

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
AUGUST 6, 2019
9:00 A.M.**

Proceedings of a regular meeting of the Board of County Commissioners (BCC) of St. Johns County, Florida, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Present: Paul M. Waldron, District 3, Chair
Jeb S. Smith, District 2, Vice Chair
James K. Johns, District 1
Henry Dean, District 5
Jeremiah R. Blocker, District 4
Michael Wanchick, County Administrator
Patrick McCormack, County Attorney
Sindy Wiseman, Deputy Clerk

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

(08/06/19 - 1 - 9:00 a.m.)
CALL TO ORDER

Waldron called the meeting to order.

(08/06/19 - 1 - 9:00 a.m.)
ROLL CALL

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

(08/06/19 - 1 - 9:01 a.m.)
INVOCATION

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

(08/06/19 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Waldron led the Pledge of Allegiance.

(08/06/19 - 1 - 9:02 a.m.)
PROCLAMATION CONGRATULATING SMOKEY BEAR ON HIS 75TH BIRTHDAY

Waldron welcomed Smokey Bear and the Florida Forest Service to the podium to receive the proclamation. Julie Allen, Florida Forest Service, expressed her appreciation to the Board for their continued support of the mission of the Florida Forest Service.

(08/06/19 - 1 - 9:08 a.m.)
ACCEPTANCE OF PROCLAMATION

Motion by Dean, seconded by Smith, carried 5/0, to accept the proclamation.

(08/06/19 - 2 - 9:09 a.m.)

PUBLIC COMMENT

Sasha Martin, 133 Coastal Hollow Circle, voiced her concern with clearcutting and offered alternative solutions. Dean asked Wanchick to responded as to when the clearcutting issue would be presented to the Board. Wanchick responded that the draft was scheduled for the September 3, 2019, agenda.

(9:13 a.m.) Ed Slavin, P. O. Box 3084, concurred with Martin regarding clearcutting. He spoke on the retention of Fish Island; an ordinance registering lobbyists, identifying all beneficial owners of every development; a local ethics ordinance; a County charter; and advertising for the county administrator position. Additionally, he requested a report on Sheriff Shoar's accountability of the more than \$700,000, spent without authorization; and spoke on justice for Michelle O'Connell and Ellie Wahstock.

(9:16 a.m.) Bill Dudley, 1072 Alcala Drive, noted that August 7, 2019, was Purple Heart Day. He expressed his appreciation to the Board and administration for declaring the County as a Purple Heart County recognizing veterans.

(9:18 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on Regular Agenda Item 4; International Golf Parkway (IGP) Equities World Golf Village (WGV), from the July 16, 2019, BCC meeting, regarding the number of access roads from State Road (SR) 16 to the World Commerce Center, referencing an aerial image from the staff report, *Exhibit A*.

(9:22 a.m.) Janet Patten, 7265 A1A South, representing Citizens for Smart Growth, requested that the Board use a portion of the budget surplus money for the Land Acquisition and Management Program (LAMP).

(08/06/19 - 2 - 9:23 a.m.)

DELETIONS TO THE CONSENT AGENDA

There were none.

(08/06/19 - 2 - 9:23 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to transfer \$4,000 from the General Fund Reserve to the Circuit Court Department to cover the cost of deaf interpreters for deaf and hard of hearing parties in civil matters to participate in their case
3. Motion to adopt **Resolution No. 2019-248**, approving the final plat for Crosswater Village, Phase 2

RESOLUTION NO. 2019-248

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR CROSSWATER VILLAGE, PHASE 2

4. Motion to adopt **Resolution No. 2019-249**, approving the final plat for Creekside at Twin Creeks, Phase 2D (replat)

RESOLUTION NO. 2019-249

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR CREEKSIDE AT TWIN CREEKS, PHASE 2D

5. Motion to adopt **Resolution No. 2019-250**, approving the terms and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement for a Temporary Construction Easement, for a sewer force main, to be located off State Road 13 North

RESOLUTION NO. 2019-250

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 PURCHASE AND SALE AGREEMENT FOR A TEMPORARY CONSTRUCTION EASEMENT, FOR A SEWER FORCE MAIN, TO BE LOCATED OFF STATE ROAD 13 NORTH

6. Motion to adopt **Resolution No. 2019-251**, approving the terms and conditions of a Purchase and Sale Agreement for the acquisition of property required for the Old Moultrie Road Improvement Project; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2019-251

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

7. Motion to adopt **Resolution No. 2019-252**, accepting Grant of Easements and an Access Agreement in connection with a drainage area west of S. Collins Avenue

RESOLUTION NO. 2019-252

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS AND AN ACCESS AGREEMENT IN CONNECTION WITH A DRAINAGE AREA WEST OF S. COLLINS AVENUE

8. Motion to adopt **Resolution No. 2019-253**, authorizing and approving the chair to execute the Certificate of Approval and Acceptance to the Amendment to Declaration of Joint-Use Pond Easement

RESOLUTION NO. 2019-253

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING AND APPROVING THE CHAIR TO EXECUTE THE CERTIFICATE OF APPROVAL AND ACCEPTANCE TO THE AMENDMENT TO DECLARATION OF JOINT-USE POND EASEMENT

9. 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
10. Motion to adopt **Resolution No. 2019-254**, to authorize the county administrator, or his designee, to issue and execute Task Order No. 03 for Prosser, Inc., to provide engineering services for the design to six-lane County Road (CR) 210, West of I-95 from CE Wilson Road to Twin Creeks DRI Boundary, for the not-to-exceed amount of \$390,099; and to transfer \$600,000 from Zone B Impact Fee Reserves to Road Capacity CIP project budget for this work and the corridor study

RESOLUTION NO. 2019-254

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE TASK ORDER NO. 03 TO PROSSER, INC., UNDER RFQ NO. 14-05 (MASTER CONTRACT NO. 17-MAS-PRO- 05103), FOR DESIGN SERVICES FOR SIX-LANING COUNTY ROAD 210, EAST OF I-95 FROM CE WILSON ROAD TO TWIN CREEKS DRI BOUNDARY

11. Motion to adopt **Resolution No. 2019-255**, authorizing the county administrator, or his designee, to enter into negotiations with The Gaboton Group, LLC, as the number one ranked firm under RFP No. 19-35; Federal Lobbying Services, and upon successful negotiations, to award and execute a contract, in substantially the same form and format, as attached, for the performance of the services in accordance with RFP No. 19-35, as negotiated

RESOLUTION NO. 2019-255

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH THE NUMBER ONE RANKED FIRM UNDER RFP NO. 19-35, FOR ST. JOHNS COUNTY FEDERAL LOBBYING SERVICES

12. Motion to adopt **Resolution No. 2019-256**, approving the terms, provisions, and conditions of an Affordable Housing Grant Program Grant Agreement between St. Johns County and St. Johns Housing Partnership, in the amount of \$117,965.29, substantially in the same form, as attached; and authorizing the county administrator, or designee, to execute the Agreement on behalf of the County

RESOLUTION NO. 2019-256

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, AND CONDITIONS OF AN AFFORDABLE HOUSING GRANT AGREEMENT BETWEEN THE COUNTY AND ST. JOHNS HOUSING PARTNERSHIP, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

13. Motion to approve the transfer of \$25,000 from the Impact Fee Reserve to 1198-56301 for a 24-foot-wide barrier gate installation
14. Motion to authorize the commission chair and county administrator, or designee, to execute, on behalf of the County, a letter of support for the St. Johns Cultural Council's application to the National Endowment for the Arts, Our Town Grant program
15. Proofs:
 - a. Proof: Request for Proposals, RFP No. 19-63; CDBG-DR Title Services, published on June 24, 2019, and July 01, 2019, in *The St. Augustine Record*
 - b. Proof: Request for Proposals, RFP No. 19-64; CDBG-DR Land Surveying, published on June 24, 2019, and July 01, 2019, in *The St. Augustine Record*
 - c. Proof: Request for Proposals, RFP No. 19-70; CDBG-DR Appraisal Services, published on June 24, 2019, and July 01, 2019, in *The St. Augustine Record*
 - d. Proof: Request for Proposals, RFP No. 19-47R; Public Transportation Bus Advertising Services, published on June 28, 2019, and July 05, 2019, in *The St. Augustine Record*
 - e. Proof: Request for Bids, Bid No. 19-72; Tree Removal, Trimming and Grinding Services, published on July 01, 2019, and July 08, 2019, in *The St. Augustine Record*
 - f. Proof: Request for Proposals, RFP No. 19-66; Operation and Management of the Concession at the St. Johns County Services Center, published on July 03, 2019, and July 10, 2019, in *The St. Augustine Record*
 - g. Proof: Request for Bids, Bid No. 19-76; St. Johns County Utility Department Administration Building Expansion, published on July 05, 2019, and July 12, 2019, in *The St. Augustine Record*

(08/06/19 - 5 - 9:23 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Waldron requested that the Board consider the addition of a Memorandum of Understanding (MOU) of the St. Johns County Sheriff's training facility as Regular Agenda Item 9. McCormack noted that Regular Agenda Item 5 may need to be heard later in the day.

(08/06/19 - 5 - 9:24 a.m.)

APPROVAL OF REGULAR AGENDA

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

(08/06/19 - 5 - 9:25 a.m.)

1. PRESENTATION OF THE ST. JOHNS COUNTY COMPREHENSIVE ANNUAL FINANCIAL REPORT. THE COUNTY'S COMPREHENSIVE ANNUAL

FINANCIAL REPORT ("CAFR") REQUIRES ACCEPTANCE FROM THE BOARD OF COUNTY COMMISSIONERS. THE REPORT IS PREPARED BY THE CLERK COMPTROLLER'S OFFICE. AS A FINAL STEP, THE BOARD SHOULD ACCEPT THE FISCAL YEAR (FY) 2018 CAFR AS AUDITED BY CARR, RIGGS & INGRAM, LLC, THE COUNTY'S AUDITING FIRM. THE CAFR AND STATEMENT OF AUDITING STANDARDS (SAS) 114 LETTER IS AVAILABLE ON THE CLERK'S WEBSITE, WHICH CAN BE ACCESSED FROM THE COUNTY'S WEBPAGE, AT THE FOLLOWING LINK: [HTTP://WWW.SJCCOC.US/FINANCIALS/COUNTY-ANNUAL-FINANCIAL-REPORT/CAFR/](http://www.sjccoc.us/financials/county-annual-financial-report/cafr/). THE BOARD WILL NOW HAVE THE OPPORTUNITY FOR ANY FURTHER DISCUSSION WITH THE AUDITORS. THE COUNTY HAS ONCE AGAIN RECEIVED AN UNQUALIFIED OPINION ON THE FAIR PRESENTATION OF ITS FINANCIAL STATEMENTS

Hunter S. Conrad, Clerk of Court and Comptroller, presented an overview of the item and introduced Lon Stafford, Finance Manager, to present the details of the item.

(9:26 a.m.) Stafford expressed his appreciation to members of the Comptroller's office and staff that assisted in preparing the details of the CAFR. He stated that he was available for questions and introduced members of the County's auditing firm.

(9:29 a.m.) Amy Miller, Carr Riggs & Ingram, LLC, presented the results of the audit, including one material weakness, which was a result of the internal control deficiencies for the sheriff's office.

(9:34 a.m.) Smith questioned Jeff Prevatt, Fire Chief, on discrepancies in the report. Prevatt responded that there were discrepancies in the number of County fire stations, volunteer stations, and active volunteer firefighters.

(9:36 a.m.) McCormack asked whether the CAFR could be approved, as amended. Discussion ensued on tabling the item and resubmitting a revised report to the Board.

(9:39 a.m.) Motion by Smith, seconded by Dean, carried 5/0, to table the item until August 20, 2019.

(9:39 a.m.) Ed Slavin, P.O. Box 3084, spoke on footnote 19 of the CAFR report regarding the sheriff's office. He requested to have Governor Desantis suspend Sheriff Shoar.

(08/06/19 - 6 - 9:43 a.m.)

2. A1A TRAIL UPDATE. PER REQUEST BY THE COMMISSION ON JUNE 18, 2019, STAFF WILL PROVIDE A STATUS UPDATE OF THE A1A TRAIL, THAT IS PROPOSED TO BE ROUTED ALONG STATE ROAD (SR) A1A FROM VILANO BEACH TO MICKLER ROAD. THIS TRAIL IS ALSO A PART OF THE EAST COAST GREENWAY. STAFF WILL ALSO SEEK DIRECTION FROM THE BOARD REGARDING FUNDING A TRAIL STUDY TO RESEARCH THE FEASIBILITY OF THIS TRAIL ALONG SR A1A FROM VILANO TO MICKLER ROAD

Neal Shinkre, Public Works Director, presented the details of the item, via PowerPoint. Discussion ensued on accurate presentation material.

(9:56 a.m.) Ed Slavin, P. O. Box 3084, spoke on the St. Augustine National Historical Park and National Seashore, and bicycle safety.

(10:00 a.m.) Paul Hate, representing the A1A Scenic Historic Coastal Byway, voiced his support for the East Coast Greenway and offered solutions for connecting trails through the urban areas.

(10:03 a.m.) George Connaughton, 3800 Laurel Street, spoke on the need for the trail to be separate from the cyclist on the roadway.

(10:06 a.m.) Mark Atkins, 733 Blue Seas Court, expressed his support on the East Coast Greenway Alliance Feasibility Study. He spoke on the need for a separated path from the roadway and presented a list of supporters for a multi-use trail, *Exhibit A*. Discussion ensued on the possibility of the trail being managed by the Division of Parks and Recreation.

(10:11 a.m.) Sasha Martin, 133 Coastal Hollow Circle, spoke on the historic background of A1A North. She presented photos of the construction of A1A North from the 1920's, and updates on the Florida Department of Transportation's Complete Streets Implementation program, *Exhibit B*.

(10:13 a.m.) Albert Aldrich, 42 Zamora Street, presented a map, *Exhibit C*, and spoke on the trail for A1A North, *Exhibit C*.

(10:17 a.m.) Sally Ohara, Executive Director of Vilano Beach Main Street, 3101 1st Street, spoke on the economic benefits of trail systems.

(10:20 a.m.) Vivian Browning, President of Vilano Beach Main Street, 30 Beachcomber Way, provided a history of the vision for the Southern District 4, *Exhibit D*.

(10:24 a.m.) V Christensen, Florida Greenway Coordinator, spoke on the Florida Greenway and the corroboration with Florida Department of Transportation (FDOT), and Florida Department of Environmental Protection (FDEP) regarding the A1A North trail.

(10:26 a.m.) Dean, Blocker, and Johns expressed their support for moving forward with the multi-use trail.

(08/06/19 - 7 - 10:30 a.m.)

3. PUBLIC HEARING, PUD 2018-16, LAND DEVELOPMENT FOR BOAT AND RV STORAGE. REQUEST TO REZONE APPROXIMATELY 2 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ACCOMMODATE A RANGE OF NEIGHBORHOOD COMMERCIAL USES, INCLUDING, BUT NOT LIMITED TO, AN RV AND BOAT STORAGE FACILITY. THE SUBJECT PROPERTY IS LOCATED AT 1195 State Road (SR) 206 EAST AND IS LOCATED WEST OF THE 206 BRIDGE AND SOUTH OF THE MOSES CREEK CONSERVATION AREA. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL BY A 4-2 VOTE, WITH 1 MEMBER RECUSED FROM VOTING

Proof of publication of the notice of public hearing on PUD 2018-16, Land Development for Boat and RV Storage, was received, having been published in *The St. Augustine Record* on June 4, 2019.

Ex parte communication: Dean disclosed that he spoke with Pat Hamilton, and received a phone message from the applicant, but was unable to make contact. Smith disclosed that he had received numerous emails, several phone calls, and spoke with the applicant Phil Cubbedge on August 1, 2019, at 3:08 p.m., regarding opposition of the proposal, his intent with the property, how long he owned the property, how the property was acquired and from whom, his location in regard to the clam production, and his love for the Matanzas River. Smith expressed his concerns with the project. Blocker disclosed that he received numerous emails and phone calls. He spoke with Cubbedge regarding public concerns with the project and discussed the scope of the project. Johns disclosed

that he had received numerous phone calls and emails for and against the project, regarding concerns with traffic congestion, clearcutting, and the need for this type of project. He spoke with Cubbedge regarding the concerns he had received. Waldron disclosed a phone call from Cubbedge over a year ago, regarding his plans for the project and how to proceed. He met with Cubbedge July 31, 2019, regarding concerns and the timing of the purchase of the property and how to communicate with the other commissioners. He received numerous phone calls including one from Hamilton, regarding his concerns with drainage, traffic congestion, lighting, and maintaining an Open Rural (OR) presence on the property. He received a phone call August 5, 2019, from Ms. Parker regarding her concerns with the project regarding open space and traffic congestion. They also discussed the 16,000 acres of open space that were contiguous in the area, owned by the taxpayers of the State of Florida; and dog parks. Additionally, he stated that he received the same emails as the other commissioners.

(10:35 a.m.) Valerie Stukes, Planner, presented the details of the item, including the requested waiver. She also presented correspondence in opposition that was received Friday, *Exhibit A*. She pointed out two typographical errors: 1) Section H1 of the Master Development Text, *Exhibit D* should state *Exhibit C*; and 2) the land use at the end of the staff report, in the recommended action section, should be Residential-B.

(10:40 a.m.) Bob Million, 17 South Waterview, on behalf of the applicant, presented details of the application and discussed project concerns. Blocker questioned the type of lighting for the property's evening hours. Million responded.

(10:43 a.m.) Bill Hamilton, 7000 Charles Street, spoke on the impact of commercial development to the oyster population and on traffic congestion. He also requested denial of the application.

(10:46 a.m.) Jen Lomberk, 291 Cubbedge Road, spoke on the insufficient need of a Boat and RV storage facility in the area; incompatibility with surrounding properties; and additional allowed uses. He also requested denial of the application.

(10:49 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on traffic congestion and over development. She also requested denial of the application.

(10:51 a.m.) Ed Slavin, P. O. Box 3084, spoke in denial of the application with regard to traffic congestion and over development.

(10:53 a.m.) Keto Burns, 6857 E. Seacove Avenue, spoke on the ability for homeowners to park vessels on their property, incompatibility, surrounding zonings, and traffic congestion. He also requested denial of the application.

(10:57 a.m.) Patrick Hamilton, 201 Owens Avenue, spoke on the history of the area and presented a copy of the land development code, *Exhibit B*. Additionally, he spoke on the incompatibility of the project to the surrounding area. He also requested denial of the application.

(11:00 a.m.) Jane West, on behalf of the South Anastasia Communities Association (SACA), 24 Cathedral Place, spoke on the inconsistency with the comprehensive plan; and Land Development Code requirements. She also requested denial of the application.

(11:03 a.m.) Ann Adams, 6929 Middleton Avenue, voiced her concern with urban sprawl and the insufficient need of the project for the area.

(11:04 a.m.) Bill McCormick, 9224 July Lane, spoke on his involvement in local organizations and the recusal process.

(11:08 a.m.) Ian Hamilton, 6989 Charles Street, spoke on the stormwater run-off from State Road (SR) 206. He also requested denial of the application.

(11:09 a.m.) Million addressed the issues on water quality, traffic congestion, and compatibility.

Discussion ensued on chemical exposure to the property, other permitted uses, a required comprehensive use change, restricting the use to RV & Boat storage, stormwater retention, and compatibility, with additional comments provided by Teresa Bishop, Planning Division Manager, regarding a required comprehensive use change. Johns suggested amending the PUD request to specified uses. Discussion ensued on specified uses, with Dean and Blocker outlining why they would not support the project.

(11:30 a.m.) Motion by Dean, seconded by Blocker, failed 2/3, with Waldron, Johns and Smith dissenting, to deny approval of PUD 2018-16, Land Development of Boat and RV Storage, subject to ten findings of fact.

(11:31 a.m.) Discussion ensued on enhanced buffering along State Road 207 and the east side of the property, with additional comments provided by Mike Roberson, Growth Management Assistant Director; and Jan Brewer, Environmental Manager, regarding the type of buffering.

(11:31 a.m.) Motion by Waldron, seconded by Smith, carried 3/2, with Dean and Blocker dissenting, to enact Ordinance No. 2019-54, approving PUD 2018-16, Land Development for Boat and RV Storage only, based on nine findings of fact, including a shrub line and tree buffering to create a 70 percent opacity, within a year of growth, along State Road 206 and the east side of the property.

ORDINANCE NO. 2019-54

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

(08/06/19 - 9 - 11:38 a.m.)

4. PUBLIC HEARING, PUBLIC HEARING ON PROPOSED INCREASES TO SOLID WASTE SPECIAL ASSESSMENTS. ON MAY 7, 2019, THE BOARD OF COUNTY COMMISSIONERS ("BOARD") APPROVED EXTRAORDINARY RELIEF FOR THE REMAINDER OF FISCAL YEAR (FY) 2019 FOR ST. JOHNS COUNTY'S RESIDENTIAL SOLID WASTE FRANCHISEES ADVANCED DISPOSAL AND REPUBLIC SERVICES, DUE TO RECENT CHANGES IN THE RECYCLING MARKET. THE BOARD ALSO DIRECTED STAFF TO NEGOTIATE PROPOSED AMENDMENTS TO THE FRANCHISE AGREEMENTS TO ADDRESS THE INCREASED COSTS FOR THE REMAINDER OF THE CONTRACT TERMS. TO ACCOUNT FOR THESE CHANGES IN THE RECYCLING MARKET AND OVERALL INCREASES IN THE COSTS OF PROVIDING SOLID WASTE COLLECTION AND DISPOSAL SINCE THE SOLID WASTE ASSESSMENTS WERE LAST SET, THE BOARD DIRECTED STAFF TO PREPARE PROPOSED INCREASES IN THE MAXIMUM RATES FOR THE SOLID WASTE SPECIAL ASSESSMENTS FOR FY 2020 AND FUTURE YEARS. THIS AGENDA ITEM PROVIDES FOR THE PUBLIC HEARING, REQUIRED BY FLORIDA STATUTE, ON THE PROPOSED INCREASE TO THE MAXIMUM ASSESSMENT RATES FOR FY 2020 THROUGH FY 2024. CONSISTENT WITH FLORIDA STATUTE

AND THE BOARD'S DIRECTION, A "NOTICE TO PROPERTY OWNER" WAS MAILED TO OVER 86,000 RESIDENTS TO INFORM THEM OF THE PROPOSED INCREASE TO THE MAXIMUM ASSESSMENT RATES AND OF THEIR RIGHT TO SUBMIT WRITTEN OBJECTIONS AND TO APPEAR AT THE AUGUST 6, 2019, PUBLIC HEARING. THE MAXIMUM ASSESSMENT RATES ARE PROPOSED TO INCREASE FROM THE CURRENT TOTAL RATE OF \$222 TO \$230 IN FY 2020, \$236 IN FY 2021, \$242 IN FY 2022, \$248 IN FY 2023, AND \$254 IN FY 2024. STAFF REQUESTS BOARD DIRECTION TO INCLUDE THE PROPOSED MAXIMUM ASSESSMENT RATES IN THE ANNUAL ASSESSMENT RESOLUTION TO BE PRESENTED FOR ADOPTION AT THE FIRST MEETING IN SEPTEMBER

Proof of publication for the notice of public hearing on Proposed increases to solid waste special assessments, was received, having been published in *The St. Augustine Record* on July 1, 2019.

Greg Caldwell, Assistant Public Works Director, presented the details of the item, via PowerPoint.

(11:43 a.m.) Brad Bulthuis, presented the Notice to Property Owner, from *The St. Augustine Record* and correspondence received regarding the increases for the record, *Exhibit A*.

(11:45 a.m.) Ed Slavin, P. O. Box 3084, suggested that staff research the option for the County to obtain their own disposal system.

(11:49 a.m.) Motion by Dean, seconded by Waldron, carried 5/0, to direct staff to include the maximum Solid Waste Special Assessments rates presented for fiscal year 2020 and future fiscal years in the Solid Waste Annual Assessment Resolution.

(11:49 a.m.) The Board moved to Regular Agenda Item 6.

(08/06/19 - 10 - 1:27 p.m.)

5. PUBLIC HEARING, PUD 2019-03, ST. VINCENT'S HEALTH CENTER. A REQUEST TO REZONE APPROXIMATELY 2.14 ACRES OF LAND FROM RESIDENTIAL, SINGLE FAMILY (R-1-C) TO PLANNED UNIT DEVELOPMENT (PUD), TO ACCOMMODATE DEVELOPMENT OF A ST. VINCENT'S HEALTH CENTER, LOCATED AT THE SOUTHWEST CORNER OF STATE ROAD A1A AND MARSH LANDING PARKWAY. THE PONTE VEDRA ARCHITECTURAL REVIEW COMMITTEE HEARD THE REQUEST DURING ITS REGULARLY SCHEDULED MEETING ON MAY 22, 2019, AND RECOMMENDED APPROVAL, SUBJECT TO A MODIFICATION TO THE HEIGHT WAIVER. THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD RECOMMENDED APPROVAL OF THIS REZONING APPLICATION WITH A 5-2 VOTE, DURING THE JUNE 3, 2019, REGULAR MEETING

Proof of publication of the notice of public hearing on PUD 2019-03, St. Vincent's Health Center, was received, having been published in *The St. Augustine Record* on May 11, 2019. McCormack informed the Board that the applicant requested to withdraw PUD 2019-03, St. Vincent's Health Center.

(1:27 p.m.) Brad Wester, applicant, One Independent Drive, Suite 1200, Jacksonville, requested that the application be withdrawn.

(1:28 p.m.) Motion by Waldron, seconded by Blocker, carried 5/0, to accept the applicant's request to withdraw PUD 2019-03, St. Vincent's Health Center.

The Board moved to Commissioner Reports.

(08/06/19 - 11 - 11:50 a.m.)

6. PUBLIC HEARING, CPA(SS) 2019-01, WOLFE ROAD. REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP CLASSIFICATION OF APPROXIMATELY 2.10 ACRES OF LAND FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A), SPECIFICALLY LOCATED AT 4565 WOLFE ROAD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REQUESTED AMENDMENT, WITH A 7-0 VOTE, AT THE JUNE 20, 2019, REGULAR MEETING. A SUMMARY OF THE APPLICATION AND MINOR IMPACTS ARE PROVIDED IN THE GROWTH MANAGEMENT STAFF REPORT

Proof of publication of the notice of public hearing on CPA(SS) 2019-01, Wolfe Road, was received, having been published in *The St. Augustine Record* on June 6, 2019.

Beverly Frazier, Senior Supervising Planner, presented the details of the item, via PowerPoint.

(11:54 a.m.) Tiffany McKinzie, 4675 Wolfe Road, applicant, stated that she was available for questions.

(11:55 a.m.) **Motion by Dean, seconded by Smith, carried 5/0, to enact Ordinance No. 2019-55, approving CPA(SS) 2019-01, Wolfe Road, based upon four findings of fact.**

ORDINANCE NO. 2019-55

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-A (RES-A), FOR APPROXIMATELY 2.10 ACRES OF LAND, LOCATED AT 4565 WOLFE ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

The Board recessed the meeting at 11:57 a.m. and reconvened at 12:55 p.m., with all five commissioners, Wanchick, Locklear, McCormack, Soria, and Deputy Clerk Crystal Smith present.

(08/06/19 - 11 - 12:55 p.m.)

7. PUBLIC HEARING, VACROA 2018-04, A PUBLIC HEARING TO VACATE PORTIONS OF FLORIDA STREET, W. FOURTH STREET, AND ALLEYWAY. THE APPLICANT REQUESTS THE VACATION OF PORTIONS OF FLORIDA STREET, W. FOURTH STREET, AND ALLEYWAY, LOCATED WITHIN THE COLLEGE PARK SUBDIVISION. BASED ON STAFF'S REVIEW THUS FAR, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED, AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION

Proof of publication of the notice of public hearing on VACROA 2018-04, College Park Subdivision, was received, having been published in *The St. Augustine Record* on July 22, 2019.

Benjamin Powelson, Engineer, Transportation Development Group, presented details of the item, via PowerPoint.

(12:57 p.m.) Ed Slavin, P.O. Box 3084, spoke on his concerns with agendas being less descriptive than in the past. He requested that future applicants provide additional information on who they are and what they propose to use the property for.

(12:59 p.m.) **Motion by Smith, seconded by Dean, carried 5/0, to adopt Resolution No. 2019-246, approving VACROA 2018-04, Florida Street and W. Fourth Street, petition to vacate a portion of Florida Street, W. Fourth Street, and alleyway.**

RESOLUTION NO. 2019-246

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE RIGHT-OF-WAY KNOWN AS FLORIDA STREET, W. FOURTH STREET & ALLEYWAY

(08/06/19 - 12 - 1:00 p.m.)

8. PUBLIC HEARING, ADMR 2019-02, REZONING COUNTY PROPERTIES TO PUBLIC SERVICE (PS), FIRST HEARING. THIS IS THE FIRST REQUIRED HEARING FOR A REQUEST FOR ADMINISTRATIVE REZONING OF CERTAIN LANDS OWNED BY ST. JOHNS COUNTY AND USED FOR GOVERNMENT SERVICES TO PUBLIC SERVICE (PS). THIS REQUEST IS A COUNTY-INITIATED REZONING OF 24 PARCELS OF LAND, TOTALING APPROXIMATELY 650 ACRES THROUGHOUT ST. JOHNS COUNTY. THE SECOND BCC HEARING IS SCHEDULED FOR SEPTEMBER 17, 2019. PURSUANT TO STATUTE, TWO PUBLIC HEARINGS BEFORE THE BOARD OF COUNTY COMMISSIONERS ARE REQUIRED, ONE OF WHICH MUST BE ON A WEEKDAY AFTER 5:00 P.M., UNLESS A MAJORITY PLUS ONE OF THE BOARD DECIDES TO HOLD THE MEETING AT ANOTHER TIME. THIS FIRST HEARING SETS THE HEARING DATE AND TIME FOR THE SECOND AND FINAL HEARING FOR THESE COUNTY PARCELS

Cynthia A. May, Senior Supervising Planner, presented details of the item, via PowerPoint.

(1:05 p.m.) Ed Slavin, P.O. Box 3084, questioned what the County's plan was for the property on Old Beach Road, and spoke on other properties possibly being turned into parks.

(1:07 p.m.) Dean questioned Wanchick on coming up with a master plan to make better use of the available sites in District 5. Wanchick responded.

(1:11 p.m.) **Motion by Johns, seconded by Waldron, carried 5/0, to hold the second hearing for ADMR 2019-02, Rezoning of County Properties to Public Service (PS) on September 17, 2019, during the normal meeting time, starting at 9:00 a.m.**

(08/06/19 - 12 - 1:12 p.m.)

9. MEMORANDUM OF UNDERSTANDING: ST. JOHNS COUNTY SHERIFF'S TRAINING FACILITY

Regina Ross, Deputy County Attorney, explained the amendment to the Memorandum of Understanding.

(1:13 p.m.) Smith questioned Matt Cline, Undersheriff, St. Johns County Sheriff's Office, on the negotiation process of the annual payment by the Federal Bureau of Investigations. Cline responded. Discussion ensued on the size of the facility, and offered services being provided by the FBI.

(1:20 p.m.) Ed Slavin, P.O. Box 3084, spoke on his concern with the public not being given adequate notice of the item, the MOU that was signed by Sheriff Shoar with the FBI in 2017, the \$702,000 embezzlement, and the Michelle O'Connell case.

(1:23 p.m.) Blocker questioned why the item came on the agenda late. Ross explained that funds for the project were approved in the FBI's FY 18/19 budget, but that they needed to make an adjustment to the MOU for the funds to come to the County, not the sheriff, prior to their fiscal year close-out to ensure that the funds would not be deobligated; and to show that the County would be the owner of the facility and be responsible for construction of the facility. Discussion ensued on the funds possibly being lost if the item was not heard.

(1:25 p.m.) Motion by Blocker, seconded by Smith, carried 5/0, to adopt Resolution No. 2019-247, authorizing the County Administrator, or designee, to execute an amendment, in substantially the same form and format as attached hereto, which amends and modifies the July 31, 2018, Memorandum of Understanding between the Federal Bureau of Investigation (FBI) and Sheriff's Office, regarding construction, maintenance, and use of the law enforcement training facility and gun range; and to recognize up to \$2,000,000 within the FY 2019 Sheriff Training Facility Capital Improvement Fund.

RESOLUTION NO. 2019-247

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE FEDERAL BUREAU OF INVESTIGATION AND THE ST. JOHNS COUNTY SHERIFF'S OFFICE, FOR CONSTRUCTION AND USE OF A TRAINING FACILITY AND GUN RANGE; AND TO RECOGNIZE AND APPROPRIATE WITHIN THE FY 2019 SHERIFF TRAINING FACILITY CAPITAL IMPROVEMENT FUND

The Board moved to Regular Agenda Item 5.

(08/06/19 - 13 - 1:29 p.m.)
COMMISSIONERS' REPORTS

Commissioner Johns

Johns spoke on a letter that was sent to the Jacksonville Electric Authority (JEA) in June, regarding information on the potential privatization of JEA and the County's interest in potentially acquiring some assets. Locklear said some information was received and that it was under review by utility department staff, OMB and legal counsel. Discussion ensued on a likely timeline, if the acquisition were to come to fruition, and keeping the Board informed on the progress of any discussions with JEA.

(1:34 p.m.) Johns asked for an update on the timeline for the county administrator position transition; discussion ensued on the factors and costs involved in the search

process. Stacey Stanish, Director of Administrative and Support Services, spoke on the steps that had been taken to date. She said she would have additional information to present to the Board by the next meeting.

(1:43 p.m.) Johns questioned if the Board would like for all future requests for capital funding to include operating and maintenance costs as part of the proforma; discussion ensued.

Commissioner Blocker

(2:11 p.m.) Blocker asked the board members for their opinions on each commissioner having a designated dollar amount to spend in their districts to address specific issues and on implementing designated veteran only parking. (2:27 p.m.) *Consensus was given by the Board for McCormack to reach out to the Veterans Council to get additional information on designated veteran parking spots at certain County facilities.*

Blocker acknowledged and commended the attorneys in the county attorney's office for being board certified through the Florida Bar. McCormack said that Paolo Soria and Bradley Bulthuis were recently confirmed as board certified in city/county/local government law; he outlined the extensive requirements to becoming board certified.

Commissioner Dean

No report.

Commissioner Smith

(2:30 p.m.) Smith gave an agricultural report and thanked McCormack for providing a summary of the new 2019 laws affecting local governments. He reminded everyone to be safe and patient as teachers and students returned to school.

Commissioner Waldron

(2:32 p.m.) Waldron stated that he was disappointed that [the City of] St. Augustine Beach had decided not to give a \$49,000 subsidy in support of the Sunshine Bus Company. He said that St. Johns County's 200th anniversary would occur in July 2020. He suggested trying to coordinate an anniversary celebration. He also encouraged public safety as the new school year began.

(08/06/19 - 14 - 2:34 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick stated that a 200-year celebration was already being planned. He addressed the funding of the Sunshine Bus Company.

(08/06/19 - 14 - 2:36 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack noted, for the record, that the resolution number for Regular Agenda Item 9 should be Resolution No. 2019-247. He addressed voting requirements and conflicts for members of governmental bodies.

(08/06/19 - 14 - 2:40 p.m.)

CLERK OF COURT'S REPORT

No report.

(08/06/19 - 15 - 2:40 p.m.)
ADJOURN

With there being no further business to come before the Board, Waldron adjourned the meeting at 2:40 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 570874, totaling \$48,160.00 (07/19/19)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 570875-571046, totaling \$1,026,679.64 and Voucher Register, Voucher Nos. 44788-44898, totaling \$2,131,393.79 (07/23/19)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 571047-571118, totaling \$46,757.24 and Voucher Register, Voucher Nos. 44899-45041, totaling \$99,322.50 (07/24/19)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 571119-571120, totaling \$1,650.00 (07/25/19)
5. St. Johns County Board of County Commissioners Check Register, Check No. 571121, totaling \$583.30 (07/25/19)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 571122-571136, totaling \$320,605.27 (07/26/19)
7. St. Johns County Board of County Commissioners Check Register, Check No. 571137, totaling \$41,266.90 (07/29/19)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 571138-571291, totaling \$653,320.64 and Voucher Register, Voucher Nos. 45042-45149, totaling \$1,815,727.14 (07/30/19)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 571292-571297, totaling \$4,100.00 and Voucher Register, Voucher Nos. 45150-45167, totaling \$7,092.40 (07/31/19)
10. St. Johns County Board of County Commissioners Check Register, Check No. 571298, totaling \$652.26 (07/31/19)
11. St. Johns County Board of County Commissioners Check Register, Check No. 571299, totaling \$172,211.63 and Voucher Register, Voucher No. 45168, totaling \$10,298.23 (07/31/19)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 571300-571311, totaling \$4,371.41 and Voucher Register, Voucher Nos. 45169-45171, totaling \$755.11 (08/01/19)
13. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 45172-45173, totaling \$7,944.46 (08/01/19)

CORRESPONDENCE:

1. Letter dated July 8, 2019, regarding Madeira Community Development District's Annual Financial Audit Report, for the Fiscal Year ending September 30, 2018.
2. Letter dated July 3, 2019, regarding the Trout Creek Community Development District's Annual Financial Report, for the Fiscal Year ending September 30, 2018.

Approved ___ September 12 ___, 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 Halterman
Deputy Clerk

