

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
DECEMBER 3, 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  
              Darrell Locklear, Assistant County Administrator  
              Patrick McCormack, County Attorney  
              Crystal Smith, Deputy Clerk

Also present: Joy Andrews, Assistant County Administrator; Regina Ross, Deputy County Attorney

(12/03/19 - 1 - 9:00 a.m.)  
CALL TO ORDER

Smith called the meeting to order.

(12/03/19 - 1 - 9:00 a.m.)  
ROLL CALL

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

(12/03/19 - 1 - 9:00 a.m.)  
INVOCATION

Kelly Kemp, St. Johns County Sheriff's Office, gave the invocation.

(12/03/19 - 1 - 9:02 a.m.)  
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(12/03/19 - 1 - 9:03 a.m.)  
PROCLAMATION AND PRESENTATION RECOGNIZING DECEMBER 8, 2019, AS ANASTASIA MOSQUITO CONTROL DISTRICT APPRECIATION DAY

Trish Becker, Commissioner, Anastasia Mosquito Control District (AMCD) Board, gave a brief presentation, via PowerPoint, about the AMCD and its contributions to the community.

Paolo Soria entered the meeting at 9:06 a.m.

Smith called all representatives with the AMCD, to the podium. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

Mrs. Becker commended the Board for the proclamation and invited the public to visit the AMCD website.

(12/03/19 - 2 - 9:16 a.m.)

ACCEPTANCE OF PROCLAMATION

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

(12/03/19 - 2 - 9:17 a.m.)

PUBLIC COMMENT

(9:18 a.m.) Sherry Badger, 2772 S. Collins Avenue, spoke on her concerns regarding a 60-foot easement on Collins Avenue and presented maps from 1988 and 1998, *Exhibit A*.

(9:19 a.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of the replacement for the county administrator and urged the Board to consider women candidates for the position. He also spoke on the National Parks and Seashore.

(9:23 a.m.) Tom Reynolds, 50 Brigantine Court, spoke against the termination of Michael Wanchick.

(12/03/19 - 2 - 9:26 a.m.)

DELETIONS TO THE CONSENT AGENDA

Locklear requested that Consent Agenda Item 7 be pulled.

(12/03/19 - 2 - 9:27 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2019-423**, approving the terms, provisions, conditions, and requirements of a Construction Agreement with the School Board of St. Johns County, Florida, regarding Longleaf Pine Parkway pedestrian crossing improvements; authorizing the chair to execute the Construction Agreement; amending the FY2020 Transportation Trust Fund budget to receive unanticipated revenue; and authorizing expenditure of unanticipated revenue by the Public Works Department

**RESOLUTION NO. 2019-423**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONSTRUCTION AGREEMENT BETWEEN THE COUNTY AND THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, REGARDING LONGLEAF PINE PARKWAY PEDESTRIAN CROSSING IMPROVEMENTS; AUTHORIZING THE CHAIR TO EXECUTE THE CONSTRUCTION AGREEMENT ON BEHALF OF THE COUNTY; AMENDING THE FISCAL YEAR 2020 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND**

**AUTHORIZING EXPENDITURE OF THE  
UNANTICIPATED REVENUE BY THE ST. JOHNS  
COUNTY PUBLIC WORKS DEPARTMENT**

3. Motion to adopt **Resolution No. 2019-424**, approving the final plat for Arbors at Valencia, Phase Two

**RESOLUTION NO. 2019-424**

**RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
APPROVING A PLAT FOR ARBORS AT VALENCIA,  
PHASE TWO**

4. Motion to adopt **Resolution No. 2019-425**, approving the final plat for PLAT 2019-20, Beacon Lake Townhomes

**RESOLUTION NO. 2019-425**

**RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
APPROVING A PLAT FOR BEACON LAKE  
TOWNHOMES**

5. Motion to adopt **Resolution No. 2019-426**, approving the final plat for Watersong at Rivertown

**RESOLUTION NO. 2019-426**

**RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
APPROVING A PLAT FOR WATERSONG AT  
RIVERTOWN**

6. Motion to adopt **Resolution No. 2019-427**, approving the final plat for PLAT 2019-37, Parkland Preserve, Phase 1

**RESOLUTION NO. 2019-427**

**RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
APPROVING A PLAT FOR PARKLAND PRESERVE,  
PHASE 1**

*(Consent Agenda Item 7 was pulled.)*

7. Motion to approve a resolution, approving the final plat for Julington Lakes, Phase 4, Unit 4
8. Motion to adopt **Resolution No. 2019-428**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with the water system to serve Mr. Mow It All, located off County Road 208

**RESOLUTION NO. 2019-428**

**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 SYSTEM TO SERVE MR. MOW IT ALL, LOCATED OFF COUNTY ROAD 208**

9. Motion to adopt **Resolution No. 2019-429**, accepting a Final Release of Lien, Warranty, Easement for Utilities and a Bill of Sale conveying all personal property associated with the water and reuse systems to serve CK Futures at Golf Park Center, located off International Golf Parkway

**RESOLUTION NO. 2019-429**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND REUSE SYSTEMS, TO SERVE CK FUTURES AT GOLF PARK CENTER, LOCATED OFF INTERNATIONAL GOLF PARKWAY**

10. Motion to adopt **Resolution No. 2019-430**, accepting a Final Release of Lien, Warranty, Easement for Utilities, Bill of Sale and Special Warranty Deed associated with the water and reuse, sewer, sewer force mains systems and pump station to serve Creekside at Twin Creeks - Phase 2A, located off County Road 210 W

**RESOLUTION NO. 2019-430**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, BILL OF SALE AND SPECIAL WARRANTY DEED ASSOCIATED WITH THE WATER AND REUSE, SEWER, SEWER FORCE MAINS SYSTEMS AND PUMP STATION TO SERVE CREEKSIDE AT TWIN CREEKS - PHASE 2A, LOCATED OFF COUNTY ROAD 210 W**

11. Motion to adopt **Resolution No. 2019-431**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and Bill of Sale associated with the water system to serve Julington Creek Pest Control, located off International Golf Parkway

**RESOLUTION NO. 2019-431**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND BILL OF SALE ASSOCIATED WITH THE WATER SYSTEM TO SERVE JULINGTON CREEK PEST CONTROL, LOCATED OFF INTERNATIONAL GOLF PARKWAY**

12. Motion to adopt **Resolution No. 2019-432**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and Bill of Sale associated with the water, sewer

and reuse systems to serve PGA Tour, Inc., tour parcel roads, located off Palm Valley Road

**RESOLUTION NO. 2019-432**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND BILL OF SALE ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE PGA TOUR, INC., TOUR PARCEL ROADS, LOCATED OFF PALM VALLEY ROAD**

13. Motion to adopt **Resolution No. 2019-433**, accepting an Easement for Utilities for an existing lift station, located near the intersection of East Essex Road and Beaman Avenue in Hastings

**RESOLUTION NO. 2019-433**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR AN EXISTING LIFT STATION, LOCATED NEAR THE INTERSECTION OF EAST ESSEX ROAD AND BEAMAN AVENUE IN HASTINGS**

14. Motion to adopt **Resolution No. 2019-434**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Lease Agreement with Creeks Athletic Association, Inc., for space at the St. Johns County Parks & Recreation Veterans Park Annex, located off Veterans Parkway

**RESOLUTION NO. 2019-434**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE, A LEASE AGREEMENT WITH CREEKS ATHLETIC ASSOCIATION, INC., FOR SPACE AT THE ST. JOHNS COUNTY PARKS & RECREATION VETERANS PARK ANNEX, LOCATED OFF VETERANS PARKWAY**

15. Motion to adopt **Resolution No. 2019-435**, approving the terms of, and authorizing the county administrator to execute, a Purchase and Sale Agreement on behalf of the County, for the acquisition of property to relocate a lift station, located in an unopened right-of-way at Park Avenue in Hastings

**RESOLUTION NO. 2019-435**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE, A PURCHASE AND SALE AGREEMENT, ON BEHALF OF THE COUNTY, FOR THE ACQUISITION OF PROPERTY TO RELOCATE A LIFT STATION, LOCATED IN AN**

**UNOPENED RIGHT-OF-WAY AT PARK AVENUE IN  
HASTINGS**

16. Motion to adopt **Resolution No. 2019-436**, accepting a Deed of Dedication, Right-of-Way Agreement, and Stormwater Drainage Easement Agreement for the IGP Connector, pursuant to the terms of the Silverleaf DRI Development Order

**RESOLUTION NO. 2019-436**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION, RIGHT-OF-WAY AGREEMENT, AND A STORMWATER DRAINAGE EASEMENT AGREEMENT FOR THE IGP CONNECTOR, PURSUANT TO THE TERMS OF THE SILVERLEAF DRI DEVELOPMENT ORDER**

17. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of same, in accordance with the Purchasing Policy 308, and Florida Statute 274
18. Motion to adopt **Resolution No. 2019-437**, authorizing the county administrator, or designee, to enter into negotiations with Nidy Sports Construction, Sport Surfaces, LLC, and Premier Surface Solutions, Inc., and upon successful negotiations, award and execute contracts, in substantially the same form and format as attached hereto, for sports courts assessment, recommendation, and repair in accordance with RFP No. 19-41

**RESOLUTION NO. 2019-437**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 19-41 AND TO EXECUTE AGREEMENTS FOR SPORTS COURTS ASSESSMENT, RECOMMENDATION, AND REPAIR**

19. Motion to adopt **Resolution No. 2019-438**, authorizing the county administrator, or designee, to award Bid No. 19-78, Signalization Replacement at Intersection of US 1 / CR 210 - HMGP 4283-010-R, and to execute a contract, in substantially same form and format as attached hereto with Traffic Control Devices, Inc., for completion of the work in accordance with Bid No. 19-78, for a lump sum cost of \$318,500

**RESOLUTION NO. 2019-438**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-78 AND TO EXECUTE AN AGREEMENT WITH TRAFFIC CONTROL DEVICES, INC., FOR SIGNALIZATION REPLACEMENT AT INTERSECTION OF US 1 / CR 210 - HMGP 4283-010-R**

20. Motion to adopt **Resolution No. 2019-439**, authorizing the county administrator, or his designee, to piggyback the State of Florida Contract #55101500-17-ACS with

Midwest Tape, LLC, for the duration of the contract, including any renewals exercised by the State, for the Purchase of Books and Non-Print Materials

**RESOLUTION NO. 2019-439**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK STATE OF FLORIDA CONTRACT NO. 55101500-17-ACS WITH MIDWEST TAPE, LLC, FOR THE DURATION OF THE CONTRACT, INCLUDING ANY RENEWALS EXERCISED BY THE STATE FOR PURCHASE OF BOOKS AND NON-PRINT LIBRARY MATERIALS**

21. Motion to adopt **Resolution No. 2019-440**, recognizing the \$4,660 donation by the PVAA to complete improvements to Baseball Field No. 6 at Davis Park, and appropriating the funds in the Fiscal Year 2020 Budget for such use

**RESOLUTION NO. 2019-440**

**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**

(12/03/19 - 7 - 9:27 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Blocker requested that Regular Agenda Item 6 be heard after Regular Agenda Item 3.

Smith requested that Regular Agenda Item 5 be pulled and be heard at a Special Board of County Commission meeting on November 9, at 9:00 a.m., to address the Interim County Administrator contract with Hunter S. Conrad. Discussion ensued on staff scheduling an appropriate time for a special meeting.

(12/03/19 - 7 - 9:31 a.m.)

APPROVAL OF REGULAR AGENDA

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

(12/03/19 - 7 - 9:31 a.m.)

1. PUBLIC HEARING - NZVAR 2019-12, SHOPPES AT ST. JOHNS PARKWAY. REQUEST FOR A NON-ZONING VARIANCE TO LAND DEVELOPMENT CODE, SECTION 6.06.02.H.1, TO ALLOW A PORTION OF THE DEVELOPMENT EDGE AT 25-FEET, IN LIEU OF THE 35 FOOT REQUIREMENT, TO ACCOMMODATE THE LOCATION OF AN OUTSIDE SEATING AREA FOR A RESTAURANT WITHIN THE SHOPPES AT ST. JOHNS PARKWAY PLANNED UNIT DEVELOPMENT (ORDINANCE 2016-39, AS AMENDED). THE COMMERCIAL CENTER IS LOCATED IN THE NORTHWEST QUADRANT OF COUNTY ROAD 2209 AND COUNTY ROAD 210, WITH THE PROPOSED REDUCTION ADJACENT TO CARTWHEEL

BAY AVENUE. DETAILS REGARDING THE REQUEST ARE PROVIDED IN THE GROWTH MANAGEMENT STAFF REPORT

Proof of publication of the notice of a public hearing on NZVAR 2019-12, Shoppes at St. Johns Parkway, was received, having been published in *The St. Augustine Record* on November 18, 2019.

Ex parte communications: Johns met on November 7, with Mark Shelton and staff members and reviewed the scope of the project, the request, and any changes that were previously provided. Waldron met on November 6, with Mark Shelton and staff to discuss the application, including the buffers and trees that would be planted. Blocker met on November 7, with Mark Shelton and the applicant to discuss the scope of the project. Dean met on November 13, with Mark Shelton, to discuss the same issues. Smith met on November 7, with Mark Shelton, Mike Roberson, and Paolo Soria and discussed the non-zoning variance, the development edge, enhanced landscaping conditions, the conjoined property to the west of the project, and portions of the patio.

Ross, left the meeting at 9:32 a.m.

(9:33 a.m.) Beverly Frazier, Senior Supervising Planner, presented the details of the item, via PowerPoint.

(9:37 a.m.) Mark Shelton, Kimley-Horn and Associates, Inc., 12740 Gran Bay Parkway W., Suite 2350, Jacksonville, commended the Board and staff for their help and stated that he was available for any questions.

**(9:38 a.m.) Motion by Johns, seconded by Blocker, carried 5/0, to approve NZVAR 2019-12, Shoppes at St. Johns Parkway, request for a Non-Zoning Variance to Land Development Code Section 6.06.02.H.1, to allow reduction to a portion of the Development Edge, based on six findings [of fact] and subject to four conditions, as outlined in the staff report.**

(12/03/19 - 8 - 9:38 a.m.)

2. PUBLIC HEARING - REZ 2019-14, DR. OSBORN FAMILY REZONING. REQUEST TO REZONE APPROXIMATELY 2.88 ACRES OF LAND FROM COMMERCIAL HIGHWAY AND TOURIST (CHT) AND OPEN RURAL WITH CONDITIONS (OR) TO OPEN RURAL (OR). THE PROPERTY IS LOCATED AT 199 BRAINARD DRIVE, EAST OF US 1 S. WITH FRONTAGE ON MOULTRIE CREEK. THE PLANNING AND ZONING AGENCY HEARD THE REQUEST AT THE OCTOBER 17, 2019, MEETING, AND RECOMMENDED APPROVAL WITH A 7-0 VOTE. DETAILS REGARDING THE REQUEST ARE OUTLINED IN THE GROWTH MANAGEMENT STAFF REPORT

Proof of publication of the notice of a public hearing on REZ 2019-14, Dr. Osborn Family Rezoning, was received, having been published in *The St. Augustine Record* on October 1, 2019.

Ex parte communications: There were none.

(9:39 a.m.) Jacob Smith, Planner, presented details of the item, via PowerPoint.

(9:41 a.m.) James Whitehouse, St. Johns Law Group, 104 Sea Grove Mainstreet, stated the request met the Land Development Code requirements and that he was available for any questions.

**(9:42 a.m.) Motion by Waldron, seconded by Blocker, carried 5/0, to enact Ordinance 2019-79, REZ 2019-14, Dr. Osborn Family Rezoning, to rezone approximately 2.88 acres**



of land from Commercial, Highway, and Tourist (CHT) and Open Rural with conditions (OR) to Open Rural (OR), based upon four findings of fact, as provided in the Staff Report.

ORDINANCE NO. 2019-79

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

(12/03/19 - 9 - 9:43 a.m.)

3. PUBLIC HEARING - SECOND READING OF AN 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% RESPONDED, AND 91.8% OF THE REPLIES AGREED WITH THE MSTU AND PROJECT WHILE 8.2% 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 SECOND OF TWO PUBLIC HEARINGS FOR THIS PROPOSED ORDINANCE

Proof of publication of the notice of public hearing on Serenata Dune and Beach Restoration MSTU was received, having been published in *The St. Augustine Record* on November 23, 2019.

Rebecca Lavie, Assistant County Attorney, entered the meeting at 9:43 a.m.

Damon Douglas, Administrative Manager, Public Works, presented details of the item, via PowerPoint.

(9:47 a.m.) **Motion by Dean, seconded by Blocker, carried 5/0, to enact St. Johns County Ordinance No. 2019-80, to amend Ordinance 2019-25, creating the Serenata Beach Dune Project Extension Municipal Service Taxing Unit, and amending the description of the Coastal Highway Municipal Service Taxing Unit.**

#### ORDINANCE NO. 2019-80

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 2019-25; MAKING FINDINGS OF FACT; AMENDING SECTION 2 OF ORDINANCE 2019-25 TO CREATE THE SERENATA BEACH MUNICIPAL SERVICE TAXING UNIT; REVISING THE DESCRIPTION OF THE COASTAL HIGHWAY MUNICIPAL SERVICE TAXING UNIT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

The Board moved to Regular Agenda Item 6.

(12/03/19 - 10 - 10:59 a.m.)

4. CONSIDER APPOINTMENTS TO THE PLANNING & ZONING AGENCY (PZA). CURRENTLY THERE ARE TWO VACANCIES ON THE PLANNING & ZONING AGENCY (PZA) DUE TO THE EXPIRED TERMS OF JEFF MARTIN & JON WOODARD. THESE VACANCIES WERE ADVERTISED FOR A FOUR WEEK SPAN FROM AUGUST 1-30, 2019. CURRENTLY THERE IS COUNTY COMMISSION DISTRICT REPRESENTATION FROM DISTRICT 1, 3 (SCHOOL BOARD REPRESENTATIVE), 4 & 5. PLEASE NOTE THAT REPRESENTATION OF EACH DISTRICT IS PREFERRED, BUT NOT REQUIRED. PZA MEMBERS SERVE AT THE PLEASURE OF THE BOARD OF COUNTY COMMISSIONERS AS THE LOCAL PLANNING AGENCY FOR ST. JOHNS COUNTY AND FULFILL ANY OTHER DUTIES AND RESPONSIBILITIES AS DETERMINED BY PART 8.01.00. PLEASE FIND FOR YOUR REVIEW AND CONSIDERATION TWENTY APPLICATIONS (JOSEPH PRESTON BRYANT, JR. - DIST 4, ALEX C. CLAY - DIST 5, WESLEY S. CODDOU - DIST 4, BRIAN CRISTOBAL - DIST 5, MITCHELL E. DAVENPORT - DIST 5, JOANN L. DEKRELL - DIST 2, REBECCA DENNIS - DIST 2, CHARLES J. EASTMAN - DIST 4, CHET JOSEPH FRITH - DIST 4, ALEXANDRA HILL - DIST 4, RICHARD A. HILSENBECK - DIST 3, LAURIE LARSON - DIST 1, HERIBERTO MARRERO - DIST 1, GURPREET MISRA - DIST 4, ROBERT E. OLSON - DIST 5, MEAGAN PERKINS - DIST 4, SUSAN SCHJELDERUP - DIST 4, JANE WEST - DIST 5, BARBARA J. WHEELER - DIST 4 AND JON WOODARD - DIST 3), ALONG WITH A RECOMMENDATION FROM THE PZA. MR. JON WOODARD HAS REQUESTED REAPPOINTMENT. HE HAS SERVED TWO CONSECUTIVE TERMS. HIS REAPPOINTMENT WOULD REQUIRE THE SUSPENSION OF BCC RULE 2.203(C), THAT LIMITS THE TERMS OF SERVICE TO TWO CONSECUTIVE TERMS. ALTHOUGH THIS RULE SUSPENSION HAS BEEN INVOKED WITH OTHER BCC APPOINTED BOARDS/COMMITTEES, HISTORICALLY, IT HAS NOT BEEN INVOKED FOR PLANNING & ZONING AGENCY APPOINTMENTS. NOTE: BCC RULE 2.203(C): "ANY MEMBER APPOINTED TO A BOARD/COMMITTEE FOR TWO CONSECUTIVE TERMS SHALL NOT BE ELIGIBLE FOR THE NEXT

SUCCEEDING TERM, UNLESS OTHERWISE STATED IN LEGISLATION REGARDING A PARTICULAR BOARD/COMMITTEE." BCC RULE 2.203(D): "IN THE EVENT THAT A MEMBER IS APPOINTED TO COMPLETE AN UNEXPIRED TERM TWO YEARS OR LESS IN LENGTH, THAT MEMBER IS ELIGIBLE TO SERVE AN ADDITIONAL TWO FULL TERMS."

Smith explained the outline for nominating and voting for the appointments.

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

(11:02 a.m.) Ed Slavin, P.O. Box 3084, spoke in support for the nomination of Jane West.

(11:05 a.m.) Meagan Perkins, 143 Scottsdale Drive, Ponte Vedra, introduced herself and urged the Board to accept her application for the Planning and Zoning Agency.

(11:08 a.m.) Janet Patten, 7265 A1A S., Unit C1, spoke on nominating candidates that had previously served the County. She asked the Board to consider appointing women for diversity.

(11:08 a.m.) Smith explained the nomination process to appoint an applicant.

**(11:14 a.m.) Motion by Dean, seconded by Blocker, carried 4/1, with Johns dissenting, to appoint Richard A. Hilsenbeck, to the Planning & Zoning Agency for a four-year term, scheduled to expire November 19, 2023.**

**(11:16 a.m.) Motion by Blocker, seconded by Dean, carried 4/1, with Waldron dissenting, to appoint Meagan Perkins, to the Planning & Zoning Agency for a four-year term, scheduled to expire November 19, 2023.**

The Board moved to Commissioner Reports.

*(Regular Agenda Item 5 was pulled.)*

5. REVIEW AND CONSIDERATION OF A DRAFT EMPLOYMENT AGREEMENT FOR INTERIM COUNTY ADMINISTRATOR.

(12/03/19 - 11 - 9:48 a.m.)

6. DISCUSSION ABOUT TEMPORARY ACCESS AND PARKING TO PONTE VEDRA BEACH DURING MORNING HOURS. DURING THE NOVEMBER 19, 2019, BCC HEARING, THE BOARD REQUESTED THAT THE ORDINANCE REGARDING PARKING PROVISION ON PONTE VEDRA BLVD (COUNTY ROAD 203) BE EXAMINED FOR THE TEMPORARY PROVISION OF PARKING WITHIN THE RIGHT-OF-WAY OF PONTE VEDRA BLVD. FOR THE PUBLIC ACCESS POINTS TO THE BEACH IN PONTE VEDRA. ATTACHED IS ORDINANCE 2006-68, WHICH PROVIDED PARKING REGULATIONS FOR PONTE VEDRA BLVD. STAFF HAS PROVIDED OTHER OPTIONS TO ALLOW MORNING ACCESS TO THE BEACH. OPTIONS AVAILABLE TO THE BOARD ARE: 1) SHUTTLE SERVICE TO BEACH ACCESS POINT ON PONTE VEDRA BOULEVARD; 2) SHUTTLE TO GUANA BEACH ACCESS POINT; 3) USE OF PRIVATE PARKING FACILITIES DURING MORNING HOURS; 4) THE AMENDMENT OF THE EXISTING ORDINANCE TO ALLOW TEMPORARY PARKING IN THE RIGHT-OF-WAY OF PONTE VEDRA BLVD; OR 5) REMAIN AS IS

Paolo Soria, Senior Assistant County Attorney, presented the details of the item, via PowerPoint, including the beach access points. He explained the different options that would allow for temporary public access during morning hours.

(10:01 a.m.) Blocker questioned staff on the current daily traffic at Mickler's Beach. Soria explained that Ponte Vedra Beach Boulevard, from A1A to Corona Road, averaged annual daily traffic of approximately 4,000 vehicle trips.

(10:02 a.m.) Doug Batell, Director, Parks and Recreation explained the current traffic and parking conditions; and spoke on safety in the area. Discussion ensued.

(10:04 a.m.) Duane Kent, P.E., County Engineer, Public Works and Engineering, explained there were public safety concerns with parking on Ponte Vedra Boulevard, due to a high traffic load. He explained, if given direction from the Board, they could look into alternative configurations.

(10:05 a.m.) Dean questioned the cost estimate for using the Guana parking lot. Batell explained it would be an estimate of \$108 per day, Monday through Friday, for roughly 35 days. Discussion ensued on the cost for the Council on Aging shuttle service.

(10:08 a.m.) John Cellucci, 101 Overlook Drive, Ponte Vedra Beach, Chairman, Ponte Vedra Beach Municipal Service District, spoke on the Municipal Service District of Ponte Vedra Boulevard and his safety concerns.

(10:11 a.m.) Megan McKinley, 528 Rutile Drive, Ponte Vedra Beach, spoke in support of option 2 (use of Guana beach access point during morning hours), and explained her concerns with the other options.

(10:14 a.m.) Don Breen, 546 Ponte Vedra Boulevard, spoke on parking lot traffic at Mickler's Beach, explained the paved portion of Ponte Vedra Beach was 19-feet wide, and spoke on his concerns with parking on Ponte Vedra Boulevard.

(10:18 a.m.) Carlton Writer, President, Ponte Vedra Community Association Board, explained a survey was conducted for the five options and 95% voted in opposition of temporary parking on Ponte Vedra Boulevard, 78% voted in opposition of the shuttle service, 96% voted in opposition of changing the ordinance, and 89% recommended the Guana beach access point.

(10:20 a.m.) Debbie Rand, 514 Ponte Vedra Boulevard, spoke in opposition of parking on Ponte Vedra Boulevard.

(10:22 a.m.) Tammy Jones, 311 Ponte Vedra Boulevard, spoke in opposition of Options 1 and 4, for the following reasons: a possible eminent domain issue regarding the rights of the property owners; an increase in vehicle traffic, pedestrian traffic, litter and dog mess, crime and vandalism, noise and air pollution, costs for law enforcement; the safety of pedestrian traffic; a potential change in the culture of the beach; costly landscape maintenance of front yards; and a lowering of community property values.

(10:25 a.m.) Holly Kartsonis, 546 Lake Road, spoke in opposition of temporary parking on Ponte Vedra Boulevard due to safety concerns.

(10:26 a.m.) Francis Larkin, 551 Rutile Drive, Ponte Vedra Beach, spoke in opposition of parking on Ponte Vedra Boulevard with concerns regarding congestion.

(10:27 a.m.) Elaine Ashouean, 315 Ponte Vedra Boulevard, Ponte Vedra Beach, questioned the cost for implementing parking on Ponte Vedra Boulevard.

(10:28 a.m.) Brad Wester, 71 San Juan Drive, Vice Chair, Municipal Service District, spoke against parking on Ponte Vedra Boulevard over concerns regarding stormwater drainage.

(10:30 a.m.) Joe Walker, 323 Ponte Vedra Boulevard, spoke in opposition of parking on Ponte Vedra Boulevard due to an increase in pedestrian traffic.

(10:32 a.m.) John Watson, 1102 Spinnakers Reach Drive, spoke on his concerns with parking on Ponte Vedra Boulevard regarding pedestrian safety.

(10:33 a.m.) Leslie Weed, 412 Ponte Vedra Boulevard, spoke on her concerns with parking on Ponte Vedra Boulevard due to the safety of her children.

(10:36 a.m.) Tim Ellis, 332 Ponte Vedra Boulevard, spoke on his concerns with parking on Ponte Vedra Boulevard with regards to traffic safety.

(10:37 a.m.) Keith Lender, 327 Ponte Vedra Boulevard, spoke on his concerns with parking on Ponte Vedra Boulevard regarding safety.

(10:40 a.m.) Ed Slavin, P.O. Box 3084, spoke on his concerns with previous speakers' testimony regarding parking on Ponte Vedra Boulevard and recommended that staff bring back more studies.

(10:43 a.m.) Ed O'Neill, 326 Ponte Vedra Boulevard, explained the reason for opposition of parking on Ponte Vedra Boulevard was due to safety concerns.

(10:44 a.m.) Peter Lewin, 340 Ponte Vedra Boulevard, spoke in opposition of parking on Ponte Vedra Boulevard with concerns regarding increased traffic and safety.

(10:45 a.m.) Elizabeth Lewin, 340 Ponte Vedra Boulevard, spoke in opposition of the shuttle services and parking on Ponte Vedra Boulevard with concerns regarding increased traffic and safety.

(10:48 a.m.) Blocker stated he was opposed to amending the ordinance to allow parking on Ponte Vedra Boulevard and suggested removing that option. Discussion ensued on considering the Guana North parking lot, and the completion date for the project.

(10:56 a.m.) McCormack recommended the Board to consider rejecting Option 4.

**(10:56 a.m.) Motion by Blocker, seconded by Dean, carried 5/0, to direct staff to bring back a recommendation at the December 19, BCC meeting, including the elimination of Option 4, and the express focus on Option 2 and Option 5.**

(10:57 a.m.) Dean requested staff to bring back information at the December 19, BCC meeting, regarding the increase in foot traffic during the holidays.

The Board moved to Regular Agenda Item 4.

(12/03/19 - 13 - 11:19 a.m.)  
COMMISSIONERS' REPORTS

Commissioner Blocker

Blocker recognized December 7, 1941, as Pearl Harbor Day.

Commissioner Waldron

(11:20 a.m.) Waldron spoke on looking into more beach access walkways and walkovers; and spoke on the opening of the Veterans Affairs' building.

Commissioner Johns

(11:21 a.m.) Johns spoke on the diversity and growth of the community.

Commissioner Smith

(11:25 a.m.) Smith gave an agricultural report; invited the public to attend the St. Augustine Christmas Parade on Saturday, December 7, and the Hastings Christmas Parade on Saturday, December 14. He spoke on making minor changes to the 2019-2020 committee assignments. Discussion ensued on staff scheduling a special meeting to address the county administrator's contract.

(11:34 a.m.) Ed Slavin, P.O. Box 3084, spoke on Mosquito Control's policy that allowed for a board representative to participate in a meeting via telephone.

Discussion ensued on setting the special meeting for Monday, December 9, and staff looking into Commissioner Blocker participating via telephone; and giving adequate public notice.

(12/03/19 - 14 - 11:41 a.m.)

COUNTY ADMINISTRATOR'S REPORT

No report.

(12/03/19 - 14 - 11:41 a.m.)

COUNTY ATTORNEY'S REPORT

McCormack explained that consent agenda items 11, 12, 14, 24, and 27, from the November 19, 2019, BCC meeting, were approved by the Board, but were signed without any revisions and would need to be looked over; explained the FEMA program provision that required a certified county officer's signature, which previously was Michael Wanchick; therefore, the Board would need to recommend another candidate. McCormack requested the Board consider Darrell Locklear, or another county official, to sign the consent agenda items that were approved.

(11:43 a.m.) Joseph Giammanco, Director, Disaster Recovery, explained the FEMA documents that needed to be signed.

**(11:45 a.m.) Motion by Waldron, seconded by Dean, carried 5/0, to authorize Darrell Locklear, Assistant County Administrator, to sign the consent agenda items that were passed, without any changes, to sign the forms for the Community Development Block Grant, and to ratify the consent agenda items from the November 19, 2019, Board of County Commission meeting.**

(11:46 a.m.) McCormack explained the county would need an authorized county representative for the November 19, 2019, Board of County Commission meeting, regarding the Kings Grant mediation.

(11:47 a.m.) Blocker recommended Commissioner Smith to be the authorized county representative. Smith declined.

**(11:48 a.m.) Motion by Blocker, seconded by Smith, carried 5/0, to nominate Commissioner Dean to be a Board representative for the Kings Grant mediation at the November 19, 2019, Board of County Commission meeting.**

(11:49 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of Commissioner Dean to be the Board representative for Kings Grant.

Giammanco explained that the Community Development Block Grant must have specific language and be time certain.

(12/03/19 - 15 - 11:49 a.m.)  
CLERK OF COURT'S REPORT

No report.

(12/03/19 - 15 - 11:49 a.m.)  
ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 11:49 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 574777-574936, totaling \$1,303,158.29 and Voucher Register, Voucher Nos. 47402-47507, totaling \$3,570,588.94 (11/25/19)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 574937-574952, totaling \$340,790.02 (11/26/19)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 574953-575015, totaling \$384,649.10 and Voucher Register, Voucher Nos. 47508-57550, totaling \$500,528.34 (12/03/19)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 575016-575039, totaling \$30,927.47 and Voucher Register, Voucher Nos. 47551-47574, totaling \$35,622.62 (12/04/19)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 575040-575049, totaling \$3,734.77 and Voucher Register, Voucher Nos. 47575-47577, totaling \$755.11 (12/05/19)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 47578-47579, totaling \$7,899.91 (12/05/19)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 575050-575240, totaling \$1,025,357.47 and Voucher Register, Voucher Nos. 47580-47688, totaling \$1,097,608.87 (12/10/19)

CORRESPONDENCE:


There was none.

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

