

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
NOVEMBER 19, 2019  
9:00 A.M.**

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

Present:       Jeb S. Smith, District 2, Chair  
                  Jeremiah R. Blocker, District 4, Vice Chair  
                  James K. Johns, District 1  
                  Paul M. Waldron, District 3, Chair  
                  Henry Dean, District 5  
                  Michael Wanchick, County Administrator  
                  Patrick McCormack, County Attorney  
                  Sindy Wiseman, 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; Rebecca Lavie, Assistant County Attorney; and Brad Bulthuis, Assistant County Attorney

(11/19/19 - 1 - 9:27 a.m.)  
CALL TO ORDER

Waldron called the meeting to order.

(11/19/19 - 1 - 9:27 a.m.)  
ROLL CALL

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

(11/19/19 - 1 - 9:28 a.m.)  
PUBLIC COMMENT

Nicole Crosby, 1169 Neck Road, expressed appreciation for the reopening of Mickler's Beach and allowing parking on Ponte Vedra Boulevard to access the beach. Wanchick referenced the ordinance prohibiting parking on Ponte Vedra Boulevard.

(9:31 a.m.) Sherri Badger, 2772 South Collins Avenue, voiced her concerns with staff decisions regarding the fire hydrant and culvert on Collins Avenue, lobbyist restrictions, and appointed boards. She provided pictures of the fire hydrant and culvert in question, *Exhibit A*.

(9:33 a.m.) Tom Reynolds, 50 Brigantine Court, spoke on the County's code of ethics, *Exhibit B*, in regard to the process for a motion to reconsider.

(9:37 a.m.) James Hensley, 7330 Oakmont Court, presented photos of flooding, clogged pipes on his property, and engineering reports, *Exhibit C*. He requested regular maintenance of the stormwater management system. Dean responded that he spoke to the Water Management District regarding the concerns and that they would be placed on the Water Management District's December agenda.

(9:42 a.m.) Jared Olson, 23209 Harbor Vista Circle, co-founder of Climate Action St. Augustine, expressed his appreciation to the Board for being receptive to the concerns of the group and spoke on the importance of fighting climate change.

(9:45 a.m.) Bryana Graw, 1 Malaga Street, spoke on climate change.

(9:46 a.m.) Camille Montano, 1 Malaga Street, requested making changes to A127 and D112 of the amended 2025 Comprehensive Plan.

(9:49 a.m.) Sheri Lloyd, 157 Ocean Hollow Lane, spoke on protecting the earth, requested to place all undeveloped land into conservation, requested to restore failing infrastructures, and to eliminate single plastic use.

(9:52 a.m.) Vaish Gundakaram, 144 King Street, spoke on better transparency and protecting the natural stormwater drainage systems.

(9:55 a.m.) Shyla Macaluso, 650 West Pope Road, spoke on environmental concerns in the County.

(11/19/19 - 2 - 9:57 a.m.)

#### DELETIONS TO THE CONSENT AGENDA

There were none.

(11/19/19 - 2 - 9:58 a.m.)

#### APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2019-391**, approving the final plat for Windsong Acres (replat)

#### **RESOLUTION NO. 2019-391**

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

3. Motion to adopt **Resolution No. 2019-392**, approving the final plat for Shearwater, Phase 2C-2 (Replat)

#### **RESOLUTION NO. 2019-392**

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

4. Motion to adopt **Resolution No. 2019-393**, approving the final plat for Twin Creeks North, Parcel 13, Phase 2, Unit 1

#### **RESOLUTION NO. 2019-393**

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

**APPROVING A PLAT FOR TWIN CREEKS NORTH,  
PARCEL 13, PHASE 2, UNIT 1**

5. Motion to Adopt **Resolution No. 2019-394**, approving the final plat for Worthington Estates, Phase III and IV

**RESOLUTION NO. 2019-394**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WORTHINGTON ESTATES, PHASE III AND IV**

6. Motion to adopt **Resolution No. 2019-395**, approving the final plat for Southaven, Phase IIC and III

**RESOLUTION NO. 2019-395**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SOUTHAVEN, PHASE IIC AND III**

7. Motion to adopt **Resolution No. 2019-396**, approving the final plat for Silverleaf Village

**RESOLUTION NO. 2019-396**

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

8. Motion to adopt **Resolution No. 2019-397**, approving the final plat for Conservation Trail

**RESOLUTION NO. 2019-397**

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

9. Motion to adopt **Resolution No. 2019-398**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water, sewer, and reuse systems to serve Silverleaf County Road (CR) 2209 and Silverleaf Parkway

**RESOLUTION NO. 2019-398**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, AND REUSE SYSTEMS TO SERVE SILVERLEAF CR 2209 AND SILVERLEAF PARKWAY**

10. Motion to adopt **Resolution No. 2019-399**, accepting a drainage easement to serve Bannon Lakes PUD, Phase 1, Duran Drive, located off International Golf Parkway

**RESOLUTION NO. 2019-399**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DRAINAGE EASEMENT TO SERVE BANNON LAKES PUD, PHASE 1, DURAN DRIVE, LOCATED OFF INTERNATIONAL GOLF PARKWAY**

11. Motion to adopt **Resolution No. 2019-400**, approving the terms of the attached Master Products and Services Agreement between St. Johns County, Florida, and Sensus USA, Inc.; and authorizing the county administrator to execute the agreement, substantially in the same form as attached

**RESOLUTION NO. 2019-400**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE THE MASTER PRODUCTS AND SERVICES AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND SENSUS USA, INC.**

12. Motion to adopt **Resolution No. 2019-401**, authorizing the chair of the Board of County Commissioners, or the county administrator, to enter into the State-Funded Grant Agreement, with the Florida Department of Transportation, to receive \$3,700,000 for construction of improvements of State Road (SR) 313 at the U.S. 1 intersection; and amending the Fiscal Year 2020 Transportation Trust Fund budget to recognize and appropriate unanticipated revenue

**RESOLUTION NO. 2019-401**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A DEVELOPER AGREEMENT FOR IMPROVEMENTS TO STATE ROAD (SR) 313 AT U.S. 1, WITH CORDOVA PALMS INVESTMENT, LLC (DEVELOPER); AUTHORIZING THE CHAIR, COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE DEVELOPER AGREEMENT ON BEHALF OF ST. JOHNS COUNTY (COUNTY); AND AMENDING THE FISCAL YEAR 2020 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE ENGINEERING DEPARTMENT**

13. Motion to adopt **Resolution No. 2019-402**, authorizing the county administrator to enter into the Developer Agreement for Improvements to State Road (SR) 313 at U.S. 1, with Cordova Palms Investment, LLC (Developer), for the Developer to pay for any and all costs not reimbursed by the Florida Department of Transportation

RESOLUTION NO. 2019-402

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A DEVELOPER AGREEMENT FOR IMPROVEMENTS TO SR 313 AT U.S. 1, WITH CORDOVA PALMS INVESTMENT, LLC (DEVELOPER); AUTHORIZING THE CHAIR, COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE DEVELOPER AGREEMENT ON BEHALF OF ST. JOHNS COUNTY (COUNTY); AND AMENDING THE FISCAL YEAR 2020 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE ENGINEERING DEPARTMENT

14. Motion to adopt **Resolution No. 2019-403**, approving the terms, conditions, provisions, and requirements of a Construction and Maintenance Agreement between the State of Florida and St. Johns County for the Wildwood Drive and U.S. 1 intersection improvements; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2019-403

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A CONSTRUCTION AND MAINTENANCE AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, RELATING TO IMPROVEMENTS TO THE INTERSECTION OF WILDWOOD DRIVE AND U.S. 1; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING AN EFFECTIVE DATE

15. Motion to declare the attachments as surplus; and to authorize the county administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274
16. Motion to adopt **Resolution No. 2019-404**, authorizing the county administrator, or designee, to execute Task Order No. 30, for A.W.A. Contracting Company, Inc., to replace the box culvert at County Road (CR) 13, Moccasin Branch Bridge for a not-to-exceed amount of \$375,253.90, under Bid No. 18-14; Countywide Roadway Drainage and Infrastructure Maintenance (Master Contract No: 14-MCC-AWA-08972)

RESOLUTION NO. 2019-404

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE A.W.A. CONTRACTING COMPANY, INC., TASK ORDER NO. 30, FOR COUNTY

**ROAD (CR) 13, MOCCASIN BRANCH BRIDGE  
CULVERT REPLACEMENT, UNDER BID NO. 18-14  
(MASTER CONTRACT NO. 17-MCC-AWA-08972)**

17. Motion to adopt **Resolution No. 2019-405**, authorizing the county administrator, or his designee, to execute Task Order No. 25, with A.W.A. Contracting Company, Inc., under Bid No. 18-14; Countywide Roadway Drainage and Infrastructure Maintenance (Master Contract No: 14-MCC-AWA-08972), in the amount of \$505,107.64, to complete replacement of drainage pipes at ten crossings on Joe Ashton Road

**RESOLUTION NO. 2019-405**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE A.W.A. CONTRACTING COMPANY, INC., TASK ORDER NO. 25, FOR DRAINAGE PIPE REPLACEMENTS AT TEN CROSSINGS ON JOE ASHTON ROAD UNDER BID NO. 18-14 (MASTER CONTRACT NO. 17-MCC-AWA-08972)**

18. Motion to adopt **Resolution No. 2019-406**, authorizing the county administrator, or his designee, to award Bid No. 19-72; Danella Construction Corporation of Florida, Inc., and Southland Specialties, Inc., of Tennessee, as the lowest, responsive and responsible bidders; and to execute contracts, in substantially same form and format as attached, for the required services as provided in Bid No. 19-72

**RESOLUTION NO. 2019-406**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-72; AND TO EXECUTE AGREEMENTS FOR TREE REMOVAL, TRIMMING AND STUMP GRINDING SERVICES**

19. Motion to adopt **Resolution No. 2019-407**, authorizing the county administrator, or his designee, to execute and issue a purchase order to Ten-8 Fire Equipment, Inc., for three 2019 Braun Ambulances, at a total price of \$761,493, subject to the terms and conditions of the Florida Sheriff's Association and Florida Association of Counties Contract No. FSA18-VEF13.0

**RESOLUTION NO. 2019-407**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK THE FLORIDA SHERIFF'S ASSOCIATION CONTRACT NO. FSA18-VEF13.0; AND TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE OF THREE 2019 BRAUN CHIEF XL AMBULANCES FROM TEN-8 FIRE EQUIPMENT, INC., FOR THE ST. JOHNS COUNTY FIRE RESCUE**

20. Motion to adopt **Resolution No. 2019-408**, authorizing the county administrator, or his designee, to execute and issue a purchase order to Thomson Pump for three Trailer Mounted Solids Handling Sound Attenuated Vacuum-Assisted Pumps, at a total price of \$154,766, subject to the terms and conditions of the Florida Sheriff's Association Contract No. FSA19-VEH17.0

**RESOLUTION NO. 2019-408**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK THE FLORIDA SHERIFF'S ASSOCIATION CONTRACT NO. FSA19-VEH17.0; AND TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE OF THREE SIX INCH TRAILER MOUNTED SOLIDS HANDLING SOUND ATTENUATED VACUUM-ASSISTED PUMPS, FROM THOMPSON PUMP, FOR THE ST. JOHNS COUNTY UTILITY DEPARTMENT**

21. Motion to adopt **Resolution No. 2019-409**, amending the St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2020

**RESOLUTION NO. 2019-409**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE AMENDED SCHEDULE OF FEES FOR CERTAIN COUNTY DEPARTMENTS; AND PROVIDING AN EFFECTIVE DATE**

22. Motion to approve the Fiscal Year 2019 end-of-year fund reserve transfers, per the attached schedule, to ensure fiscal year-end positive account balances, per the Administrative Code
23. Motion to adopt **Resolution No. 2019-410**, authorizing the chair to execute an agreement, in substantially the same form and format as attached hereto, between St. Johns County and Jacksonville Area Legal Aid, Inc., to provide legal services to indigent persons residing within St. Johns County during Fiscal Year 2020

**RESOLUTION NO. 2019-410**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR TO EXECUTE A CONTRACT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND JACKSONVILLE AREA LEGAL AID, INC., TO PROVIDE LEGAL SERVICES TO INDIGENT PERSONS RESIDING WITHIN ST. JOHNS COUNTY, FLORIDA**

24. Motion to adopt **Resolution No. 2019-411**, approving the terms, conditions, and requirements of the Memorandum of Agreement between St. Johns County and the Florida Division of Emergency Management; and authorizing the county administrator, or designee, to execute an agreement, in substantially the same form and format, on behalf of the County

**RESOLUTION NO. 2019-411**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF A MEMORANDUM OF AGREEMENT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY EMERGENCY MANAGEMENT**

25. Motion to adopt **Resolution No. 2019-412**, to provide a State Housing Initiative Partnership Local Housing Assistance Plan technical revision, as described, to serve the housing needs of very low, low, and moderate-income eligible participants

**RESOLUTION NO. 2019-412**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO PROVIDE A SHIP LOCAL HOUSING ASSISTANCE PLANS (LHAP) TECHNICAL REVISION FOR FISCAL YEAR 2017/2018, 2018/2019, 2019/2020, AS PROVIDED BY STATE STATUE AND SHIP RULE, TO EXPAND THE HOUSING SERVICES AND HOUSING STRATEGIES, AS APPROVED BY THE SHIP REVIEW COMMITTEE**

26. Motion to adopt **Resolution No. 2019-413**, approving the subrecipient agreement between St. Johns County and Emergency Services Homeless Coalition of St. Johns County, Inc.; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County, substantially in the same form as attached

**RESOLUTION NO. 2019-413**

**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 EMERGENCY SERVICES HOMELESS COALITION OF ST. JOHNS COUNTY INC., UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

27. Motion to adopt **Resolution No. 2019-414**, authorizing the county administrator, or his designee, to accept \$930,264 in Community Development Block Grant (CDBG) funds from HUD and, upon finding of legal sufficiency by the Office of the county attorney, to execute the grant agreement

**RESOLUTION NO. 2019-414**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT \$930,264 IN U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FISCAL YEAR 2019; AND AUTHORIZING THE COUNTY**



**ADMINISTRATOR, OR HIS DESIGNEE, TO SIGN THE  
FUNDING GRANT AGREEMENT**

28. Motion to adopt **Resolution No. 2019-415**, approving the amendment to the subrecipient agreement between St. Johns County and Catholic Charities Bureau, Inc., St. Augustine Regional Office; and authorizing the county administrator, or designee, to execute the amendment, substantially in the same form as attached, on behalf of the County

**RESOLUTION NO. 2019-415**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE BUDGET OF A SUBRECIPIENT AGREEMENT BETWEEN ST. JOHN'S COUNTY AND CATHOLIC CHARITIES BUREAU, INC., ST. AUGUSTINE REGIONAL OFFICE UNDER COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE AN AMENDED SUBRECIPIENT AGREEMENT ON BEHALF OF THE COUNTY**

29. Motion to adopt **Resolution No. 2019-416**, in accordance with the policy provided in Resolution No. 1992-152, approving the request to name Ball Field No. 1 at the Rivertown Baseball Complex "Jessie Melcolm Field"

**RESOLUTION NO. 2019-416**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, NAMING A COUNTY FACILITY IN HONOR OF JESSIE MELCOLM; AND PROVIDING FOR AN EFFECTIVE DATE**

30. Motion to adopt **Resolution No. 2019-417**, authorizing the county administrator, or designee, to execute a Memorandum of Agreement with the Florida Fish and Wildlife Conservation Commission, in substantially the same form and format as attached, providing for the repair, maintenance, and construction of public boat ramps, located within St. Johns County, Florida

**RESOLUTION NO. 2019-417**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO A MEMORANDUM OF AGREEMENT, WITH THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC), TO HELP MAINTAIN ELIGIBLE ST. JOHNS COUNTY BOAT RAMPS**

31. Motion to adopt **Resolution No. 2019-418**, authorizing the transfer of \$15,499.20 of Parks and Recreation contributions from the General Fund to the Parks and Recreation Maintenance Department to facilitate facility modifications at Davis Park and Palencia Park

**RESOLUTION NO. 2019-418**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE RE-APPROPRIATION OF FUNDS RECEIVED IN THE FISCAL YEAR 2019 PARK IMPROVEMENT ASSOCIATION FEE BUDGET LINE AND CARRIED FORWARD INTO FISCAL YEAR 2020**

32. Motion to adopt **Resolution No. 2019-419**, approving the Library's Annual Plan of Service 2019-2020, as required by the State Library of Florida, in order to receive annual State Aid to Libraries Grant funding

**RESOLUTION NO. 2019-419**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE LIBRARY'S ANNUAL PLAN OF SERVICE 2019-2020, AS REQUIRED BY THE STATE LIBRARY OF FLORIDA, IN ORDER TO RECEIVE ANNUAL STATE AID TO LIBRARIES GRANT FUNDING IN FY2020**

33. Motion to adopt **Resolution No. 2019-420**, approving the Library System's Books by Mail policy, with an effective date of December 1, 2019

**RESOLUTION NO. 2019-420**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE LIBRARY SYSTEM'S BOOKS BY MAIL POLICY, AND PROVIDING AN EFFECTIVE DATE**

34. Motion to adopt **Resolution No. 2019-421**, recognizing and appropriating \$42,000 in contributions from the Friends of the Ponte Vedra Concert Hall for lighting system improvements within the Fiscal Year 2020 Cultural Events Fund

**RESOLUTION NO. 2019-421**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2020 CULTURAL EVENTS FUND TO RECOGNIZE AND APPROPRIATE FUNDING FROM THE FRIENDS OF THE PONTE VEDRA CONCERT HALL**

35. Proofs:
- a. Proof: Request for Bids, Bid No. 20-08; West King Street Landscaping Project, published on September 30, 2019, and October 7, 2019, in *The St. Augustine Record*
  - b. Proof: Request for Bids, Bid No. 20-09; Lawn Maintenance, St. Johns County Facilities, published on October 7, 2019, and October 14, 2019, in *The St. Augustine Record*
  - c. Proof: Request for Bids, Bid No. 20-12; Purchase of Motor Protection Electronics, published on October 14, 2019, and October 21, 2019, in *The St. Augustine Record*

- d. Proof: Request for Bids, Bid No. 20-14; Construction of Turn Lane on Racetrack Road at Veteran's Parkway, October 16, 2019, and October 23, 2019, in *The St. Augustine Record*
- e. Proof: Request for Bids, Bid No. 20-11; Construction of Improvements for SR-313 at US-1 (SR-5) - FDOT No. 445799-1-54-01, published on October 16, 2019, and October 23, 2019, in *The St. Augustine Record*
- f. Proof: Notice of Action in the Matter of 110519 Exchange of County Property, published on October 21, 2019, and October 28, 2019, in *The St. Augustine Record*
- g. Proof: Notice of Hearing, ECL Notice, published on October 21, 2019, October 28, 2019, and November 4, 2019, in *The St. Augustine Record*
- h. Proof: Request for Bids, Bid No. 20-05; CDBG-DR Project – Hastings, Phase 1, Sanitary Sewer Rehab, published on October 25, 2019, and November 1, 2019, in *The St. Augustine Record*
- i. Proof: Notice of Meeting, 11/05/2019, BCC Private Meeting, was published on October 25, 2019, in *The St. Augustine Record*
- j. Proof: Request for Bids, Bid No. 20-02; Fruit Cove Sewer Interconnect, published on October 28, 2019, and November 4, 2019, in *The St. Augustine Record*
- k. Proof: Request for Qualifications, RFQ No. 20-07; SJC Utility Water and Wastewater Laboratory Design Services, published on September 26, 2019, and October 3, 2019, in *The St. Augustine Record*

(11/19/19 - 11 - 9:58 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Waldron requested the addition of the following item: accepting unanticipated revenue for the “Field of Dreams”.

(11/19/19 - 11 - 9:59 a.m.)

APPROVAL OF REGULAR AGENDA

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

(11/19/19 - 11 - 9:59 a.m.)

1. ST. JOHNS RIVER-TO-SEA LOOP TRAIL. ADOPTION OF PREFERRED ROUTE AND REQUEST FOR GRANT FUNDING. ON APRIL 18, 2017, THE BOARD OF COUNTY COMMISSIONERS APPROVED A FLORIDA SHARED-USE NON-MOTORIZED (SUN) TRAIL NETWORK AGREEMENT, WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), TO PARTICIPATE IN A PLANNING STUDY FOR THE ST. JOHNS RIVER-TO-SEA LOOP (SJR2SL) TRAIL FROM THE END OF THE EXISTING TRAIL NEAR I-95 TO THE FLAGLER COUNTY LINE AT A1A. STAFF PROVIDED A BRIEF PRESENTATION ON THE FINDINGS OF THE STUDY, INCLUDING SELECTION OF A PREFERRED ROUTE AND THE NEXT STEPS REQUIRED TO SEEK FUNDING FOR DESIGN AND CONSTRUCTION FROM THE STATE. THE TWO-YEAR STUDY INCLUDED PUBLIC MEETINGS AND MULTI-JURISDICTIONAL COORDINATION RESULTING IN A “PREFERRED ALIGNMENT AND COMPLIMENTARY ROUTE.” STAFF REQUESTS THAT THE BOARD OF COUNTY COMMISSIONERS: 1) ADOPT THE “PREFERRED ALIGNMENT AND COMPLIMENTARY ROUTE” OF THE SJR2SL, AS DEPICTED IN THE ATTACHED EXHIBIT I FROM THE PLANNING STUDY, 2) AUTHORIZE STAFF TO APPLY FOR DEDICATED SHARED USE FACILITY FUNDS, AVAILABLE THROUGH THE FLORIDA SUN FUND, FOR DESIGN AND CONSTRUCTION OF THE PROPOSED TRAIL, AND 3) TO COMPLETE ALL NECESSARY

APPLICATION PAPERWORK, INCLUDING A CERTIFICATION OF COMMITMENT TO MAINTENANCE OF THE FACILITY

Rodney H. Cooper, PE, County Traffic Engineer, presented the details of the item, via PowerPoint. He noted that he had received letters of support from the East Coast Greenway Alliance, St. Johns River-to-Sea Alliance, Florida Bicycle Association, Friends of A1A, North Florida Bicycle Club, and Vilano Beach Main Street, Inc. He spoke on the estimated cost of completion and maintenance of the project and requested that the Board adopt the preferred alignment and complimentary route, agree to accept and certify the County as the future maintenance manager, and direct staff to apply for future project funding.

(10:21 a.m.) Smith asked for more clarification on the cost breakdown and what was included in the cost. Cooper responded. Discussion ensued on including maintenance costs on funding, estimated cost for resurfacing, and accuracy in all presentations.

(10:47 a.m.) Bulthuis questioned the County's maintenance responsibility on the trail within the Department of Transportation (DOT) owned right-of-way versus the County owned right-of-way. Cooper responded. Johns spoke on maintenance of the trail amenities.

(11:00 a.m.) Vivian Browning, 30 Beachcomber Way, spoke in support of the project, stating that the alignment would help economic development. She questioned the cost avoidance.

(11:03 a.m.) Tom Reynolds, 50 Brigantine Court, asked for clarification as to whether e-bikes would be allowed on the trail. He also spoke on Heather Neville's dedication with bicycle use in the County and stated he supported the project.

(11:06 a.m.) Jan Hand, 72 Palmer Street, spoke on cycling in the County, the economic impact, and safety for riders. She stated she supported the item.

(11:08 a.m.) Smith spoke on the benefits, transportation enhancements, and the reduction in cost in relation to the project.

(11:09 a.m.) **Motion by Blocker, seconded by Dean, carried 5/0, to adopt Resolution No. 2019-389, adopting the proposed "Preferred Alignment and Complimentary Route" for the St. Johns River-to-Sea Loop Multi-Use Regional Trail, as outlined in the St. Johns River-to-Sea Loop Multi-Use Regional Trail project planning study map, and attached as Exhibit I.**

**RESOLUTION NO. 2019-389**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ADOPTING THE PREFERRED ALIGNMENT AND COMPLIMENTARY ROUTE FOR THE ST. JOHNS RIVER-TO-SEA LOOP MULTI-USE TRAIL, AS OUTLINED IN THE ST. JOHNS RIVER-TO-SEA LOOP MULTI-USE REGIONAL TRAIL PROJECT PLANNING STUDY MAP AND ATTACHED, AS EXHIBIT I**

(11:09 a.m.) **Motion by Blocker, seconded by Dean, carried 5/0, to authorize the county administrator, or designee, to apply for grant funding from the State of Florida Shared-Use Nonmotorized Trail Program for the design and construction of the projects, within the "Preferred Alignment and Complimentary Route," as proposed in the St.**

**Johns River-to-Sea Loop Multi-Use Regional Trail Project Planning Study, and to complete all necessary application paperwork and certifications.**

(11/19/19 - 13 - 11:09 a.m.)

2. PUBLIC HEARING, PUD 2018-10, SWITZERLAND ANIMAL HOSPITAL. REQUEST TO REZONE APPROXIMATELY TWO ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW AN EXISTING VETERINARY CLINIC/OFFICE TO BE RENOVATED AND EXPANDED, AND TO ALLOW FUTURE DEVELOPMENT OF UP TO A TOTAL OF 10,000 SQUARE FEET OF PROFESSIONAL OFFICE USES, LOCATED AT 1430 STATE ROAD 13 N. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING OCTOBER 17, 2019, AND VOTED 7-0, IN FAVOR OF RECOMMENDING APPROVAL

Ex parte communications: Johns disclosed that he attended a community meeting prior to the previous review.

(11:10 a.m.) Cynthia A. May, ASLA, Senior Supervising Planner, presented the details of the request, including the waiver to allow, via PowerPoint.

(11:13 a.m.) Brad Wester, Driver, McAfee, Hawthorne and Diebenow, 1 Independent Drive, Suite 1200, Jacksonville, Florida, on behalf of the applicant, presented the details of the application, via PowerPoint.

**(11:18 a.m.) Motion by Johns, seconded by Waldron, carried 5/0, to enact Ordinance No. 2019-73, PUD 2018-10, Switzerland Animal Hospital, based on nine findings of fact.**

(11:19 a.m.) Johns commented on the collaboration of the project.

#### **ORDINANCE NO. 2019-73**

**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**

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

(11/19/19 - 13 - 11:20 a.m.)

3. PUBLIC HEARING, COMPAMD 2016-06, MINORCAN MILL (ADOPTION). ADOPTION 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 (PZA) HELD A PUBLIC HEARING ON JULY 18, 2019, AND VOTED 4-1 IN FAVOR OF RECOMMENDING TRANSMITTAL OF COMPAMD 2016-06, MINORCAN MILL. ON AUGUST 20, 2019, THE BOARD OF COUNTY COMMISSIONERS VOTED 4-1 IN FAVOR OF TRANSMITTING THIS ITEM. DETAILS REGARDING THE PZA HEARING ARE PROVIDED IN THE STAFF REPORT. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON OCTOBER 17, 2019, AND VOTED 5-2 IN FAVOR OF RECOMMENDING ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENT

Ex parte communications: Dean disclosed that he had received a phone call from Doug Burnett, November 15, 2019, regarding any questions or concerns that needed to be addressed. Blocker disclosed that he spoke with Burnett regarding any follow-up or questions he may have had. Waldron disclosed that he met November 18, 2019, at 10:00 a.m., with Burnett, Cynthia May, and Paolo Soria, regarding project details, increased funds for roads, new schools in the area, and changes from the original application. Johns disclosed that he had received a phone call from Burnett regarding any questions or concerns that needed to be addressed.

(11:21 a.m.) Cynthia A. May, ASLA, Senior Supervising Planner, presented the details of items 3 and 4, including the requested waivers, via PowerPoint.

(11:27 a.m.) Doug Burnett, St. Johns Law Group, 104 Seagrove Main Street, on behalf of the applicant, presented the details of the application, via PowerPoint. He spoke on the re-alignment of the entrance to meet the entrance to Arbor Mill, stating the re-alignment would create an additional quarter acre of recreational space.

(11:36 a.m.) Smith questioned whether the drainage ditch, located on the southern perimeter was maintained or removed. Burnett responded.

**(11:38 a.m.) Motion by Dean, seconded by Blocker, carried 4/1, with Smith dissenting, to enact Ordinance No. 2019-74, adopting COMPAMD 2016-06, Minorcan Mill, based on four findings of fact.**

#### ORDINANCE NO. 2019-74

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 AGRICULTURAL-INTENSIVE (A-I) TO RESIDENTIAL-B (RESB), WITH A TEXT AMENDMENT TO LIMIT THE MAXIMUM NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS TO 125, FOR APPROXIMATELY 58.24 ACRES OF LAND, LOCATED AT 6700 COUNTY ROAD 16A ON THE NORTH SIDE; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(11/19/19 - 14 - 11:20 a.m.)

4. PUBLIC HEARING, PUD 2018-01, MINORCAN MILL. REQUEST TO REZONE APPROXIMATELY 58.24 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO CONFORM WITH A COMPANION COMPREHENSIVE PLAN AMENDMENT TO ALLOW FOR THE DEVELOPMENT OF UP TO 125 SINGLE FAMILY RESIDENTIAL UNITS, LOCATED AT 6700 COUNTY ROAD 16A. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON OCTOBER 17, 2019, AND VOTED 5-2 IN FAVOR OF RECOMMENDING APPROVAL OF THE PUD REZONING

Discussion occurred with Regular Agenda Item 3.

**(11:39 a.m.) Motion by Dean, seconded by Blocker, carried 4/1, with Smith dissenting, to enact Ordinance No. 2019-75, approving PUD 2018-01, Minorcan Mill, based on nine findings of fact.**

ORDINANCE NO. 2019-75

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

(11/19/19 - 15 - 11:39 a.m.)

5. PUBLIC HEARING, REZ 2019-15, HERITAGE DEVELOPMENT. A REQUEST TO REZONE APPROXIMATELY 6.65 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL WAREHOUSE (CW). THIS REQUEST WAS RECOMMENDED FOR APPROVAL, WITH A 7-0 VOTE, BY THE PLANNING AND ZONING AGENCY, AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON OCTOBER 17, 2019

Ex parte communications: Waldron disclosed that he had received an email from Karen Taylor, regarding any questions or concerns that needed to be addressed. Smith disclosed he received an email November 12, 2019, from Taylor with a description of the application and the request, and an overview of the mixed use.

(11:40 a.m.) Justin Kelly, Planner, presented the details of the item, via PowerPoint.

(11:48 a.m.) Karen Taylor, 77 Saragossa Street, on behalf of the applicant, presented the details of the application, via PowerPoint.

(11:48 a.m.) **Motion by Waldron, seconded by Blocker, carried 5/0, to adopt Ordinance No. 2019-76, REZ 2019-15, Heritage Development, based on four findings of fact.**

ORDINANCE NO. 2019-76

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

(11/19/19 - 15 - 11:49 a.m.)

6. PUBLIC HEARING, REZ 2019-11, VOLKSWAGEN PARKING EXPANSION. REQUEST TO REZONE APPROXIMATELY 0.8 ACRES OF LAND FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO COMMERCIAL INTENSIVE (CI), WITH A CONDITION PROHIBITING DIRECT ACCESS TO THE LOCAL RESIDENTIAL ROADS IN THE ADJACENT SUBDIVISION, SPECIFICALLY LOCATED AT 3235 US 1 SOUTH. THE PLANNING AND ZONING AGENCY VOTED 5-0 TO RECOMMEND APPROVAL AT ITS OCTOBER 3, 2019, MEETING

Ex parte communications: Waldron disclosed that he had a conversation with Coach Lee regarding the project.

(11:49 a.m.) Valerie Stukes, Planner, presented the details of the item, via PowerPoint.

(11:53 a.m.) Shannon Acevedo, Matthews Design Group, 7 Waldo Street, on behalf of the applicant, presented the details of the application and the concerns with lighting on the property, via PowerPoint.

(11:57 a.m.) Waldron questioned Acevedo on the night events and the location of the car wash.

**(11:59 a.m.) Motion by Waldron, seconded by Johns, carried 5/0, to enact Ordinance No. 2019-77, approving REZ 2019-11, Volkswagen Parking Expansion, a request to rezone approximately 0.8 acres of land from Residential (RS-3) to Commercial Intensive (CI) with a condition, based upon four findings of fact.**

#### ORDINANCE NO. 2019-77

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED; HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE FAMILY (RS-3) TO COMMERCIAL INTENSIVE (CI) WITH CONDITIONS; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(11/19/19 - 16 - 11:59 a.m.)

7. PUBLIC HEARING, PUD 2017-07, PONTE VEDRA LAKES BOUTIQUE. REQUEST TO REZONE APPROXIMATELY 0.37 ACRES FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-C) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR 3,000 SQUARE FEET OF LIMITED NEIGHBORHOOD COMMERCIAL AND COMMUNITY COMMERCIAL USES. THE PROPERTY IS LOCATED SOUTH OF MARLIN AVENUE, WITH APPROXIMATELY 150 FEET OF FRONTAGE ON THE WEST SIDE OF A1A N. THIS REZONING REQUEST WAS RECOMMENDED FOR APPROVAL WITH REVISIONS BY THE PONTE VEDRA ARCHITECTURAL REVIEW COMMITTEE (PVARC), WITH 4-0 VOTE, IN MARCH 2018; AND RECOMMENDED FOR APPROVAL BY THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD (PVZAB), WITH 4-0 VOTE, IN OCTOBER, AFTER THE BOARD OF COUNTY COMMISSIONERS REMANDED THE REQUEST BACK TO PVZAB AT THE REGULAR MEETING ON JUNE 18, 2019

Ex parte communications: Waldron disclosed that he had met November 18, 2019, with Doug Burnett, Cynthia May, and Paolo Soria regarding the changes and agreements with the neighbors; and had received an email from Doug Burnett regarding the revisions in the PUD. Blocker disclosed that he had received a phone call from Doug Burnett regarding the scope of the project and any questions or concerns that needed to be addressed on November 14, 2019. Dean disclosed that he had received a phone call from Burnett on November 14, 2019, regarding the changes. Johns disclosed that he had received a phone call from Burnett regarding any questions or concerns that needed to be addressed. Smith disclosed that he received an email November 14, 2019, from Burnett regarding the revisions in the PUD.

(12:01 p.m.) Beverly Frazier, Senior Supervising Planner, presented the details of the item, including the requested revisions since the initial meeting, via PowerPoint.

(12:05 p.m.) Doug Burnett, St. Johns Law Group, 104 Seagrove Main Street, representing the applicant, presented the details of the application, including the revisions, via PowerPoint.



(12:13 p.m.) Motion by Blocker, seconded by Waldron, carried 5/0, to enact Ordinance No. 2019-78, PUD 2017-07, Ponte Vedra Lakes Boutique PUD, based on nine findings of fact.

**ORDINANCE NUMBER 2019-78**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED; HEREINAFTER, FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-C) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(11/19/19 - 17 - 12:14 p.m.)

8. PUBLIC HEARING, FIRST READING OF ORDINANCE TO AMEND THE SOUTH PONTE VEDRA BOULEVARD AND COASTAL HIGHWAY DUNE AND BEACH RESTORATION MUNICIPAL SERVICE TAXING UNIT (MSTU) ORDINANCE, TO CREATE A SERENATA DUNE AND BEACH RESTORATION MSTU, AND ADJUST THE DESCRIPTION OF THE COASTAL HIGHWAY MSTU. THE SOUTH PONTE VEDRA BOULEVARD AND COASTAL HIGHWAY DUNE AND BEACH RESTORATION MUNICIPAL SERVICE TAXING UNIT ORDINANCE (ORDINANCE) WAS ENACTED MARCH 22, 2019. THE ORDINANCE CREATED AN MSTU FOR THE ONE-TIME DUNE RESTORATION PROJECT NORTH OF SERENATA AND A SEPARATE MSTU FOR THE 50-YEAR UNITED STATES ARMY CORPS OF ENGINEERS (USACE) BEACH RESTORATION PROJECT SOUTH OF SERENATA. ON AUGUST 20, 2019, THE COMMISSION DIRECTED STAFF TO SURVEY THE OWNERS OF THE PROPERTIES IN SERENATA OCEAN VILLAS AND THE SERENATA BEACH CLUB TO DETERMINE SUPPORT FOR AN MSTU OF 1.5 MILS FOR 10 YEARS, TO REPAY THE COST OF EXTENDING THE ONE-TIME DUNE RESTORATION TO TIE-IN WITH THE TAPER OF THE USACE BEACH RESTORATION PROJECT IN FRONT OF SERENATA BEACH. OF THE 89 TAX PARCELS IN THE PROPOSED PROJECT AREA 82.0 PERCENT RESPONDED, AND 91.8 PERCENT OF THE REPLIES AGREED WITH THE MSTU AND PROJECT WHILE 8.2 PERCENT DISAGREED. THE EXTENSION OF THE DUNE RESTORATION IS ESTIMATED TO COST LESS THAN \$1.2M, AND FINANCING FOR THIS PROJECT WOULD BE DISCUSSED WHEN THE FINANCING PLAN FOR THE OVERALL DUNE RESTORATION PROJECT IS BROUGHT TO THE COMMISSION. IN ADDITION, THE USACE HAS FINALIZED THE EXTENT OF THE FULL TEMPLATE FOR THE USACE BEACH RESTORATION PROJECT AREA AND THE CORRESPONDING MSTU DESCRIPTION COULD BE ADJUSTED TO INCLUDE PART OF THE COMMON AREA OF SERENATA BEACH, SOUTH OF THE CONDOMINIUM BUILDINGS, ON THE NORTH END OF THE PROJECT, AND EXCLUDE SEVEN PARCELS FROM THE SOUTH END OF THE PROJECT. THE ATTACHED AMENDMENT TO THE ORDINANCE WOULD CREATE A SERENATA DUNE AND BEACH RESTORATION MSTU AND ADJUST THE DESCRIPTION OF THE COASTAL HIGHWAY MSTU TO INCLUDE ONLY THOSE PROPERTIES WITHIN THE FINALIZED USACE PROJECT TEMPLATE. THIS IS THE FIRST OF TWO PUBLIC HEARINGS FOR THIS PROPOSED ORDINANCE

Damon Douglas, Administrative Manager, presented the details of the extension of the dune project, through Serenata at Ocean Villas property, to connect to the Army Corps of Engineer project; and the amendment to the boundary of the Coastal Highway Municipal Taxing Unit (MSTU), via PowerPoint.

(12:18 p.m.) John Richards, President of the Board of the Serenata Condominium Association, spoke on behalf of the majority of association, in support of the MSTU.

The Board recessed the meeting at 12:21 p.m. and reconvened the meeting at 12:50 p.m., with all five commissioners, Andrews, Locklear, Wanchick, McCormack, Regina Ross, Deputy County Attorney; and Deputy Clerk Natasha McGee present.

(11/19/19 - 18 - 12:50 p.m.)

9. RFP NO. 19-33, PARKING MANAGEMENT PROGRAM. ON APRIL 17, 2018, THE BOARD OF COUNTY COMMISSIONERS APPROVED STAFF TO PURSUE AN OFF-BEACH PARKING MANAGEMENT PROGRAM FOR BEACH SERVICES. AS PART OF A SUBSEQUENT AUGUST 7, 2018, COMMISSION AGENDA ITEM, REGARDING BOAT RAMP SERVICES COST RECOVERY, STAFF INFORMED THE COMMISSION THAT A BOAT RAMP FEE WOULD BE INCORPORATED INTO THE OFF-BEACH PARKING MANAGEMENT SOLICITATION. ST. JOHNS COUNTY PURCHASING ISSUED A REQUEST FOR PROPOSALS (RFP) ON JANUARY 17, 2019, IN ACCORDANCE WITH ST. JOHNS COUNTY PURCHASING POLICY AND PROCEDURES. THE RFP SOLICITED PROPOSALS FROM EXPERIENCED AND QUALIFIED FIRMS TO PROPOSE A PARKING MANAGEMENT PROGRAM FOR ST. JOHNS COUNTY FACILITIES, INCLUDING OFF-BEACH AND BOAT RAMP SITES, PROVIDED IN THE RFP, WITH THE POTENTIAL FOR THE PROGRAM TO BE EXPANDED TO ADDITIONAL FACILITIES. ST. JOHNS COUNTY PURCHASING RECEIVED FIVE PROPOSALS ON FEBRUARY 21, 2019. THE EVALUATION COMMITTEE MET ON MARCH 7, 2019, WHERE THE SCORES FOR EACH FIRM AND THE RANKING OF RESPONDENTS WERE ANNOUNCED. THE EVALUATION COMMITTEE RANKED REPUBLIC PARKING SYSTEM, LLC, AS THE NUMBER ONE RANKED FIRM. ON APRIL 2, 2019, THE COMMISSION ADOPTED RESOLUTION NO. 2019-103, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH REPUBLIC PARKING SYSTEM, LLC, AND TO DRAFT A FINAL APPROVAL BY THE BOARD, WHICH INCLUDES THE OPTIONS OF A COMBINED BEACH DRIVING AND PARKING PASS AND RECOMMENDATIONS BY THE NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION. STAFF HAS NEGOTIATED WITH REPUBLIC AND HAS ESTABLISHED PROPOSED TERMS AND CONDITIONS, FOR THE NEW PARKING MANAGEMENT PROGRAM, FOR THE BOARD'S REVIEW AND APPROVAL. THE PROPOSED PROGRAM PROVIDES FOR REPUBLIC TO PROVIDE ANY AND ALL REQUIRED LABOR, EQUIPMENT, MATERIALS, TRANSPORTATION, AND TECHNOLOGY NECESSARY TO MANAGE THE PARKING PROGRAM FOR ST. JOHNS COUNTY. IN EXCHANGE FOR THEIR PERFORMANCE OF THE REQUIRED SERVICES, REPUBLIC SHALL BE COMPENSATED FROM A PERCENTAGE OF REVENUE GENERATED FROM PARKING FEES; THAT PERCENTAGE VARYING BASED UPON THE AMOUNT OF PARKING FEES COLLECTED. ADDITIONALLY, THE COUNTY SHALL PAY REPUBLIC A MONTHLY USER FEE PER METER, ALLOWING THE COUNTY A TERMINATION FOR CONVENIENCE CLAUSE, WITHOUT A LARGE PAYMENT DUE TO REPUBLIC FOR THEIR INITIAL CAPITAL INVESTMENT. FINALLY, ALL AMOUNTS GENERATED FROM CITATIONS ISSUED FOR NON-PAYMENT SHALL BE REMITTED IN WHOLE TO THE COUNTY. THE NEW PARKING MANAGEMENT PROGRAM IS TENTATIVELY SCHEDULED FOR A MARCH 1, 2020, DATE. THE PROGRAM WILL BE IMPLEMENTED AT OFF-BEACH AND BOAT RAMP LOCATIONS THROUGHOUT ST. JOHNS COUNTY, AS WELL AS AT ON-BEACH ACCESS RAMPS AS PROVIDED IN THE RFP AND THE PROPOSED CONTRACT

SCOPE. THE PROPOSED FEE STRUCTURE AND ENFORCEMENT PROGRAM IS PROVIDED IN THE DRAFT CONTRACT. STAFF RECOMMENDS AWARDED AND EXECUTING A CONTRACT WITH REPUBLIC PARKING SYSTEMS, LLC, FOR AN INITIAL TERM OF THREE YEARS, AND AVAILABILITY OF TWO, ONE-YEAR RENEWAL OPTIONS. HOWEVER, THE COUNTY RESERVES THE RIGHT TO RENEGOTIATE THE TERMS OF THE CONTRACT AT THE END OF THE FIRST YEAR OF THE INITIAL TERM, TO EXTEND EITHER THE INITIAL TERM OF THE AGREEMENT AND/OR THE RENEWAL TERM(S) AVAILABLE TO THE COUNTY, FOR EXERCISE IF IT IS IN THE BEST INTERESTS OF THE COUNTY TO DO SO

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

(12:54 p.m.) Board members expressed their positions on the proposed parking management program.

Discussion ensued between Board members and legal counsel to the Board on the implementation of a differential fee system, whereby nonresidents of the county would be charged more for off-beach parking and boat ramp services than residents.

(1:07 p.m.) Smith questioned staff on the holding of public meetings regarding the proposed program. Dunn and Billy Zeits, Assistant Director of Parks and Recreation, responded. Discussion ensued.

(1:14 p.m.) Blocker questioned legal on the Attorney General's Advisory Legal Opinion No. 76-124. Discussion ensued.

**(1:17 p.m.) Motion by Dean, seconded by Blocker, carried 5/0, to direct staff to no longer pursue paid parking for off-beach or boat ramp parking; and to object all proposals under RFP No. 2019-33 [Parking Management Program].**

(1:19 p.m.) George Connaughton, 3800 Laurel Street, stated that he supported the proposed motion.

(1:19 p.m.) Wanchick noted the financial deficit/obligation. Discussion ensued.

(11/19/19 - 19 - 1:21 p.m.)

10. CONSIDER APPOINTMENTS TO THE INDUSTRIAL DEVELOPMENT AUTHORITY. CURRENTLY THERE ARE TWO VACANCIES ON THE INDUSTRIAL DEVELOPMENT AUTHORITY. THESE VACANCIES ARE DUE TO EXPIRED TERMS. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A RECOMMENDATION LETTER SUBMITTED, ON BEHALF OF THE INDUSTRIAL DEVELOPMENT AUTHORITY, AND EIGHT APPLICATIONS: JORGE BERTRAN, DISTRICT 5; MELISSA ECKART, DISTRICT 5; CHET JOSEPH FRITH, DISTRICT 4; JAMES GREENAWALT, DISTRICT 4; KEVIN R. GREENE, DISTRICT 5; HERIBERTO MARRERO, DISTRICT 4; ADAM Z. PENNA, DISTRICT 4; AND THOMAS E. SKINNER, JR., DISTRICT 2; ALONG WITH MR. SKINNER'S LETTER REQUESTING REAPPOINTMENT

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

**(1:23 p.m.) Motion by Blocker, seconded by Smith, carried 5/0, to appoint Melissa Eckart, to the Industrial Development Authority for a full four-year term, scheduled to expire October 1, 2023.**

(1:23 p.m.) **Smith recommended Thomas Skinner. Discussion ensued on Frith and Skinner's experience.**

(1:23 p.m.) **Motion by Blocker, seconded by Johns, carried 3/2, with Smith and Waldron dissenting, to appoint Chet Joseph Frith, to the Industrial Development Authority for a full four-year term, scheduled to expire October 1, 2023.**

(11/19/19 - 20 - 1:25 p.m.)

11. CONSIDER APPOINTMENTS TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS. CURRENTLY, THERE ARE SIX VACANCIES ON THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS. FOUR OF THESE VACANCIES ARE DUE TO EXPIRED TERMS AND TWO ARE DUE TO RESIGNATIONS. TWO OF THESE VACANCIES ARE FOR ALTERNATE MEMBER POSITIONS. THESE VACANCIES HAVE BEEN ADVERTISED MULTIPLE TIMES. THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS HAS AUTHORITY OVER THE COUNTY'S UNSAFE BUILDING ABATEMENT CODE AND FUNCTIONS AS THE LOCAL APPELLATE BOARD FOR INTERPRETATIONS OF THE BUILDING CODE AND BUILDING OFFICIAL. QUALIFICATIONS REQUIRE APPLICANTS WITH KNOWLEDGE AND/OR EXPERIENCE IN TECHNICAL CODES FIELDS AND THOSE FROM THE GENERAL PUBLIC. MEMBERS ARE REQUIRED TO BE A REGISTERED VOTER IN ST. JOHNS COUNTY. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A LETTER OF RECOMMENDATION FROM THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS AND FOUR APPLICATIONS (JOHN R. RUGGERI, DAVID J. CAPUTO, JEFFREY K. HULSBURG, AND ALEX C. CLAY), ALONG WITH CORRESPONDING REQUESTS FOR REAPPOINTMENT FROM TWO OF THE THREE REQUESTING SUCH

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

(1:27 p.m.) **Motion by Waldron, seconded by Johns, carried 5/0, to reappoint John Ruggeri, David Caputo, and Jeffrey Hulsberg, to the Construction Board of Adjustments and Appeals for a full four-year term, scheduled to expire November 19, 2023.**

(1:27 p.m.) **Motion by Waldron, seconded by Johns, carried 5/0, to appoint Alex Clay, to the Construction Board of Adjustments and Appeals for a full four-year term, scheduled to expire November 19, 2023.**

(11/19/19 - 20 - 1:28 p.m.)

12. RECEIPT OF UNANTICIPATED REVENUE - FIELD OF DREAMS

Doug Bataille, Director of Parks and Recreation, gave an overview of the request.

(1:30 p.m.) **Motion by Johns, seconded by Waldron, carried 5/0, to adopt Resolution No. 2019-390, recognizing and appropriating unanticipated revenue in the amount of \$150,244.46; resulting from funds donated by Creeks Athletic Association, for improvements to increase accessibility at the Field of Dreams; and authorizing the transfer of \$6,000 from the NW Tower Committee reserve to assist in completing the project.**

#### RESOLUTION NO. 2019-390

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

AMENDING THE FISCAL YEAR 2020 BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZING ITS APPROPRIATION AND EXPENDITURE BY THE ST. JOHNS COUNTY PARKS AND RECREATION DEPARTMENT FOR THE PURCHASE OF ACCESSIBLE PLAYGROUND EQUIPMENT AT THE FIELD OF DREAMS

(2:01 p.m.) Subsequently, Wanchick added an additional motion for Regular Agenda Item 12.

(2:01 p.m.) **Motion by Waldron, seconded by Johns, carried 5/0, [to adopt Resolution No. 2019-422], authorizing the county administrator, or designee, to issue and execute a purchase order to GameTime, in the amount of \$156,244.46, to the U.S. Communities Contract No. 2017001134.**

RESOLUTION NO. 2019-422

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TRANSFER OF FUNDS FOR THE ADDITION OF AN INCLUSIVE PLAYGROUND AT THE FIELD OF DREAMS

(11/19/19 - 21 - 1:31 p.m.)  
COMMISSIONERS' REPORTS

Commissioner Johns

Johns expressed his appreciation to the Board for recognizing the challenges that current Board members face from previous boards' decisions. He also expressed his appreciation to the Board, staff, and residents for allowing him to serve and represent the community.

Commissioner Waldron

(1:33 p.m.) Waldron expressed holiday sentiments; requested the continuation of Action Taken Reports (ATR) after meetings; and spoke on Regular Agenda Item 1 regarding the cost of maintenance.

Commissioner Dean

(1:35 p.m.) Congratulated Florida Governor Ron DeSantis on his proposed Fiscal Year 2020-2021 budget.

Commissioner Blocker

(1:36 p.m.) Blocker spoke to the Board about terminating County Administrator Michael Wanchick's contract. He stated that he had lost confidence in Wanchick's leadership and his ability to lead St. Johns County employees.

(1:40 p.m.) **Motion by Blocker, seconded by Johns, carried 5/0, to immediately remove County Administrator Michael Wanchick, per the terms and conditions of his contract.**

(1:41 p.m.) McCormack noted Florida Statue 125.73(2) regarding the following: "may be removed at any time by an affirmative vote, upon notice, of not less than three members of the board, after a hearing if such be requested by the county administrator." He advised the Board of his concerns regarding the phrase "notice" and the phrase "after

hearing if such be requested by the county administrator". Discussion ensued on adequate notice.

**(1:46 p.m.) Motion by Blocker, seconded by Dean, carried 5/0, to appoint the Clerk of Court and Comptroller, as the temporary interim [county administrator].**

(1:41 p.m.) Discussion ensued on the appointment details.

**(1:49 p.m.) Motion by Blocker, seconded by Dean, carried 5/0, to appoint a member of the Board of County Commissioners to oversee the transition process, and to work through the [appointment details stated by counsel].**

(1:50 p.m.) Smith called for nominations.

**(1:50 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to nominate Board of County Commissioner Chairman Jeb Smith to oversee the transition process.**

(2:02 p.m.) Subsequently, Wanchick asked if the termination of his contract was "with" or "without" cause. He also asked for clarification of the timeframe "immediately" that was stated in Blocker's first motion, regarding the termination of the county administrator's contract.

The meeting recessed at 2:03 p.m. and reconvened at 2:08 p.m.

(2:08 p.m.) McCormack discussed the timeframe of "immediately"; determining if the termination of Wanchick's contract was "with" or "without" cause; and his concerns with Florida Statue 125.73(2) regarding "upon notice" in the following statement "may be removed at any time by an affirmative vote, upon notice, of not less than three members of the board, after a hearing if such be requested by the county administrator."

(2:12 p.m.) Smith requested that McCormack define "cause" for the record.

(2:17 p.m.) Dean stated that Blocker's motion raised no issue of misconduct.

**(2:18 p.m.) Motion by Blocker, seconded by Johns, carried 5/0, to characterize the immediate removal of [County Administrator Michael Wanchick], without cause, or misconduct.**

**(2:20 p.m.) Motion by Smith, seconded by Johns, carried 5/0, to define the timeframe "immediately" as Tuesday, November 19, 2019, at 5:00 p.m.**

(2:21 p.m.) McCormack spoke on Florida Statue 125.73(2) regarding "after a hearing if such be requested by the county administrator" in the following statement "may be removed at any time by an affirmative vote, upon notice, of not less than three members of the board, after a hearing if such be requested by the county administrator." Wanchick stated for the record that he was not waiving any of his rights. Discussion ensued.

(2:22 p.m.) McCormack recommended that the Board formally, or informally, name a senior member of staff, as the acting county administrator, for the duration of the leadership transition. Blocker restated to the Board that the following motions designated an individual to oversee the leadership transition process: "motion to appoint a member of the Board of County Commissioners to oversee the transition process" and "motion to nominate Board of County Commissioner Chairman Jeb Smith to oversee the transition process". The Board agreed.

(2:27 p.m.) Subsequently, McCormack and board members continued the discussion regarding the individual to oversee the leadership transition process.

Commissioner Smith

(1:52 p.m.) Smith reported on the November 14, 2019, Putman St. Johns County Farm Bureau and UF/IFAS Legislative Tour of Farms and Research in the Tri-County Agricultural Area (TCAA); and announced that on November 20, 2019, the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS), would hold a meeting focused on research and extension needs for the Hastings unit, and on the results of the potato yield quality and nutritional studies.

(1:54 p.m.) Related to Crosby's public comment, Smith spoke on Ordinance No. 2006-68, regarding parking regulations for Ponte Vedra Boulevard. Discussion ensued on examining the temporary provision of parking within the right-of-way of Ponte Vedra Boulevard for the public access points to the beach. *There was Board consensus to proceed with placing an item on the December 3, 2019, BCC meeting agenda.*

(1:59 p.m.) Smith questioned the Ethics Training program options. McCormack reviewed the options.

(2:00 p.m.) Smith expressed holiday sentiments.

(11/19/19 - 23 - 2:01 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

Wanchick noted a second motion for Regular Agenda Item 12.

(11/19/19 - 23 - 2:27 p.m.)  
COUNTY ATTORNEY'S REPORT

McCormack expressed holiday sentiments.

(11/19/19 - 23 - 2:33 p.m.)  
CLERK OF COURT'S REPORT

No report.

(11/19/19 - 23 - 2:33 p.m.)  
ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 2:33 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 574346-574540, totaling \$1,124,287.32 and Voucher Register, Voucher Nos. 47030-47145, totaling \$1,702,600.39 (11/12/19)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 574541-574547, totaling \$7,217 and Voucher Register, Voucher Nos. 47146-47152, totaling \$6,019 (11/13/19)
3. St. Johns County Board of County Commissioners Check Register, Check No. 574548, totaling \$191 (11/13/19)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 574549-574688, totaling \$2,217,627.65 and Voucher Register, Voucher Nos. 47153-47243, totaling \$1,257,698.24 (11/19/19)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 574689-574757, totaling \$43,244.65 and Voucher Register, Voucher Nos. 47244-47396, totaling \$108,750.74 (11/20/19)

6. St. Johns County Board of County Commissioners Check Register, Check Nos. 574758-574776, totaling \$47,064.23 and Voucher Register, Voucher Nos. 47397-47399, totaling \$755.11 (11/21/19)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 47400-47401, totaling \$7,899.91 (11/21/19)

Approved \_\_\_\_\_ January 21 \_\_\_\_\_, 2020

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_

Jeb S. Smith, Chair

ATTEST: BRANDON PATTY, CLERK

By: \_\_\_\_\_

Deputy Clerk

