHORIZING ITS EXPENDITURE

7. Motion to adopt **Resolution No. 2019-202**, recognizing and appropriating within the FY 2019 Utility Services Fund, a Florida Department of Environmental Protection State Revolving Loan in the amount of \$3,326,290

RESOLUTION NO. 2019-202

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2019 UTILITY FUND BUDGET IN ORDER TO RECEIVE UNANTICIPATED REVENUE FOR THE NORTHEAST GROUND STORAGE TANK AND HIGH SERVICE PUMPING STATION PROJECT, BY THE ST. JOHNS COUNTY UTILITY DEPARTMENT

8. Motion to adopt **Resolution No. 2019-203**, authorizing the county administrator, or his designee, to award Bid No. 19-54, Villages of Valencia Offsite Force Main Replacement, to DBE Management, Inc., (d.b.a. DBE Utilities, Inc.), and to execute a contract, in substantially the same form and format as attached, for the completion of the work, at lump sum price of \$481,875.00

RESOLUTION NO. 2019-203

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-54; AND TO EXECUTE AN AGREEMENT FOR VILLAGES OF VALENCIA OFFSITE FORCE MAIN REPLACEMENT

9. Motion to adopt **Resolution No. 2019-204**, authorizing the county administrator, or designee, to execute an Assignment Agreement, in substantially the same form and format as attached hereto, which shall assign the current contracts with Stone Engineering Group, Inc., to Crawford Murphy & Tilly, Inc., subject to the same terms and conditions provided under RFQ No. 15-69, Civil Engineering Services, for Northwest Fire Station No. 19, and RFQ No. 17-17-41, Professional Services

RESOLUTION NO. 2019-204

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ASSIGN THE CONTRACT WITH STONE ENGINEERING GROUP, INC., UNDER RFQ NO. 15-69, CIVIL ENGINEERING SERVICES, FOR NORTHWEST FIRE STATION NO. 19 AND RFQ NO. 17-17-41,

**PROFESSIONAL SERVICES, TO CRAWFORD MURPHY
& TILLY, INC.**

10. Motion to adopt **Resolution No. 2019-205**, authorizing the county administrator, or his designee, to enter into negotiations, and upon successful negotiations, award and execute a contract, in substantially the same form and format as attached hereto, with Olsen Associates, Inc., the top ranked firm, to complete the negotiated services in accordance with RFQ No. 19-51, Ponte Vedra Management Project Development, Design, and Permitting

RESOLUTION NO. 2019-205

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 19-51; AND TO EXECUTE AN AGREEMENT FOR PONTE VEDRA BEACH MANAGEMENT PROJECT DEVELOPMENT, DESIGN, AND PERMITTING

11. Motion to adopt **Resolution No. 2019-206**, authorizing the county administrator, or his designee, to execute and issue a purchase order to Sensus Technology, for the purchase of the specified water meter equipment, at a total price of \$306,250

RESOLUTION NO. 2019-206

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE, AND EXECUTE A PURCHASE ORDER FOR, WATER METER EQUIPMENT

12. Motion to approve the transfer of \$224,365 from Fire District reserves, for the rebuild and refurbish of a Fire Rescue Engine, utilizing 10-8 Fire Equipment as the contracted vendor
13. Motion to adopt **Resolution No. 2019-207**, approving the terms, conditions, and requirements of Contract Amendment No. 19, between the Florida Department of Children and Families and St. Johns County, Florida; and authorizing the county administrator, or designee, to execute a Contract Amendment, substantially in the same form as the attached agreement, on behalf of St. Johns County, Florida

RESOLUTION NO. 2019-207

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING CONTRACT NO. NJ206, AMENDMENT NO. 19, BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE THE CONTRACT AND ALL SUBSEQUENT REQUIRED DOCUMENTS, ON BEHALF OF THE COUNTY

14. Motion to adopt **Resolution No. 2019-208**, approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida, and Family Support Services of North Florida, Inc., for Master Trust administrative services;

authorizing the county administrator, or designee, to execute the Agreement, substantially in the same form as attached, on behalf of the County

RESOLUTION NO. 2019-208

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 FAMILY SUPPORT SERVICES OF NORTH FLORIDA, INC., FOR MASTER TRUST ADMINISTRATION; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

15. Motion to authorize staff to prepare and submit an application for funding, in an amount not to exceed \$105,000, for the Housing and Urban Development FY 2019 Comprehensive Housing Counseling Grant
16. Motion to adopt **Resolution No. 2019-209**, approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida, and Family Support Services of North Florida, Inc., for the Heart Gallery of North Florida adoption recruitment services; and authorizing the county administrator, or designee, to execute an Agreement, in substantially the same form as the attached Agreement, on behalf of the County

RESOLUTION NO. 2019-209

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 FAMILY SUPPORT SERVICES OF NORTH FLORIDA, INC.; AND AUTHORIZING COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

17. Motion to adopt **Resolution No. 2019-210**, approving the terms, provisions, conditions, and requirements of the Interagency Training Agreement between the St. Johns County, Florida, Community Partnership for Children, Inc., and Family Support Services of North Florida, Inc., substantially in the same form as attached; and authorizing the county administrator, or his designee, to execute the Agreement, on behalf of St. Johns County, substantially in the same form as attached

RESOLUTION NO. 2019-210

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS, FAMILY SUPPORT SERVICES OF NORTH FLORIDA,

INC., AND COMMUNITY PARTNERSHIP FOR CHILDREN, INC.

18. Motion to adopt **Resolution No. 2019-211**, approving the terms, conditions, and requirements of this contract extension agreement, in an amount not to exceed \$104,183.17, between St. Johns County and Devereux Florida Treatment Network, for the Family Builder Safety Services Program; authorizing the county administrator, or designee, to execute a contract extension agreement, substantially in the same form as the attached agreement, on behalf of the County

RESOLUTION NO. 2019-211

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN CONTRACT EXTENSION AGREEMENT, BETWEEN ST. JOHNS COUNTY, FLORIDA, AND DEVEREUX FLORIDA TREATMENT NETWORK; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

19. Motion to adopt **Resolution No. 2019-212**, approving the terms, conditions, and requirements between St. Johns County and the Children's Home Society, Inc., to provide PRIDE (Parent Resources for Information, Development and Education) training; and authorizing the county administrator, or designee, to execute the agreement, substantially in the same form as attached, on behalf of the county

RESOLUTION NO. 2019-212

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 CHILDREN'S HOME SOCIETY, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE SECOND CONTRACT EXTENSION AGREEMENT, ON BEHALF OF THE COUNTY

20. Motion to approve a transfer from General Fund Reserves (0083-59920) to the Social Services Department (0067-53101), in an amount not to exceed \$6,000, to cover additional burials/cremations, as required by law, for the remainder of Fiscal Year 2019

(06/18/19 - 7 - 9:32 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(06/18/19 - 7 - 9:32 a.m.)

APPROVAL OF REGULAR AGENDA

Motion by Dean, seconded by Johns, carried 4/0, with Waldron absent, to approve the Regular Agenda, as submitted.

(06/18/19 - 8 - 9:32 a.m.)

1. CONSTITUTIONAL OFFICERS' FISCAL YEAR 2020 BUDGET PRESENTATIONS. PRESENTATION OF THE CONSTITUTIONAL OFFICER'S TENTATIVE BUDGETS FOR FISCAL YEAR 2020. UNDER F.S. 129.03(2), ON OR BEFORE JUNE 1 OF EACH YEAR, CONSTITUTIONAL OFFICERS SHALL SUBMIT TO THE BOARD OF COUNTY COMMISSIONERS (BCC) A TENTATIVE BUDGET FOR THEIR RESPECTIVE OFFICES FOR THE ENSUING FISCAL YEAR. SINCE THE TAX COLLECTOR IS FEE-BASED, IT IS NOT REQUIRED FOR THE TAX COLLECTOR'S BUDGET TO BE SUBMITTED TO THE BCC AT THIS TIME. EACH CONSTITUTIONAL OFFICER WILL MAKE A BRIEF ORAL PRESENTATION TO THE BCC RELATIVE TO THEIR RESPECTIVE TENTATIVE BUDGET. THE TENTATIVE PRESENTATION ORDER WILL BE: 1) CLERK OF COURTS HUNTER S. CONRAD, 2) SHERIFF DAVID B. SHOAR, 3) SUPERVISOR OF ELECTIONS VICKY OAKES AND 4) PROPERTY APPRAISER EDDIE CREAMER

Regina Ross, Deputy County Attorney, entered the meeting at 9:32 a.m.

Jesse Dunn, Director, Office of Management and Budget, gave an overview of the item.

(9:39 a.m.) Hunter S. Conrad, Clerk of Courts, presented a tentative budget overview, via PowerPoint.

(9:40 a.m.) Dean questioned the need for an additional county judge. Conrad responded.

(9:43 a.m.) Sheriff David P. Shoar spoke on public safety challenges and holding community engagement meetings in the County in the next few months.

(9:46 a.m.) Matthew Cline, Undersheriff, St. Johns County Sheriff's Office, gave an overview of the tentative budget summary for Fiscal Year (FY) 2020 and referenced the Sheriffs FY 2019/2020 Operating Budget.

(9:50 a.m.) Blocker questioned how St. Johns County compared with the current state and regional averages on the manning of sworn deputies; and if the crime in Jacksonville could affect St. Johns County. Cline responded.

(9:55 a.m.) Smith requested an estimated cost per capita for the deputies in St. Johns County against the population. He questioned if the Sheriff's office received any grant revenue or had a budget for reserve contingency. Smith requested relevant pertinent information on actual versus budget expenditures for FYs 2015/2016, 2016/2017, and 2017/2018, and the County's reallocated monies for the same fiscal years. He questioned if there had ever been an unexpected balance refunded back to the Board of County Commissioners. Cline responded.

(10:01 a.m.) Vicki Oakes, Supervisor of Elections, gave an overview of the tentative budget summary for FY 2020 and referenced the Supervisor of Elections' Proposed Budget for the 2019/2020 fiscal year. She noted the budget was on a four-year cycle and every fourth year there would be a 10 percent spike, the transition of ballots from English to Spanish, cybersecurity, and the growth in the county.

(10:11 a.m.) Blocker questioned how the bilingual process would work on election days. Oakes responded. Discussion ensued on additional future costs.

(10:16 a.m.) Eddie Creamer, Property Appraiser, provided an overview of his tentative budget summary for FY 2020, via PowerPoint, commenting on his overall budget, staffing

levels, the use of drone mapping and aerial photography, implementing desktop appraisals, and an exception compliance project.

(10:26 a.m.) Blocker asked for more details on the exemption project. Creamer explained that the county's taxing authorities had voted to participate in the MOU process. He spoke on the costs of the project and other counties that have undertaken the project. He explained that the tax collector felt that he did not have the statutory authority to enter into the agreement, therefore, the project was not going forward at this time.

(10:46 a.m.) Ed Slavin, P.O. Box 3084, complemented Creamer, and spoke about Sheriff Shoar regarding embezzlement, illegal spending, and the O'Connell family.

(10:50 a.m.) BJ Kalaidi, 8 Newcomb St., spoke on her concerns with homestead fraud. She recommended getting started on the exemption audit.

(10:53 a.m.) Tom Reynolds, 50 Brigantine Court, suggested bonuses be paid to employees whose work saved money and spoke on his concerns with Sheriff Shoar.

(10:56 a.m.) Chuck Labanowski, 1748 N. Cappero Drive, spoke in support of the Sheriff's budget, but suggested a moratorium on any future spending, and on his concerns with issuing tickets and blocking sidewalks.

(10:57 a.m.) Dennis Hollingsworth, St. Johns County Tax Collector, informed the Board that, by statute, his budget was not yet ready. He commended Creamer on being on the cutting edge of homestead fraud. He said he wanted to make the audit work. He requested the Board allow the legal counsels to work together to resolve any issues.

Regina Ross, Deputy County Attorney, left the meeting at 11:04 a.m.

(06/18/19 - 9 - 11:04 a.m.)

2. PUBLIC HEARING - MAJMOD 2018-08, MOULTRIE BLUFF PUD (COMMERCIAL). REQUEST FOR A MAJOR MODIFICATION TO THE MOULTRIE BLUFF PLANNED UNIT DEVELOPMENT (ORDINANCE 2009-31, AS AMENDED) TO CLARIFY ALLOWED USES FOR THE NON-RESIDENTIAL PORTION OF THE PROJECT; REVISE THE SITE PLAN AND DESIGN STANDARDS; REDUCE BUFFER REQUIREMENTS; INCREASE ALLOWANCES FOR GROUND SIGNAGE; AND UPDATE PHASING AS OUTLINED IN THE REVISED MASTER DEVELOPMENT PLAN (MDP) TEXT AND MAP. THE PUD IS LOCATED WEST OF US HIGHWAY 1 SOUTH AND NORTH OF WILDWOOD DRIVE. THE PLANNING AND ZONING AGENCY RECOMMENDED DENIAL OF THE MODIFICATION AT ITS THE MAY 2, 2019, REGULAR MEETING, WITH A 4-2 VOTE. A SUMMARY OF THE PROPOSED CHANGES AND CONCERNS EXPRESSED BY NEIGHBORING RESIDENTS ARE INCLUDED IN THE GROWTH MANAGEMENT DEPARTMENT STAFF REPORT. THIS ITEM WAS CONTINUED FROM THE JUNE 6, 2019, AGENDA

Proof of publication for the notice of public hearing on MAJMOD 2018-08, Moultrie Bluff PUD (Commercial), was received, having been published in *The St. Augustine Record* on April 17, 2019.

Ex parte communications: Dean met with Doug Burnett and the applicant. Johns met with Doug Burnett, Carrie Manley, and Mike Tiner on the request for the development regarding the site layout and changes made after the PZA meeting on June 17; he also received emails for and against the item. Smith met with Carrie Manley, Mike Tiner, Doug Burnett, and Regina Ross on June 13 at 1:00 p.m. and discussed Moultrie Bluff not being changed, the history of the project, modifications, neighbors' interests in the

project, vaulted water storage, square footage and buffers, the additional community meeting on Monday, June 9 at Burnett's office, prohibitions placed in the Memorandum of Understanding (MOU), the proposal on traffic; he also received emails in opposition to the project and an email that was forwarded by Doug Burnett.

(11:07 a.m.) Soria noted an updated "finding of fact" was provided, *Exhibit A*.

(11:08 a.m.) Beverly Frazier, Senior Supervising Planner, presented the details of the item, via PowerPoint, including the three waivers.

(11:17 a.m.) Doug Burnett, St. Johns Law Group, 104 Seagrove Main Street, provided additional information on the project, via PowerPoint; and presented additional commercial limitations, *Exhibit B*.

(11:32 a.m.) Catherine Midkiff, 715 Nieves Lane, spoke in support of the project.

(11:34 a.m.) Leigh Stelzer, 208 Raintree Trail, spoke in opposition of the project based on his concerns with the characteristics of the neighborhood and traffic. He also noted he was not notified of the project.

(11:36 a.m.) David Finlay, 206 Raintree Trail, spoke in opposition of the project and read from a letter, *Exhibit C*.

(11:40 a.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of the project, requested a list of every investor and beneficial owner of this project and other projects, and urged the Board to remand the project back to the PZA.

(11:43 a.m.) Sherry Badger, 2772 S. Collins Avenue, spoke in opposition of the project due to noise concerns.

(11:45 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of the project due to the lack of information provided.

(11:48 a.m.) Virginia Quachenbush, 100 W. Genung Street, spoke against the project due to traffic concerns.

(11:49 a.m.) James Dulin, 204 Raintree Trail, spoke in opposition of the project due to traffic concerns.

(11:50 a.m.) Nancy Sinatsch, 155 W. Genung Street, spoke in opposition of the project and her concerns with traffic, loss of wildlife, and not being notified.

(11:52 a.m.) Burnett spoke on the limitations regarding the previous speakers concerns.

(11:53 a.m.) Raj Chindalur, Chindalur Traffic Solutions, 8833 Perimeter Park Blvd., Jacksonville, provided an overview of the traffic and safety concerns for the project.

(11:58 a.m.) Johns questioned if the Department of Transportation (DOT) had approved the turn lanes and the proposed square footage. Chindalur responded. Discussion ensued on access points, traffic concerns, limitations to the project, outdoor noise concerns, hours of operation, and south and north bound driving lanes.

(12:13 p.m.) Smith questioned staff regarding the previous ordinances passed on limitations, alcohol sales, and hours of operations for the project. Discussion ensued.

(12:22 p.m.) **Motion by Dean to enact an ordinance for MAJMOD 2018-08, Moultrie Bluff PUD, based upon six findings of fact, including the additional commercial**

limitations appended to the end of section G3, the permitted uses of the MDP text. The motion died due to the lack of a second.

(12:28 p.m.) Motion by Smith, seconded by Blocker, carried 4/0 with Waldron absent, to remand MAJMOD 2018-08, Moultrie Bluff PUD (Commercial), back to the PZA.

(06/18/19 - 11 - 12:29 p.m.)

3. PUBLIC HEARING - REZ 2019-01, WSOS RADIO STATION OFFICES AND STUDIO. A REQUEST TO REZONE APPROXIMATELY 2.77 ACRES FROM OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG) TO ALLOW FOR BUSINESS, SERVICE, AND OFFICE USES

Proof of publication for the notice of public hearing on REZ 2019-01, WSOS Radio Station Offices and Studio, was received, having been published in *The St. Augustine Record* on April 17, 2019.

Ex parte communications: There were none.

(12:30 p.m.) Valerie Stukes, Planner, presented details of the item, via PowerPoint.

(12:34 p.m.) Motion by Dean, seconded by Blocker, carried 4/0 with Waldron absent, to enact Ordinance No. 2019-41, REZ 2019-01 WSOS Radio Station Offices and Studio, based on four findings of fact.

ORDINANCE NO. 2019-41

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

The meeting recessed at 12:34 p.m. and reconvened at 1:04 p.m. with commissioners Smith, Dean, Blocker, and Johns; Wanchick, Locklear, McCormack, Soria, and Deputy Clerk Sindy Wiseman present.

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

(06/18/19 - 11 - 1:33 p.m.)

4. PUBLIC HEARING CPA (SS) 2018-07, PECK PROPERTY. ADOPTION OF CPA (SS) 2018-07, PECK PROPERTY, A REQUEST TO AMEND THE COMPREHENSIVE PLAN FROM RESIDENTIAL-B TO MIXED USE, FOR PROPERTY 9.99 ACRES IN SIZE, LOCATED ON THE NORTH SIDE OF State Road (SR) 207 APPROXIMATELY 3/4 OF A MILE EAST OF I-95. AT THE Planning and Zoning Agency (PZA) MEETING ON MAY 16, 2019, THE PZA, BY A UNANIMOUS VOTE OF 5-0, RECOMMENDED APPROVAL OF CPA (SS) 2019-07

Proof of publication of the notice of public hearing on CPA(SS) 2018-07, Peck Property, was received, having been published in *The St. Augustine Record* on May 1, 2019.

(1:04 p.m.) Ex parte communications: Smith disclosed that on June 13, 2019, he met with Doug Burnett and Regina Ross, regarding the history and zoning of the property.

(1:05 p.m.) The Board moved to Regular Agenda Item 6.

(1:33 p.m.) Subsequently, Georgia Katz, Senior Planner, presented the details of the items, via PowerPoint.

(1:39 p.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, on behalf of the applicant, presented details of the application, including a history of the application, via PowerPoint.

(1:42 p.m.) Ed Slavin, P. O. Box 3084, requested identification of all investors and owners.

(1:45 p.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of the application.

(1:46 p.m.) **Motion by Dean, seconded by Blocker, carried 4/0, with Waldron absent, to enact Ordinance No. 2019-43, approving CPA (SS) 2018-07, Peck Property, based upon four findings of fact.**

ORDINANCE NO. 2019-43

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-B TO MIXED USE (MD), FOR APPROXIMATELY 9.99 ACRES OF LAND, LOCATED ON STATE ROAD 207; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(06/18/19 - 12 - 1:33 p.m.)

5. PUBLIC HEARING, REZ 2018-11, PECK PROPERTY. REZ 2018-11, A REQUEST TO REZONE APPROXIMATELY 9.99 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG), LOCATED ON THE NORTH SIDE OF State Road (SR) 207 APPROXIMATELY 3/4 OF A MILE EAST OF I-95. AT THE PZA MEETING ON MAY 16, 2019, THE PZA, BY A UNANIMOUS VOTE OF 5-0, RECOMMENDED APPROVAL OF THIS REQUEST FOR REZONING

Proof of publication of the notice of public hearing on REZ 2018-11, Peck Property, was received, having been published in *The St. Augustine Record* on May 1, 2019.

Discussion occurred with Regular Agenda Item 4.

(1:46 p.m.) **Motion by Dean, seconded by Blocker, carried 4/0, with Waldron absent, to enact Ordinance No. 2019-44, REZ 2018-11, Peck Property, based upon four findings of fact.**

ORDINANCE NO. 2019-44

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(1:47 p.m.) The Board moved to Item 7.

(06/18/19 - 13 - 1:06 p.m.)

6. PUBLIC HEARING, COMPAMD 2018-08, SOUTHWEST QUADRANT RACE TRACK ROAD AND ST. JOHNS PARKWAY (ADOPTION). REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT, COMPAMD 2018-08, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 71 ACRES OF LAND, AT THE SOUTHWEST QUADRANT OF RACE TRACK ROAD AND ST. JOHNS PARKWAY, FROM RURAL/SILVICULTURE (R/S) AND RESIDENTIAL-A (RES-A) TO MIXED USE (MD) AND CONSERVATION (C), WITH A TEXT AMENDMENT, LIMITING DEVELOPMENT TO 250,000 SQUARE FEET OF COMMERCIAL AND OFFICE SPACE AND 400 MULTI-FAMILY UNITS. COMMERCIAL AND OFFICE USES WILL BE COMMUNITY AND NEIGHBORHOOD RELATED IN NATURE. THE BOARD OF COUNTY COMMISSIONERS TRANSMITTED THIS AMENDMENT TO STATE AND REGIONAL AGENCIES ON FEBRUARY 19, 2019. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON MAY 2, 2019, AND VOTED 6-0 TO RECOMMEND ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENT

Proof of publication of the notice of public hearing on COMPAMD 2018-08, Southwest Quadrant Race Track Road and St. Johns Parkway (Adoption), was received, having been published in *The St. Augustine Record* on April 17, 2019.

Suzanne Konchan, Director of Growth Management, presented the details of the item, including the permitted uses, via PowerPoint.

(1:12 p.m.) Ellen Avery Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, presented the details of the application, via PowerPoint, including the surrounding zoning and uses.

(1:20 p.m.) Lindsay Haga, England, Thims, and Miller, presented further details of the application, via PowerPoint.

(1:28 p.m.) Ed Slavin, P. O. Box 3084, requested to identify the investors and owners. He spoke on blurred ethical lines and organizational conflicts of interest and requested denial of the application.

(1:31 p.m.) Tom Reynolds, 50 Brigantine Court, spoke on the importance of following the rules.

(1:32 p.m.) **Motion by Johns, seconded by Blocker, carried 4/0, with Waldron absent, to enact Ordinance No. 2019-42, adopting COMPAMD 2018-08, Southwest Quadrant of Race Track Road and St. Johns Parkway based on four Findings of Fact.**

ORDINANCE NO. 2019-42

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) AND RESIDENTIAL-A (RES-A) TO MIXED USE DISTRICT (MD) AND CONSERVATION (C), WITH A TEXT AMENDMENT TO LIMIT DEVELOPMENT TO A MAXIMUM OF 250,000 SQUARE FEET OF COMMERCIAL AND OFFICE SPACE AND 400 MULTIFAMILY UNITS FOR APPROXIMATELY 71 ACRES OF LAND, LOCATED WITHIN THE SOUTHWEST QUADRANT OF RACE

**TRACK ROAD AND ST. JOHNS PARKWAY;
PROVIDING FOR FINDINGS OF FACT; FINDINGS OF
CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE
DATE**

The Board moved to Item 4.

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

(06/18/19 - 14 - 1:47 p.m.)

7. PUBLIC HEARING, PUD 2016-12, MILL CREEK FOREST. PUBLIC HEARING FOR PUD 2016-12, MILL CREEK FOREST, A REQUEST TO REZONE APPROXIMATELY 264 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE DEVELOPMENT OF A 305 UNIT SINGLE FAMILY DEVELOPMENT. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON APRIL 4, 2019, AND VOTED 4-3 IN FAVOR OF RECOMMENDING APPROVAL. PLEASE SEE GROWTH MANAGEMENT DEPARTMENT STAFF REPORT FOR PROJECT HISTORY AND DETAILS

Proof of publication of the notice of public hearing on PUD 2016-12, Mill Creek Forest, was received, having been published in *The St. Augustine Record* on March 20, 2019.

Soria noted that, if approved, the motion for Regular Agenda Item 8 should be read before the motion for Regular Agenda Item 7.

Ex parte communications: Dean disclosed that on June 17, 2019, he met with Doug Burnett. Blocker disclosed that he met with Burnett, Levi Ritter, and Steven Burton on May 30, 2019, at 1:00 p.m., regarding the scope of the project, plans, and concerns. Johns disclosed that he met on May 29, 2019, with Burnett, Ritter, and Burton; April 27, 2019, with Burnett, Ritter, and Bill Schilling; April 4, 2019, with Ritter, and Joe Helo; March 9, 2019, with Schilling, Phong Nguyen; and January 12, 2017, with Burnett, Schilling, and Burton, regarding the history of the project, the evolution of the development, donations versus dedications of land, rights-of-way, potential parcels for County uses, connectivity to adjacent properties, various iterations of the design proposed for the uses, and the needs in the general vicinity related to infrastructure. Smith met on May 30, 2019, at 11:00 a.m., with Burnett, Ritter, Burton, and Teresa Bishop, regarding the Planned Unit Development (PUD) 2016-12, the 6-1 PZA vote on the COMPAMD amendment, the 4-3 vote on the PUD, the public benefit, the 75 foot road dedication on Long Leaf Pine Parkway, the four-lane effort, the value and timing of the roadway dedication, right-of-way in a construction plan approval, the roads being private, lot sizes, and Toll Brothers other projects. He also received a phone call from Burnett on June 3, 2019, at 9:08 a.m., regarding the absence of Commissioner Dean, discussion associated with himself and the transportation mitigation, and issues discussed previously.

(1:51 p.m.) Soria noted the additional finding of fact for Regular Agenda Item 8, *Exhibit A*.

(1:51 p.m.) Cynthia A. May, Senior Supervising Planner, presented the details of the item, including a history of the application, and impacts to road segments, via PowerPoint. She stated that should concurrency obligation exceed the value of the road improvement and right-of-way dedication an additional cash payment would be required.

(2:03 p.m.) Dean questioned the responsibility for the appraisal of the 75-foot right-of-way, that faced Greenbriar Road. May stated that the applicant would be responsible.

(2:04 p.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, presented the details of the application, via PowerPoint.

(2:09 p.m.) Bill Schilling, Kimley Horn Associates, 12740 Grand Bay Parkway West, Suite 2350, Jacksonville, Florida, spoke on the application, the transmittal, and traffic concerns, via PowerPoint.

(2:17 p.m.) McCormack addressed Deans concerns, regarding the benefit of the 75-foot right-of-way dedication evaluation. Discussion ensued on the right-of-way dedication.

(2:27 p.m.) Ed Slavin, P. O. Box 3084, spoke on affordable housing, and requested that the item be table until more research was performed, and all five commissioners were present.

(2:30 p.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of the project.

(2:31 p.m.) Burnett stated that his client agreed to the language drafted by the county attorney.

(2:31 p.m.) *Soria presented language setting the right-of-way, presuming the process of the COMAMD and PUD had not taken place, to be added into Section N of the PUD, Exhibit B.*

(2:34 p.m.) Motion by Johns, seconded by Blocker, carried 3/1, with Smith dissenting and Waldron absent, to enact Ordinance No. 2019-46, PUD 2016-12, Mill Creek Forest, subject to nine findings of fact to support the motion, including the language amended into Section N of the PUD, page 15 under the right-of-way reservation section, regarding the evaluation of the dedicated right-of-way.

ORDINANCE NO. 2019-46

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

(06/18/19 - 15 - 1:47 p.m.)

8. PUBLIC HEARING, COMPAMD 2018-09, MILL CREEK FOREST (ADOPTION). ADOPTION HEARING FOR COMPAMD 2018-09, KNOWN AS MILL CREEK FOREST, A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-B, WITH A TEXT AMENDMENT LIMITING THE NUMBER OF RESIDENTIAL UNITS TO A MAXIMUM OF 305 SINGLE FAMILY DWELLING UNITS. THE SUBJECT PROPERTY FRONTS ALONG GREENBRIAR ROAD, EAST OF LONGLEAF PINE PARKWAY IN THE VICINITY OF 601 GREENBRIAR ROAD. ON MAY 2, 2017, THE MAJORITY OF BOARD OF COUNTY COMMISSIONERS VOTED TO DENY ADOPTION. THIS IS A NEW APPLICATION TO REQUEST A COMPREHENSIVE PLAN AMENDMENT. THE BOARD TRANSMITTED THIS PROPOSED AMENDMENT ON FEBRUARY 18, 2019. ON APRIL 4, 2019, THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING AND VOTED 6-1 IN FAVOR OF RECOMMENDING ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENT. PLEASE SEE GROWTH MANAGEMENT DEPARTMENT STAFF REPORT FOR PROJECT HISTORY AND DETAILS

Proof of publication of the notice of public hearing on COMPAMD 2018-09, Mill Creek Forest, was received, having been published in *The St. Augustine Record* on March 20, 2019.

Discussion occurred with Regular Agenda Item 7.

(2:33 p.m.) **Motion by Johns, seconded by Blocker, carried 3/1, with Smith dissenting and with Waldron absent, to enact Ordinance No. 2019-45, approving COMPAMD 2018-09 Mill Creek Forest, based on four findings of fact, including the information provided.**

ORDINANCE NO. 2019-45

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-B (RES-B), WITH A TEXT AMENDMENT, LIMITING THE NUMBER OF RESIDENTIAL UNITS TO A MAXIMUM OF 305 SINGLE FAMILY DWELLING UNITS, FOR APPROXIMATELY 264 ACRES OF LAND, LOCATED ON GREENBRIAR ROAD, EAST OF LONGLEAF PINE PARKWAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(06/18/19 - 16 - 2:35 p.m.)

9. PUD 2017-07, PONTE VEDRA LAKES BOUTIQUE. REQUEST TO REZONE APPROXIMATELY 0.37 ACRES OF LAND FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-C) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR 3,000 SQUARE FEET OF LIMITED NEIGHBORHOOD COMMERCIAL AND COMMUNITY COMMERCIAL USES. THE PROPERTY IS LOCATED SOUTH OF MARLIN AVENUE WITH APPROXIMATELY 150 FEET OF FRONTAGE ON THE WEST SIDE OF A1A N. THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD RECOMMENDED DENIAL OF THIS REZONING, WITH A 5-1, VOTE AT THE APRIL 2, 2018, HEARING. THE BOARD AND ADJACENT PROPERTY OWNERS EXPRESSED CONCERNS REGARDING THE PROPOSED COMMERCIAL USES, REDUCED BUFFERS, AND LACK OF PARKING. DISCUSSION INCLUDED POSSIBLE MODIFICATIONS TO THE PROPOSED MASTER DEVELOPMENT PLAN (MDP) TO PROVIDE INTERCONNECTIVITY WITH ADJACENT NON-RESIDENTIAL DEVELOPMENT, LIMIT PERMITTED USES FOR COMPATIBILITY, AND REDUCE THE MAXIMUM SQUARE FOOTAGE OF PROPOSED COMMERCIAL, BASED ON THE SIZE OF THE SITE. THE UPDATED Master Development Plan (MDP) OUTLINES THE PROPOSED DEVELOPMENT AND IS INCLUDED IN THE GROWTH MANAGEMENT STAFF REPORT

Proof of publication of the notice of public hearing on PUD 2017-07, Ponte Vedra Lakes Boutique, was received, having been published in *The St. Augustine Record* on June 3, 2019.

Beverly Frazier, Senior Supervising Planner, presented the details of the item, including waivers for minimum yard requirements, reduced buffers, parking, loading space, and separation of buildings from parking reduction, via PowerPoint. She noted the modified findings provided by the county attorney's office, *Exhibit A*.

(2:43 p.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, presented details of the application, via PowerPoint.

(2:49 p.m.) Karl Kreutzberger, 11 Drum Place, voiced his concerns on the elevation of the building and water run-off.

(2:51 p.m.) Pam Morgan, 17 Drum Place, voiced her concerns on how the future expansion of A1A would affect the existing properties.

(2:53 p.m.) Phone Nguyen, Transportation Development Manager, stated that there were no intentions to expand A1A.

(2:54 p.m.) Eric Tibbetts, 4309 Blue Herron Drive, voiced his concerns with the application, waivers, the effect of the project to traffic on A1A, and safety concerns.

(2:58 p.m.) Ed Slavin, P. O. Box 3084, spoke on the future widening of A1A and drainage issues. He requested that the application be denied.

(3:02 p.m.) Burnett spoke on the interconnectivity of the properties, drainage, stormwater management, lighting, and compatible uses.

(3:10 p.m.) Blocker voiced his concerns regarding the widening of A1A and interconnectivity. Discussion ensued on the roadway, drainage, and compatible uses.

(3:22 p.m.) Motion by Blocker, to enact an ordinance, Ponte Vedra Lakes Boutique PUD, based on nine findings of fact. Motion failed for lack of a second.

(3:23 p.m.) Dean questioned how, if approved, the proposal would not cause flooding to existing homeowners. Dick D'Souza, Growth Management, responded that the positive legal outfall would be to the Florida Department of Transportation right-of-way.

(3:26 p.m.) Motion by Blocker, seconded by Dean, failed 2/2, with Smith and Johns dissenting and Waldron absent, to enact an ordinance, PUD 2017-07, Ponte Vedra Lakes Boutique PUD, based on nine finding of facts, including the additional provision of striking the General Business from the allowable uses.

(3:27 p.m.) Johns questioned whether a smaller building would require less waivers and the visual impact with the height of the wall. Burnett responded.

(3:33 p.m.) Blocker spoke on the option to remand back to the Ponte Vedra Zoning and Adjustment Board (PVZAB).

(3:37 p.m.) Motion by Smith, seconded by Johns, carried 4/0, with Waldron absent, to remand the item to Ponte Vedra Zoning and Adjustment Board for review.

(3:38 p.m.) McCormack recommended the Board state the recommendation for reviewed. Smith stated that his recommendation was *to thoroughly vet all uses, access, elevation, drainage, and viewing points into someone's private property.*

(06/18/19 - 17 - 3:39 p.m.)

10. PUBLIC HEARING, COMPAMD 18-02, SEA LEVEL RISE. THIS IS THE ADOPTION HEARING FOR A COMPREHENSIVE PLAN AMENDMENT(S) TO AMEND OBJECTIVE E.1.3 OF THE COMPREHENSIVE PLAN, IN ORDER TO MEET A FLORIDA STATUTES REQUIREMENT. AS REQUIRED, ST. JOHNS COUNTY PLANNING STAFF REVIEWED THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN FOR COMPLIANCE WITH FLORIDA STATUTES. AFTER THAT REVIEW, IT WAS DETERMINED THAT AMENDMENT(S) ARE NECESSARY TO ADDRESS FLORIDA STATUTE, CHAPTER 163.3178(2)(F)1, WHICH REQUIRES THAT COUNTY COMPREHENSIVE PLANS ADDRESS, "DEVELOPMENT AND REDEVELOPMENT PRINCIPLES, STRATEGIES, AND ENGINEERING SOLUTIONS THAT REDUCE THE FLOOD RISK IN COASTAL AREAS, WHICH RESULT FROM HIGH-TIDE EVENTS, STORM SURGE, FLASH

FLOODS, STORMWATER RUNOFF, AND THE RELATED IMPACTS OF SEA-LEVEL RISE.”

Proof of publication of the notice of public hearing on COMPAMD 2018-02, Sea Level Rise, was received, having been published in *The St. Augustine Record* on May 1, 2019.

Jan Brewer, Environmental Division Manager, presented the details of the item, via PowerPoint.

(3:42 p.m.) Johns spoke on the Comprehensive Plan.

(3:45 p.m.) Ed Slavin, P. O. Box 3084, requested more information on the item.

(3:48 p.m.) Blocker questioned how other counties handled sea level rise. Brewer responded.

(3:50 p.m.) Motion by Dean, seconded by Blocker, carried 4/0, with Waldron absent, to enact Ordinance No. 2019-47, approving COMPAMD 2018-02, amendment to the Coastal/Conservation Element adding Policies E.1.3.19 through E.1.3.27, adopting three findings of fact.

ORDINANCE NO. 2019-47

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, RELATED TO FLOOD RISK, HIGH-TIDE EVENTS, STORM SURGE, FLASH FLOODS, AND RISING SEA-LEVEL IMPACTS IN COASTAL AREAS; AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED; AMENDING GOAL E.1, THE COASTAL MANAGEMENT ELEMENT OF THE ST. JOHNS COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AND AMENDING THE REDEVELOPMENT COMPONENT TO THE COASTAL MANAGEMENT ELEMENT THAT OUTLINES PRINCIPLES FOR ELIMINATION OF INAPPROPRIATE AND UNSAFE DEVELOPMENT IN COASTAL AREAS; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(06/18/19 - 18 - 3:51 p.m.)

11. PUBLIC HEARING, PROPOSED FARE INCREASE FOR THE PUBLIC TRANSPORTATION SYSTEM. THE FEDERAL TRANSIT ADMINISTRATION (FTA) REQUIRES GRANTEES TO SOLICIT AND CONSIDER PUBLIC COMMENT PRIOR TO A FARE INCREASE. THIS IS THE SECOND OF TWO PUBLIC HEARINGS AS REQUIRED BY THE APPROVED PUBLIC INVOLVEMENT PLAN. THE PROPOSED FARE INCREASE IS INTENDED TO GENERATE ADDITIONAL FUNDS NECESSARY TO HELP SUPPORT THE COUNTY'S PUBLIC TRANSPORTATION SYSTEM. THE PROPOSED BASE FARE WILL INCREASE FROM \$1 TO \$2; THE DISCOUNTED BASE FARE WILL INCREASE FROM \$.50 TO \$1; DAILY PASSES WILL INCREASE FROM \$2 TO \$4; AND DISCOUNTED DAILY PASSES WILL INCREASE FROM \$1 TO \$2. MONTHLY PASSES WILL NOT INCREASE, BUT REMAIN AT \$30 AND \$15 DISCOUNTED

Proof of publication of the notice of public hearing on Fare increase for the public transportation system, was received, having been published in *The St. Augustine Record* on May 8, 2019.

Rachel Garvey, Transit Grants Specialist, presented a summary of the item. She introduced Becky Yanni.

(3:52 p.m.) Becky Yanni, Executive Director, Council on Aging, presented the details of the fee increases for the Sunshine Bus Company.

(3:55 p.m.) Johns questioned whether The City of St. Augustine or St. Augustine Beach had decided to participate with funding the Sunshine Bus. Wanchick stated that both entities would discuss as part of their Budget process.

(3:59 p.m.) Dean suggested a smaller increase. Discussion ensued.

(4:06 p.m.) Tom Reynolds, 50 Brigantine Court, spoke in opposition of the proposed increase and proposed a smaller increase schedule, *Exhibit A*.

(4:09 p.m.) Ed Slavin, P. O. Box 3084, spoke on the proposed increase, requesting a Request for Proposal (RFP), a smaller increase, and the bus schedule.

(4:13 p.m.) Wanchick stated that the Sunshine Bus System won the National Award for the best small transit system in the United States.

(4:15 p.m.) Motion by Dean, seconded by Blocker, failed 2/2, with Smith and Johns dissenting and Waldron absent, to adopt a resolution, approving an increase in the Sunshine Bus base fares from \$1 to \$1.50; the discounted base fare from \$.50 to \$.75; daily passes from \$2 to \$3; and the discounted daily passes from \$1 to \$1.50.

(4:15 p.m.) Motion by Johns, seconded by Smith, carried 3/1, with Dean dissenting and Waldron absent, to adopt Resolution No. 2019-197, approving an increase in the Sunshine Bus base fares from \$1 to \$2; the discounted base fare from \$.50 to \$1; daily passes from \$2 to \$4; and discounted daily passes from \$1 to \$2.

RESOLUTION NO. 2019-197

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN INCREASE IN THE COST OF A SUNSHINE BUS COMPANY REGULAR FARE FOR THE FIXED ROUTE SYSTEM FROM \$1 TO \$2, AND DAILY PASS FARES FROM \$2 TO \$4

(06/18/19 - 19 - 4:16 p.m.)

12. CONSIDER AN APPOINTMENT TO THE NORTH FLORIDA TPO CITIZEN ADVISORY COMMITTEE. THE NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION (TPO) CITIZEN ADVISORY COMMITTEE HAS TWO AT-LARGE VACANT POSITIONS DESIGNATED FOR A ST. JOHNS COUNTY REPRESENTATIVE. BOTH VACANCIES ARE DUE TO RESIGNATIONS; THAT OF MR. WARREN BUTLER EARLIER IN THE YEAR AND RECENTLY MR. BRADLEY GORDON. THE TPO HAS FORWARDED THE APPLICATION OF MR. MARIO DIPOLA FOR REVIEW AND CONSIDERATION FOR A NOMINATION TO THE VACANT POSITION

Melissa Lundquist, Assistant to the Board of County Commissioners, presented the details of the item.

(4:17 p.m.) Motion by Blocker, seconded by Johns, carried 4/0, with Waldron absent, to nominate Mr. Mario Dipola to the North Florida TPO Citizen Advisory Committee, as a St. Johns County representative for a four-year term, scheduled to expire in June 4, 2023.

(06/18/19 - 20 - 4:18 p.m.)
COMMISSIONERS' REPORTS

Commissioner Johns

No report.

Commissioner Blocker

(4:18 p.m.) Blocker requested Board consensus to direct staff to review the possibility of a grant from the Department of Environmental Protection (DEP) to help fund the vulnerability assessment; to vet a proposal for a voluntary option on the property tax bill to contribute funds, or round up to the nearest dollar, for a trust fund for Land Acquisition and Management Program (LAMP) acquisition for land conservation; and a voluntary option on the property tax bill to contribute funds, or round up to nearest dollar, for a trust fund for sidewalks; and to form an advisory committee of citizens to distribute the funds. *Consensus was given.*

(4:22 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in support of the consensus.

(4:23 p.m.) Ed Slavin, P. O. Box 3084, spoke in support of the direction.

Additionally, Blocker requested an update on the stormwater assessment. Wanchick responded.

Commissioner Dean

(4:25 p.m.) Dean requested an update, at the next meeting, on the Mickler's Landing to Vilano Beach section of the multi-use trail.

(4:28 p.m.) Vivian Browning, 30 Beachcomber Way, spoke on the urgency of the completion of that section of the trail.

Commissioner Smith

(4:30 p.m.) Smith gave an agriculture report. He questioned whether July 5, 2019, was a County holiday. Wanchick said it was not; however, employees could use a personal vacation day.

(06/18/19 - 20 - 4:32 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Wanchick requested authorization to initiate some administrative rezoning's of county-owned property to bring the land into conformance with the land use.

(4:34 p.m.) Ed Slavin, P. O. Box 3084, spoke on uses for the Mosquito Control property.

(4:37 p.m.) Vivian Browning, 30 Beachcomber Way, spoke on the land decision regarding the Mosquito Control property.

(4:38 p.m.) **Motion by Johns, seconded by Blocker, carried 4/0, with Waldron absent, for staff to proceed with administrative rezoning.**

(06/18/19 - 21 - 4:39 p.m.)
COUNTY ATTORNEY'S REPORT

No report.

(06/18/19 - 21 - 4:39 p.m.)
CLERK OF COURT'S REPORT

No report.

(06/18/19 - 21 - 4:39 p.m.)
ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 4:39 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 569660-569801, totaling \$2,017,631.12 and Voucher Register, Voucher Nos. 43971-44055, totaling \$1,775,321.32 (06/11/19)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 569802-569806, totaling \$4,964.15 and Voucher Register, Voucher Nos. 44056-44059, totaling \$3,507 (06/12/19)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 569807-570008, totaling \$1,583,583.46 and Voucher Register, Voucher Nos. 44060-44165, totaling \$1,635,102.29 (06/18/19)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 570009-570011, totaling \$15,940.00 (06/18/19)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 570012-570086, totaling \$47,590.59 and Voucher Register, Voucher Nos. 44166-44308, totaling \$99,001.47 (06/19/19)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 570087-570106, totaling \$47,832.00 and Voucher Register, Voucher Nos. 44309-44311, totaling \$755.11 (06/20/19)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 44312-44313, totaling \$8,371.39 (06/20/19)


CORRESPONDENCE:

1. Letter dated May 23, 2019, regarding Trout Creek Community Development District's proposed Fiscal Year 2019/2020 budget.
2. Letter dated May 23, 2019, regarding Madeira 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

