

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JULY 16, 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
Natasha McGee, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Paolo Soria, Senior Assistant County Attorney; and Rebecca Lavie, Assistant County Attorney

(07/16/19 - 1 - 9:00 a.m.)
CALL TO ORDER

Waldron called the meeting to order.

(07/16/19 - 1 - 9:00 a.m.)
ROLL CALL

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

(07/16/19 - 1 - 9:00 a.m.)
INVOCATION

Pastor Bob Applebee, Colonial Church, gave the invocation.

(07/16/19 - 1 - 9:01 a.m.)
PLEDGE OF ALLEGIANCE

Waldron led the Pledge of Allegiance.

(07/16/19 - 1 - 9:02 a.m.)
PRESENTATION BY THE NORTHEAST FLORIDA REGIONAL COUNCIL

Waldron introduced Elizabeth Payne, Northeast Florida Regional Council CEO, for the record. Payne spoke on the Regional Council's contributions to the community; and presented Johns with a resolution for his service to the Council.

(07/16/19 - 1 - 9:04 a.m.)
PRESENTATION BY CRIME STOPPERS OF NORTHEAST FLORIDA RECOGNIZING THE LAW ENFORCEMENT OFFICER OF THE YEAR

Ed Fuller, Crime Stoppers of Northeast Florida, spoke on the significance of recognizing the Law Enforcement Officer of the Year. He presented the award to Raul Ramos, St. Johns County Sheriff's Office Deputy. Ramos expressed his appreciation.

(07/16/19 - 2 - 9:10 a.m.)
ACCEPTANCE OF [PRESENTATIONS]

Motion by Johns, seconded by Waldron, carried 5/0, to accept the presentations, as presented.

(07/16/19 - 2 - 9:10 a.m.)
PUBLIC COMMENT

Sherry Badger, 2772 South Collins Avenue, presented photos, *Exhibit A*, and spoke on the lack of public notice for roadway modifications, and drainage concerns.

(9:13 a.m.) Tom Reynolds, 50 Brigantine Court, spoke on obstruction of justice in St. Johns County.

(9:17 a.m.) Ed Slavin, P.O. Box 3084, questioned the status of the lobbyist registration ordinance. He also spoke on contingency fees charged by lobbyists; disclosure of beneficial owners; average home sales, with regard to the millage rate; and affordable housing.

(9:20 a.m.) Priscilla Bennett, 920 Saltwater Circle, stated for the record that she did not work for contingency fees.

(9:20 a.m.) Victor Cora, partnership specialist, with the United States Census Bureau, spoke on the United States Census 2020.

(07/16/19 - 2 - 9:24 a.m.)
DELETIONS TO CONSENT AGENDA

There were none.

(07/16/19 - 2 - 9:24 a.m.)
APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2019-214**, approving the coordination of efforts between St. Johns County and the United States Census Bureau and setting forth the duties of the Complete County Committee

RESOLUTION NO. 2019-214

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A COORDINATION OF EFFORTS BETWEEN ST. JOHNS COUNTY AND THE UNITED STATES CENSUS TO WORK TOGETHER IN RAISING AWARENESS OF THE ST. JOHNS COUNTY, FLORIDA, RESIDENTS, IN ORDER TO ENSURE PARTICIPATION IN THE 2010 CENSUS; AND WORK TOGETHER ON A RANGE OF ACTIONS, INCLUDING THE ESTABLISHMENT OF A COMPLETE ST. JOHNS COUNTY COMMITTEE THAT WILL HELP THE COMMUNITY BE

**AWARE OF THIS IMPORTANT DECENNIAL EVENT
AND RAISE AWARENESS TO OBTAIN THE HIGHEST
LEVEL OF PARTICIPATION POSSIBLE BY ALL ST.
JOHNS COUNTY RESIDENTS**

3. Motion to adopt **Resolution No. 2019-215**, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form as the attached, Economic Development Grant Agreement, with Palms Professional Park, LLC, on behalf of St. Johns County

RESOLUTION NO. 2019-215

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT, WITH PALMS PROFESSIONAL PARK, LLC, ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

4. Motion to adopt **Resolution No. 2019-216**, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form as the attached, Economic Development Grant Agreement, with Pyrotek E3, LLC, on behalf of St. Johns County

RESOLUTION NO. 2019-216

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT, WITH PYROTEK E3, LLC, ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

5. Motion to adopt **Resolution No. 2019-217**, approving the final plat for Shearwater, Phase 2B-3 (Replat)

RESOLUTION NO. 2019-217

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

6. Motion to adopt **Resolution No. 2019-218**, approving the final plat for Shearwater, Phase 2A-4 (Replat)

RESOLUTION NO. 2019-218

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 2A-4

7. Motion to adopt **Resolution No. 2019-219**, to approve the 2019 update to the St. Johns County's Title VI plan for the public transportation system, in compliance with Title VI of the Civil Rights Act of 1964, 49 CFR Part 21, and the guidance of Federal Transit Administration (FTA) Circular 4702.1b

RESOLUTION NO. 2019-219

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2019 UPDATE OF THE ST. JOHNS COUNTY TITLE VI PLAN FOR FEDERAL PUBLIC TRANSPORTATION SYSTEM, AS AUTHORIZED, UNDER THE CIVIL RIGHTS ACT OF 1964, 49 CFR PART 21, AND OF FTA CIRCULAR 4702.1B

8. Motion to adopt **Resolution No. 2019-220**, approving the terms and conditions of a Joint Participation Agreement, Financial Project 418441-1-84-20, for receiving a State of Florida Public Transit Block Grant for \$465,778; and authorizing the chair to execute the agreement, substantially in the same form as attached, on behalf of the County, recognizing the revenues for the St. Johns County Transit revenue and expenditure budgets for Fiscal Year (FY) 19; and authorizing the county administrator, or his authorized designee, to execute any other documents or Supplemental Joint Participation Agreements for the purpose of Scope Changes and/or funding adjustments and all other documents as may be required

RESOLUTION NO. 2019-220

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A JOINT PARTICIPATION AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION, DESIGNATING ST. JOHNS COUNTY AS THE RECIPIENT OF A PUBLIC TRANSIT BLOCK GRANT, FINANCIAL PROJECT 41844118420, IN THE AMOUNT OF \$465,778; AND TO RECOGNIZE THESE REVENUES IN THE TRANSIT REVENUE AND EXPENDITURE BUDGET FOR FISCAL YEAR 2019; AND TO AUTHORIZE THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO EXECUTE THE JOINT PARTICIPATION AGREEMENT, ON BEHALF OF THE COUNTY; AND AUTHORIZE THEIR EXPENDITURE BY ST. JOHNS COUNTY

9. Motion to adopt **Resolution No. 2019-221**, authorizing the chair of the Board of County Commissioners to execute a Termination of Temporary Easement that was required for the improvements to a segment of Race Track Road

RESOLUTION NO. 2019-221

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A

**TERMINATION OF TEMPORARY EASEMENT THAT
WAS REQUIRED FOR THE IMPROVEMENTS TO A
SEGMENT OF RACE TRACK ROAD**

10. Motion to adopt **Resolution No. 2019-222**, authorizing the county administrator to execute an Easement to Beaches Energy Services to install electrical service to the Innlet Beach Wastewater Treatment Plant, located off Palmera Drive East

RESOLUTION NO. 2019-222

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHN COUNTY, FLORIDA,
AUTHORIZING THE COUNTY ADMINISTRATOR TO
EXECUTE AN EASEMENT TO BEACHES ENERGY
SERVICES TO INSTALL ELECTRICAL SERVICE TO THE
INNLET BEACH WASTEWATER TREATMENT PLANT,
LOCATED OFF PALMERA DRIVE EAST**

11. Motion to adopt **Resolution No. 2019-223**, approving the terms and authorizing the county administrator, or designee, to execute a State of Florida Agreement Modification, with Children and Families, for space located in the St. Johns County Health and Human Services Building

RESOLUTION NO. 2019-223

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
APPROVING THE TERMS AND AUTHORIZING THE
COUNTY ADMINISTRATOR, OR DESIGNEE, TO
EXECUTE A STATE OF FLORIDA AGREEMENT FOR
MODIFICATION, WITH CHILDREN AND FAMILIES,
FOR SPACE LOCATED IN THE ST. JOHNS COUNTY
HEALTH AND HUMAN SERVICES BUILDING**

12. Motion to adopt **Resolution No. 2019-224**, accepting a Deed of Dedication from William H. Goodman for construction of a public sidewalk along Greenbriar Road to Long Leaf Pine

RESOLUTION NO. 2019-224

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
ACCEPTING A DEED OF DEDICATION FROM THE
PROPERTY OWNER WILLIAM H. GOODMAN FOR
CONSTRUCTION OF A PUBLIC SIDEWALK ALONG
GREENBRIAR ROAD TO LONG LEAF PINE**

13. Motion to adopt **Resolution No. 2019-225**, approving the terms of and authorizing the chair of the Board, on behalf of the County, to join in the execution of an Amendment to Roadway Drainage Easement Agreement in connection with Nocatee, Phase 1, Roadway Dedications

RESOLUTION NO. 2019-225

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
APPROVING THE TERMS OF AND AUTHORIZING THE
CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY,**

**TO JOIN IN THE EXECUTION OF AN AMENDMENT TO
ROADWAY DRAINAGE EASEMENT AGREEMENT IN
CONNECTION WITH NOCATEE, PHASE 1, ROADWAY
DEDICATIONS**

14. Motion to adopt **Resolution No. 2019-226**, accepting a Deed of Dedication right-of-way from Saint Johns Six-Mile Creek North Property Owners Association, Inc., to St. Johns County, conveying additional right-of-way required for the proposed traffic signal at the intersection of Pacetti Road and Registry Boulevard

RESOLUTION NO. 2019-226

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FROM SAINT JOHNS SIX-MILE CREEK NORTH PROPERTY OWNERS ASSOCIATION, INC., TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY REQUIRED FOR THE PROPOSED TRAFFIC SIGNAL AT THE INTERSECTION OF PACETTI ROAD AND REGISTRY BOULEVARD

15. Motion to adopt **Resolution No. 2019-227**, approving the terms and authorizing the county administrator to execute a Purchase and Sale Agreement, substantially in the same form as attached, for an Easement, for a Sewer Force Main to be located off State Road 13 North

RESOLUTION NO. 2019-227

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 A SEWER FORCE MAIN LINE TO BE LOCATED OFF STATE ROAD 13 NORTH

16. Motion to adopt **Resolution No. 2019-228**, accepting a Temporary Construction Easement from Salt Creek Homeowners Association, Inc., for construction of a reclaimed water transmission main to be located off Solana Road

RESOLUTION NO. 2019-228

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM SALT CREEK HOMEOWNERS ASSOCIATION, INC., FOR CONSTRUCTION OF A RECLAIMED WATER TRANSMISSION MAIN TO BE LOCATED OFF SOLANA ROAD

17. Motion to adopt **Resolution No. 2019-229**, in support of House Bill 0385 designating a portion of Interstate 95, in St. Johns County, as "Trooper Wilburn A. Kelly Memorial Highway"

RESOLUTION NO. 2019-229

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, IN SUPPORT OF HOUSE BILL 0385 DESIGNATING A PORTION OF INTERSTATE 95, IN ST. JOHNS COUNTY, AS "TROOPER WILBURN A. KELLY MEMORIAL HIGHWAY"

18. Motion to adopt **Resolution No. 2019-230**, adopting the conditions and requirements of two agreements, substantially in the same form as attached, between St. Johns County and the Florida Department of Transportation relating (1) to the financial project number 439355-1-52-01, in the amount of \$156,267, and (2) to the financial project number 439355-1-56-01, in the amount of \$45,154, in connection with the relocation of utilities on State Road No. 5

RESOLUTION NO. 2019-230

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISION, CONDITIONS, AND REQUIREMENTS OF TWO AGREEMENTS BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION RELATING TO THE FINANCIAL PROJECT NUMBERS 439355-1-52-01 AND 439355-1-56-01, IN THE AMOUNTS OF \$156,267 AND \$45,154, RESPECTIVELY; AND AUTHORIZING CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO EXECUTE BOTH AGREEMENTS, ON BEHALF OF THE COUNTY

19. Motion to authorize the temporary transfer of \$7,166,800 from Utility System Enterprise Fund reserve balances (Dept. 4426-59941 - Utility Current Account Reserves) to fund the Northwest Water Treatment Plant Expansion project (Dept. 4484 - Utility Unit Connection Fee Funds)
20. Motion to adopt **Resolution No. 2019-231**, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form as attached, on behalf of St. Johns County, with St Johns River Water Management District for Fiscal Year 2019-2020 Cost-Share Funding Program

RESOLUTION NO. 2019-231

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF COST-SHARE AGREEMENTS BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, PURSUANT TO THE DISTRICT'S COOPERATIVE COST SHARE INITIATIVE PROGRAM; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY

21. 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
22. Motion to adopt **Resolution No. 2019-232**, authorizing the county administrator, or his designee, to award Bid No. 19-55, Northeast Water Treatment Plant (WTP) Ground Storage Tank and High Service Pump Station Upgrades to Sawcross, Inc., as the lowest, responsive, responsible bidder; and to execute a contract, in substantially the same form and format as attached, for the completion of the work, in accordance with the bid documents, at the lump sum price of \$2,893,000

RESOLUTION NO. 2019-232

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-55; AND TO EXECUTE AN AGREEMENT FOR NORTHEAST WATER TREATMENT PLANT (WTP) GROUND STORAGE TANK AND HIGH SERVICE PUMP STATION UPGRADES

23. Motion to adopt **Resolution No. 2019-233**, authorizing the county administrator, or his designee, to award Bid No. 19-34, Purchase and Installation of Two Emergency Generators to Zabatt Engine Services, Inc., d/b/a Zabatt Power Systems, as the lowest, responsive, responsible bidder; and execute a contract, in substantially same form and format as attached, for completion of work, as provided in Bid No. 19-34, at a lump sum price of \$306,440

RESOLUTION NO. 2019-233

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-34; AND TO EXECUTE AGREEMENTS FOR PURCHASE AND INSTALLATION OF TWO EMERGENCY GENERATORS

24. Motion to adopt **Resolution No. 2019-234**, authorizing the county administrator, or his designee, to award Bid No. 19-49, Purchase and Installation of Playground Equipment, at Royal Road Park and Al Wilke Park, to Bliss Products and Services, Inc., as the lowest, responsive, responsible bidder, and execute a contract, in substantially same form and format as attached, for completion of work, at a total price of \$166,587.02

RESOLUTION NO. 2019-234

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-49; AND TO EXECUTE AN AGREEMENT FOR PURCHASE AND INSTALLATION OF PLAYGROUND EQUIPMENT AT ROYAL ROAD PARK AND AL WILKE PARK

25. Motion to adopt **Resolution No. 2019-235**, authorizing the county administrator, or his designee, to award Bid No. 19-62, St. Johns County Ocean and Fishing Pier Rehabilitation to Yelton Construction Company, Inc., as the lowest, responsive, responsible bidder; and to execute a contract, substantially the same form and format as attached, for completion of the work, at the lump sum price of \$780,000

RESOLUTION NO. 2019-235

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-62; AND TO EXECUTE AN AGREEMENT, WITH YELTON CONSTRUCTION COMPANY, INC., FOR THE ST. JOHNS COUNTY OCEAN AND FISHING PIER REHABILITATION

26. Motion to adopt **Resolution No. 2019-236**, authorizing the county administrator, or his designee, to award Bid No. 19-58, Arbor (PS212) and Harbour View (PS213) Lift Station Upgrades to G&H Underground Construction, Inc., as the lowest, responsive, responsible bidder; and to execute a contract, in substantially the same form and format as attached, for the completion of the specified work, at the lump sum price of 534,325

RESOLUTION NO. 2019-236

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-58; AND TO EXECUTE AN AGREEMENT FOR ARBOR (PS212) AND HARBOUR VIEW (PS213) LIFT STATION UPGRADES

27. Motion to adopt **Resolution No. 2019-237**, authorizing the county administrator, or his designee, to enter into negotiations with the top ranked firm, The Haskell Company, under RFQ No. 19-60, Design-Build Services for St. Johns County Sheriff's Office Emergency Communications and Training Facility, and upon successful negotiations, to award and execute contract(s) with The Haskell Company to perform the services in accordance with RFQ No. 19-60, as negotiated. In the event an agreement cannot be reached with any firm, the county administrator, or designee, is authorized to cease negotiations and enter in negotiations with the next successively ranked respondent(s) until an agreement is reached, or it is determined it is not in the best interest of the County to continue negotiations

RESOLUTION NO. 2019-237

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS AND UPON SUCCESSFUL NEGOTIATIONS, AWARD AND EXECUTE CONTRACT(S), WITH THE HASKELL COMPANY, AS THE NUMBER ONE RANKED FIRM, FOR THE COMPLETION OF THE WORK UNDER RFQ NO. 19-60, FOR DESIGNBUILD SERVICES FOR THE ST. JOHNS

COUNTY SHERIFF'S OFFICE EMERGENCY
COMMUNICATIONS AND TRAINING FACILITY

28. Motion to adopt **Resolution No. 2019-238**, to authorize the county administrator, or his designee, to purchase bulk fuel, gasoline, and diesel from the State of Florida Contract No. 16-15100000-W through June 30, 2022, with the option to renew contingent upon the State of Florida's renewal of the contract

RESOLUTION NO. 2019-238

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE BULK FUEL, GASOLINE, AND DIESEL FROM THE FLORIDA STATE CONTRACT NO. 16-15100000-W; AND TO EXECUTE PURCHASE ORDERS FOR FUEL PURCHASES THROUGH 2022, WITH OPTIONS TO RENEW AS AVAILABLE UNDER THE STATE OF FLORIDA CONTRACT

29. Motion to adopt **Resolution No. 2019-239**, authorizing the county administrator, or his designee, to execute a contract for Misc. No. 19-86, Well TR-43 Construction, in substantially the same form and format as the attached, with Partridge Well Drilling Co., Inc., for the completion of the specified work, at the lump sum price of \$158,432.64

RESOLUTION NO. 2019-239

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCEPTION TO POLICY; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD AND EXECUTE AN AGREEMENT, WITH PARTRIDGE WELL DRILLING CO., INC., FOR MISC. NO. 19-86, WELL TR43 CONSTRUCTION

30. Motion to adopt the updated Federal Transit Administration (FTA) Supplemental Procurement Policies and Procedures Manual into the St. Johns County Purchasing Policies and Procedures Manual, as provided by the FTA in the version dated June 24, 2016
31. Motion to adopt **Resolution No. 2019-240**, approving the terms, conditions, and requirements of a grant agreement, with the Florida Division of Emergency Management, in the amount of \$ 105,806, through the Emergency Management Preparedness and Assistance Grant; authorizing the county administrator, or his designee, to execute the grant agreement, on behalf of the County, substantially in the same form as attached; and recognizing and appropriating within the Fiscal Year (FY) 2019 General Fund Emergency Management Department

RESOLUTION NO. 2019-240

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN EMERGENCY MANAGEMENT PREPAREDNESS AND ASSISTANCE STATE GRANT

(EMPA); AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT CONTRACT, 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

32. Motion to adopt **Resolution No. 2019-241**, ratifying the county administrator's execution of Amendment No. 20 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 June 3, 2019, for Fiscal Year (FS) 2018-2019; and recognizing and appropriating an associated \$259,201 within the FY 2019 Community Based Care Fund

RESOLUTION NO. 2019-241

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

33. Motion to adopt **Resolution No. 2019-242**, accepting the terms, conditions, and requirements of the contract between St. Johns County and Flagler Hospital, the Continuum of Care (CoC) Lead Agency; and authorizing the county administrator, or designee, to execute the contract, substantially in the same form and format as attached, on behalf of the County; and recognizing and appropriating the grant, in the amount of \$57,491, into the General Fund Social Services Department for Fiscal Year 2019

RESOLUTION NO. 2019-242

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT FUNDS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A UNIFIED CONTRACT AGREEMENT, PROVIDING HOMELESS AND HOMELESS PREVENTION FUNDS FOR THE CHALLENGE GRANT, EMERGENCY SOLUTIONS GRANT, AND THE TEMPORARY ASSISTANCE FOR NEEDY FAMILIES GRANT, WITH FLAGLER HOSPITAL, LEAD AGENCY OF THE ST. JOHNS COUNTY CONTINUUM OF CARE, FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES, ON BEHALF OF THE COUNTY; AND APPROPRIATING GRANT FUNDS WITHIN THE SOCIAL SERVICES DEPARTMENT'S BUDGET FOR FISCAL YEAR 2019

34. Motion to adopt **Resolution No. 2019-243**, authorizing the chair to execute the SF-424 Application and Certificates; and authorizing the county administrator, or his designee, to submit the Fiscal Year (FY) 2019-2020 Annual Action Plan, SF-424 Universal Application and Certificates to Housing and Urban Development (HUD), on behalf of the County

RESOLUTION NO. 2019-243

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SUBMIT TO THE U.S. DEPT OF HOUSING AND URBAN DEVELOPMENT, THE APPROVED FY 2019-2020 ANNUAL ACTION PLAN, SF-424 UNIVERSAL APPLICATION AND CERTIFICATES, FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) OCTOBER 1, 2019-SEPTEMBER 30, 2020, CDBG ENTITLEMENT GRANT PROGRAM YEAR

35. Motion to adopt **Resolution No. 2019-244**, authorizing the chair to sign a letter, addressed to the Housing and Urban Development (HUD) Senior Community Planning and Development Representative, which provides details of the amendment; and authorizing the county administrator, or his designee, to submit the amendment to the 2016-2020 Consolidated Plan through HUD's Integrated Disbursement and Information System

RESOLUTION NO. 2019-244

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SUBMIT A SUBSTANTIAL AMENDMENT TO THE 2016-2020 CONSOLIDATED ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

36. Motion to adopt **Resolution No. 2019-245**, approving the terms, conditions, and requirements of the Memorandum of Agreement between St. Johns County, Florida, and Healthy Families St. Johns to provide mutual goal of strengthening and supporting families; and authorizing the county administrator, or designee, to execute the Agreement, substantially in the form and format as attached, on behalf of the County

RESOLUTION NO. 2019-245

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A MEMORANDUM OF AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND HEALTHY FAMILIES ST. JOHNS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE MEMORANDUM OF AGREEMENT, ON BEHALF OF THE COUNTY

37. Approval of Minutes:
- 03/05/19, BCC Regular
 - 05/07/19, BCC Regular
 - 05/21/19, BCC Regular
 - 06/04/19, BCC Regular
 - 06/18/19, BCC Regular
38. Proofs:
- a. Proof: Notice of Meeting, Fiscal Year 2020 Administrator's Budget Workshop, held on May 22, 2019, May 23, 2019, and May 24, 2019, published on May 17, 2019, in *The St. Augustine Record*
 - b. Proof: Request for Bids, Bid No. 19-58, Arbor (PS 212) and Harbor View (PS 213) Lift Station Upgrades, published on May 9, 2019, and May 16, 2019, in *The St. Augustine Record*
 - c. Proof: Request for Bids, Bid No. 19-68, Solid Waste Special Assessment Notification Mail Out, published on May 20, 2019, and May 27, 2019, in *The St. Augustine Record*
 - d. Proof: Request for Bids, Bid No. 19-65, St. Johns County Public Works Driveway, published on May 21, 2019, and May 28, 2019, in *The St. Augustine Record*
 - e. Proof: Request for Proposals, RFP No. 19-29, CDBG-DR Owner Occupied Rehabilitation/Elevation/Reconstruction, published on May 22, 2019, and May 29, 2019, in *The St. Augustine Record*
 - f. Proof: Request for Proposals, RFP No. 19-32, CDBG-DR Manufactured Housing Demolition and Replacement, published on May 22, 2019, and May 29, 2019, in *The St. Augustine Record*
 - g. Proof: Request for Bids, Bid No. 19-71, Sale of Surplus Timber on Agricultural Center Drive Property, published on May 29, 2019, and June 5, 2019, in *The St. Augustine Record*
 - h. Proof: Notice of Hearing, Public Hearing on creating the St. Johns County Emergency Management ordinance, heard on June 4, 2019, published on May 25, 2019, in *The St. Augustine Record*
 - i. Proof: Request for Proposals, RFP No. 19-35, Federal Lobbying Services, published on May 6, 2019, and May 13, 2019, in *The St. Augustine Record*
 - j. Proof: Request for Bids, Bid No. 19-69, Chiller Replacement for St. Johns County Growth Management Building, published on June 3, 2019, and June 10, 2019, in *The St. Augustine Record*
 - k. Proof: Request for Bids, Bid No. 19-73, Printing Services for St. Johns County Road Atlas, published on June 6, 2019, and June 13, 2019, in *The St. Augustine Record*
 - l. Proof: Notice of Meeting, Cancellation of Regular Meeting of the Board of County Commissioners on July 2, 2019, published on June 20, 2019, in *The St. Augustine Record*
 - m. Proof: Notice of Action, Unclaimed Money, published on June 20, 2019, in *The St. Augustine Record*
 - n. Proof: Notice of Action, Adoption of a Resolution on the Vacation of Panther Lane, Formerly Second Avenue in the Hilden Subdivision, published on June 20, 2019, in *The St. Augustine Record*
 - o. Proof: Request for Bids, Bid No. 19-74, Purchase of Sign Shop Materials, published on June 19, 2019, and June 26, 2019, in *The St. Augustine Record*

(07/16/19 - 14 - 9:24 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Waldron requested that the Board consider the addition of the following item: Consider appointment of a St. Johns County representative to the Northeast Florida Regional Council, as Regular Agenda Item 10.

(9:25 a.m.) Wanchick requested that the Board consider the addition of the following item: Ratification of a letter of support to the City of Jacksonville for the Regional Catastrophic Preparedness Grant Program.

(07/16/19 - 14 - 9:25 a.m.)

APPROVAL OF REGULAR AGENDA

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

(07/16/19 - 14 - 9:26 a.m.)

1. PUBLIC HEARING, AMENDMENT TO ST. JOHNS WELFARE FEDERATION HEALTH CARE REVENUE BONDS. THE ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY (IDA) ADOPTED ON JUNE 10, 2019, A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED AND RESTATED TRUST INDENTURE AND AN AMENDED AND RESTATED LOAN AGREEMENT IN CONNECTION WITH THE IDA'S OUTSTANDING \$14,335,000 HEALTH CARE REVENUE BONDS, TAX EXEMPT SERIES 2007 (BAYVIEW PROJECT). THE PURPOSE OF THE AMENDMENTS IS TO OBTAIN A RELEASE OF THE MORTGAGE ON THE BUCKINGHAM SMITH FACILITY, WHICH IS CURRENTLY IDENTIFIED IN THE TRUST INDENTURE AND LOAN AGREEMENT AS COLLATERAL FOR THE HEALTH CARE REVENUE BONDS, IN ANTICIPATION OF THE SALE OF THE FACILITY. BECAUSE THE AMENDMENTS TO THE TRUST INDENTURE AND LOAN AGREEMENT MAY BE DEEMED TO BE A 'RE-ISSUANCE' OF THE SERIES 2007 BONDS FOR PURPOSES OF THE INTERNAL REVENUE CODE, A TAX EQUITY AND FISCAL RESPONSIBILITY ACT OF 1982 (TEFRA) HEARING WAS HELD ON JUNE 3, 2019, PURSUANT TO SECTION 147(F) OF THE INTERNAL REVENUE CODE. THE IDA REQUESTS THAT THE BOARD APPROVE THE AMENDMENTS TO THE TRUST INDENTURE AND LOAN AGREEMENT IN ORDER TO SATISFY THE REQUIREMENTS OF SECTION 147(F) OF THE INTERNAL REVENUE CODE AND SECTION 125.01(1)(Z), FLORIDA STATUTES

Rebecca Lavie, Senior Assistant County Attorney, presented the details of the request. She noted that the Board's approval of the Trust Indenture and Loan Agreement would not constitute an endorsement by the borrower or the financial viability of the project, and the Board would not incur liability. She stated that the Board's approval would be contingent upon the approval by the Minnesota District Court in the Trust Indenture proceeding, scheduled on July 31, 2019.

(9:27 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the Buckingham Smith facility purchase. She questioned if Card Holding, LLC, (the "buyer"), had plans to build a nonprofit assisted living facility to replace the Buckingham Smith facility. (10:09 a.m.) Subsequently, Kalaidi restated her question for the record. Lake responded that the sale was an arm's length transaction. He also stated that Buckingham Smith facility services were still being rendered at the other facility.

(9:30 a.m.) Motion by Smith, seconded by Waldron, carried 4/1, with Johns dissenting, to adopt Resolution No. 2019-213, approving Industrial Development Authority Resolution No. 2019-01, authorizing certain amendments to St. Johns County Industrial Development Authority \$14,335,000 Health Care Revenue Bonds, Tax Exempt Series 2007 (Bayview Project), subject to the approval of the Minnesota District Court, for the Fourth Judicial District, in the Trustee Instruction Proceeding, Case No. 27-TR-CV-19-23.

(9:31 a.m.) Discussion ensued between Board members and Dr. Larry Lake, CEO of Bayview Health Care, 161 Marine Street, on recuperating taxpayer dollars/return on investment from the Buckingham Smith facility sale; the \$394,000 one-time grant; the location/care of the Buckingham Smith facility residents; disposition of the Buckingham Smith facility sale proceeds, including the proposed distribution; the Buckingham Smith building condition; and the criteria under Chapter 159 of the Florida Statutes. Additionally, Board members expressed their positions on the proposed request.

(9:48 a.m.) McCormack spoke on the performance standards for the one-time grant. He noted that Legal had not given a bond opinion; however, after legal review of the materials, provided by the Bondholders, the performance standards had been met. He recommended that the Board approve the request, stating that an approval of the proposed sale could provide continued services (not guaranteed). He also recommended the review and improvement of the County Purchasing Procurement Program performance guidelines.

RESOLUTION NO. 2019-213

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY RESOLUTION AUTHORIZING CERTAIN AMENDMENTS TO ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY \$14,335,000 HEALTH CARE REVENUE BONDS, TAX EXEMPT SERIES 2007 (BAYVIEW PROJECT), THE PROCEEDS OF WHICH WERE LOANED TO ST. JOHNS COUNTY WELFARE FEDERATION FOR THE PRINCIPAL PURPOSES OF REFINANCING SENIOR LIVING AND HEALTH CARE FACILITIES; APPROVING THE REISSUANCE OF THE BONDS, DUE TO SUCH AMENDMENTS FOR THE PURPOSES OF COMPLIANCE WITH INTERNAL REVENUE CODE SECTION 147(F); PROVIDING FOR CERTAIN RELATED MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE

(10:13 a.m.) The board moved to Regular Agenda Item 8. Lavie left the meeting.

(07/16/19 - 15 - 10:17 a.m.)

2. PUBLIC HEARING, REZ 2019-04, OSPREY COVE. REQUEST TO REZONE APPROXIMATELY 20.66 ACRES OF LAND FROM AN EXPIRED PLANNED RURAL DEVELOPMENT (PRD) TO OPEN RURAL (OR). THE PROPERTY CONSISTS OF TWO PARCELS, LOCATED NORTH AND SOUTH OF STATE ROAD 16, BETWEEN SHANDS BRIDGE AND STATE ROAD 13 NORTH. THE REMAINDER OF THE OSPREY COVE PRD WAS TAKEN BY GOVERNMENT DOMAIN ACTION BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR CONSTRUCTION OF THE FIRST COAST EXPRESSWAY. REZONING OF THE REMNANT PROPERTY BACK TO OPEN RURAL (OR)

WILL PERMIT DEVELOPMENT OF THE TWO EXEMPT PARCELS WITH ONE DWELLING UNIT EACH. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 6-0 VOTE, AT THE JUNE 6, 2019, REGULAR MEETING

Proof of publication of the notice of public hearing on REZ 2019-04, Osprey Cove, was received, having been published in *The St. Augustine Record* on May 19, 2019.

Ex Parte Communications: Johns disclosed that he had met with Karen Taylor, representing the applicant, on July 11, 2019, and discussed proposed details and changes of the property. Blocker, Dean, Smith, and Waldron disclosed that they received an email from Taylor summarizing the project, including the project scope. They noted that they had not responded Taylor's email.

(10:18 a.m.) Beverly Frazier, Senior Supervising Planner, presented the details of the request, via PowerPoint.

(10:23 a.m.) Karen Taylor, Land Planner, 77 Saragossa Street, representing the applicant, presented additional details of the request, via PowerPoint.

(10:29 a.m.) **Motion by Johns, seconded by Smith, carried 5/0, to enact Ordinance No. 2019-49, approving REZ 2019-04, Osprey Cove, based on four findings of fact.**

ORDINANCE NO. 2019-49

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

(07/16/19 - 16 - 10:29 a.m.)

3. PUBLIC HEARING, PUD 2018-12, BENCHIP MIXED USE PUD. A REQUEST TO REZONE APPROXIMATELY 33.4 ACRES OF LAND FROM OPEN RURAL (OR) AND COMMERCIAL GENERAL (CG) TO PLANNED UNIT DEVELOPMENT (PUD) TO ACCOMMODATE DEVELOPMENT OF A MIXED USE PROJECT CONSISTING OF UP TO 280 TOWNHOMES AND 100,000 SQUARE FEET OF COMMERCIAL, LOCATED AT THE SOUTHWEST QUADRANT OF THE STATE ROAD 207 AND WILDWOOD DRIVE INTERSECTION. THE PLANNING AND ZONING AGENCY HEARD THE REQUEST ON MAY 2, 2019, AND VOTED 4-2 TO RECOMMEND APPROVAL. CONCERNS REGARDING INTERCONNECTIVITY BETWEEN THE RESIDENTIAL AND NON-RESIDENTIAL PORTIONS OF THE DEVELOPMENT, LACK OF DETAILS ON THE MDP MAP, SIGNAGE, SCHOOL CAPACITY, AND UTILIZATION OF THE TERM "WORKFORCE HOUSING" WERE DISCUSSED. THERE WAS ONE PUBLIC COMMENT FROM A NEIGHBORING PROPERTY OWNER IN OPPOSITION OF THE REQUESTED REZONING.

THE ITEM WAS CONTINUED FROM THE JUNE 18TH AGENDA TO ALLOW ADEQUATE STAFF REVIEW OF SIGNIFICANT REVISIONS TO THE MASTER DEVELOPMENT PLAN (MDP) TEXT AND MAP TO ADDRESS CONCERNS

EXPRESSED BY THE AGENCY AND ADJACENT PROPERTY OWNER.
ADDITIONAL DETAILS REGARDING THE REVISIONS AND THE UPDATED
MDP ARE PROVIDED IN THE GROWTH MANAGEMENT STAFF REPORT

Proof of publication of the notice of public hearing on PUD 2018-12, Benchip Mixed Use PUD, was received, having been published in *The St. Augustine Record* on June 28, 2019.

Ex Parte Communications: Johns disclosed that he had met with Bill Schilling, Victor Narusas, Mike Danhour, and Bob Porter, on May 29, 2019. They discussed the prior project design and the concerns expressed by the Planning and Zoning Agency, the community, and Board members. He also met with Schilling, Narusas, Danhour, and Porter, on July 11, 2019. They discussed project details and current project changes, including the benefit of the changes. Blocker disclosed that he had met with Schilling, Narusas, Danhour, and Porter, on May 30, 2019. They spoke on the scope and purpose of the project. Dean disclosed that he had met with Schilling and Porter, on July 10, 2019. They spoke on project details. He also disclosed that he had received email(s) regarding concerns from surrounding citizens. Smith disclosed that he had met with Narusas, Danhour, and Martin Brenny, on May 30, 2019. They discussed the project location; rezoning and desired rezoning to PUD; existing land use; D.R. Horton's proposal, with regard to the 280 townhome units and smaller unit desires; the intent of no deed restrictions, road frontage property; the proposed commercial; school capacity; traffic, including the failed segment; waivers; the Bubble Master Development Plan (MDP) map; interconnectivity, signs, stormwater, side yard setbacks; the land owner with two homes surrounded by the proposed project; and how the road should be private. Waldron disclosed the following: 1) he had met with Schilling, Narusas, and Danhour, on March 28, 2019. They discussed proposed commercial and the growth in the area; 2) he had met with Schilling, Narusas, Danhour, and Porter, on May 30, 2019. They discussed the townhome units and portability; 3) he had met with Porter on July 8, 2019. They discussed details of the project and the prices of the townhomes; and 4) he had met with Schilling, Narusas, Danhour, and Porter, on July 11, 2019. They discussed proposed changes.

(10:33 a.m.) Beverly Frazier, Senior Supervising Planner, presented the details of the request, including waivers, via PowerPoint.

(10:42 a.m.) Kathryn Whittington, 236 San Marco Avenue, representing the applicant 207 Development, LLC, and Bill Schilling, Engineer with Kimely-Horn and Associates, Inc., 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida, provided additional details of the proposed project, via PowerPoint. He stated the following: 1) the sidewalk on the Gatchell's eastern boundary would be removed and provided a disturbed landscape area between the parking lot and the fence; 2) the applicant had no objection to the removal of the intensive commercial uses from the PUD. (11:32 a.m.) Subsequently, Schilling provided a list of intensive commercial uses that would be removed from the PUD, *Exhibit B*, to include pubs and nightclubs; and 3) the applicant had no objection to the relocation of the six foot fence, on the north and south side of the property, to the outside of the fence (applicant's side) of the undisturbed buffer. He stated that the buffer would be maintained by the homeowners association.

(11:03 a.m.) Bob Porter, D.R. Horton, 4220 Racetrack Road, provided details of the workforce housing component.

(11:06 a.m.) Steven Hove, White Development Company, 1801 Keene Road, Clearwater, Florida, provided details of the anchor tenant's (Publix) architecture, via PowerPoint.

(11:11 a.m.) Ed Slavin, P.O. Box 3084, spoke in favor of tabling the item, due to an expired charter, intensive commercial uses, and undisclosed beneficial owners. He referenced

the July 16, 2019, meeting Agenda, *Exhibit A*, and continued discussion on undisclosed beneficial owners and ex parte contact disclosure.

(11:16 a.m.) Discussion ensued on traffic congestion, including the phasing of the commercial development, the inadequate capacity of Link 110 (State Road (SR) 207 from South Holmes Boulevard to SR 312), and mitigating future traffic congestion; price point of the townhomes in the next five years; phasing of the townhomes; the commercial development component intent; and zoning and allowed uses, including the proposed removal of the intensive commercial uses from the PUD. Additional comments provided by Phong Nguyen, Transportation Development Manager, on the inadequate capacity of Link 110, including mitigation/relieve; and on current and future traffic congestion. Additionally, Board members expressed their position on the request.

(11:38 a.m.) Soria advised the Board that traffic congestion, by itself, would not constitute a basis for denial. He provided additional comments regarding additional traffic implications.

(11:40 a.m.) Schilling spoke on traffic concurrency/traffic capacity, including the evaluation of future growth. Discussion ensued. Schilling stated that the site was located at a transportation node; and that the applicant's proposal complied with the County's Comprehensive Plan.

(11:43 a.m.) Motion by Waldron, seconded by Blocker, carried 5/0, to deny PUD 2018-12, Benchip Mixed Use PUD, based on ten findings of fact.

(11:44 a.m.) The Board moved to Regular Agenda Item 4.

(1:19 p.m.) Subsequently, McCormack stated that the applicant's representative requested that the Board consider waiving the one-year normal rule for reapplication for a PUD. Whittington explained the purpose of the request.

(1:21 p.m.) Motion by Blocker, seconded by Waldron, carried 5/0, to approve the waiver request, proposed by the applicant, with regard to the one-year reapplication rule, with the condition that there would be no appeal of the original Board decision.

(1:21 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of the waiver request.

(1:22 p.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of the waiver request.

(1:22 p.m.) Blocker addressed public comment regarding the waiver.

(1:24 p.m.) The Board moved to Regular Agenda Item 5.

(07/16/19 - 18 - 11:44 a.m.)

4. PUBLIC HEARING, PUD 2018-02, IGP EQUITIES WGV. A REQUEST TO REZONE APPROXIMATELY 1.4 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE CONSTRUCTION OF A COMMERCIAL BUILDING, LOCATED NORTH OF STATE ROAD 16 AND EAST OF PACETTI ROAD/INTERNATIONAL GOLF PARKWAY. THIS APPLICATION WAS HEARD BY THE PLANNING AND ZONING AGENCY IN NOVEMBER 15, 2018, AND WAS RECOMMENDED FOR DENIAL, WITH A VOTE 6-1. THE AGENCY STATED THAT THE SITE APPEARED TO BE OVER-DESIGNED FOR ITS SIZE, SUGGESTED INTERCONNECTIVITY BE PROVIDED, AND REQUESTED THAT STAFF COMMENTS BE ADDRESSED REGARDING DEVELOPMENT AND SCENIC EDGE REQUIREMENTS. THE BOARD OF COUNTY COMMISSIONERS HEARD THE REQUEST DECEMBER 18, 2018, AND VOTED 5-0 TO CONTINUE THE

ITEM REMANDING IT BACK TO THE AGENCY FOR HEARING PRIOR TO BEING HEARD BY BCC FOR A SECOND TIME. THE BOARD REQUESTED THE APPLICANT CONSIDER PROVIDING A POTENTIAL FUTURE CONNECTION BETWEEN THE SUBJECT PROPERTY AND THE WORLD COMMERCE CENTER PROPERTY AND RESOLVE OTHER CONCERNS ADDRESSED WITHIN THE STAFF REPORT. FOLLOWING THE HEARING THE APPLICANT ADDRESSED SOME OF THE REMAINING CONCERNS BY MODIFYING THE TWO PROVIDED MASTER DEVELOPMENT PLAN (MDP) MAPS AND ALTERING SOME LANGUAGE WITHIN THE TEXT, AS DESCRIBED WITHIN THE PREPARED STAFF REPORT. THE PLANNING AND ZONING AGENCY (PZA) HEARD THE REMANDED APPLICATION ON JUNE 6, 2019, VOTING 4-2 IN FAVOR OF RECOMMENDING APPROVAL OF THE PUD, WITH MODIFICATIONS TO THE APPLICATION. THE MOTION THAT CARRIED INCLUDED THAT THE MDP TEXT BE MODIFIED TO PROVIDE FOR ENHANCED LANDSCAPING IN THE REDUCED DEVELOPMENT EDGE. THE MOTION ALSO REQUIRED THAT ONLY MDP MAP NO. 1 WOULD BE CONSIDERED, RATHER THAN THE TWO MDP MAPS, WHICH RELIED ON THE FUTURE DEVELOPMENT OF THE ADJACENT PARCEL BEFORE DETERMINING WHICH DOCUMENT WOULD PREVAIL. ADDITIONAL INFORMATION REGARDING THE AGENCY PUBLIC HEARING ARE PROVIDED IN THE ATTACHED STAFF REPORT

Proof of publication of the notice of public hearing on PUD 2018-02, IGP Equities WGV, was received, having been published in *The St. Augustine Record* on May 19, 2019.

Ex Parte Communications: Dean disclosed that he had met with Doug Burnett and Ellen Avery-Smith on July 10, 2019. They discussed the project history; and pros and cons of the parcel and proposed development. Smith disclosed that he had met with Burnett, Mike Tiner, Paolo Soria, and Cynthia May, on July 11, 2019. They discussed the parcel location and shape, and PZA history, including the original denial and remand; creating one Master Development Plan; buffers, waivers, number of bays; the road to the north to serve commercial; and that the apartments were multi-family. He also met with Michael Cills, Avery-Smith, Soria, and May, on July 11, 2019. They discussed an agreement to the 20 foot development edge, with a 10 foot setback; waivers, the number of bays; the automotive 100 foot setback; and the Land Development Code. Johns disclosed the following: 1) he had a meeting with Burnett, Peter Sleiman, and Carry Manley, on November 15, 2018. They discussed the original design; waivers, road connectivity; proposed uses; existing uses; the impacts that the proposed development could have on the existing community; and the concerns expressed by the existing community; 2) he had a meeting with Avery-Smith, Cills, and Duke Steinemann, on November 29, 2018. They discussed setbacks; waivers; compatibility; connectivity of the parcel to adjacent parcels; and the evolution of the development; 3) he had a meeting with Avery-Smith and Cills on July 11, 2019. They discussed changes from the previous meeting to the current proposed development; compatibility; setbacks; waivers; and potential uses of the subject property, including the potential uses of the adjacent parcels; 4) he had a meeting with Burnett and Tiner on July 11, 2019. They discussed changes from the previous meeting to the current proposed development; remaining waivers; and disclosures not discussed at the previous meetings/briefings; and 5) he also received phone calls, unknown date, from Burnett and Tiner. They discussed additional modifications that would be discussed at the July 16, 2019, BCC meeting, by the applicant, regarding concerns expressed about specific uses of the property; orientation of the building; number of bays; potential walls to address concerns; parking and landscape islands; and the configuration of the proposed parcel versus the surrounding parcels. Blocker disclosed the following: 1) he had met with Avery-Smith, Cills, and Steinemann, on December 6, 2018. They discussed project opposition and concerns; 2) he had met with Doug Burnett and Sleiman. They discussed the scope of the project and expected uses; 3) he had met with Avery-Smith and Cills on July 11, 2019. They discussed modification, setbacks, and expected

use concerns; setback concerns; 4) he also received a phone call from Burnett on July 11, 2019. He stated that Burnett outlined resolution efforts with opposition concerns regarding expected uses. Waldron disclosed the following: 1) he had met with Avery-Smith, Cills, Steinemann, on November 29, 2018. They discussed their opposition to the proposed PUD changes; residential versus commercial; and setbacks; 2) he had met with Burnett, Sleiman, Manley, on November 2, 2018. They discussed the project design; waivers; and neighbor concerns; 3) he had met with Sleiman on December 17, 2018. They discussed the history of the projects in the area and compatibility concerns; 4) he had met with Avery-Smith and Cills on July 11, 2019. They discussed the changes that were made to the new MDP map and text; the 20 foot setback; and concerns with the waivers, with regard to automotive uses; 5) he had met with Burnett on July 11, 2019. They discussed the changes; a potential end user; and changes to the MDP map; and 6) he also spoke with Burnett on July 16, 2019. Burnett asked if Waldron had any project concerns and what his thoughts were on the project.

(11:54 a.m.) Smith questioned ex parte disclosures, with regard to a prior meeting. Soria responded that the ex parte disclosure requirement would be met if ex parte was disclosed at a prior public hearing. He stated that the intent of ex parte disclosure was to disclose additional information gathered outside of a public hearing.

(11:55 a.m.) Cynthia A. May, Senior Supervising Planner, presented the details of the request, including waivers, via PowerPoint.

(12:03 p.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, provided additional details of the request, via PowerPoint. He noted a reduction in "the number of bays from ten to six and up to twelve vehicles to be serviced at the same time." He also noted the construction of a "six foot tall wall, in the area of the bays, if any bay doors were located on the north side of the building, with the length of the wall extending a minimum of ten feet beyond the bay area."

(12:14 p.m.) Chuck Labanowski, 1748 North Cappero Drive, spoke on State Road 16 traffic concerns.

(12:15 p.m.) Greg Letnaunchyn, 1017 West Terranova Way, spoke on concerns with approving projects with revisions.

(12:17 p.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of the request. He also spoke on ex parte, lobbyist, and beneficial owner/investor disclosures;

(12:21 p.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the developer of World Commerce Center, referenced the approved PUD MDP map for World Commerce Center, *Exhibit A*. She stated that there was no approved MDP map for the subject property that included a potential commercial access road that ran along the north portion of the subject property. She also stated that the automotive center text was not in the revised MDP text that she received; and that her client opposed the requested waivers. She noted that, if approved, her client requested the following: 1) no wire meshed fencing; 2) a 20-foot minimum development edge and enhanced landscaping if the applicant's scenic edges are reduced; and 3) screening around the dumpster pads. She also noted that her client requested that the auto and tire center waiver be removed.

(12:26 p.m.) Rachael Bennett, 111 Nature Walk Parkway, Unit 102, spoke on the development edge, including the current intent. She urged the Board to reconsider development edges, with regard to residential land removed from the tax roll.

(12:29 p.m.) Burnett provided rebuttal to Avery-Smith's comments, with regard to the potential commercial access road, the pending MDP map, the development and scenic edges, parking, and the waivers.

(12:36 p.m.) May stated that staff had concerns with the building function, location of the bays, and mitigating the impacts of the bays, without an approved site plan.

(12:37 p.m.) Dean requested that the applicant reduce the number of bays from ten to five. McCormack recommended that the Board have the applicant accept or deny the recommended modification. Burnett stated that the applicant agreed to the bay door modification. Soria asked if the motion would also include the following MDP text modifications: 1) *The waiver would allow up to five bays and up to ten vehicles to be serviced at the same time; and 2) Additionally, to mitigate for any noise, the project would construct a six foot tall wall, in the area of the bays, if any bay doors are located on the north side of the building, with the length of the wall extending a minimum of ten feet beyond the bay area.* Burnett provided revised MDP text, *Exhibit B*, and stated that the applicant agreed to the modifications.

(12:41 p.m.) McCormack stated that the understood representation, by Burnett and Avery-Smith, of the potential commercial access road, was that there was not an existing road and that a road may never be developed.

(12:42 p.m.) **Motion by Dean, seconded by Waldron, to enact an ordinance approving PUD 2018-02, IGP Equities WGV, based on nine findings of fact, to include the revisions described by Counsel.** (12:58 p.m.) Subsequently, Dean and Waldron withdrew their motion.

(12:43 p.m.) Discussion ensued on compatibility, with regard to the orientation of the bays, and the need for a site plan.

(12:50 p.m.) McCormack provided voting options to the Board. Suzanne Konchan, Director of Growth Management, provided the following minor modification process option to the Board: the limited automotive service provision and commercial general that stated three bays and up to six vehicles to be serviced at the same time. Johns questioned whether additional waivers would be required, with the proposed minor modification option. Konchan responded that waiver five: to waive the requirement that facilities be located 100 feet from residential use, zoning, or portion of PUD, would be required. She also noted that the World Commerce Center had concerns with waiver five. Discussion ensued on the proposed minor modification option, including the required waiver/special criteria associated with the proposed use. Soria provided additional comments regarding the special criteria associated with the proposed.

(1:00 p.m.) Burnett presented a rendering, as a site plan, *Exhibit C*, and spoke on the orientation of the bays and front drive aisle.

(1:07 p.m.) Additionally, Board members expressed their positions on the proposed PUD, including the removal of waivers: 1) waiver four, to increase the number of bays from 3 to 10 and maximum vehicles services; and 2) waiver five, to waive the requirement that facilities be located 100 foot from residential use, zoning, or portion of PUD. Discussion ensued on the removal of waivers four and five.

(1:18 p.m.) **Motion by Waldron, seconded by Johns, carried 5/0, to continue the item until 2:30 p.m.**

(1:19 p.m.) The Board moved to Regular Agenda Item 3.

(2:30 p.m.) Subsequently, Burnett stated for the record that the applicant agreed to the approval of the PUD, excluding waivers four and five.

(2:31 p.m.) Motion by Dean, seconded by Johns, carried 5/0, to enact Ordinance No. 2019-51, approving PUD 2018-02, IGP Equities WGV, excluding waivers 4 and 5, based on nine findings of fact.

ORDINANCE NO. 2019-51

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

(2:31 p.m.) The Board moved to Regular Agenda Item 6.

(07/16/19 - 22 - 1:24 p.m.)

5. PUBLIC HEARING, REZ 2019-03, DOBBS ROAD REZONING. A REQUEST TO REZONE APPROXIMATELY 2.96 ACRES OF LAND FROM INDUSTRIAL WAREHOUSING (IW) TO COMMERCIAL WAREHOUSE (CW). THE PLANNING AND ZONING AGENCY VOTED 6-0 TO RECOMMEND APPROVAL ON JUNE 6, 2019

Proof of publication of the notice of public hearing on REZ 2019-03, DOBBS ROAD REZONING, was received, having been published in *The St. Augustine Record* on May 19, 2019.

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

(1:27 p.m.) Dean, Smith, Waldron, Blocker, and Johns disclosed that they received an email from Karen Taylor, representing the applicant, summarizing the project. Additionally, Johns met on July 11, 2019, with Taylor, John Arbizzani, and Sammy Hale regarding the reasons for the request, current land uses, physical features of the property, and potential uses of the property.

(1:28 p.m.) Karen Taylor, Land Planner, 77 Saragossa Street, representing the applicant, stated that she was available for questions.

(1:29 p.m.) BJ Kalaidi, 8 Newcomb Street, requested an explanation of powersports.

(1:30 p.m.) Ed Slavin, P. O. Box 3084, asked whether a background investigation on the applicant had been done; and requested disclosure of all beneficial owners and investors.

(1:30 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2019-50, REZ 2019-03, Dobbs Road Rezoning, a request to rezone approximately 2.96 acres of land from Industrial Warehousing (IW) to Commercial Warehouse (CW), subject to four findings of fact.

ORDINANCE NO. 2019-50

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS, AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF INDUSTRIAL

WAREHOUSING (IW) TO COMMERCIAL WAREHOUSE (CW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

The meeting recessed at 1:31 p.m. and reconvened at 2:30 p.m., with Regular Agenda Item 4; and the following attendees: all five commissioners, Wanchick, Locklear, McCormack, Soria, and Deputy Clerk Sindy Wiseman present.

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

(07/16/19 - 23 - 2:31 p.m.)

6. PUBLIC HEARING, CPA (SS) 2019-05, CR 210 WEST DAYCARE AND RETAIL. ADOPTION OF CPA (SS) 2019-05, CR 210 WEST DAYCARE AND RETAIL, A REQUEST FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY THREE ACRES OF LAND FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-C (RES-C), TEXT AMENDMENT TO LIMIT DEVELOPMENT TO A MAXIMUM OF 11,000 SQUARE FEET FOR A DAYCARE FACILITY AND 10,000 SQUARE FEET FOR RETAIL, AND P.M. PEAK HOUR TRIPS TO 299, SPECIFICALLY LOCATED AT 4041 COUNTY ROAD (CR) 210 WEST. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 6-0 VOTE, AT ITS JUNE 20, 2019, MEETING

Proof of publication of the notice of public hearing on CPA (SS) 2019-05, CR 210 West Daycare and Retail, was received, having been published in *The St. Augustine Record* on June 5, 2019.

Ex parte communications: Dean disclosed that he met on July 10, 2019, with Thad Crowe, consultant, regarding all aspects of the project. Smith disclosed that he met on July 11, 2019, at 9:00 a.m., with Crowe, Doug Skiles, Sam Pauley, and Bishop, regarding the location being across from intensive commercial property, the Shearwater parcel to the west, the land use requests, the site plan, buffers, development edge, the outdoor gathering place, compatibility, Jacksonville Electric Authority (JEA) water connection, and the widening of CR 210. Johns disclosed that he met on July 11, 2019, with Crowe, Pauley, and Skiles, regarding the orientation of the buildings, the distance from the daycare to the homes, adjacent parcel uses, traffic on CR 210, potential for a waiting line for the daycare, and the fact that the developer lived and had other businesses in the area. Blocker disclosed that he received a phone call on July 11, 2019, from Crowe and Pauley, regarding the project, the need for a daycare, the general scope of the project, and that the developer was a local resident. Waldron disclosed that he met on July 11, 2019, at 4:00 p.m., with Crowe, Pauley, and Bishop, regarding the project, site location, the Shearwater parcel to the west, the owner to the east, the Shearwater development, the uses in the area, the growth of CR 210, and that the intersection would be intensive commercial.

(2:35 p.m.) Teresa Bishop, Planning Division Manager, presented the details of the items, including one waiver to the development edge on the south and west property, via PowerPoint. She noted a mapping error, stating that the property to the west was zoned PUD, and provided a corrected zoning map, *Exhibit A*.

(2:40 p.m.) Thad Crowe, 4371 US Highway 17 South, stated that he was available for questions.

(2:41 p.m.) Smith asked what the reduced capacity percentage would be with the widening of CR 210. Phong Nguyen, Transportation Development Division Manager, responded and provided an update on the CR 210 improvements.

(2:44 p.m.) Motion by Smith, seconded by Johns, carried 5/0, to enact Ordinance No. 2019-52, approving CPA(SS) 2019-05, CR 210 West Daycare and Retail, based on four findings of fact.

ORDINANCE NO. 2019-52

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-C (RES-C,) WITH A TEXT AMENDMENT LIMITING DEVELOPMENT TO A MAXIMUM OF 11,000 SQUARE FEET FOR A DAYCARE FACILITY AND 10,000 SQUARE FEET FOR COMMERCIAL/RETAIL, AND ALSO LIMITING THE PROJECT TO A MAXIMUM OF 299 P.M. PEAK HOUR VEHICLE TRIPS, FOR APPROXIMATELY THREE ACRES OF LAND, LOCATED ON COUNTY ROAD 210 WEST, EAST OF SHEARWATER PARKWAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(07/16/19 - 24 - 2:31 p.m.)

7. PUBLIC HEARING, PUD 2019-05 CR 210 WEST DAYCARE AND RETAIL. REQUEST TO REZONE APPROXIMATELY THREE ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ACCOMMODATE A NON-RESIDENTIAL, NEIGHBORHOOD COMMERCIAL DEVELOPMENT CONSISTING OF AN 11,000 SQUARE FOOT DAYCARE FACILITY AND 10,000 SQUARE FOOT RETAIL BUILDING; LOCATED SOUTH OF COUNTY ROAD (CR) 210 WEST AND EAST OF SHEARWATER PARKWAY. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 6-0, VOTE AT ITS JUNE 20 MEETING

Proof of publication of the notice of public hearing on PUD 2019-05, CR 210 West Daycare and Retail, was received, having been published in *The St. Augustine Record* on June 4, 2019.

Discussion occurred with Regular Agenda Item 6.

(2:44 p.m.) Motion by Smith, seconded by Johns, carried 5/0, to enact Ordinance No. 2019-53, approving PUD 2019-05, CR 210 West Daycare and Retail, based on nine findings of fact.

ORDINANCE NO. 2019-53

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

(2:44 p.m.) The Board moved to Regular Agenda Item 9.

(07/16/19 - 25 - 10:13 a.m.)

8. PUBLIC HEARING, ADMR 2019-01, AMG SERVICE CENTER (3230 US HIGHWAY 1 S.). REQUEST FOR REZONING FROM COMMERCIAL INTENSIVE (CI), WITH CONDITIONS TO CI, WITH CONDITIONS TO ADD THE USE OF AUTOMOBILE SALES TO THE EXISTING CI, AND WITH CONDITIONS TO ZONED PROPERTY. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON JUNE 6, 2019, AND VOTED 6-0 TO RECOMMEND APPROVAL

Proof of publication of the notice of public hearing on ADMR 2019-01, AMG Service Center (3230 US Highway 1 S.), was received, having been published in *The St. Augustine Record* on May 19, 2019.

Ex parte communications: Waldron disclosed that he had met with the applicant Kevin Thomas regarding the rezoning status.

(10:13 a.m.) Valerie Stukes, Planner, presented the details of the request, via PowerPoint.

(10:16 a.m.) Kevin Thomas, 4650 Carter Road, explained that the request was to increase revenue, due to hardship.

(10:16 a.m.) Motion by Waldron, seconded by Smith, carried 5/0, to enact Ordinance 2019-48, ADMR 2019-01, AMG Service Center, based upon four findings of fact.

ORDINANCE NO. 2019-48

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS, AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL INTENSIVE WITH CONDITIONS (CI) TO COMMERCIAL INTENSIVE WITH CONDITIONS (CI) TO ADD THE CONDITIONAL USE OF AUTO SALES; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(10:17 a.m.) The Board moved to Regular Agenda Item 2.

(07/16/19 - 25 - 2:45 p.m.)

9. FISCAL YEAR (FY) 2020 RECOMMENDED BUDGET AND TENTATIVE MILLAGE RATES. THE ANNUAL COUNTY BUDGET PROCESS REQUIRES A NUMBER OF STEPS, RANGING FROM ITS PREPARATION THROUGH ADOPTION. FLORIDA STATUTES (F.S. 129.03(3) AND F.S. 200.065, TRUTH IN MILLAGE ("TRIM") REQUIREMENTS) SPECIFY THAT A BALANCED RECOMMENDED BUDGET MUST BE SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS AS THE NEXT STEP IN THE BUDGET PROCESS. THE FY 2020 RECOMMENDED BUDGET HAS BEEN BALANCED, WITH EXPENDITURES AND ADEQUATE RESERVES, WITHIN EACH COUNTY FUND EQUAL TO PROJECTED FUND REVENUES. COUNTY ADMINISTRATION'S RECOMMENDED BUDGET REPRESENTS A FUNDING LEVEL THAT CAN REASONABLY ASSURE THE ACHIEVEMENT OF ST. JOHNS COUNTY'S OPERATIONAL NEEDS WHILE MINIMIZING THE TAX IMPACT ON ITS CITIZENRY. A FISCAL YEAR 2020 RECOMMENDED BUDGET WORKBOOK WILL BE PROVIDED TO THE COUNTY COMMISSION ON OR BEFORE JULY 9, 2019. IN ADDITION, AN ELECTRONIC VERSION OF THE WORKBOOK MAY BE FOUND ON THE COUNTY'S WEBSITE AT:

WWW.SJCFL.US/OFFICE OF MANAGEMENT AND BUDGET (OMB). THE BCC WILL NEED TO APPROVE TENTATIVE MILLAGE RATES (SEE THE ATTACHED SHEET) FOR THE COUNTY'S TRIM MAILING AND APPROVE SEPTEMBER 3, 2019, AT 5:01 P.M., IN THE COUNTY AUDITORIUM AS THE DATE, TIME, AND PLACE OF THE FIRST PUBLIC HEARING FOR THE ADOPTION OF THE FY 2020 ANNUAL BUDGET. FOR PRACTICAL PURPOSES, ONCE THE TENTATIVE MILLAGE RATES ARE SET, THEY CAN STILL BE DECREASED BUT NOT INCREASED. FOLLOWING THE DEVELOPMENT AND PRESENTATION OF A RECOMMENDED BUDGET, THE COUNTY IS OBLIGATED TO PROVIDE CERTAIN INFORMATION CONCERNING THAT BUDGET TO THE PROPERTY APPRAISER. THIS INFORMATION INCLUDES THE PROPOSED MILLAGE RATES FOR EACH OF THE COUNTY'S DEPENDENT TAXING DISTRICTS AND THE ESTABLISHMENT OF A DATE, TIME, AND LOCATION OF THE FIRST PUBLIC HEARING FOR MILLAGE RATE AND BUDGET ADOPTION. THIS INFORMATION IS PLACED ON DEPARTMENT OF REVENUE DR-420 FORMS AND FORWARDED TO THE PROPERTY APPRAISER. THOSE FORMS PROVIDE THE BASIS FOR THE "TRIM" NOTICE MAILED BY THE PROPERTY APPRAISER TO PROPERTY OWNERS IN ST. JOHNS COUNTY

Wanchick gave an overview of the Budget stating that there was discretionary funding available to the Board.

(2:49 p.m.) Jesse Dunn, Director, Office of Management and Budget, presented the details of the recommended budget and millage rates, via PowerPoint. He stated that the budget workbook was given to the commissioners on July 5, 2019, and placed on the County's website, *Exhibit A*. He noted various revisions and adjustments made to the workbook since June.

(3:10 p.m.) Dean questioned whether the Department of Environmental Protection (DEP) commitment of \$500,000 was the Legislative line item appropriation from the current session. Dunn responded.

(3:21 p.m.) Johns questioned whether the list of candidate projects for deferred maintenance was available in the budget workbook. His request included the scope of the work for each project; the cost; the timeline to implement, and the yield perspective on debt service, which debts could be paid down quickly. Dunn responded that the list of requested information was a separate document and that he would provide the information to the commissioners.

(3:25 p.m.) Dean requested an update on the Winton Circle project. Jay Briley, County Engineer, provided an update of the project. Discussion ensued on priority projects and projects that could be combined with State and Federal funds.

(3:42 p.m.) Dunn highlighted the Tourist Development Tax Category IV fund noting that the recommendation was to maintain the funds in reserves until eligible projects were ready to move forward. Additionally, Dunn stated that the proposed dates of the first and second public hearings for the millage rates were September 3, 2019, at 5:01 p.m. He also provided the proposed millage rates.

(3:47 p.m.) Dean questioned whether the South Ponte Vedra Beach restoration project Municipal Service Taxing Unit (MSTU) assessment was reflected in the millage rates.

(3:48 p.m.) Damon Douglas, Administrator Manager for Public Works, stated that the MSTU was passed in March 2019, which was past the statutory deadline, and would appear on next year's tax bill.

(3:48 p.m.) BJ Kalaidi, 8 Newcomb Street, questioned why the millage rate increased. Dunn responded.

(3:52 p.m.) Ed Slavin, P.O. Box 3084, spoke on the Sheriff's budget. He requested conversation on litigation against developers to collect the response cost; the impact on tax revenues and property values when there was a St. Augustine National Historical Park and National Sea Shore; and detecting fraud, waste, and abuse.

(3:55 p.m.) Rachael Bennett, 920 Saltwater Circle, expressed her appreciation for the funding support, with regard to the backlog in library facilities.

(3:56 p.m.) Mike Macnamara, 1551 County Road (CR) 13 South, expressed appreciation on the endorsement of the libraries long-term plans.

(3:57 p.m.) Motion by Smith, seconded by Dean, carried 5/0, to authorize the completion and execution of the Fiscal Year 2020 form DR-420's by the county administrator, with the approved tentative millage rates, and the establishment of September 3, 2019, at 5:01 p.m., in the County Auditorium, as the first public hearing for the adoption of the St. Johns County Board of County Commissioners Fiscal Year 2020 Budget.

(07/16/19 - 27 - 3:58 p.m.)

10. APPOINTMENT TO THE NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

Waldron presented the details of the item.

(3:59 p.m.) Motion by Blocker, seconded by Smith, carried 5/0, to appoint Commissioner Blocker, to the Northeast Florida Regional Council Board of Directors [effective immediately].

(07/16/19 - 27 - 4:01 p.m.)

11. RATIFICATION OF THE LETTER OF SUPPORT TO THE CITY OF JACKSONVILLE'S APPLICATION TO THE REGIONAL CATASTROPHIC PREPAREDNESS GRANT PROGRAM

Wanchick presented the details of the request.

(4:02 p.m.) Motion by Waldron, seconded by Blocker, carried 5/0, to ratify the Letter to the City of Jacksonville.

(4:02 p.m.) Additionally, Wanchick requested to draft a letter of support to the City of St. Augustine for a grant to remove derelict vessels from the waterways within the City.

(4:03 p.m.) Motion by Waldron, seconded by Johns, carried 5/0, to send a letter of support to the City of St. Augustine.

(07/16/19 - 27 - 4:04 p.m.)

COMMISSIONERS' REPORTS

Commissioner Dean

No report.

Commissioner Smith

(4:04 p.m.) Smith gave an agriculture report. He spoke on the fundraiser for Annabelle Williams, to be held at the St. Johns County Agriculture Center, and requested Board approval to waive the fee for the September 21, 2019, event.

(4:06 p.m.) Motion by Smith, seconded by Blocker, carried 5/0, to waive the St. Johns County Agriculture Center rental fee, for the Annabelle Williams event.

Additionally, Smith requested a written update on the Pacetti Bay Park project. Wanchick responded.

Commissioner Blocker

Blocker reported that the St. Johns County School system was number one in the State of Florida. He also reported meeting with County staff regarding the notice requirement for the Neighborhood Bill of Rights. He requested expansion of the requirements throughout the County.

(4:10 p.m.) Motion by Blocker, seconded by Dean, carried 5/0, directing staff to review expanding the notice requirement for projects throughout the County.

Commissioner Johns

Johns requested staff to provide a current list of continuing contracts, with automatic renewals, to include the following: the status of services being provided, who provided the services, cost of the services, the number of remaining automatic renewals, and the circumstances under which any changes to the contract may occur. Additionally, Johns requested the status on the preparation of the Request for Qualifications (RFQ) for a search firm for the Administrative Directors position. Dean requested a schedule for the process.

(4:15 p.m.) Motion by Johns, seconded by Dean, carried 5/0, to request a timeline for the action items necessary to move forward, starting with the RFQ for a search firm.

(4:15 p.m.) Ed Slavin, P.O. Box 3084, expressed his appreciation to move forward with the process.

Commissioner Waldron

(4:16 p.m.) Waldron expressed appreciation to the City of St. Augustine, City of St. Augustine Beach, County staff, Sheriff's Department, Sunshine Bus, and the Trolley system for a smooth July 4th celebration.

(07/16/19 - 28 - 4:17 p.m.)
COUNTY ADMINISTRATOR'S REPORT

No report.

(07/16/19 - 29 - 4:17 p.m.)
COUNTY ATTORNEY'S REPORT

No report.

(07/16/19 - 29 - 4:17 p.m.)
CLERK OF COURT'S REPORT

No report.

(07/16/19 - 29 - 4:17 p.m.)

ADJOURN

With there being no further business to come before the Board, Waldron adjourned the meeting at 4:17 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 570107, totaling \$8,599 (06/21/19)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 570108-570348, totaling \$2,684,088.07 and Voucher Register, Voucher Nos. 44314-44456, totaling \$929,598.78 (06/25/19)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 570349-570363, totaling \$303,625.98 (06/26/19)
4. St. Johns County Board of County Commissioners Check Register, Check No. 570364, totaling \$53,550 (06/27/19)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 570365-570496, totaling \$983,891.65 and Voucher Register, Voucher Nos. 44457-44563, totaling \$2,512,962.18 (07/02/19)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 570497-570516, totaling \$23,308.71 and Voucher Register, Voucher Nos. 44564-44586, totaling \$41,247.52 (07/03/19)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 570517-570528, totaling \$4,371.41 and Voucher Register, Voucher Nos. 44587-44589, totaling \$755.11 (07/03/19)
8. St. Johns County Board of County Commissioners Check Register, Check No. 570529, totaling \$9,542.17 (07/08/19)
9. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 44590-44591, totaling \$8,278.43 (07/03/19)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 570530-570723, totaling \$1,198,381.25 and Voucher Register, Voucher Nos. 44592-44719, totaling \$958,717.07 (07/09/19)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 570724-570728, totaling \$5,531 and Voucher Register, Voucher Nos. 44720-44723, totaling \$4,689 (07/10/19)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 570729-570853, totaling \$999,599.08 and Voucher Register, Voucher Nos. 44724-44782, totaling \$684,435.01 (07/16/19)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 570854-570873, totaling \$47,505.04 and Voucher Register, Voucher Nos. 44783-44785, totaling \$755.11 (07/18/19)
14. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 44786-44787, totaling \$8,354.65 (07/18/19)

CORRESPONDENCE:

There was none.

Approved ___September 17,_____, 2019

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: HUNTER S. CONRAD, CLERK

By: Sam Halter
Deputy Clerk

