

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
DECEMBER 17, 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
 Hunter S. Conrad, County Administrator
 Patrick McCormack, County Attorney
 Crystal Smith, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Joy Andrews, Assistant County Administrator; Paolo Soria, Senior Assistant County Attorney; Regina Ross, Deputy County Attorney; Rebecca Lavie, Assistant County Attorney; Brad Bulthuis, Assistant County Attorney

(12/17/19 - 1 - 9:00 a.m.)
CALL TO ORDER

Smith called the meeting to order.

(12/17/19 - 1 - 9:00 a.m.)
ROLL CALL

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

(12/17/19 - 1 - 9:00 a.m.)
INVOCATION

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

(12/17/19 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(12/17/19 - 1 - 9:03 a.m.)
PROCLAMATION RECOGNIZING BLESSINGS IN A BACKPACK

Commissioner Blocker recognized Blessings in a Backpack.

Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

(12/17/19 - 1 - 9:05 a.m.)
PROCLAMATION RECOGNIZING YESHA TAEKWONDO

Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

Dr. Coker spoke about Yesha Taekwondo's contributions to the community and recognized Hank Wright and Buck Caplin.

(12/17/19 - 2 - 9:11 a.m.)

PROCLAMATION RECOGNIZING THE ST. JOHNS COUNTY CHAMBER OF COMMERCE

Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

Mark Nighbor, Chairman, Chamber of Commerce, said a few words about the important role the Chamber of Commerce played in St. Johns County.

(12/17/19 - 2 - 9:16 a.m.)

PROCLAMATION RECOGNIZING CITY OF ST. AUGUSTINE, CITY MANAGER, MAX ROYLE

Undine George, Mayor, City of St. Augustine Beach, said a few words about the important role Mr. Royle played in the development and history of the City of St. Augustine Beach.

Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

Mr. Royle said a few words about his experience as the City of St. Augustine Beach Manager, thanked the Board for the proclamation, and spoke on the beach renourishment project that occurred in 1990.

(12/17/19 - 2 - 9:29 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(12/17/19 - 2 - 9:28 a.m.)

PUBLIC COMMENT

McCormack said that Regular Agenda Items 2 and 3 would be pulled. He stated that anyone who wished to speak on either item should do so during public comment.

(9:31 a.m.) Sherry Badger, 2772 S. Collins Avenue, spoke on her concerns with work trucks being on undesignated roadways, and provided photographs, *Exhibit A*.

(9:32 a.m.) William Fisher, 10130 McMahan Avenue, Hastings, spoke on the resident attendance at the Fire Station Five meeting on US 1, and commended Chief Jeff Prevatt on the informative presentation.

(9:33 a.m.) Ed Slavin, P.O. Box 3084, spoke on a super-majority vote of the BCC for Comprehensive Plan Amendments and any amendment to the land use map. He urged change in the law regarding tree killing; requested that every decision made, be disclosed, including lobbying disclosures; spoke on employment discrimination, the Michelle O'Connell case, and expressed holiday sentiments.

(9:36 a.m.) Tom Reynolds, 50 Brigantine Court, spoke against the termination of Michael Wanchick; expressed his concern with the newly "unqualified" Clerk of Court; and urged the Board to consider equal opportunities for women.

(9:40 a.m.) John Toro, 2437 Blackbeard Drive, Jacksonville, voiced his frustrations with the pulling of Regular Agenda Item 2, and urged the Board to have the item put back on the agenda to be heard.

(9:41 a.m.) Waldron requested that staff contact the companies of the vehicles, referenced by Ms. Badger, that were on S. Collins Avenue.

(12/17/19 - 3 - 9:41 a.m.)

DELETIONS TO THE CONSENT AGENDA

Locklear requested that Consent Agenda Item 3 be pulled.

(12/17/19 - 3 - 9:42 a.m.)

APPROVAL OF THE CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2019-441**, approving the final plat for Twin Creeks Drive Extension

RESOLUTION NO. 2019-441

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TWIN CREEKS DRIVE EXTENSION

(Consent Agenda Item 3 was pulled.)

3. Motion to adopt a resolution, approving the final plat for Julington Lakes, Phase 4, Unit 4
4. Motion to adopt **Resolution No. 2019-442**, approving the final plat for Oxford Estates, Phase Five and Six B

RESOLUTION NO. 2019-442

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR OXFORD ESTATES, PHASE FIVE AND SIX B

5. Motion to adopt **Resolution No. 2019-443**, approving the final plat for Bartram Ranch, Phase 1A and 1B

RESOLUTION NO. 2019-443

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

**APPROVING A PLAT FOR BARTRAM RANCH, PHASE
1A AND 1B**

6. Motion to adopt **Resolution No. 2019-444**, approving the final plat for Shearwater, Phase 2C-3 (Replat)

RESOLUTION NO. 2019-444

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

7. Motion to approve the Durbin Creek Crossing PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2019-09)
8. Motion to approve PFS AGREE 2019-06, and to authorize the county administrator to execute the Durbin Creek Crossing PUD Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code
9. Motion to approve PFS AGREE 2019-05, and to authorize the county administrator to execute the Moultrie Oaks Townhomes PUD Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code
10. Motion to adopt **Resolution No. 2019-445**, granting AVT 2019-01, ad valorem tax exemption for qualified improvements to historic property, located at 34 Granada Street, St. Augustine

RESOLUTION NO. 2019-445

**A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
GRANTING AN AD VALOREM TAX EXEMPTION FOR
HISTORIC PROPERTY, LOCATED AT 34 GRANADA
STREET (RELOCATED FROM 32 GRANADA STREET),
ST. AUGUSTINE, FLORIDA, LIMITED TO EXTERIOR
QUALIFYING IMPROVEMENTS TO THE QUALIFIED
HISTORIC STRUCTURE, IN ACCORDANCE WITH ST.
JOHNS COUNTY ORDINANCE 97-61 AND SECTION
196.1997, FLORIDA STATUTES, AND PROVIDING AN
EFFECTIVE DATE**

11. Motion to adopt **Resolution No. 2019-446**, granting AVT 2019-02, ad valorem tax exemption for qualified improvements to historic property, located at 9 Milton Street, St. Augustine

RESOLUTION NO. 2019-446

**A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
GRANTING AN AD VALOREM TAX EXEMPTION FOR
HISTORIC PROPERTY, LOCATED AT 9 MILTON
STREET, ST. AUGUSTINE, FLORIDA, IN ACCORDANCE
WITH ST. JOHNS COUNTY ORDINANCE 97-61 AND**

**SECTION 196.1997, FLORIDA STATUTES, AND
PROVIDING AN EFFECTIVE DATE**

12. Motion to adopt **Resolution No. 2019-447**, accepting a Bill of Sale for bulkhead improvements, at the east end of Eleventh Street, in North Beach Subdivision

RESOLUTION NO. 2019-447

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE FOR BULKHEAD IMPROVEMENTS, AT THE EAST OF END OF ELEVENTH STREET, IN NORTH BEACH SUBDIVISION

13. Motion to adopt **Resolution No. 2019-448**, accepting an Easement for a water main line to be located at the intersection of County Road 214 and Allen Nease Road

RESOLUTION NO. 2019-448

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR A WATER MAIN LINE TO BE LOCATED AT THE INTERSECTION OF COUNTY ROAD 214 AND ALLEN NEASE ROAD

14. Motion to adopt **Resolution No. 2019-449**, accepting two Easements for Utilities associated with two pump stations and sewer force mains, to serve Villages of Valencia Phases 1, 3, and 5, located off U.S. Highway 1 South

RESOLUTION NO. 2019-449

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES ASSOCIATED WITH TWO PUMP STATIONS AND SEWER FORCE MAINS, TO SERVE VILLAGES OF VALENCIA PHASES 1, 3, AND 5, LOCATED OFF U.S. HIGHWAY 1 SOUTH

15. Motion to adopt **Resolution No. 2019-450**, accepting a Final Release of Lien, Warranty, Easement for Utilities and a Bill of Sale, conveying all personal property associated with the water and sewer systems to serve Saint Marks C&D Landfill, located off International Golf Parkway

RESOLUTION NO. 2019-450

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 SEWER SYSTEMS TO SERVE SAINT MARKS C&D LANDFILL, LOCATED OFF INTERNATIONAL GOLF PARKWAY

16. Motion to adopt **Resolution No. 2019-451**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the sewer system to serve Brinkhoff Road, Phase 2, located off Wildwood Drive

RESOLUTION NO. 2019-451

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 SEWER SYSTEM TO SERVE BRINKHOFF ROAD, PHASE 2, LOCATED OFF WILDWOOD DRIVE

17. Motion to adopt **Resolution No. 2019-452**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer systems to serve Self Storage Facility, located at 2391 U.S. Highway 1 South

RESOLUTION NO. 2019-452

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 AND SEWER SYSTEMS TO SERVE SELF STORAGE FACILITY, LOCATED AT 2391 U.S. HIGHWAY 1 SOUTH

18. Motion to adopt **Resolution No. 2019-453**, accepting a Grant of Easement from Ponte Vedra Corporation, Inc., to St. Johns County, for the San Diego Road Drainage Improvement Project; and authorizing the chair to join in the execution of the easement, on behalf of the County, rescinding County Resolution No. 2019-339

RESOLUTION NO. 2019-453

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FROM PONTE VEDRA CORPORATION, INC., TO ST. JOHNS COUNTY FOR THE SAN DIEGO ROAD DRAINAGE IMPROVEMENT PROJECT; AND AUTHORIZING THE CHAIR TO JOIN IN THE EXECUTION OF THE EASEMENT, ON BEHALF OF THE COUNTY, RESCINDING COUNTY RESOLUTION NO. 2019-339

19. Motion to adopt **Resolution No. 2019-454**, authorizing the chair or the county administrator, or designee, to piggyback the OMNIA Partners/U.S. Communities Contract No. 4400008468, with Safeware, Inc., for the purchase of fire rescue equipment, throughout the duration of the contract, including all exercised renewals, to issue purchase order(s) for budgeted purchases, and to sign purchase

order(s) of any dollar amount, without further Board approval, provided the funds for each purchase have been appropriately budgeted by St. Johns Fire Rescue

RESOLUTION NO. 2019-454

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OR THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK THE OMNIA PARTNERS/U.S. COMMUNITIES CONTRACT NO. 4400008468, WITH SAFEWARE, INC., FOR PURCHASE(S) OF FIRE RESCUE EQUIPMENT THROUGHOUT THE DURATION OF THE CONTRACT, INCLUDING ALL EXERCISED RENEWALS

20. Motion to adopt **Resolution No. 2019-455**, authorizing the county administrator, or designee, to piggyback the USF Contract No. 17-16-MH, and to enter into an agreement, in substantially the same form and format as attached, with Copy Fax, Inc., for the lease of copier machines, supplies and service through and until 2024

RESOLUTION NO. 2019-455

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK THE UNIVERSITY OF SOUTH FLORIDA CONTRACT NO. 17-16-MH, AND EXECUTE AN AGREEMENT WITH COPY FAX, INC., FOR THE LEASE OF COPIERS

21. Motion to adopt **Resolution No. 2019-456**, authorizing the county administrator, or designee, to piggyback the Florida Department of Transportation (FDOT) Public Transit Office's Contract No. TRIPS-15-MB-CB, for the purchase of five new Ford Transit FT148EWBHRDRW Vehicles (Mini Buses), and issue a purchase order to Creative Bus Sales, Inc., for a total purchase price of \$385,995

RESOLUTION NO. 2019-456

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE, AND TO EXECUTE A PURCHASE ORDER FOR FIVE REPLACEMENT FORD TRANSIT FT148EWBHRDRW VEHICLES (MINI BUSES) TO BE USED IN THE ST. JOHNS COUNTY COUNCIL ON AGING

22. Motion to adopt **Resolution No. 2019-457**, authorizing the county administrator, or designee, to piggyback the Florida Sheriff's Association Contract No. FSA18-VEH16.0 for the purchase of one replacement Caterpillar 926M Wheel Loader, and issue a purchase order to Ring Power Corporation, for a total purchase price of \$172,502

RESOLUTION NO. 2019-457

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE, AND TO EXECUTE A PURCHASE ORDER FOR ONE REPLACEMENT CATERPILLAR 926M WHEEL LOADER FOR THE ROAD AND BRIDGE DEPARTMENT

23. Motion to adopt **Resolution No. 2019-458**, authorizing the county administrator, or designee, to award Bid No. 20-11, Construction of Improvements for SR-313 at US-1 (SR-5) - Florida Department of Transportation (FDOT) No. 445799-1-54-01, to R.B. Baker Construction, a division of Reeves Construction, as the lowest, responsive, responsible bidder; and to execute a contract, in substantially the same form and format as attached hereto, for completion of the project, as provided in Bid No. 20-11, for a lump sum cost of \$4,347,700.00

RESOLUTION NO. 2019-458

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-11, AND TO EXECUTE AN AGREEMENT WITH R.B. BAKER CONSTRUCTION, A DIVISION OF REEVES CONSTRUCTION COMPANY, FOR CONSTRUCTION OF IMPROVEMENTS FOR SR-313 AT US-1 (SR-5) - FDOT NO. 445799-1-54-01

24. Motion to adopt **Resolution No. 2019-459**, to authorize the county administrator, or designee, to issue and execute Task Order No. 15, under RFP No. 18-71, in substantially the same form and format as attached, for Tetra Tech, Inc., to provide management services for the operation of the Hurricane Matthew Recovery Service Center from January 3, 2020, through and until December 31, 2020, for a not-to-exceed amount of \$1,873,820

RESOLUTION NO. 2019-459

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE TASK ORDER NO. 15 TO TETRA TECH, INC., UNDER RFP NO. 18-71 (MASTER CONTRACT NO. 18-MCC-TET-09768) FOR ADMINISTRATION OF RECOVERY SERVICE CENTER

25. Motion to adopt **Resolution No. 2019-460**, authorizing the chair of the Board of County Commissioners to execute the State-Funded Grant Agreement, with the Florida Department of Transportation, on behalf of the County, to receive \$500,000 for construction of improvements along A1A and its vicinity, and amending the Fiscal Year 2020 Transportation Trust Fund to receive and appropriate unanticipated revenue

RESOLUTION NO. 2019-460

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A JOINT PARTICIPATION AGREEMENT, WITH THE STATE OF FLORIDA'S DEPARTMENT OF TRANSPORTATION (FDOT), IN THE AMOUNT OF \$500,000, FOR ROADWAY IMPROVEMENTS AT VARIOUS INTERSECTIONS ALONG STATE ROAD A1A; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE JOINT PARTICIPATION AGREEMENT ON BEHALF OF ST. JOHNS COUNTY (COUNTY); AND AMENDING THE FISCAL YEAR 2020 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE BY THE ENGINEERING DEPARTMENT

26. Motion to adopt **Resolution No. 2019-461**, authorizing the chair of the Board of County Commissioners to execute the State-Funded Grant Agreement, with the Florida Department of Transportation, on behalf of the County, substantially in the same form as attached, to receive \$2,750,000 for construction of improvements at State Road 16/International Golf Parkway and its vicinity

RESOLUTION NO. 2019-461

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A JOINT PARTICIPATION AGREEMENT, WITH THE STATE OF FLORIDA'S DEPARTMENT OF TRANSPORTATION (FDOT), IN THE AMOUNT OF \$2,750,000, REPRESENTING A 50 PERCENT CONTRIBUTION FROM FDOT FOR SIGNALIZATION AND ROADWAY IMPROVEMENTS AT THE INTERSECTION OF STATE ROAD 16 AND INTERNATIONAL GOLF PARKWAY EASTWARD; AND AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE JOINT PARTICIPATION AGREEMENT ON BEHALF OF ST. JOHNS COUNTY (COUNTY)

27. Motion to adopt **Resolution No. 2019-462**, recognizing and appropriating within the Fiscal Year 2020 Utility Services Fund, to account for unanticipated revenue, the amount of \$1,187,260, from the Florida Department of Environmental Protection State Revolving Loan Program

RESOLUTION NO. 2019-462

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2020 UTILITY FUND BUDGET IN ORDER TO RECEIVE UNANTICIPATED REVENUE FOR THE EXPANSION OF THE NORTHWEST

**WATER TREATMENT PLANT PROJECT BY THE ST.
JOHNS COUNTY UTILITY DEPARTMENT**

28. Motion to adopt **Resolution No. 2019-463**, 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. 2019-463

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

29. Motion to adopt **Resolution No. 2019-464**, approving the terms, conditions, and requirements of the subrecipient agreement between St. Johns County and the West Augustine Historical Community Development Corporation, and authorizing the chair, the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2019-464

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 THE WEST AUGUSTINE HISTORICAL COMMUNITY DEVELOPMENT CORPORATION, UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

30. Motion to adopt **Resolution No. 2019-465**, approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida, and SMA Behavioral Health Services, Inc.; and authorizing the chair of the Board of County Commissioners, or designee, to execute the agreement, substantially in the form as attached, on behalf of the County

RESOLUTION NO. 2019-465

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND SMA BEHAVIORAL HEALTH SERVICES, INC., AND AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO

EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

31. Motion to adopt **Resolution No. 2019-466**, authorizing the chair to sign a letter, addressed to the U.S. Department of Housing and Urban Development (HUD) Senior Community Planning and Development Representative, that provides details of the amendments; and authorizing the county administrator, or his designee, to submit the amendments to the 2016-2017 Annual Action Plan through HUD's Integrated Disbursement and Information System

RESOLUTION NO. 2019-466

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SUBMIT A SUBSTANTIAL AMENDMENT TO THE 2016-2017 ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

32. Motion to adopt **Resolution No. 2019-467**, approving the amended Citizens Participation Plan, in accordance with 24 CFR Section 91.105, and recent advisement from U.S. Department of Housing and Urban Development (HUD) Representatives

RESOLUTION NO. 2019-467

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN AMENDED CITIZENS PARTICIPATION PLAN TO PROVIDE BROADER PUBLIC PARTICIPATION IN ALL ACTIONS RELATED TO THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

33. Motion to adopt **Resolution No. 2019-468**, approving the terms, provisions, conditions, and requirements of the U.S. Department of Housing and Urban Development Fiscal Year 19 Housing Counseling Grant Agreement between St. Johns County, Florida, and the Department of Housing and Urban Development; authorizing the county administrator, or designee, to execute the agreement on behalf of the County; amending the FY 2020 General Fund budget to receive unanticipated revenue; and authorizing the appropriation to the Housing Department

RESOLUTION NO. 2019-468

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FY 19 HOUSING COUNSELING GRANT AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE

COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY, SUBSTANTIALLY IN THE SAME FORM AS ATTACHED; AMENDING THE FY 2020 GENERAL FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE AND AUTHORIZING THE APPROPRIATION TO THE HOUSING DEPARTMENT

34. Motion to adopt **Resolution No. 2019-469**, amending the St. Johns County Fee Schedule, for services provided by St. Johns County Departments, for Fiscal Year 2020

RESOLUTION NO. 2019-469

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

35. Motion to authorize the transfer of \$10,000 from General Fund Reserves to fund a 2020 Census informational campaign
36. Motion to adopt **Resolution No. 2019-470**, approving the recognition and appropriation of received FY 2019 and FY 2020 library donations, in the amount of \$19,502, amending the FY 2020 Budget

RESOLUTION NO. 2019-470

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2020 GENERAL FUND, TO INCLUDE CERTAIN UNANTICIPATED REVENUE, AND AUTHORIZE ITS EXPENDITURE BY THE LIBRARY SYSTEM

37. Motion to adopt **Resolution No. 2019-471**, authorizing the county administrator, or designee, to award Firefighter Cancer Benefits Insurance Program to the Florida Municipal Insurance Trust (FMIT), with The Hartford Life and Accident Insurance Company, to enter into negotiations, and upon successful negotiations, execute an agreement for performance of the services provided in the market analysis, together with any required supplemental documentation, as well as any subsequent amendments to the agreement that are administrative in nature, and do not change or modify any material terms of the agreement

RESOLUTION NO. 2019-471

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ACCEPT THE QUOTE AND ENTER INTO A LEGALLY SUFFICIENT AGREEMENT FOR FIREFIGHTER CANCER INSURANCE WITH THE HARTFORD LIFE AND ACCIDENT INSURANCE COMPANY

38. Motion to approve an Interlocal Agreement between the St. Johns County First Responder Agencies
39. Motion to approve Minutes:
 - August 20, 2019, Regular BCC Meeting
 - September 17, 2019, Regular BCC Meeting
 - October 15, 2019, Regular BCC Meeting

(12/17/19- 13 - 9:42 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

McCormack requested that Regular Agenda Item 2 be pulled, and Regular Agenda Item 3 be continued to the January 21, Board of County Commission meeting. Blocker requested to add an update on Fire Watch as Regular Agenda Item 12.

(12/17/19- 13 - 9:44 a.m.)

APPROVAL OF REGULAR AGENDA

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

(9:44 a.m.) Smith recognized Brandon Patty, Clerk of Court. Brandon Patty, Clerk of Court, introduced himself to the Board.

The Board moved to Regular Agenda Item 12.

(12/17/19 - 13 - 9:50 a.m.)

1. ECONOMIC DEVELOPMENT INCENTIVE REQUEST. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED AN APPLICATION FROM M3 32081, LLC (APPLICANT), FOR ECONOMIC DEVELOPMENT INCENTIVES TO DEVELOP A 22,500 SQUARE FOOT BUILDING, LOCATED IN NOCATEE TOWN CENTER, ALONG NOCATEE VILLAGE DRIVE. THE APPLICANT WILL HOUSE A TECHNOLOGY INNOVATION HUB, CO-WORKING SPACE AND ACTIVITY CENTER, IN THE BUILDING TO BE USED BY ALL AGE GROUPS. THE PROJECT SCORED 7 POINTS UNDER THE 'NEW INDUSTRY' CATEGORY OF THE COUNTY'S BUSINESS INCENTIVE PROGRAM, WHICH MAKES IT ELIGIBLE FOR EXPEDITED PERMITTING AND AN ECONOMIC DEVELOPMENT GRANT OF UP TO 100 PERCENT OF FEES PAID TO THE COUNTY BY THE APPLICANT (IMPACT FEES), FOUR YEARS AD VALOREM TAXES PAID BY THE APPLICANT (GENERAL COUNTY PORTION) ON CAPITAL IMPROVEMENTS AND FOUR YEARS TANGIBLE BUSINESS PERSONAL PROPERTY TAX. THE PROJECT IS LOCATED OUTSIDE OF THE COUNTY'S UTILITY SERVICE AREA, SO NO CONNECTION FEES ARE BEING INCLUDED IN THIS INCENTIVE PROPOSAL. COMPLETION OF THE PROJECT IS ANTICIPATED BY MARCH 1, 2021. WITH THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FISCAL YEAR 2023. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$183,960. IN ACCORDANCE WITH PROGRAM REQUIREMENTS, THE AGENCY IS REQUIRED TO REVIEW THE APPLICATION AND MAKE A WRITTEN REPORT TO THE BOARD OF COUNTY COMMISSIONERS. STAFF RECOMMENDS SUPPORT OF THIS INCENTIVE APPLICATION

Melissa Glasgow, Director of Economic Development, provided details of the item, including the proposed incentives.

(9:54 a.m.) **Motion by Blocker, seconded by Dean, carried 5/0, to instruct the county attorney to draft an Economic Development Grant Agreement for M3 32081, LLC, to construct a 22,500 +/- square foot office building, and place the proposed Grant Agreement for consideration by the Board on a later regularly scheduled meeting [agenda].**

The Board moved to Regular Agenda Item 4.

(Regular Agenda Item 2 was continued to the January 21, 2020, BCC meeting.)

2. PUBLIC HEARING, PLNAPPL 2019-01 AND PLNAPPL 2019-02, ROSCOE COMMUNITY MARINA, ZVAR 2019-12

(Regular Agenda Item 3 was pulled.)

3. PUBLIC HEARING, REZ 2019-08, STAR LANE REZONING

(12/17/19 - 14 - 9:55 a.m.)

4. PUBLIC HEARING, REZ 2019-12, 2301 STATE ROAD 16 COMMERCIAL. REZ 2019-12, 2301 SR 16 COMMERCIAL, A REQUEST TO REZONE APPROXIMATELY 9.74 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL INTENSIVE (CI), LOCATED ON SOUTH SIDE OF STATE ROAD 16, APPROXIMATELY 1,800 FEET EAST OF I-95. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON NOVEMBER 21, 2019, AND VOTED 7-0 TO RECOMMEND APPROVAL. THERE WAS NO PUBLIC INPUT

Proof of publication of the notice of public hearing on REZ 2019-12, 2301 State Road 16 Commercial, was received, having been published in *The St. Augustine Record* on November 6, 2019.

Ex parte communications: Dean, Blocker, Waldron, Johns, and Smith received an email from Karen Taylor.

(9:55 a.m.) Cynthia A. May, ASLA, Senior Supervising Planner, presented details of the request, via PowerPoint.

(9:58 a.m.) Karen Taylor, 77 Saragossa Street, representing the applicant, reviewed details of the request, via PowerPoint.

(10:02 a.m.) Waldron questioned Taylor on the access on to Green Acres Road.

(10:04 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2019-81, REZ 2019-12, 2301 State Road 16 Commercial, a request to rezone approximately 9.74 acres of land from Open Rural (OR) to Commercial Intensive (CI) located on south side of State Road 16, based on four findings of fact.**

ORDINANCE NO. 2019-81

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

(12/17/19 - 15 - 10:05 a.m.)

5. PUBLIC HEARING, REZ 2019-20, STATE ROAD 207 COMMERCIAL. A REQUEST TO REZONE APPROXIMATELY 9.9 ACRES OF LAND FROM EXPIRED PLANNED UNIT DEVELOPMENT (PUD) TO COMMERCIAL INTENSIVE (CI), TO ALLOW FOR COMMERCIAL INTENSIVE USES, LOCATED ON STATE ROAD 207, WEST OF WILDWOOD DRIVE AND NORTH OF BRINKHOFF ROAD. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AT THE NOVEMBER 21, 2019, REGULAR MEETING AND VOTED 7-0, TO RECOMMEND APPROVAL OF THE REZONING, AS SUBMITTED. NO PUBLIC COMMENT WAS PROVIDED

Proof of publication of the notice of public hearing on REZ 2019-20, State Road 207 Commercial, was received, having been published in *The St. Augustine Record* on November 6, 2019.

Ex parte communications: Blocker received an email from Karen Taylor.

Megan Kuehne, Planner, presented details of the rezoning request, via PowerPoint.

(10:10 a.m.) Courtney Gabriel, representing the applicant, Rogers Towers, 100 Whetstone Place, stated a letter of support was received and a neighborhood meeting was held on November 14.

(10:11a.m.) Waldron questioned granting access back out to SR 207. Gabriel responded. Discussion ensued.

(10:13 a.m.) Motion by Waldron, seconded by Johns, carried 5/0, enact Ordinance No. 2019-82, REZ 2019-20 State Road 207 Commercial, rezoning approximately 9.9 acres of land from expired Planned Unit Development (PUD) to Commercial, Intensive (CI), based upon four findings of fact.

ORDINANCE NO. 2019-82

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) TO COMMERCIAL INTENSIVE (CI); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(12/17/19 - 15 - 10:14 a.m.)

6. PUBLIC HEARING, REZ 2019-17, NORTHWOOD PROPERTIES REZONING. A REQUEST TO REZONE APPROXIMATELY 9.99 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL WAREHOUSE (CW), TO ALLOW FOR COMMERCIAL INTENSIVE AND LIGHT INDUSTRIAL USES, LOCATED ON NORTHWOOD DRIVE, WEST OF HOLMES BLVD. AND SOUTH OF THE KING STREET/HOLMES BLVD. INTERSECTION. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AT THE NOVEMBER 21, 2019, REGULAR MEETING, AND VOTED 7-0 TO RECOMMEND APPROVAL OF THE REZONING, AS SUBMITTED. NO PUBLIC COMMENT WAS PROVIDED. PLEASE SEE GROWTH MANAGEMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on REZ 2019-17, Northwood Properties Rezoning, was received, having been published in *The St. Augustine Record* on November 6, 2019.

Ex parte communications: Dean, Blocker, and Smith received an email from Karen Taylor. Waldron and Johns received an email from Karen Taylor and had a phone conversation with Mr. Green.

(10:15 a.m.) Megan Kuehne, Planner, presented details of the item, via PowerPoint.

(10:18 a.m.) Karen Taylor, 77 Saragossa Street, representing the applicant, reviewed details of the rezoning request, via PowerPoint.

(10:22 a.m.) Motion by Waldron, seconded by Dean, carried 5/0, to enact Ordinance No. 2019-83, REZ 2019-17, Northwood Properties Rezoning, rezoning approximately 9.99 acres of land from Open Rural (OR) to Commercial Warehouse (CW), based upon four findings of fact.

ORDINANCE NO. 2019-83

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

(12/17/19 - 16 - 10:23 a.m.)

7. DISCUSSION ON PROPOSED FINES FOR UNAUTHORIZED TREE REMOVAL AND UNAUTHORIZED LAND CLEARING. DURING COMMISSIONER'S REPORTS OF OCTOBER 15, 2019, THE BCC DIRECTED STAFF TO BRING FORWARD TO THE BCC, WITHIN 60 DAYS, A DISCUSSION ITEM CONCERNING POTENTIAL FINES FOR UNAUTHORIZED TREE REMOVAL AND FINES FOR UNAUTHORIZED LAND CLEARING. ATTACHED ARE THE CURRENT IMPLEMENTATION OF THE LAND DEVELOPMENT CODE AS WELL AS PROPOSALS AND OPTIONS FOR THE BOARD TO CONSIDER REGARDING INCREASED FINES AND PENALTIES FOR UNAUTHORIZED TREE REMOVAL AND LAND CLEARING. ADDITIONALLY, STAFF HAS PROVIDED A COMPARISON WITH OTHER JURISDICTIONS' IMPLEMENTATION OF FINES FOR UNAUTHORIZED TREE REMOVAL AND LAND CLEARING

Jan Brewer, Environmental Division Manager, presented details of the item, via PowerPoint, including the current fines and penalties for illegal tree removal and land clearing. She spoke on adding a tree bank fund, requiring a fixed fine per tree or tiered approach; recommended adding a flat fine for unauthorized clearing; and provided additional options to the Board.

(10:34 a.m.) Blocker commended staff on the detailed presentation and spoke on his concerns with the contractor fine and the tree ordinance.

(10:37 a.m.) Johns questioned the protection of smaller trees that replaced trees that were cut down. Brewer responded. Johns encouraged the Board to consider a time element for the illegal removal of trees and holding the contractor accountable.

(10:44 a.m.) Waldron spoke in favor of the higher fine per acre of \$50,000, the higher fine for specimen trees of \$15,000, having a delay until the fine is paid (three to six month penalty), the tiered approach fine for the cutting of trees, and that the contractor should be held responsible.

(10:45 a.m.) Blocker questioned the determination of the responsibilities for the contractor or the property owner. He recommended a special magistrate to assess the responsibility of either the contractor or the property owner.

(10:47 a.m.) Dean spoke in support of the contractor being held responsible. Discussion ensued on the contractor review board being responsible for a decision.

(10:48 a.m.) Waldron questioned if the contract review board could be held responsible for deciding. Soria explained.

(10:49 a.m.) McCormack explained the code enforcement ordinance.

(10:51 a.m.) Smith questioned the fines and costs that were associated with the tree removal fee. Brewer explained.

(10:55 a.m.) Ed Slavin, P.O. Box 3084, spoke on his concerns with environmental crimes; and on the case of *Armory v. Delamirie* in 1722, and the lack of research that was done by County staff.

(10:59 a.m.) Blocker suggested adding a special magistrate to address the issues. Discussion ensued on implementing a flat fee, tiered per acre.

(11:01 a.m.) McCormack explained property owners were responsible for their property. He recommended that the Board not take the contractor off the table; and explained a special magistrate would be helpful.

(11:03 a.m.) Smith questioned the Board on various issues that were discussed.

(11:03 a.m.) *It was the consensus of the Board to:*

- *not consider the contractor, as well as the property owner responsible*
- *have a time delay component*
- *have a flat fee tiered per tree on that which is known and a per acre for that which is unknown*
- *have fine parameters of a cost per area*
- *have a tiered approach for known trees per area*
- *have an increased fine of \$15,000 for a specimen tree*
- *not have a special magistrate*
- *have a criminal consequence now, and be amended at a future time*
- *use six months as a penalty to act as a deterrent*

(12/17/19 - 17 - 11:16 a.m.)

8. LDC AMENDMENTS - ARTICLES II, V, VI, IX, AND XII. THIS IS THE LAST OF THREE PUBLIC HEARINGS REGARDING PROPOSED LAND DEVELOPMENT CODE AMENDMENTS. THESE AMENDMENTS WOULD COLUMNIZE LAND USE DESIGNATIONS AND ALLOWABLE USES IN ZONING DISTRICTS WITHIN ARTICLE II INTO A USER-FRIENDLY USE MATRIX TO CLARIFY WHAT USES ARE ALLOWED IN WHAT ZONING DESIGNATIONS. OTHER AMENDMENTS INCLUDE REVISING FRONT YARD SETBACKS WITHIN PLANNED UNIT DEVELOPMENTS TO ACCOUNT FOR THE PARKING OF VEHICLES; CLARIFYING BUILDING RESTRICTION LINE SETBACKS; REDUCING PARKING REQUIREMENTS FOR TOWNHOMES; CLARIFYING

PROVISIONS IN SECTION 6.04.04.D.2. FOR THE ALLOWANCE OF MAILBOXES WITHIN A RIGHT-OF-WAY; AMENDING EASEMENT STANDARDS FOR UNPLATTED RESIDENTIAL LOTS; EXTENDING THE PUBLIC NOTICE MAILING PERIOD FROM 10 DAYS TO 15 DAYS PRIOR TO THE DATE OF A PUBLIC HEARING; AND FINALLY, DEFINING "DEDICATE" AND "DONATE" IN ARTICLE XII

Proof of publication of the notice of public hearing on LDC Amendments – Articles II, V, VI, IX, and XII, was received, having been published in *The St. Augustine Record* on October 4, 2019, and December 3, 2019.

Michael Roberson, Interim Growth Management Director, presented details of the item, via PowerPoint.

(11:25 a.m.) Soria explained the slight change in the word “dedicate.” He explained the word “dedicate” would be excluded from plats.

(11:27 a.m.) Blocker questioned if staff had an opportunity to look into the distance requirement. Roberson responded. Discussion ensued on increasing the distance and giving the public adequate notice.

(11:34 a.m.) Ed Slavin, P.O. Box 3084, requested that notices be sent out to residents or property owners, within half-a-mile, 30 days prior to hearings.

(11:37 a.m.) Blocker questioned if the 15-day notice included holidays and weekends. Discussion ensued.

(11:40 a.m.) **Motion by Blocker, seconded by Dean, carried 5/0, to extend the public notice requirement to 15 business days.**

(11:42 a.m.) **Motion by Johns, seconded by Blocker, carried 4/1, with Waldron dissenting, to enact Ordinance No. 2019-84, approving amendments to the Land Development Code, as consistent with Florida Law and the St. Johns County Comprehensive Plan, as amended.**

ORDINANCE NO. 2019-84

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, ORDINANCE 99-51, AS AMENDED, FOR REFORMATTING OF TABLE 2.03.00 ‘SPECIAL USES;’ TO PROVIDE FOR REDUCTION OF FRONT SETBACKS TO NON-GARAGE PORTION OF A SINGLE FAMILY DWELLING UNIT AND INCREASED SETBACKS TO GARAGES FOR SINGLE FAMILY DWELLING UNITS; TO PROVIDE FOR REDUCED PARKING FOR TOWNHOMES; TO ALLOW CONSTRUCTION TO OCCUR WITHIN PLATTED BUILDING RESTRICTION LINES IN LIEU OF SETBACKS; TO PROVIDE FOR CLARITY FOR CONSTRUCTION OF CONCRETE, BLOCK, BRICK, STONE OR OTHER RIGID FOUNDATION OF MAILBOXES WITHIN A RIGHT-OF-WAY; TO PROVIDE FOR ADDITIONAL DAYS REQUIRED FOR PUBLIC NOTICING AND CLARIFY NOTICING WITHIN A PLANNED UNIT DEVELOPMENT (PUD); TO PROVIDE

FOR ADDITION OF DEFINITIONS FOR 'DONATION' AND 'DEDICATION;' AMENDING ARTICLE II, PART 2.03.00 'SPECIAL USES,' ARTICLE V, SECTION 5.03.03. 'SPECIFIC STANDARDS,' ARTICLE VI, SECTION 6.01.00 'DISTRICT PERFORMANCE AND DIMENSIONAL STANDARDS,' ARTICLE VI, SECTION 6.06.04 'CONSTRUCTION WITHIN A RIGHT-OF-WAY,' AMENDING ARTICLE VI, PART 6.02.00 AND PART 6.04.00 TO PROVIDE AMENDED REGULATIONS FOR ACCESS AND FOR EASEMENTS USED TO ACCESS CERTAIN PARCELS OF LANDARTICLE IX, SECTION 9.06.04 'NOTICE OF HEARINGS,' AND ARTICLE XII, 'DEFINITIONS;' PROVIDING A SAVINGS CLAUSE; PROVIDING FOR MODIFICATION DURING PUBLIC HEARING; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

(12/17/19 - 19 - 11:42 a.m.)

9. ALTERNATE OPTIONS TO MICKLER'S LANDING FOR BEACH ACCESS AND PARKING DURING MORNING HOURS. DURING THE DECEMBER 3, 2019, MEETING, THE BOARD OF COUNTY COMMISSIONERS DIRECTED STAFF TO PROVIDE MORE INFORMATION ON, AND FURTHER EXPLORATION OF, THE USE OF THE GUANA BEACH ACCESS POINT; AND TO PROVIDE INFORMATION ON WHETHER THE TRAFFIC EXPERIENCED IN MICKLER'S LANDING WARRANTED TAKING ANY ACTION. ALSO, PRESENTED AS AN OPTION IS THE USE OF A SHUTTLE SERVICE TO A BEACH ACCESS POINT. THE FRIENDS OF THE GUANA TOLOMATO MATANZAS (GTM) RESERVE IS THE NON-PROFIT ORGANIZATION THAT MANAGES AND COLLECTS THE PARKING FEES FOR GUANA. THE FRIENDS OF THE GTM RESERVE HAS AGREED TO A PRICE OF \$108 PER DAY FOR THE USE OF THE NORTH WALKOVER BEACH PARKING LOT. STAFF EXPECTS UP TO THIRTY DAYS OF USE (LIMITED TO WEEKDAYS) FROM APPROXIMATELY DECEMBER 18, 2019, TO JANUARY 31, 2020. THE TOTAL COST FOR THE PARKING IS \$3,240 TO THE END OF JANUARY. STAFF ALSO CONDUCTED PARKING COUNTS TO GAUGE PARKING DEMAND AND USAGE AT MICKLER'S, MONDAY THROUGH FRIDAY. OF 153 AVAILABLE SPACES, MICKLER'S EXPERIENCED A HIGH OF 41 CARS PARKED AT ANY ONE TIME AND A LOW OF 13 CARS AT ANY ONE TIME. THE NUMBER OF DAILY VEHICLES USING THE LOT RANGES FROM 40 TO 120 VEHICLES. SHUTTLING FROM CORNERSTONE PARK REMAINS AN OPTION. APPROXIMATE COST IS \$320 PER DAY, FOR A TOTAL OF \$9,600, TO THE END OF JANUARY

Paolo Soria, Senior Assistant County Attorney, presented the details of the item, via PowerPoint.

(11:47 a.m.) Blocker requested that in the future, staff bring back to the board a calculation that includes public parking.

(11:48 a.m.) **Motion by Blocker, seconded by Dean, carried 5/0, to direct staff to take no further action at this time, based on the adequate parking in place, and that public demand, at this time, not rising to the occasion of requiring additional action.**

(11:49 a.m.) Ed Slavin, P.O. Box 3084, requested that a total spreadsheet be made for the costs on the loss of parking.

(12/17/19 - 20 - 11:50 a.m.)

10. PUBLIC HEARING, AFFORDABLE HOUSING ADVISORY COMMITTEE TRIENNIAL REPORT. SECTION 420.9706 F.S. REQUIRES RECIPIENTS OF STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) FUNDS TO ESTABLISH AN AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) AND TO SUBMIT A TRIENNIAL REPORT TO RECOMMEND MONETARY AND NONMONETARY INCENTIVES AS PART OF AN AFFORDABLE HOUSING INCENTIVE PLAN. THE AHAC COMMITTEE CONDUCTED A PUBLIC MEETING ON NOVEMBER 20, 2019, TO CONSIDER INCENTIVES AND IMPEDIMENTS TO THE CONSTRUCTION, ACQUISITION, AND PRESERVATION OF AFFORDABLE HOUSING

Proof of publication of the notice of public hearing on the Affordable Housing Advisory Committee's Triennial Report was received, having been published in *The St. Augustine Record* on October 24, 2019.

Joseph Cone, Director, Health and Human Services, presented details of the item, via PowerPoint.

(11:52 a.m.) Bill Lazar, St. Johns County Housing Partnership, presented additional information on the item, via PowerPoint, including a density bonus plan.

(12:05 p.m.) Ed Slavin, P.O. Box 3084, spoke on having a living wage, the economic concentration in the home building industry, and requested that the county attorney do antitrust law research to help AHAC. He requested that the minutes and notices for meetings of the Housing Finance Agency and AHAC be posted online.

(12:08p.m.) Motion by Waldron, seconded by Blocker, carried 5/0, to adopt Resolution No. 2019-472, to accept the Affordable Housing Advisory Committee 2019 Incentive Review and Recommendation Triennial Report.

RESOLUTION NO. 2019-472

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) 2019 INCENTIVE REVIEW AND RECOMMENDATION TRIENNIAL REPORT REQUIRED BY FLORIDA STATE STATUTE

(12/17/19 - 20 - 12:10 p.m.)

11. CONSIDER APPOINTMENTS TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE. THE PURPOSE OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) IS TO REVIEW ESTABLISHED POLICIES AND PROCEDURES, ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND ADOPTED LOCAL GOVERNMENT COMPREHENSIVE PLAN AND RECOMMEND SPECIFIC ACTION OR INITIATIVES TO ENCOURAGE OR FACILITATE AFFORDABLE HOUSING, WHILE PROTECTING THE ABILITY OF THE PROPERTY TO APPRECIATE IN VALUE. CURRENTLY, THERE ARE THREE VACANCIES ON THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC). THE FIRST IS DUE TO AN EXPIRED TERM, THE SECOND IS DUE TO A MEMBER RESIGNATION, AND THE THIRD IS DUE TO THE PASSING OF A MEMBER. PURSUANT TO, AND IN ACCORDANCE

WITH, SECTION 420.9076, FLORIDA STATUTES, THE THREE VACANCIES ARE REQUIRED TO BE: 1) A CITIZEN REPRESENTING ESSENTIAL SERVICES PERSONNEL; 2) A CITIZEN WHO IS ACTIVELY ENGAGED IN THE RESIDENTIAL HOME BUILDING INDUSTRY; AND 3) A ST. JOHNS COUNTY RESIDENT. PLEASE FIND ATTACHED, FOR YOUR REVIEW AND CONSIDERATION, A RECOMMENDATION FROM THE AHAC AND 22 APPLICATIONS (STINA ANTONOPOULOS, DISTRICT 2, LEE BAILEY, DISTRICT 5, DOROTHY L. BARRETT, DISTRICT 5, JAY W. BRAXTON, JR., DISTRICT 2, MICHAEL A. BROWN, SR., DISTRICT 2, NEAL BROWN, DISTRICT 2, ALEX C. CLAY, DISTRICT 5, BRITTANY CORONADO, DISTRICT 5, BRIAN CRISTOBAL, DISTRICT 5, SAMUEL CROZIER, DISTRICT 4, MITCHELL E. DAVENPORT, DISTRICT 5, JOANN L. DEKRELL, DISTRICT 5, BARBARA DOUGLASS, DISTRICT 5, JERRY FOLCKEMER, DISTRICT 3, JAMES GREENAWALT, DISTRICT 4, BRADLEY A. LONG, DISTRICT 2, CHRISTOPHER SCOTT MAYNARD, DISTRICT 1, KENNETH A. MCCLAIN, SR., DISTRICT 2, MEAGAN PERKINS, DISTRICT 4, ELLEN ROGERS, DISTRICT 4, WILLIAM STEINMETZ, DISTRICT 2, AND JAN THOMAS, DISTRICT 3. PLEASE NOTE: ALTHOUGH THE AHAC HAS RECOMMENDED MEAGAN PERKINS FOR THE ST. JOHNS COUNTY RESIDENT POSITION, MS. PERKINS' APPOINTMENT TO THE PLANNING AND ZONING AGENCY, AT THE DECEMBER 3, BOARD OF COUNTY COMMISSIONERS MEETING, MEANS THAT SHE IS NO LONGER ELIGIBLE FOR THIS POSITION. THE BOARD MAY, AT ITS OPTION, EITHER SELECT A DIFFERENT APPLICANT FOR THIS POSITION, OR REQUEST THAT THE AHAC SUBMIT A NEW RECOMMENDATION TO THE BOARD

Melissa Lundquist, Assistant to the Board of County Commissioners, provided details of the three vacancies to be filled. Discussion ensued on the applicants and how the Board wished to proceed with the appointments.

(12:17 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of appointing Ken McClain and waiting until January to fill the citizen member seat. He questioned why certain committee meeting minutes were not available on-line.

(12:19 p.m.) **Motion by Smith, seconded by Blocker, carried 5/0, to appoint Brittany Coronado to the Affordable Housing Advisory Committee, as a citizen representing essential services personnel, for a partial term, scheduled to expire October 16, 2020.**

(12:19 p.m.) **Motion by Smith, seconded by Johns, carried 5/0, to appoint Jerry Folckemer to the Affordable Housing Advisory Committee, as a citizen who is actively engaged in the residential home building industry, for a full four-year term, scheduled to expire December 17, 2023.**

Smith encouraged staff to open the application process again, for four weeks, to allow further participation.

(12:20 p.m.) Blocker requested that McCormack address the concerns raised regarding noticing and the posting of minutes by committees, and make a future recommendation regarding the posting of such.

(12/17/19 - 21 - 9:45 a.m.)

12. REPORT ON THE PROGRESS OF FIRE WATCH

General Fleming, Chair of Fire Watch, explained that there was a nationwide crisis of veteran suicides and that an interlocal agreement had been created, with many entities participating, to help address the problem. Discussion ensued on financial contributions from the participants.

The Board moved to Regular Agenda Item 1.

(12/17/19 - 22 - 12:23 p.m.)
COMMISSIONERS' REPORTS

Commissioner Blocker

Blocker welcomed Conrad and stated that he was confident that he would bring energy, determination and an open mind to the position of interim county administrator.

He mentioned the Battle of the Bulge, that took place during this time in 1944. He thanked everyone who would be working and serving through the holidays.

Commissioner Waldron

(12:26 p.m.) Waldron requested that the short-term rental ordinance be brought back before the Board for finalization. He expressed holiday sentiments and thanked staff for their hard work.

Commissioner Dean

(12:27 p.m.) Dean also thanked those serving through the holidays. He asked for consensus from the Board to schedule a workshop to address the risks and violations associated with 5G cell tower technology. *Consensus was given to direct staff to schedule a workshop on 5G cell tower technology.*

Additionally, he spoke on the conditions at Mickler's Landing and wished everyone a wonderful holiday season.

Commissioner Johns

(12:31 p.m.) Johns expressed holiday wishes to all and commended staff for their hard work, particularly Hank Mein with Road & Bridge, who he received a complementary phone call about from a constituent.

He thanked the state legislature and DOT for the \$8.35 million received for roadway maintenance and intersection improvements, to help the County keep up with growth.

Johns asked staff to resume the process of creating an RFP for a search firm for the county administrator position.

Blocker felt that it would be best to get recommendations on how to proceed with the search through the Florida Association of Counties, or some of our surrounding counties who had been through the process recently. He felt it would be best to direct the interim county administrator to come up with a plan, including a cost/benefit analysis, for how the search should be conducted. Discussion ensued on the options for the search and hiring processes.

(12:41 p.m.) Ed Slavin, P.O. Box 3084, gave his opinion on the selection process.

(12:44 p.m.) *Consensus was given to have options presented to the Board, at the January 21, 2020, meeting, for the selection of a new county administrator. The options being clearly laid out and outlined for discussion and debate.*

Commissioner Smith

(12:44 p.m.) Smith noted that the January 7, 2020, BCC meeting had been canceled; gave an agricultural report; and said that interviews for the IFAS Ag Extension Center director position would be held on February 5, 2020.

He said there were gingerbread houses, created by 4-H members, on display in the rotunda; commented on the success of local holiday parades, and wished everyone a blessed holiday season.

(12/17/19 - 23 - 12:46 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Conrad wished happy holidays to all. Discussion occurred as to whether the County would close on December 23.

(12:50 p.m.) *A motion to close County offices on December 23, 2019, failed to receive a second.*

(12/17/19 - 23 - 12:50 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack said that he had recently provided details of an interlocal agreement between the County and Flagler County, related to Consent Item 38, that was approved. He said there was a difference in the time requirement, so he did not ask the Board for approval of the agreement.

(12/17/19 - 23 - 12:51 p.m.)

CLERK OF COURT'S REPORT

No report.

(12/17/19 - 23 - 12:51 p.m.)

ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 12:51 p.m.

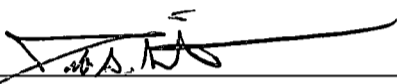
REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 575241-575249, totaling \$10,112.00 and Voucher Register, Voucher Nos. 47689-47694, totaling \$4,071.00 (12/11/19)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 575250-575429, totaling \$1,840,689.18 and Voucher Register, Voucher Nos. 47695-47773, totaling \$2,352,598.91 (12/16/19)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 575430-575499, totaling \$44,138.97 and Voucher Register, Voucher Nos. 47774-47925, totaling \$108,008.87 (12/18/19)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 575500-575517, totaling \$53,113.90 and Voucher Register, Voucher Nos. 47926-47928, totaling \$755.11 (12/19/19)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 47929-47930, totaling \$7,889.17 (12/19/19)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 575518-575519, totaling \$1,960.14 (12/20/19)

7. St. Johns County Board of County Commissioners Check Register, Check Nos. 575520-575663, totaling \$2,580,818.29 and Voucher Register, Voucher Nos. 47931-48015, totaling \$2,234,102.60 (12/23/19)
8. St. Johns County Board of County Commissioners Check Register, Check No. 575664, totaling \$417 (12/23/19)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 575665-575680, totaling \$290,253.98 (12/23/19)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 575681-575765, totaling \$396,010.15 and Voucher Register, Voucher Nos. 48016-48056, totaling \$761,372.75 (12/30/19)

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

