

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
AUGUST 20, 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
Patrick McCormack, County Attorney
Crystal Smith, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Joy Andrews, Assistant County Administrator; Paolo Soria, Senior Assistant County Attorney; Regina Ross, Deputy County Attorney; Michael Wanchick, County Administrator, entered the meeting at 9:39 a.m.

(08/20/19 - 1 - 9:00 a.m.)
CALL TO ORDER

Waldron called the meeting to order.

(08/20/19 - 1 - 9:00 a.m.)
ROLL CALL

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

(08/20/19 - 1 - 9:00 a.m.)
INVOCATION

Juana Jordan, First United Methodist Church, gave the invocation.

(08/20/19 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Waldron led the Pledge of Allegiance.

(08/20/19 - 1 - 9:04 a.m.)
PROCLAMATION RECOGNIZING THE KIDS SAFE ZONE AFTERSCHOOL TUTORIAL AND ENRICHMENT PROGRAM

Commissioner Smith called Mr. Greg White and Ms. Dwala Willis with The Kids Zone to the podium. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

Mr. White spoke on the importance of The Kids Safe Zone Afterschool Tutorial and Enrichment Program to the community. He recognized his co-workers for their hard work.

(08/20/19 - 2 - 9:10 a.m.)
ACCEPTANCE OF PROCLAMATION

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

(08/20/19 - 2 - 9:10 a.m.)
PUBLIC COMMENT

(9:11 a.m.) Laurie Moffit, 917 Ponte Vedra Blvd., expressed her concerns with Ponte Vedra Beach not having a beach renourishment project. She requested that the Board allow a portion of the budget surplus to go toward restoring the beach.

(9:14 a.m.) Blocker asked for clarification on the beach renourishment dollars that were previously recommended. Locklear responded.

(9:14 a.m.) Sherry Badger, 2772 S. Collins Avenue, spoke on her concerns with the board approving major modifications and the county's infrastructure.

(9:15 a.m.) Jay Kamys, 1315 CR 13 S., spoke on his concerns with the County's tree ordinance. He suggested that the County was not in compliance with its NPDES (National Pollutant Discharge and Elimination System) Permit. He stated that he intended to inform the media and the regulatory agencies of the non-compliance. He suggested that non-children type properties be exempt from school taxes.

(9:19 a.m.) McCormack informed the Board that the tree ordinance and tree regulations would come before the board at its September 3, 2019, meeting.

(9:19 a.m.) Ed Slavin, P.O. Box 3084, agreed with Mr. Kamys and presented the phone number for the National Response Center of the Coast Guard, via Overboard, *Exhibit A*; spoke on his concerns with the St. Johns County Sheriff's Office, including the Memorandum of Understanding, the Michelle O'Connell case, and the embezzlement of \$702,773.

(9:23 a.m.) Tom Reynolds, 50 Brigantine Court, spoke on properly administering the affairs of the county and promoting decisions that benefited public interests. He provided a copy of the definition of official misconduct, *Exhibit B*. He addressed the cost of residential waste disposal in St. Augustine Beach.

(9:26 a.m.) Larry Bassett, 4162 Vermont Blvd., Elkton, spoke on his concerns with commercial vehicular traffic through Vermont Heights. He requested a hearing to address the reduction to the quality of life and safety of the residents.

(08/20/19 - 2 - 9:28 a.m.)
DELETIONS TO THE CONSENT AGENDA

Locklear requested that Items 10 and 16 be pulled from the agenda.

(08/20/19 - 2 - 9:29 a.m.)
APPROVAL OF CONSENT AGENDA

Motion by Dean, seconded by Johns, carried 5/0, to approve the Consent Agenda, as amended, with the deletion of Items 10 and 16.

1. Motion to approve the Cash Requirement Report

2. Motion to adopt **Resolution No. 2019-257**, authorizing the county administrator to execute the Amended Impact Fee Credit Agreement with White's Ford Timber, LLC, and Longleaf Partners, LLC, (IFAM 2019-03) with a total road impact fee credit of \$78,528,877.00

RESOLUTION NO. 2019-257

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN AMENDED IMPACT FEE CREDIT AGREEMENT WITH WHITE'S FORD TIMBER

3. Motion to adopt **Resolution No. 2019-258**, authorizing the Chair of the Board of County Commissioners to execute a cost-share agreement, substantially in the same form as attached, on behalf of the County with the St. Johns River Water Management District (SJRWMD) to reimburse the County's 33 percent of the expected construction costs for the San Diego Road Drainage Improvements, and amending the FY 2020 budget to recognize and appropriate grant revenue in an amount not to exceed \$290,400 within the Fiscal Year 2020 Transportation Trust Fund Budget (Other Grant Expenditure 1114-55306)

RESOLUTION NO. 2019-258

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS AND REQUIREMENTS OF A COST SHARE REIMBURSEMENT AGREEMENT WITH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) IN AN AMOUNT NOT TO EXCEED \$290,400.00, IN ORDER TO REIMBURSE ONE-THIRD OF THE EXPECTED CONSTRUCTION COSTS FOR THE SAN DIEGO ROAD DRAINAGE IMPROVEMENTS; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE COST-SHARE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY (COUNTY); AND AMENDING THE FISCAL YEAR 2019 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE

4. Motion to adopt **Resolution No. 2019-259**, accepting a Special Warranty Deed from Habitat of St. Augustine/St. Johns County, Inc., to St. Johns County, conveying additional right-of-way along the south side of Broach Street and the west side of N. St. Johns Street

RESOLUTION NO. 2019-259

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., TO ST. JOHNS COUNTY, CONVEYING ADDITIONAL RIGHT-OF-WAY ALONG THE SOUTH SIDE OF BROACH STREET AND THE WEST SIDE OF N. ST. JOHNS STREET

5. Motion to adopt **Resolution No. 2019-260**, accepting a Grant of Easement from US 1 Boat & RV Storage, Inc., to St. Johns County, for future maintenance of a sidewalk along a portion of Old Dixie Highway

RESOLUTION NO. 2019-260

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FROM US 1 BOAT & RV STORAGE, INC., TO ST. JOHNS COUNTY, FOR FUTURE MAINTENANCE OF A SIDEWALK ALONG A PORTION OF OLD DIXIE HIGHWAY

6. Motion to adopt **Resolution No. 2019-261**, approving the terms and conditions of the Non-Exclusive Franchise Agreement for Construction and Demolition Debris between St. Johns County, Florida, and Jimco Site Services, and authorizing the county administrator, or designee, to execute the Non-Exclusive Franchise Agreement on behalf of the County

RESOLUTION NO. 2019-261

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A NON-EXCLUSIVE FRANCHISE AGREEMENT FOR CONSTRUCTION AND DEMOLITION DEBRIS BETWEEN ST. JOHNS COUNTY, FLORIDA, AND JIMCO SITE SERVICES, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NON-EXCLUSIVE FRANCHISE AGREEMENT FOR CONSTRUCTION AND DEMOLITION DEBRIS ON BEHALF OF ST. JOHNS COUNTY

7. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of same in accordance with Purchasing Policy 308 and Florida Statute 274
8. Motion to adopt **Resolution No. 2019-262**, authorizing the county administrator, or his designee, to enter into negotiations with the top ranked firm, Ducky Recovery, LLC, Under RFP 19-29, CDBG-DR Owner Occupied Rehabilitation/Elevation/Reconstruction, and upon successful negotiations, to award and execute a contract with Ducky Recovery, LLC, to perform the services in accordance with RFP 19-29

RESOLUTION NO. 2019-262

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 19-29 AND TO EXECUTE AN AGREEMENT FOR CDBG-DR OWNER OCCUPIED REHABILITATION/ELEVATION/RECONSTRUCTION

9. Motion to adopt **Resolution No. 2019-263**, authorizing the county administrator, or his designee, to enter into negotiations with the top ranked firms, Ducky Recovery, LLC, Persons Services Corp., and Hamvis Properties, Inc.; under RFP 19-32, CDBG-DR Manufactured Housing Demolition and Replacement, and upon

successful negotiations, to award and execute a contract, substantially in the same form as attached, with Ducky Recovery, LLC., Persons Services Corp., and Hamvis Properties, Inc. to perform the services in accordance with RFP 19-32

RESOLUTION NO. 2019-263

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 19-32 AND TO EXECUTE AN AGREEMENT FOR CDBG-DR MANUFACTURED HOUSING DEMOLITION AND REPLACEMENT

(Consent Agenda Item 10 was pulled.)

10. Motion to adopt a resolution authorizing the county administrator, or his designee, to execute a contract, in substantially same form and format as attached hereto, with Tyler Technologies, to perform the services in accordance with RFP 19-10, St. Johns County Growth Management - Electronic Permitting, Plan Review & Inspection System (EPPRIS)
11. Motion to adopt **Resolution No. 2019-264**, to authorize the county administrator, or his designee, to issue and execute Task Order #13, in substantially the same form as attached, for Tetra Tech, Inc., to provide residential rehabilitation, reconstruction, elevation, buyout, and Manufactured Housing Unit replacement program management services for residential applicant projects through to project close out, for the not-to-exceed amount of \$3,000,000.00

RESOLUTION NO. 2019-264

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE TASK ORDER NO. 13 TO TETRA TECH, INC., UNDER RFP NO. 18-71 (MASTER CONTRACT NO. 18-MCC-TET-09768) FOR RESIDENTIAL PROGRAM MANAGEMENT SERVICES

12. Motion to adopt **Resolution No. 2019-265**, authorizing the county administrator, or his designee, to award Bid No. 19-74, Purchase of Sign Shop Materials, and execute contracts, in substantially same form and format as attached hereto, with Osburn Associates, Inc., Vulcan Inc., and Universal Signs and Accessories, for the provision of all labor, materials, and equipment required in order to furnish various types of materials to the St. Johns County Sign Shop, as needed, such as sign and street sign blanks, traffic sign faces, roll goods sheeting, sign posts and sign hardware/accessories, covered street sign blanks, and complete traffic signs for St. Johns County, as provided in Bid No. 19-74

RESOLUTION NO. 2019-265

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-74 AND TO AGREEMENTS FOR PURCHASE OF SIGN SHOP MATERIALS

13. Motion to adopt **Resolution No. 2019-266**, authorizing the county administrator, or his designee, to award Bid No. 19-69, Chiller Replacement at St. Johns County Growth Management Building to Carrier Corporation 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 \$158,756.00

RESOLUTION NO. 2019-266

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-69, AND TO EXECUTE AN AGREEMENT WITH CARRIER CORPORATION, FOR THE CHILLER REPLACEMENT AT ST. JOHNS COUNTY GROWTH MANAGEMENT BUILDING

14. Motion to adopt **Resolution No. 2019-267**, authorizing the county administrator, or his designee, to award Bid No.19-65, St. Johns County Public Works Driveway to Besch & Smith Civil Group, 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 \$105,500.50

RESOLUTION NO. 2019-267

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-65 AND TO EXECUTE AN AGREEMENT WITH BESCH & SMITH CIVIL GROUP, INC., FOR THE ST. JOHNS COUNTY PUBLIC WORKS DRIVEWAY

15. Motion to adopt **Resolution No. 2019-268**, authorizing the county administrator, or his designee, to enter into a service agreement, in substantially the same form and format as attached, with Motorola Solutions for Technical Support and Onsite Infrastructure Response Services, for a five-year term, at a total contract price of \$934,463

RESOLUTION NO. 2019-268

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO A SERVICE AGREEMENT WITH MOTOROLA SOLUTIONS FOR TECHNICAL SUPPORT AND ONSITE RESPONSE

(Consent Agenda Item 16 was pulled.)

16. Motion to adopt a resolution authorizing the county administrator, or designee, to enter a ten-year service contract with Commercial Energy Specialists
17. Motion to adopt **Resolution No. 2019-269**, authorizing the county administrator, or designee, to execute an amendment, in substantially the same form and format as attached, to the End User License Agreement between ESi Acquisitions, Inc., and SJC Emergency Management, providing for the expansion to the WebEOC

software platform, and annual maintenance services, which shall continue until the system is no longer used by the County

RESOLUTION NO. 2019-269

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AMENDMENT TO THE END USER LICENSE AGREEMENT BETWEEN ST. JOHNS COUNTY EMERGENCY MANAGEMENT AND ESI ACQUISITIONS, INC., FOR EXPANSION OF THE WEBEOC SOFTWARE AND NECESSARY ANNUAL SERVICES

18. Motion to adopt **Resolution No. 2019-270**, authorizing the county administrator, or his designee, to purchase the CitySourced Mobile Application, and enter into the Mobile Application Customer Agreement, for a year one cost of \$38,650, and year two and beyond cost of \$32,650

RESOLUTION NO. 2019-270

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND ENTER INTO THE MOBILE APPLICATION CUSTOMER AGREEMENT WITH CITY SOURCED, INC., FOR THE CITY SOURCED MOBILE APPLICATION FOR SJC PUBLIC WORKS

19. Motion to adopt **Resolution No. 2019-271**, approving the terms, conditions, and requirements of a grant agreement with the Florida Division of Emergency Management, in the amount of \$ 87,099.00, through the Emergency Management Performance Federal 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 FY 2019 General Fund Emergency Management Department

RESOLUTION NO. 2019-271

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS AND REQUIREMENTS OF AN EMERGENCY MANAGEMENT PERFORMANCE GRANT (EMPG), 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

20. Motion to adopt **Resolution No. 2019-272**, approving the terms, conditions, and requirements of the Statewide Mutual Aid Agreement, and authorizing the chair to execute the agreement, in substantially the same form as attached, in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster

RESOLUTION NO. 2019-272

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE EXECUTION OF A STATEWIDE MUTUAL AID AGREEMENT (SMAA) FOR MAJOR, CATASTROPHIC OR MINOR DISASTER RESPONSE WITH THE STATE OF FLORIDA; AND ESTABLISHING GUIDELINES GOVERNING ST. JOHNS COUNTY'S RESPONSE TO A DISASTER UNDER THE AGREEMENT

21. Motion to adopt **Resolution No. 2019-273**, approving the template for a tri-party agreement between the County, a county resident and a construction contractor to perform services in accordance with U.S Department of Housing and Urban Development, Florida Department of Economic Opportunity, and the County's Restore St. Johns programs, and authorizing the county administrator, or his designee, to use and execute the agreement, in substantially same form and format as attached hereto

RESOLUTION NO. 2019-273

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS AND REQUIREMENTS OF THE CONTRACT TEMPLATE TO BE USED TO CREATE AND EXECUTE CONTRACTS BETWEEN ST. JOHNS COUNTY, A COUNTY RESIDENT AND A CONSTRUCTION CONTRACTOR; AND TO AUTHORIZE THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENTS ON BEHALF OF THE COUNTY

22. Motion to adopt **Resolution No. 2019-274**, authorizing the county administrator, or his designee, to execute an agreement with the St. Johns County School District, allowing the County to use portions of First Coast Technical College for Fire Rescue training purposes, in substantially the same form as attached

RESOLUTION NO. 2019-274

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY AND THE ST. JOHNS COUNTY SCHOOL BOARD FOR THE USE OF THE PUBLIC SAFETY CAMPUS AT FIRST COAST TECHNICAL COLLEGE BY ST. JOHNS COUNTY FIRE RESCUE FOR TRAINING PURPOSES, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

23. Motion to adopt **Resolution No. 2019-275**, ratifying the county administrator's execution of Amendment #21 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 07/01/2019 for

State Fiscal Year 2019-2020, and recognizing and appropriating an associated \$560,221.00 within the County Fiscal Year 2019 Community Based Care Fund

RESOLUTION NO. 2019-275

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

24. Motion to adopt **Resolution No. 2019-276**, authorizing the chair to sign a letter, addressed to the HUD Senior Community Planning and Development Representative, which provides details of the amendments, and authorizing the county administrator, or his designee, to submit the amendments to the 2018-2019 Annual Action Plan through HUD's Integrated Disbursement and Information System

RESOLUTION NO. 2019-276

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 2018-2019 ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

25. Motion to adopt **Resolution No. 2019-277**, approving the terms, conditions, and requirements of the subrecipient agreement, substantially in the same form as attached, between St. Johns County and Alpha-Omega Miracle Home, Inc., in the amount of \$196,462.00, for the purpose of purchasing and rehabilitating a single-family home that will be used as an affordable rental unit for a low to moderate-income household and authorizing the county administrator, or designee, to execute the Agreement on behalf of the County

RESOLUTION NO. 2019-277

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO IMPLEMENT A SUBRECIPIENT CONTRACT FOR ALPHA-OMEGA MIRACLE HOME, INC., UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

26. Motion to adopt **Resolution No. 2019-278**, approving the terms, conditions, and requirements of the subrecipient agreement, substantially in the same form as attached, between St. Johns County and St. Johns Housing Partnership, Inc., in the amount of \$75,000.00, for the purpose of purchasing a single-family home that will be used as an affordable rental unit for a low to moderate-income household, and authorizing the county administrator, or designee, to execute the Agreement on behalf of the County

RESOLUTION NO. 2019-278

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO IMPLEMENT A SUBRECIPIENT CONTRACT FOR ST. JOHNS HOUSING PARTNERSHIP INC., UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

27. Motion to adopt **Resolution No. 2019-279**, approving the terms, conditions, and requirements of the subrecipient agreement, substantially in the same form as attached, between St. Johns County and St. Johns Housing Partnership, Inc., in the amount of \$51,000.00, for the purpose of purchasing a single-family home that will be used as an affordable rental unit for a low to moderate-income household, and authorizing the county administrator, or designee, to execute the Agreement on behalf of the County

RESOLUTION NO. 2019-279

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO IMPLEMENT A SUBRECIPIENT CONTRACT FOR ST. JOHNS HOUSING PARTNERSHIP INC., UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

28. Motion to transfer \$75,000 from the General Fund Reserve to match grant funding from the St. Augustine Beach Port and Waterway District, to complete the renovation and expansion of Doug Crane Boat Ramp
29. Motion to approve the transfer of \$100,000 from the General Fund Reserves to match Florida Inland Navigational District's funding for a comprehensive maritime management plan
30. Motion to approve a General Fund Reserve transfer of \$105,000 to install sidewalks at Davis Park
31. Motion to approve a transfer of \$294,510 from Impact Fee Zone A Reserves 1195-59927 to Improvements O/T Building 1195-56301 for Plantation Sports Lighting; and motion to approve a transfer of \$197,850 from Impact Fee Zone C Reserves 1201-59927 to Improvements O/T Building 1201-56301 for Gamble Rogers Sports Lighting
32. Proofs:
- a. Proof: Request for Bids, Bid No. 19-61, Countywide Aquatic Inspection and Maintenance Services, published on July 10, 2019, and July 17, 2019, in *The St. Augustine Record*
 - b. Proof: Request for Bids, Bid No. 19-78, Signalization Replacement at Intersection of US 1/CR 210 - HMGP 4283-010-R, published on July 12, 2019, and July 19, 2019, in *The St. Augustine Record*
 - c. Proof: Request for Bids, Bid No. 19-79, Signalization Replacement at Intersection of US 1/Lewis Point Road/St. Augustine South Drive - HMGP 4283-011-R, published on July 12, 2019, and July 19, 2019, in *The St. Augustine Record*

- d. Proof: Request for Bids, Bid No. 19-80, Signalization Replacement at Intersection of US 1/Shore Drive - HMGP 4283-012-R, published on July 12, 2019, and July 19, 2019, in *The St. Augustine Record*
- e. Proof: Notice of Meeting, Value Adjustment Board 2019 Organizational Meeting, held on July 25, 2019, published on July 13, 2019, in *The St. Augustine Record*
- f. Proof: Request for Bids, Bid No. 19-75, Sale of Real Property Located at 448 Shores Blvd., St. Augustine, FL (known as the Shores Fire Station 11), published on July 17, 2019, and July 24, 2019, in *The St. Augustine Record*

(08/20/19 - 11 - 9:29 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Dean requested to discuss the beach renourishment project as Item 13. Waldron requested that Regular Agenda Item 10 be pulled.

(08/20/19 - 11 - 9:31 a.m.)

APPROVAL OF REGULAR AGENDA

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

Regina Ross left the meeting at 9:31 a.m.

(08/20/19 - 11 - 9:31 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 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, provided information on the item and stated that the CAFR and Statement of Auditing Standards were available on the St. Johns County Clerk's website.

(9:33 a.m.) Blocker asked for clarification on the difference between audited and unaudited. Conrad explained the audited portion related to bond ratings, funds provided by federal grants, including grantees; and the unaudited portion was taken in by County staff and administration. Discussion ensued on discrepancies from previous data that was provided.

(9:38 a.m.) Ed Slavin, P.O. Box 3084, spoke on his concerns with the \$702,733 embezzled through the sheriff's office. He requested the Board have the state's auditor general investigate Sheriff David Shoar.

(9:41 a.m.) Blocker questioned if the Clerk had the authority to investigate another constitutional officer. Conrad explained once an audit had been sent out to another

constitutional officer, the Comptroller's office no longer had any authority to audit. Discussion ensued on the annual audit review process.

(9:50 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to accept the CAFR for the fiscal year ended September 30, 2018, as presented by the Clerk of Court's Comptroller's Office and the County's independent auditors, Carr, Riggs, & Ingram.

(9:51 a.m.) McCormack answered Blocker's previous question regarding investigations against other constitutional officers.

(08/20/19 - 12 - 9:52 a.m.)

2. PUBLIC HEARING, PLNAPPL 2019-01 AND PLNAPPL 2019-02, ROSCOE MARINA ZVAR 2019-12. REQUESTS FROM ROBERT FREDEKING AND JAMES WHITEHOUSE, REPRESENTING DELORES SCHWAB, JEROME HOFFMAN, AND KARA TERWILLIGER, ALL PROPERTY OWNERS IN THE AREA, TO APPEAL THE APPROVAL OF A ZONING VARIANCE, FOR THE ROSCOE MARINA (ZVAR 2019-12), BY THE PLANNING AND ZONING AGENCY. THE APPROVAL PERMITS DEVELOPMENT OF A COMMUNITY MARINA ON A 2.8-ACRE PARCEL OF LAND IN COMMERCIAL GENERAL (CG) ZONING, NORTH OF INTRACOASTAL WATERWAY (ICW) MARKER 51, WITHIN ICW-N (2), WITH RELIEF FROM LOCATIONAL CRITERIA OF LAND DEVELOPMENT CODE (LDC) SECTION 6.08.41.B.2(A). THE ZONING VARIANCE WAS APPROVED BY THE PLANNING AND ZONING AGENCY, WITH A 4-1 VOTE, AT ITS MAY 16, 2019, MEETING, WITH MR. MATOVINA DISSENTING

Proof of publication of the notice of hearing on PLNAPPL 2019-01 and PLNAPPL 2019-02, was received, having been published in *The St. Augustine Record* on August 1, 2019.

Disclosure of ex parte communication: Dean met with the applicant/attorney on August 14. Smith received emails in support and opposition of the project; a phone conversation discussing petitions with John White on August 16; he met with Paul Rohan, Hunter Faulkner, and Paola Soria, on August 12, to discuss the confirmation plan that was sent out, the site plan, location, limit of boats and usage, the 2002 study, the outline of the aquatic preserve, the alteration of the 2012 DEP study, the PZA vote, local opposition, and the Palm Valley Community entrance. Blocker met with Hunter Faulkner on August 15 to discuss the scope of the project; received petitions and emails in support and against the project; he spoke with James Whitehouse on August 19 and discussed the residents' concerns. Johns received emails in support and against the project; he met with Hunter Faulkner and Paul Rohan, on August 15, regarding concerns that had been addressed. Waldron had a phone conversation with Joe Bishop in May and discussed his concerns; he also met with Joe Bishop, Jr., a week prior to the meeting and discussed his father's concerns; met on August 12, with Hunter Faulkner and Paul Rohan to discuss the scope of the project, concessions that had been made, including noise and congestion; met with James Whitehouse on August 19, and discussed their concerns with the project; spoke with the Commander of the Marine Unit of the sheriff's department on the morning of the meeting to discuss congestion in the area and their concerns.

(10:01 a.m.) Beverly Frazier, Senior Supervising Planner, presented details of the item, via PowerPoint, and noted an environmental assessment from the applicant was provided to the Board.

(10:11 a.m.) Richard Fredeking, Fredeking Law, 2064 Park Street, Jacksonville, spoke in opposition of the project and provided information on Land Development Code Section 6.08.41.B.2(a); he felt the regulations prohibited a marina at the proposed site.

(10:18 a.m.) Dick Fredeking, 1313 Ponte Vedra Blvd., property owner at 365 S. Roscoe, said he was a licensed 100-ton vessel captain, and that he was fearful of a collision in the narrow, congested area of the ICW. He stated that public safety should be the commission's number one concern.

(10:22 a.m.) James Whitehouse, St. Johns Law Group, 104 Sea Grove Main Street, attorney representing Delores Schwab, Jerome Hoffman and the Terwilligers. He commented on the constraints of the area due to geography and protruding neighborhood docks. He addressed the lack of a legal hardship to grant the variance to the prohibition of community marinas in this area of the ICW. He referenced the submission of a letter from Ms. Terwilliger, and subsequently presented information regarding regulations and variances to changing a Land Development Code, via PowerPoint.

(10:26 a.m.) Jerome Hoffman, 363 S. Roscoe Blvd., Ponte Vedra Beach, said he relied upon the regulations when purchasing his property and discussed the impacts to the area if two 75 [slip] boat barns were built. He was concerned about safety due to the existing boat traffic in the area; he felt adding more boats would increase the danger.

(10:33 a.m.) Hunter Faulkner, Barlett and Faulkner P.A., 822 A1A N., Suite 102, Ponte Vedra Beach, attorney representing the appellee and original applicant for the zoning variance. He outlined the timeline of events, to date, spoke on the requirements for competent, substantial evidence, presented the site plan and other relative maps, and reviewed the appellants' arguments.

(10:45 a.m.) Ed Slavin, P.O. Box 3084, felt the appeal should be sustained and objected to the assistant county attorney interrupting a previous speaker. Waldron stated that he asked the county attorney to step in to clarify if the previous speaker had substantial evidence.

(10:49 a.m.) Lisa Cook, 1209 Salt Creek Island Drive, Ponte Vedra Beach, explained that the area had always been zoned for mixed-use: commercial and residential. She supported the proposed marina project, as she felt it would make the area safer for boat ingress and egress.

(10:51 a.m.) Lynn Polley Hoffman, 363 S. Roscoe Blvd., objected to the project over safety concerns and described this section of the ICW as a "highway," with 200 feet long barges, which made navigating difficult. She provided a copy of the Marine Coastal Department of Florida's violations since 2014, *Exhibit A*.

(10:55 a.m.) Tracy Legeza, 200 Clatter Bridge Road, spoke in opposition of the project with concerns on the lack of space, safety concerns, and traffic.

(10:56 a.m.) John White, 535 Canal Road, representing 32 residents of the adjacent neighborhood to the south of the project, stated that they were in support of the project. He discussed the percentage of boats that would be active at any given time, the hours of operation, noise, traffic and alternate, more intrusive uses for the property.

(10:59 a.m.) John Moritz, 204 Clatter Bridge Road, spoke in opposition of the project with concerns on overcrowding in the Intracoastal, noise, and setting a "hardship" precedent.

(11:00 a.m.) Mark Refosco, 355 S. Roscoe Blvd., supported the project, adding dry boat storage, and the public's right to use the waterway.

(11:03 a.m.) Peter Schwab, 404 N. Harbor Lights Drive, spoke in opposition of the project due to the narrow nature on the waterway in the area, the ability of barges to navigate,

and the safety risks for kayakers and paddle boarders. He discussed U.S. Army Corps of Engineers (USACE) and DEP permitting processes.

(11:07 a.m.) Alex Tabone, 528 Canal Road, with Squatch and Siren Adventure Guides, was opposed to the project due to concerns over boat traffic and the safety of kayakers and paddle boarders.

(11:08 a.m.) Bryan Keel, 400 N. Harbor Lights Drive, spoke in opposition of the project based on safety in the narrow waterway, the lack of space for maneuvering, and roadway congestion. He stated that the waterway was already unsafe and that adding additional uses in the area would only make it worse.

(11:12 a.m.) Richard Fredeking, representing the appellant, gave rebuttal comments regarding the use-by-right for the zoning, per Section 6.08.41.B.2(a) of the LDC. He addressed environmental concerns and the unsuitability of the area for a community marina.

(11:15 a.m.) James Whitehouse, representing the appellant, stated that this project was not a case where a variance was appropriate, as the LDC clearly stated that the proposed use was not allowed. He stated that a hardship was not shown and there were no USACE permits for the proposed project.

(11:19 a.m.) Jerome Hoffman spoke on the lack of evidence shown to support that the marina would cut down on usage at the public boat ramp.

(11:20 a.m.) Hunter Faulkner, representing the appellee, stated that neither appellant presented any competent, substantial evidence to combat their evidence and testimony. He requested that the Board uphold the variance that was granted by the PZA on May 16.

(11:23 a.m.) Soria explained that statements of mass opinion, for or against a project, did not constitute competent, substantial evidence. Discussion ensued on the USACE's jurisdiction and review, safety concerns and the lack of the Board's knowledge to make an informed decision on some of the safety concerns, whether the applicant demonstrated a hardship, the marine study that the LDC regulations were based on, the proposed operating hours, and the scores for N1 and N2 designations.

(11:42 a.m.) Whitehouse presented the e-mail correspondence with the Army Corps of Engineers, via overhead, *Exhibit B*.

(11:43 a.m.) Johns questioned if the item had not been appealed, would it have come before the Board. Soria explained that it would not have. He reviewed zoning variance standards; discussion ensued. McCormack addressed the evidence and testimony that was submitted, pertinent to those standards. Discussion ensued on safety, with Cap't. Fredeking speaking on boat speed safety; and Mr. Faulkner addressing operating hours and noise mitigation.

(12:06 p.m.) Motion by Blocker, seconded by Dean, carried 5/0, to approve PLNAPPL 2019-01 and PLNAPPL 2019-02, Roscoe Marina (ZVAR 2019-12), overturning the decision of the Planning and Zoning Agency and denying the request for a zoning variance to the criteria of Section 6.08.41.B.2(a) of the Land Development Code, subject to the four findings of fact.

(12:06 p.m.) Smith spoke on the ordinance that prohibited community marinas: He suggested that the ordinance be reviewed for possible revision.

(08/20/19 - 15 - 12:08 a.m.)

3. PUBLIC HEARING, MAJMOD 2019-02, RIVERTOWN PUD. REQUEST FOR A MAJOR MODIFICATION TO THE RIVERTOWN PUD, TO INCLUDE A THIRD TYPE OF MULTI-FAMILY DEVELOPMENT (TOWNHOMES/VILLAS), AND EXTEND PHASING BASED ON GUBERNATORIAL EMERGENCY DECLARATIONS. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON JULY 18, 2019, VOTED 5-0, TO RECOMMEND APPROVAL WITH THE CONDITION THAT THE APPLICANT ADD DEVELOPMENT CRITERIA TO DISTINGUISH BETWEEN CONVENTIONAL NEIGHBORHOOD DESIGN AND TRADITIONAL NEIGHBORHOOD DESIGN. THE AGENCY ALSO REQUIRED THAT THE 35-FOOT DEVELOPMENT EDGE, ADJACENT TO WHITELOCK FARMS ON THE EAST SIDE OF THE PUD, REMAIN IN ITS NATURAL STATE. DETAILS REGARDING PZA DISCUSSIONS ARE PROVIDED IN THE STAFF REPORT, AND THE APPLICANT UPDATED THE MDP TEXT TO INCLUDE THESE CONDITIONS

Proof of publication of the notice of a public hearing on MAJMOD 2019-02, Rivertown PUD, was received, having been published in *The St. Augustine Record* on July 2, 2019.

Ex parte communications: Johns received emails in support and against the project, met on August 8 with Ellen Avery-Smith, Jason Sessions, and staff regarding details of the request, met on August 15 with Drew Decandis, Ann Marie Satter, BJ Paleisa, and Rich Curran-Kelley regarding concerns with the request and the potential impacts. Dean received emails in support and against the project. Smith received several emails in opposition of the project and had a phone conversation with Drew Decandis on August 16 and discussed incapability, multifamily, and joining of Whitlock Farms. Waldron met on August 10 with Ellen Avery-Smith and James Arnold and discussed the project and the changes requested, met on August 19 with Drew Decandis to discuss the Whitlock Farms community's concerns, had a message from Lisa Richards in opposition of the project, and received emails in support and against the project.

(12:11 p.m.) Cynthia A. May, ASLA, Senior Supervising Planner, presented details of the item, via PowerPoint.

(12:15 p.m.) Ellen Avery-Smith, Rogers Tower, 100 Whetstone Place, presented details of the item, via PowerPoint including discrepancies in the Master Development Plan text and provided an updated version of Master Development Plan text, *Exhibit A*.

(12:21 p.m.) Waldron questioned if ample time had been given to allow for the changes to be reviewed. Avery-Smith explained there were two changes made, which were noticed the day before the meeting.

(12:27 p.m.) Jason Sessions, Mattamy Developments, explained why the changes had been requested. Discussion ensued on changes made to the Exhibit C map and the verbiage changes on page 10.

(12:33 p.m.) Andrew Decandis, 409 Triple Crown Lane, spoke in opposition of the project and provided a copy of the master plan that was approved, *Exhibit B*.

(12:38 p.m.) John Williams, 140 Belmont Drive, spoke in opposition of the project with concerns on high density.

(12:40 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of the project and the need for affordable housing.

(12:43 p.m.) Ilisa Griffin, 425 Triple Crown Lane, spoke in opposition of the project regarding concerns with the location of the proposed development.

(12:44 p.m.) Dean questioned the history of Whitelock Farms and if it was approved before or after the 2004 St. Joe DRI. May responded. Soria explained the last zoning type application for Whitelock Farms was done in 2002 (Ordinance 2002-68).

(12:46 p.m.) Avery-Smith explained the different types of lots and the location of the single-family and multi-family.

(12:49 p.m.) Johns questioned if the MDP map required a major modification for single-family residential. Soria explained the major modification provision and the request to change the multi-family. Discussion ensued on the addition to the 35-foot untouched buffer to the entire length of Whitelock Farms, adding a fence to one side of the buffer, providing additional augmentation, discrepancies in the verbiage of the chart, the height of the multi-family homes, minimum 50-foot undisturbed development edge buffer, and the height of the fence to be an opaque six-foot fence.

(1:20 p.m.) Decandis spoke on his concerns with the location of the development.

(1:21 p.m.) Sessions stated they would be willing to add a 50-foot undisturbed buffer to extend through the north and east boundary line. Blocker questioned if the offer could be captured. Soria explained it would be a required 50-foot undisturbed development edge along the entirety of Whitelock Farms and along the entirety of the southeastern border of Longleaf Pine, along with the six-foot opaque fence in the upland developed areas.

(1:22 p.m.) **Motion by Johns, seconded by Blocker, carried 5/0, to enact Ordinance No. 2019-56, for MAJMOD 2019-02, RiverTown PUD, based upon six findings of fact, as provided in the staff report and proffered today, as amended.**

ORDINANCE NO. 2019-56

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE RIVERTOWN PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2005-100, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

The Board recessed the meeting at 1:23 p.m. and reconvened at 2:00 p.m., with all commissioners, Wanchick, Locklear, McCormack, Soria, and Deputy Clerk Sindy Wiseman present.

(08/20/19 - 16 - 2:00 p.m.)

4. PUBLIC HEARING, PUD 2019-02, BRIDGEWATER PUD. REQUEST TO REZONE APPROXIMATELY 143.9 ACRES OF LAND, EAST OF I-95 AND SOUTH OF COUNTY ROAD (CR) 210 WEST, FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ACCOMMODATE A MAXIMUM OF 816 MULTI-FAMILY DWELLING UNITS (TOWNHOMES). THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON JULY 18, 2019, AND VOTED 4-0, TO RECOMMEND DENIAL, BASED ON 10 FINDINGS OF FACT, WITH ONE MEMBER RECUSING

Proof of publication of the notice of hearing on PUD 2019-02, Bridgewater PUD, was received, having been published in *The St. Augustine Record* on July 2, 2019.

Ex parte communications: Dean disclosed that he had met with Ellen Avery-Smith and Bob Porter. He also had received several emails that supported and opposed the project. Smith disclosed that he had received several emails that supported and opposed the project; had a phone conversation this morning at 8:00 a.m., with Donna Rathbun, regarding traffic gridlock; met on August 8, 2019, at 9:30 a.m., with Avery-Smith and Porter, regarding the scope of the project, location, traffic benefits as a result of the light at CR 210 and C.E. Wilson, the expansion of CR 210, interconnectivity with Sandy Creek traffic safety, property owned by Gate Petroleum and the installation of a road, current safety and U-turns, and the timeframe of the buildout. Johns disclosed that he had received multiple emails that supported and opposed the project; had received a few phone conversations opposed to the project that he was unable to document; met on August 8, 2019, with Avery-Smith and Porter, regarding the layout of the spine road and its' connection to Sandy Creek; the signalization at C.E. Wilson and CR 210; the widening of CR 210; the waivers that were requested; the phasing of the project; and the ownership of the roadways. Blocker disclosed that he spoke with Avery-Smith and Porter on August 8, 2019, at 2:00 p.m., regarding traffic mitigation, the possibility of improvements in the area, and general traffic concerns. He also received numerous emails that supported and opposed the project; and had a few phone conversations that he was unable to document, both supported and opposed to the project. Waldron disclosed that he met on August 8, 2019, at 10:00 a.m., with Avery-Smith and Porter, regarding the project, the connectivity with Sandy Creek, and the traffic and how the traffic signal would alleviate some of the traffic burden. He also received a phone call this morning at 8:00 a.m., from Donna Rathbun, regarding increased traffic concerns.

(2:04 p.m.) Cynthia A. May, ASLA, Senior Supervising Planner, presented the details of the request, via PowerPoint. She spoke on the proposed waivers and department reviews.

(2:12 p.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, spoke on road connectors, waivers, compatibility, access, and project phasing, via PowerPoint.

(2:18 p.m.) Rajesh Chindalur, Chindalur Traffic Solutions, Inc., 8833 Perimeter Park Boulevard, Jacksonville, Florida, provided an explanation of safety improvements and the reduction of U-turns with the traffic signal, at C.E. Wilson Road, *Exhibit A*. Additionally, he spoke on the adversely favorable and not adversely unfavorable impacted roadway segments.

(2:24 p.m.) Bob Porter, 4240 Race Track Road, Applicant, spoke on the type of homes to be built and the proposed road connectors.

(2:27 p.m.) Tom Champion, Land Acquisition Land Manager for Seda Homes, 2120 Corporate Square Boulevard, spoke on safety and quality of life.

(2:28 p.m.) Porter spoke on the project timeline.

(2:32 p.m.) William Rogers, 120 Spring Creek Way, voiced his safety concerns with the current U-turns on CR 210; and the number of proposed townhomes.

(2:34 p.m.) Liana Marquez-Ayala, 140 Savanna Preserve Court, spoke in opposition of the proposal, due to the additional traffic and the disruption of nature.

(2:36 p.m.) Matthew Lowry, Seda Construction, 2120 Corporate Way, spoke in favor of a second entrance in Sandy Creek.

(2:37 p.m.) Diana Sargent, 21 Flora Lake Circle, spoke in opposition of a second entrance in Sandy Creek. He stated that the new buildings had already put a strain on the schools, police, traffic, community, and endangering the wildlife. She suggested an environmental impact study be performed.

(2:40 p.m.) Ryan Carter, Project Environment Consultant, 42 Masters Drive, spoke on the onsite wetlands, agency coordination, and protected species. Porter commented on the amount of uncut property, traffic congestion, and the size of the project.

(2:45 p.m.) Waldron questioned road capacity once all construction on CR 210 was completed. Phong Nguyen, Transportation Development Division Manager, spoke on road capacity, with a timeline of the road improvements.

(2:49 p.m.) Motion by Johns, seconded by Blocker, carried 3/2, with Smith and Waldron dissenting, to enact Ordinance No. 2019-57, for PUD 2019-02, Bridgewater PUD, based on nine findings of fact to support the motion.

ORDINANCE NUMBER 2019-57

**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**

(08/20/19 - 18 - 2:50 p.m.)

5. PUBLIC HEARING, COMPAMD 2016-06, MINORCAN MILL (TRANSMITTAL). TRANSMITTAL HEARING FOR COMPAMD 2016-06, MINORCAN MILL, A COMPREHENSIVE PLAN AMENDMENT TO AMEND 58.24 ACRES ON THE FUTURE LAND USE MAP FROM AGRICULTURAL INTENSIVE (AI) TO RESIDENTIAL-B (RES-B), WITH A TEXT AMENDMENT LIMITING THE MAXIMUM NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS TO 125. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON DECEMBER 6, 2018, AND VOTED 3-2, IN FAVOR OF RECOMMENDING DENIAL OF TRANSMITTAL OF COMPAMD 2016-06, MINORCAN MILL. THE BOARD OF COUNTY COMMISSIONERS REMANDED THE APPLICATION BACK TO THE PLANNING AND ZONING AGENCY ON FEBRUARY 5, 2019. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON JULY 18, 2019, AND VOTED 4-1, IN FAVOR OF RECOMMENDING TRANSMITTAL OF COMPAMD 2016-06, MINORCAN MILL

Proof of publication of the notice of hearing on COMPAMD 2019-06, Minorcan Mill Transmittal, was received, having been published in *The St. Augustine Record* on June 28, 2019.

Cynthia A. May, Senior Supervising Planner, presented the details of the item, including additional contributions to the County, via PowerPoint.

(2:56 p.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, presented the details of the application, including revisions to the application regarding traffic concerns, via PowerPoint.

(3:05 p.m.) Motion by Dean, seconded by Johns, carried 4/1, with Smith dissenting, to transmit COMPAMD 2016-06, Minorcan Mill, based on three findings of fact.

(08/20/19 - 19 - 3:06 p.m.)

6. PUBLIC HEARING, MAJMOD 2019-01, PACETTI ROAD PLAZA. REQUEST FOR A MAJOR MODIFICATION TO THE PACETTI ROAD PLAZA PLANNED UNIT DEVELOPMENT (ORDINANCE 2010-01), TO REINSTATE THE EXPIRED PUD, ADD 3,100 SQUARE FEET OF COMMERCIAL, REDUCE THE SCENIC EDGE, AND REVISE THE DESIGN OF THE PROJECT. THE SUBJECT PROPERTY, APPROXIMATELY 5.95 ACRES, IS ON THE WEST SIDE OF PACETTI ROAD (CR 13A) SOUTH OF MEADOWLARK LANE AND ACROSS FROM SAMARA LAKES PARKWAY. THE PLANNING AND ZONING AGENCY VOTED 6-0 TO RECOMMEND APPROVAL DURING ITS JULY 18, 2019, HEARING

Proof of publication of the notice of hearing on MAJMOD 2019-01, Pacetti Road Plaza, was received, having been published in *The St. Augustine Record* on June 28, 2019.

There was no ex parte communication.

Georgia Katz, Senior Planner, presented the details of the item, via PowerPoint.

(3:10 p.m.) Karen Taylor, 77 Saragossa, representing the applicant, presented the details of the application, via PowerPoint.

(3:17 p.m.) **Motion by Smith, seconded by Dean, carried 5/0, to enact Ordinance No. 2019-58, MAJMOD 2019-01, Pacetti Road Plaza, based upon six findings of fact.**

ORDINANCE NO. 2019-58

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PACETTI ROAD PLAZA PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2010-01, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(08/20/19 - 19 - 3:18 p.m.)

7. PUBLIC HEARING, PUD 2018-17, LIGHTSEY ROAD SELF-STORAGE. PUD 2018-17, LIGHTSEY ROAD SELF-STORAGE. A REQUEST TO REZONE APPROXIMATELY 8.99 ACRES OF LAND, LOCATED ON LIGHTSEY ROAD, FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW A SELF-STORAGE FACILITY, AND OTHER SPECIFIED USES, INCLUDING GENERAL, PROFESSIONAL, GOVERNMENT, AND MEDICAL OFFICES. THE PLANNING AND ZONING AGENCY VOTED 6-0, TO RECOMMEND APPROVAL AT ITS JULY 18, 2019, HEARING

Proof of publication of the notice of hearing on PUD 2018-17, Lightsey Road Storage, was received, having been published in *The St. Augustine Record* on July 2, 2019.

Waldron recused himself because his parents were the prior owners of the property up for rezoning and the property beside it.

(3:19 p.m.) Ex parte communications: Johns disclosed that on August 15, 2019, he had met with Doug Burnett regarding the layout of the project, surrounding property uses, and traffic concerns. Blocker disclosed that on August 8, 2019, at 4:00 p.m., he had met with Burnett regarding the scope of the project and potential traffic concerns. Dean disclosed that on August 14, 2019, he had a brief conversation with Burnett. Smith disclosed that

on August 8, 2019, at 10:00 a.m., he had met with Burnett regarding the request, the zoning, the limitations and conditions, the location and size of the project, retention on the front in regard to a buffer from the road, limiting the building height to one-story, powerlines on the east and northern sides, enhanced landscaping, and lack of opposition. He also received a letter that was placed into the public record.

(3:21 p.m.) Georgia Katz, Senior Planner, presented the details of the item, including the screening for the property, and additional compatibility provisions, via PowerPoint.

(3:28 p.m.) Doug Burnett, St. Johns Law Group, representing the applicant, 104 Sea Grove Main Street, presented the details of the application, including the reduction of allowable uses, via PowerPoint.

(3:32 p.m.) Smith questioned the direction of the drainage run-off. Burnett responded.

(3:35 p.m.) **Motion by Dean, seconded by Johns, carried 4/0, with Waldron recused, to enact Ordinance No. 2019-59, PUD 2018-17, Lightsey Road Self Storage, based upon findings of fact 1-9.**

ORDINANCE NO. 2019-59

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

(08/20/19 - 20 - 3:35 p.m.)

8. PUBLIC HEARING, REZ 2019-02, EDINGER IV BEACH PROPERTY. REQUEST TO REZONE APPROXIMATELY 0.22 ACRES OF LAND FROM COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL MANUFACTURED/MOBILE HOME OR SINGLE FAMILY (RMH(S)), WITH AN ADDRESS OF 6257 A1A SOUTH, LOCATED APPROXIMATELY 1300 FEET SOUTH OFF TREASURE BEACH ROAD, ON ANASTASIA ISLAND. THE PLANNING AND ZONING AGENCY (PZA) RECOMMENDED APPROVAL BY 5-0, AT THE JULY 18, 2019, PZA HEARING

Proof of publication of the notice of hearing on REZ 2019-02, Edinger IV Beach Property, was received, having been published in *The St. Augustine Record* on July 2, 2019.

There was no ex parte communication.

Kim K. Del Rance, Senior Planner, presented the details of the item, via PowerPoint. She reviewed the site plan, relinquished uses, and the compatibility table.

(3:39 p.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to enact Ordinance 2019-60, REZ 2019-02, Edinger IV Beach Property, based upon four findings of fact.**

ORDINANCE NO. 2019-60

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL

MANUFACTURED/MOBILE HOME OR SINGLE FAMILY (RMH(S)); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(08/20/19 - 21 - 3:40 p.m.)

9. PROPOSED OFF-BEACH PARKING IMPROVEMENTS TO LEVERAGE ADDITIONAL STATE AND FEDERAL COST SHARING FOR THE SOUTH PONTE VEDRA-VILANO BEACH U.S. ARMY CORPS OF ENGINEER (USACE) BEACH NOURISHMENT PROJECT. STAFF HAS BEEN EXPLORING OPPORTUNITIES TO REDUCE THE COUNTY'S COSTS FOR THE NEW 50-YEAR USACE BEACH AND DUNE NOURISHMENT PROJECT IN NORTH BEACH. THERE WAS \$1.7 MILLION BUDGETED IN FISCAL YEAR (FY) 19 FOR THIS PURPOSE. UPON ANALYZING THE FEASIBILITY OF ALTERNATIVES TO INCREASE PUBLIC ACCESS, AND THE RELATED EFFECT ON THE STATE AND FEDERAL COST SHARES FOR THE USACE PROJECT, STAFF RECOMMENDS BUILDING 20 NEW PAVED PARKING SPACES IN THE PLANNED PARKING FOOTPRINT OF THE FUTURE MUSSALLEM BEACHFRONT PARK, AND RE-ESTABLISHING OVERFLOW PARKING AT NORTH BEACH PARK TO BRING THE PARKING COUNT TO 100 SPACES. AN ADDITIONAL PROJECT TO ADD FORTY PUBLIC PARKING SPOTS AT THE REEF RESTAURANT OVERFLOW PARKING AREA IS ALSO UNDER DEVELOPMENT, AND STAFF INTENDS TO SEEK APPROVAL FROM THE COMMISSION IN SEPTEMBER. ALL OF THE RECOMMENDED IMPROVEMENTS ARE ESTIMATED TO TOTAL LESS THAN \$1 MILLION, WITH ESTIMATED IMPROVEMENT TO THE COUNTY'S SHARE OF THE USACE PROJECT COST OF \$3.6 MILLION FOR THE INITIAL NOURISHMENT AND AN ADDITIONAL \$17.1 MILLION FOR THE SUBSEQUENT NOURISHMENTS

Damon Douglas, Administrative Manager, Public Works, presented the details of the off-beach parking improvements, via PowerPoint.

(3:41 p.m.) Rebecca Lavie, Assistant County Attorney, entered the meeting.

(3:44 p.m.) Soria left the meeting.

(3:44 p.m.) Motion by Dean, seconded by Blocker, carried 5/0, to direct staff to implement the recommended parking improvements in the future Mussallem Park and North Beach Park.

(Regular Agenda Item 10 was pulled.)

10. PARKS AND RECREATION MASTER PLAN UPDATE.

(08/20/19 - 21 - 3:45 p.m.)

11. CONSIDER AN APPOINTMENT TO THE CULTURAL RESOURCE REVIEW BOARD AND RATIFICATION OF MEMBER TERM LIMITS. CURRENTLY THERE IS ONE VACANCY ON THE CULTURAL RESOURCE REVIEW BOARD. THIS VACANCY IS FOR AN AT-LARGE ALTERNATE SEAT. APPOINTEES SHALL BE QUALIFIED THROUGH THE DEMONSTRATION OF SPECIAL INTEREST, EXPERIENCE OR EDUCATION IN THE PRESERVATION OF THE COUNTY'S CULTURAL RESOURCES, AND WHEN POSSIBLE, HAVE PRACTICAL AND PROFESSIONAL EXPERIENCE IN ONE OR MORE OF THE FOLLOWING FIELDS: ARCHAEOLOGY, ARCHITECTURE, ARCHITECTURAL HISTORY, CURATION OR CONSERVATION, PLANNING, PROFESSIONAL ENGINEERING, REAL ESTATE, HISTORY, HISTORIC PRESERVATION, OR RELATED DISCIPLINES. PLEASE FIND ATTACHED FOR YOUR REVIEW AND

CONSIDERATION A RECOMMENDATION LETTER FROM THE CULTURAL RESOURCE REVIEW BOARD, ALONG WITH THREE APPLICATIONS. THESE APPLICATIONS ARE AS FOLLOWS: TONYA CRAMER, DISTRICT - 4; KAI MUI, DISTRICT - 4; AND ALBERT SYELES, DISTRICT - 5. ADDITIONALLY, ON NOVEMBER 6, 2018, THE BOARD OF COUNTY COMMISSIONERS VOTED TO APPOINT SIX APPLICANTS, AT THAT TIME, IT WAS DECIDED BY THE BOARD OF COUNTY COMMISSIONERS, TO GRANT THE CULTURAL RESOURCE REVIEW BOARD THE AUTHORITY TO SELECT THE TERM LIMITS OF THE SELECTED MEMBERS. ATTACHED FOR YOUR REVIEW AND CONSIDERATION IS A LETTER FROM THE CULTURAL RESOURCE REVIEW BOARD, DATED APRIL 12, 2019, WHICH INDICATES THE TERM LIMITS, AS DECIDED BY THE CULTURAL RESOURCE REVIEW BOARD

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

(3:47 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to appoint Tayna Cramer, to the Cultural Resource Review Board, for the position of at-large alternate, for a full four-year term, scheduled to expire August 20, 2023.**
and

(3:47 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to ratify the terms of the Cultural Resource Review Board, as stated in the recommendation letter submitted by the Cultural Resource Review Board, dated April 12, 2019.**

(3:48 p.m.) The Board moved to Regular Agenda Item 13.

(3:58 p.m.) Subsequently, Browning spoke in support of the beach parking locations.

(08/20/19 - 22 - 3:58 p.m.)

12. PRESENTATION OF REQUESTED TIMELINE FOR COUNTY ADMINISTRATOR TRANSITION. THE COUNTY ADMINISTRATOR'S CONTRACT IS SCHEDULED TO EXPIRE ON JANUARY 1, 2021. STAFF WILL PROVIDE INFORMATION REGARDING THE TRANSITION TIMELINE OPTIONS, INCLUDING POSSIBLE PROFESSIONAL RECRUITMENT

Dean spoke on Wanchick's contract and requested that stakeholders be given the opportunity to speak regarding the retention/replacement. Discussion ensued.

(4:07 p.m.) **Motion by Dean, seconded by Blocker, carried 5/0, to table the search item until the first meeting in March 2020.**

(4:09 p.m.) The Board moved to commissioner's reports.

(08/20/19 - 22 - 3:48 p.m.)

13. BEACH RENOURISHMENT DISCUSSION

Dean presented the details of the request for Ocean Villas/Serenata Beach Club to be included in the beach renourishment project, via PowerPoint.

(3:52 p.m.) John Richards, President of Ocean Villas, spoke on including the Ocean Villas/Serenata Beach Club with the ongoing beach renourishment project.

(3:53 p.m.) Joy Andrews, Assistant County Administrator, entered the meeting.

(3:55 p.m.) Vivian Browning, 30 Beachcomber Way, spoke in support of the request.

(3:57 p.m.) *Consensus was given to direct staff to prepare a Municipal Service Taxing Units (MSTU) package, prior to January 1, 2020, pertaining to the briefed project.*

(3:58 p.m.) Lavie left the meeting.

(3:58 p.m.) The Board moved to Regular Agenda Item 12.

(08/20/19 - 23 - 4:08 p.m.)
COMMISSIONERS' REPORTS

Commissioner Johns

Johns sent prayers to the families of the missing boaters.

Commissioner Blocker

(4:10 p.m.) Blocker shared some words of wisdom from a World War II veteran.

Commissioners Dean, Smith and Waldron had no reports.

(08/20/19 - 23 - 4:11 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Wanchick requested Board consensus to appoint Gabe Pellicer as the General Manager of the St. Augustine Amphitheatre. *Consensus was given.*

(08/20/19 - 23 - 4:13 p.m.)
COUNTY ATTORNEY'S REPORT

No report.

(08/20/19 - 23 - 4:13 p.m.)
CLERK OF COURT'S REPORT

No report.

(08/20/19 - 23 - 4:13 p.m.)
ADJOURN

With there being no further business to come before the Board, Waldron adjourned the meeting at 4:13 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 571312-571505, totaling \$2,098,523.37 and Voucher Register, Voucher Nos. 45174-45289, totaling \$1,754,515.15 (08/06/19)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 571506-571522, totaling \$22,655.87 and Voucher Register, Voucher Nos. 45290-45313, totaling \$42,090.14 (08/07/19)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 571523-571769, totaling \$1,437,974.39 and Voucher Register, Voucher Nos. 45314-45400, totaling \$1,589,685.64 (08/13/19)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 571770-571775, totaling \$6,847.78 and Voucher Register, Voucher Nos. 45401-45404, totaling \$3,433 (08/14/19)

5. St. Johns County Board of County Commissioners Check Register, Check No. 571776 totaling \$72,054.15 (08/15/19)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 571777-571796, totaling \$47,665.89 and Voucher Register, Voucher Nos. 45405-45407, totaling \$755.11 (08/15/19)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 45408-45409, totaling \$8,031.57 (08/15/19)

CORRESPONDENCE:

1. Letter dated July 18, 2019, regarding Turnbull Creek Community Development District's Public Facilities Report.
2. Letter dated July 17, 2019, regarding Southaven Community Development District's Annual Financial Audit Report.
3. Memo from Hunter S. Conrad, Clerk of Court, filing the Public Financial Management's Quarterly Investment Performance Review for the quarter ended June 30, 2019.
4. Memo from Hunter S. Conrad, Clerk of Court, filing the Public Financial Management's Quarterly OPEB Performance Review for the quarter ended June 30, 2019.

Approved __December 17_____, 2019

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____

Jeb S. Smith, Chair

ATTEST: BRANDON PATTY, CLERK

By: _____

Deputy Clerk

