

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
OCTOBER 15, 2013
9:00 A.M.**

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

Present: John H. Morris, District 4, Chair
William A. McClure, District 3, Vice Chair
Cyndi Stevenson, District 1
Ron Sanchez, District 2
Rachael Bennett, District 5
Michael Wanchick, County Administrator
Jerry Cameron, Assistant County Administrator
Darrel Locklear, Assistant County Administrator
Patrick McCormack, County Attorney
Lenora Newsome, Deputy Clerk

Also present: Paolo Soria, Assistant County Attorney

(10/15/13 - 1 - 9:00 a.m.)
CALL TO ORDER

Morris called the meeting to order.

(10/15/13 - 1 - 9:00 a.m.)
ROLL CALL

The clerk called the roll and all commissioners were present, with Stevenson arriving at 9:06 a.m.

(10/15/13 - 1 - 9:00 a.m.)
INVOCATION

Cameron gave the invocation.

(10/15/13 - 1 - 9:00 a.m.)
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(10/15/13 - 1 - 9:01 a.m.)
PROCLAMATION DECLARING OCTOBER 2013, AS PANCREATIC CANCER MONTH

Alison Strother, volunteer on behalf of the Pancreatic Cancer Action Network, thanked the commissioners for recognizing October as Pancreatic Cancer Awareness Month. She said it was a devastating disease and the Pancreatic Cancer Action Network was trying to raise awareness and funds for more research and early detection tools.

(9:06 a.m.) Stevenson entered the meeting.

(10/15/13 - 2 - 9:06 a.m.)
ACCEPTANCE OF PROCLAMATION

Motion by Stevenson, seconded by McClure, carried 5/0, to accept the proclamation.

(9:07 a.m.) Bill Dudley, Veterans Council, gave a brief update on the "The Commitment to Honor" program. He announced that the program was scheduled for November 3, 2013, at Anastasia Baptist Church, at 2:00 p.m., and extended an invitation to the commissioners to attend. He said the program was fifth in its series, and presented a short video clip.

(10/15/13 - 2 - 9:15 a.m.)
PUBLIC COMMENT

(9:15 a.m.) Ronald Hollowell, 5496 Cypress Links Blvd., said he belonged to the Men's Golf Association, and spoke on the possible closure of the County golf course. He said that they did not want to see the golf course closed.

(9:19 a.m.) George Bennis, 933 Mirror Drive, spoke on the current contract of the County Administrator. Bennett said the contract was an existing contract; only the salary was discussed and voted on. Discussion ensued on the County Administrator's increase in salary and severance clause.

(9:28 a.m.) Elsa Brader, 201 Mystic Castle Drive, asked the commission to share some of the positive steps and investigations regarding the County golf course. Discussion ensued on positive and negative information concerning the County golf course.

(9:41 a.m.) Daniel Gormley, 1280 Matango Circle, began to speak on an agenda item, and was asked to wait until the item was presented to speak on that item.

(9:42 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the City of St. Augustine sending letters to West 5th Street property owners in the West Augustine CRA, regarding hooking up to the City sewer system. She presented a picture showing campers on the Chamber of Commerce's downtown St. Augustine property, *Exhibit A*.

(9:47 a.m.) Daniel Gormley, 1280 Matango Circle, voiced concern on a dilapidated fence separating his home from the proposed new subdivision, Heritage Oaks, and the increase in traffic that would be caused by the new subdivision. Sanchez mentioned that the hearing today was only a transmittal hearing.

(10/15/13 - 2 - 9:52 a.m.)
DELETIONS TO CONSENT AGENDA

McCormack suggested rewording some verbiage in the resolution in Consent Agenda Item 16 as follows: the second whereas clause to read: the St. Johns County Communications Department request the opportunity to continue utilizing the Community Oriented Police Services [Cops] grant by recognizing and appropriating *"the remaining grant balance in the amount of \$12,028 within the Fiscal Year 2014 General Fund Communication Department's budget."* He also suggested under Section 2, Authority to Approve, that it read: the Board of County Commissioners hereby approves the recognition and appropriation of a community oriented Police Services [Cops] grant balance in the amount of \$12,028 *"within the Fiscal Year 2014 General Fund Communications Department Budget."* He said the motion would read as is, except for ~~strikeout Fire/Rescue~~, so that it would be appropriating within the Communications Department for Fiscal Year 2014.

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

1. Approval of the Cash Requirement Report
2. Minutes:
 - August 6, 2013 Regular
 - August 29, 2013 Workshop
 - September 3, 2013 Regular
 - September 24, 2013 Special
3. Motion to accept County Insurance Rates for St. Johns County Retirees as recommended by the St. Johns County Insurance Committee. The Insurance Committee will meet on October 10, 2013, and will decide the rate at that time
4. Motion to adopt **Resolution No. 2013-226**, accepting an Easement for Utilities for reuse and sewer service to Marsh Creek Subdivision. No funding is required

RESOLUTION NO. 2013-226

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR REUSE AND SEWER SERVICE TO MARSH CREEK SUBDIVISION

5. Motion to adopt **Resolution No. 2013-227**, approving the final plat for Coastal Oaks at Nocatee, Phase 3B, Unit 2

RESOLUTION NO. 2013-227

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR COASTAL OAKS AT NOCATEE, PHASE 3B, UNIT 2

6. Motion to adopt **Resolution No. 2013-228**, approving the final plat for Rivertown Lakes, Unit 1

RESOLUTION NO. 2013-228

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVERTOWN LAKES, UNIT 1

7. Motion to adopt **Resolution No. 2013-229**, approving the terms, conditions, provisions, and requirements of a Joint Participation Agreement (JPA) between the State of Florida, Department of Transportation District Two, and St. Johns County, Florida, for partial funding of certain required control and discharge measures; and authorizing the county administrator to execute the JPA on behalf of the County

RESOLUTION NO. 2013-229

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 BETWEEN THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, DISTRICT TWO, AND ST. JOHNS COUNTY, FLORIDA; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE JOINT PARTICIPATION AGREEMENT ON BEHALF OF THE COUNTY

8. Motion to adopt **Resolution No. 2013-230**, approving the terms, provisions, conditions, and requirements of the grant request from the Board of County Commissioners of St. Johns County, Florida, to the State of Florida Department of Environmental Protection, and authorizing the county administrator to Budget for Joint Participation Funds required for Beach Management Funding Assistance (for the St. Johns County Shore Protection project-St. Augustine Beach Renourishment)

RESOLUTION NO. 2013-230

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 SUBMIT A LONG RANGE BEACH EROSION CONTROL BUDGET PLAN WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF BEACHES AND COASTAL SYSTEMS

9. Motion to adopt **Resolution No. 2013-231** approving the terms, provisions, conditions, and requirements of the grant request from the Board of County Commissioners of St. Johns County, Florida, to the State of Florida Department of Environmental Protection, and authorizing the County Administrator to budget for a Joint Participation Funds required for Beach Management Funding Assistance (for South Ponte Vedra Beach/Vilano Beach/Summer Haven Beach Restoration Feasibility Study)

RESOLUTION NO. 2013-231

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A LONG RANGE BEACH EROSION CONTROL BUDGET PLAN WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF BEACHES AND COASTAL SYSTEMS

10. Motion to authorize the transfer of \$82,445 from General Fund Reserves (0083-59920) to Construction Services Building Improvements (0005-56300) to facilitate the installation of access control and CCTV at the Facilities Maintenance/Construction Services building

11. Motion to authorize the St. Johns County Purchasing Department to set the official bid dated for construction of the St. Johns County Health & Human Services Facility as follows: Advertise & bid period to begin on November 1, 2013, and bids to be submitted on December 18, 2013
12. Motion to adopt **Resolution No. 2013-232**, approving the terms, provisions, and conditions of a contract renewal between the State of Florida Department of Transportation and St. Johns County, Florida, for landscape maintenance along a portion of SR A1A North and a portion along SR 13; and authorizing the county administrator, or his designee, to execute the contract renewal on behalf of the County

RESOLUTION NO. 2013-232

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, AND CONDITIONS OF A CONTRACT RENEWAL BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND ST. JOHNS COUNTY, FLORIDA, TO PROVIDE FOR LANDSCAPE MAINTENANCE ALONG A PORTION OF SR A1A, AND A PORTION ALONG SR 13 LOCATED WITHIN ST. JOHNS COUNTY; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT RENEWAL ON BEHALF OF THE COUNTY

13. Motion to approve a transfer in the amount of \$60,000 from the Transportation Trust Fund Reserves to Transportation Capital Products, in order to appropriate the funds for design and permitting of improvements at Inman Road and SR 16. The funds were paid by the developer and need to be appropriated for the FY 2014 Budget
14. Motion to accept the annual 2013 Local Mitigation (Disaster Hazards: Storm Damage/Flood Damage/Master Drainage, etc.) Strategy Annual Report as required for credit under the Community Rating System recertification for the Federal Emergency Management Agency
15. Motion to approve the transfer of \$7,340 from the Communication Surcharge Fund Reserve 1503-59920, to provide a GPS option for all radios assigned to St. Augustine Beach Police Department under the 800 MHz program
16. Motion to adopt **Resolution No. 2013-233**, recognizing the balance of the Community Oriented Policing Services [COPS] grant in the amount of \$12,028 and appropriating within the Communications Department for Fiscal Year 2014

RESOLUTION NO. 2013-233

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO RECOGNIZE AND APPROPRIATE WITHIN THE FISCAL YEAR 2014 GENERAL FUND COMMUNICATIONS DEPARTMENT BUDGET, A CONTINUATION OF A COMMUNITY ORIENTED POLICING SERVICES GRANT

17. Motion to adopt **Resolution No. 2013-234**, approving the terms, provisions, conditions, and requirements of a one-year contract, with the option to renew, between St. Johns County, Florida, and the St. Johns County Chamber of Commerce, for the purpose of promoting economic development within St. Johns County; and authorizing the county administrator, or designee, to execute a contract in, substantially, the same form and format as attached hereto on behalf of St. Johns County

RESOLUTION NO. 2013-234

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT RENEWAL BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE ST. JOHNS COUNTY CHAMBER OF COMMERCE, FOR THE PURPOSE OF PROMOTING ECONOMIC DEVELOPMENT WITHIN ST. JOHNS COUNTY; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE TO EXECUTE THE CONTRACT ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

18. Motion to authorize staff to prepare and submit an application for funding for the Emergency Solutions Grant, under the Florida Department of Children and Families Office, on Homelessness Grant Program 2013. The match requirement is 100 percent and has been budgeted in the current FY 2014 budget
19. Motion to adopt **Resolution No. 2013-235**, approving the terms, conditions, and requirements of Amendment #17, to the Community Based Care Contract #NJ204, between St. Johns County and the State of Florida Department of Children and Families; and authorizing the county administrator, or designee, to execute Contract Amendment #17 on behalf of the County. There are no funding changes

RESOLUTION NO. 2013-235

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN THE SEVENTEENTH AMENDMENT TO THE CONTRACT #NJ204 BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE DEPARTMENT OF CHILDREN AND FAMILIES

20. Motion to declare a list of tower equipment as surplus; and authorize the county administrator, or his designee, to dispose of the same, in accordance with Purchasing Policy 308 and Florida Statute 274
21. Motion to declare a list of MIS items as surplus; and authorize the county administrator, or his designee, to dispose of the same, in accordance with Purchasing Policy 308 and Florida Statute 274

(10/15/13 - 7 - 9:55 a.m.)
ADDITIONS/DELETIONS TO REGULAR AGENDA

There were none.

(10/15/13 - 7 - 9:55 a.m.)
APPROVAL OF REGULAR AGENDA

Motion by Sanchez, seconded by Stevenson, carried 5/0, to approve the Regular Agenda, as submitted.

(10/15/13 - 7 - 9:55 a.m.)

1. REPORT OF EXCESS FEES FOR FISCAL YEAR 2012-2013

Jenifer Raven, St. Johns County Tax Collector's Office, said the total earned unused revenue/excess fees for the Fiscal Year 2012-2013 was \$3,653,815.16. She said distributions were made throughout the year and the Tax Collector's Office was returning a balance of \$3.4 million; of which \$3.1 million was distributed to the County. She mentioned that through the years 1999-2013, the Tax Collector's Office had turned back a total of excess fees of \$49,345,055.87. Discussion ensued.

(9:59 a.m.) **Motion by Bennett, seconded by Sanchez, carried 5/0, to approve the total earned unused and undistributed revenue collected for the 2012-2013 tax year.**

(10/15/13 - 7 - 10:00 a.m.)

DISTRICT 3

2. PUBLIC HEARING - REZ 2013-03, COSTANERO ROAD. REQUEST TO REZONE ONE PLATTED LOT FROM COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL MOBILE HOME, SINGLE FAMILY (RMH(S)). STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF RESIDENTIAL-COASTAL, CONSISTENCY WITH DEVELOPMENT TRENDS IN THE AREA, AND COMPATIBILITY WITH SURROUNDING PROPERTIES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REQUEST AT THEIR SEPTEMBER 5, 2013 MEETING, BY A VOTE OF 6 TO 0

Proof of publication of the notice of public hearing on REZ 2013-03, Costanero Road, was received, having been published in *The St. Augustine Record* on September 30, 2013.

Chelsea Glenn, Planner, gave the presentation, *Exhibit A*. She said the request was to rezone a platted lot from Commercial Neighborhood to Residential Mobile Home/Single Family, in order to build a single-family residence on the property, and said that staff recommended approval. Morris mentioned that this item was an ex parte item and no one had anything to disclose. Discussion ensued on the comparison profile map, Costanero Road, access issues, and the zoning.

(10:09 a.m.) **Motion by McClure, seconded by Morris, carried 5/0, to enact Ordinance No. 2013-30, known as REZ 2013-03, adopting findings of fact 1-4 to support the motion.**

ORDINANCE NO. 2013-30

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM THE PRESENT
ZONING CLASSIFICATION OF COMMERCIAL
NEIGHBORHOOD (CN) TO RESIDENTIAL MOBILE
HOME, SINGLE FAMILY (RMH)(S); MAKING

**FINDINGS OF FACT; REQUIRING RECORDATION;
AND PROVIDING AN EFFECTIVE DATE**

(10/15/13 - 8 - 10:10 a.m.)

DISTRICT 5

3. PUBLIC HEARING - PUD 2013-06, COQUINA RIDGE. REQUEST TO REZONE 114 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) IN ORDER TO DEVELOP 104 SINGLE FAMILY LOTS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTHSIDE OF WOODLAWN ROAD EXTENSION, JUST WEST OF WOODLAWN ROAD, AND APPROX. ½ MILE NORTH OF STATE ROAD 16. STAFF RECOMMENDS APPROVAL OF THE REQUEST, UPON APPROVAL OF THE WAIVER, BASED ON CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF RESIDENTIAL-C, CONSISTENCY WITH DEVELOPMENT TRENDS IN THE AREA, AND COMPATIBILITY WITH SURROUNDING PROPERTIES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REQUEST AT THEIR SEPTEMBER 5, 2013 MEETING, BY A VOTE OF 6 TO 0. THE MOTION INCLUDED APPROVAL OF THE REVISED WAIVER REQUEST, AS WELL AS, AN AGREEMENT TO ADD LANGUAGE REQUIRING INFORMATION ABOUT FUTURE SR 313, TO BE INCLUDED IN MARKETING MATERIALS

Proof of publication of the notice of public hearing on PUD 2013-06, Coquina Ridge, was received, having been published in *The St. Augustine Record* on September 30, 2013.

Chelsea Glenn, Planner, gave the presentation, *Exhibit A*. She said the request was to rezone 114 acres from Open Rural (OR) to Planned Unit Development (PUD) in order to develop 104 units subdivision. She said the applicant requested one waiver to allow for the special events signage up to 200 days per calendar year; an additional 80 days per year, plus the 120 days per year allowed by the Land Development Code. She said the applicant requested the waiver, to be competitive in the market, and said the Planning and Zoning Agency made a motion that included the recommended limitation of three years to be placed on the waiver request. She reviewed the proposed location of the future SR 313, staff recommending approval, and the comparison profile. Bennett disclosed ex parte communication, in the form of an email from the applicant. She mentioned that Woodlawn Road had a sharp curve, and with the Woodlawn extension, would create a dangerous situation with traffic going north on Woodlawn, trying to turn left into the PUD. Glenn mentioned there were proposed plans for Woodlawn Road and the Woodlawn Road extension improvements. She said there was an email from an adjacent property owner regarding traffic and drainage concerns.

(10:19 a.m.) Phong Nguyen, Planning Manager, spoke on the road improvements. He said the applicant was providing a northbound left turn, and improving the exiting entry to allow traffic exiting the subdivision going south to SR 16, or going east to Lewis Speedway. He said the applicant would also be clearing vegetation and trees in order to improve visibility. Bennett spoke on the work done by the staff and applicant. McClure asked about the entire Woodlawn Road being under review, and if the improvement would be done by the County or the applicant, with Nguyen responding, by the applicant. He reviewed the improvement that would be done on the existing curve, and from that curve to Lewis Speedway. Stevenson mentioned some safety concerns. Wanchick said staff always implemented the goals of the commission.

(10:29 a.m.) Karen Taylor, 77 Saragossa Street, said it was an unusual site containing 114 acres of land, with a substantial amount of wetlands, displaying a site map, *Exhibit B*. She spoke on the Woodlawn Road extension, the intersection at Woodlawn Road, and she said the area surrounding the 114 acres of land was Water Management District property. She said they had a nice park space, that construction would be begin soon,

and was consistent with the Comp Plan. Stevenson said the packet was very good, with all the answers included in it.

(10:38 a.m.) **Motion by Bennett, seconded by Sanchez, carried 5/0, to enact Ordinance No. 2013-31, known as PUD 2013-06, adopting findings of fact 1-8 to support the motion.**

ORDINANCE NO. 2013-31

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

The meeting recessed at 10:39 a.m. and reconvened at 10:49 a.m.

(10/15/13 - 9 - 10:49 a.m.)

DISTRICT 1

4. PUBLIC HEARING - COMPAMD 2013-02, HERITAGE OAKS AT ST. JOHNS. THIS IS A TRANSMITTAL HEARING FOR HERITAGE OAKS COMPREHENSIVE PLAN AMENDMENT, TO AMEND THE 2025 FUTURE LAND USE MAP (FLUM) FROM RURAL SILVICULTURE TO RESIDENTIAL C, AND ADD A TEXT AMENDMENT TO LIMIT THE TOTAL NUMBER OF LOTS TO 99. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTHWEST SIDE OF RUSSELL SAMPSON ROAD AND CONTAINS 37.24 ACRES. THE APPLICANT HAS MET THE APPLICABLE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN REQUIREMENTS. THIS IS A TRANSMITTAL HEARING, IF THE COMMISSION CHOOSES TO TRANSMIT COMPAMD 2013-02, STATE AND REGIONAL AGENCIES HAVE 30 DAYS TO COMMENT, THEN THE COUNTY MAY SCHEDULE ADOPTION HEARINGS. THE PLANNING AND ZONING AGENCY RECOMMENDED TRANSMITTAL OF COMPAMD 2013 02, AT ITS SEPTEMBER 5, 2013 MEETING, BY A VOTE OF 6-0

Proof of publication of the notice of public hearing on COMPAMD 2013-02, Heritage Oaks at St. Johns, was received, having been published in *The St. Augustine Record* on August 21, 2013.

Vickie Renna, Long Range Planning Division, gave the presentation, *Exhibit A*. She said the request was to transmit COMPAMD 2013-02, Heritage Oaks, to the State and Regional Agencies, to amend the Future Land Use Map amendment from Rural Silviculture to Residential C, and add a text amendment to limit the number of lots to 99. She stated that the subject property was located on the southwest side of Russell Sampson Road and contained 37.24 acres. She said it was a unique piece of property that had nice yet challenging characteristic. She stated that it had drainage issues and a historic structure on it. She said staff recommended transmitting COMPAMD 2013-02.

(10:55 a.m.) Doug Burnett, St. Johns Law Group, 509 Anastasia Blvd., said there was over \$20,000,000 in construction, \$1.2 million in impact fees, and \$377,000 a year in ad valorem tax revenues to the County. He mentioned their market study showed there was need for non CDD development in the area. Stevenson asked if there were any maps that showed where 2209/9B extension tied into the property. Burnett responded by showing her on the map, *Exhibit B*.

(11:01 a.m.) Susan Roark, 10785 Russell Sampson Road, said two sides of her property were adjacent to the proposed development. She said she enjoyed the rural lifestyle.

(11:02 a.m.) Ron Roark, 10785 Russell Sampson Road, voiced concerns regarding the construction of a masonry wall, adjacent lots restricted to one story in height, saving trees, available services, and drainage.

(11:04 a.m.) Burnett spoke about drainage issues on the site. He spoke about the lift station, accommodating oak trees, adding a fence on the property boundary, and bringing it in ten feet, so there would be vegetation before the fence for extra privacy. Stevenson said that she still saw it as a rural road and voiced concern about the whole area. Burnett said Roark, who was an adjacent property owner, was not opposed to the project.

(11:13 a.m.) Motion by Bennett, seconded by McClure, carried 4/1 with Stevenson dissenting, to approve the transmittal of COMPAMD 2013-02, Heritage Oaks, adopting findings of fact 1-3 to support the motion.

(11:14 a.m.) Soria left the meeting.

(10/15/13 - 10 - 11:13 a.m.)

5. DISCUSSION OF THE HASTINGS BRANCH LIBRARY

Jerry Cameron, Assistant County Administrator, gave the presentation, *Exhibit A*. He reviewed the history of the Hastings Branch Library.

(11:17 a.m.) Regina Ross, Assistant County Attorney entered the meeting.

Cameron spoke on the problems with the existing location for the library, potential solutions, renovating several alternative buildings, land purchase options, the history of the Potato Growers' Exchange Building, and the location of sites in relation to the existing library. He spoke on having engineering studies done and the cost. Bennett asked about expansion in the existing building that the City of Hastings occupied, in which Cameron responded.

(11:29 a.m.) Mike Rubin, County Construction Manager, explained the use of existing buildings for the library. McClure asked about the location of the old school, in which Cameron responded. Wanchick spoke on the cost of renovating existing buildings. Cameron asked the Board what direction they would like staff to take. Discussion ensued on buildings falling apart, renovating existing buildings, the library needing to move to another building, and having satisfactory floor space for the library. Wanchick spoke on owning old buildings, and said staff thought the Potato Growers' Exchange Building was an ideal place for the Hastings Library, however would need an engineering study. Stevenson mentioned working on an arrangement with the City of Hastings.

(11:46 a.m.) Sanchez said that he would like to make a motion to authorize the money necessary to bring the Board the figures for renovating the Potato Growers' Building and the Collins/Klipstine area. Sanchez said he wanted permanent figures on both buildings. Bennett seconded the motion.

(11:48 a.m.) Terry Pacetti, 36 Colony Street, said that his parents owned the Potato Growers' Building, and gave the history of some old buildings in Hastings. He spoke on the major aspects of the Potato Growers' Exchange Building and stated that the building had been closed for 12 years. He mentioned that there were valuable artifacts in the building and could be placed on the historical register. He said there were grants that could be received for the building.

The meeting recessed at 11:56 a.m. and reconvened at 12:28 p.m.

(12:28 p.m.) The motion was withdrawn by Sanchez and the second by Bennett.

(12:28 p.m.) Patricia Lauencelle, 23 Versaggi Drive, spoke on the history of the Hastings Library and Hastings High School. Laurencelle spoke on getting a stand-alone library.

(12:34 p.m.) Wendy Williams, 10460 Turpin Avenue, Hastings, spoke in favor of moving the Hastings Library to a different building.

(12:37 p.m.) Walt Smith, 10010 West Deep Creek Blvd., Hastings, spoke in favor of using the Potato Growers' Exchange Building for the Hastings Library.

(12:41 p.m.) CJ McCartney, 1740 Santiago Street, said the Potato Growers' Exchange Building would be spectacular to use for the Library. She said it was a great location and great building.

(12:44 p.m.) Sanchez spoke on the Collins Title Building and the Klipstine property. Discussion ensued on making an offer on the Collins Title Building and Klipstine property. Wanchick suggested authorizing up to \$5,000 for an engineering analysis on the Potato Growers' Building. (12:48 p.m.) **Motion by Sanchez to come back to the Board with a hard price on the Potato Growers' Building, with all of the information included.** Wanchick said a motion was needed to authorize staff to expend the monies to do the proper analysis of the Potato Growers' Building and bring the information back to the Board. Cameron said the figure the Board had on building a new stand-alone library was much firmer, and would apply to either property: Klipstine or Stanton. (12:48 p.m.) **Sanchez amended the motion to include expending up to \$5,000 for an engineering analysis on the Potato Growers' Building. Bennett seconded the motion and it carried 5/0.**

Subsequently, under County Attorney's Report, McCormack advised the Board that the motion for Item 5 should include: Up to \$5,000 for the Engineering Study to be taken out of the General Fund Reserves. Sanchez and Bennett accepted McCormack's amendment to the motion.

(10/15/13 - 11 - 12:49 p.m.)

6. CONSIDER TWO APPOINTMENTS TO THE TOURIST DEVELOPMENT COUNCIL

Melissa Lundquist, BCC Manager, said there were three vacancies on the Tourist Development Council Board, in which two were required to be owner/operators of hotel-motel subjects or other tourist accommodations subject to the bed tax, and the third involved in tourist related businesses other than accommodations. She said she received two letters, one from Bill Hughes and one from Fred Cozby asking for reappointment to the Tourist Development Council Board. Morris said both Hughes and Cozby were outstanding applicants. One application came in after the deadline from Michael Cunningham, *Exhibit A*. Lundquist said according to the Board's Rules and Policies, under Rule 2.202C, the late applicant could be considered by the Board. Discussion ensued.

(12:56 p.m.) BJ Kalaidi, 8 Newcomb Street, said there was a procedure, and the Board should not make any exceptions for late applications.

(12:59 p.m.) **Motion by Morris, seconded by Bennett, carried 5/0, to reappoint Fred Cozby to the Tourist Development Council, for a four-year term, scheduled to expire August 25, 2017. (Hotel/Motel/Accommodations Owner/Operator)**

(12:59 p.m.) **Motion by Stevenson, seconded by Sanchez, carried 5/0, to reappoint Bill Hughes to the Tourist Development Council, for a four-year term, scheduled to expire August 25, 2017. (Non-accommodation Tourism Related Representative)**

(10/15/13 - 12 - 1:00 p.m.)
COMMISSIONERS' REPORTS

Commissioner Bennett:

Bennett reminded everyone that October was "National Wear It Pink" for breast cancer awareness and October 25, 2013, was "National Wear It Pink Day."

Bennett said that one of the corporate citizens had sent out a letter offering to donate funds to an organization working with a volunteer group, on building or rehabilitating housing. *Bennett asked for consensus by the Board to ask the County Administrator to work with the corporate citizens to see about having a St. Johns County Build Day for staff to work on a habitat house.* Bennett said 60 volunteer hours would bring an additional \$5,000 to \$10,000 to Habitat. *There was consensus by the Board to do so.*

Bennett mentioned that the St. Johns River had been named the Florida Paddling Trail.

Bennett said that she was the liaison to the Guana Tolomato Matanzas (GTM) National Estuarine Research Reserve, and that the Fourth Annual Ocean Life and Evening for Estuaries fund raiser, hosted by the Friends of the GTM Reserve, began at 6:00 p.m. on Saturday, October 19, 2013.

(1:03 p.m.) Commissioner Sanchez:

No report.

(1:03 p.m.) Commissioner McClure:

McClure mentioned checking out the School Board website.

McClure asked about sending a letter to our congressman about the flood insurance, the Clean Water Act, and the negative affect it may have on the homeowners. He said the Florida Association of Counties sent a sample letter to the Board's office asking each county to write a letter in support of taking a different look at the way the natural flood insurance would be subsidize. Discussion ensued.

(1:07 p.m.) Locklear said the natural flood insurance was a Federal program and that there were 1,244 properties impacted within St. Johns County by the initial action of the Clean Water Act. He said the information was in the report given to the commissioners by staff that showed the general locations of where those policies were located. He said the Clean Water Act did not relocate flood zones.

(1:09 p.m.) Commissioner Stevenson:

Stevenson mentioned a volunteer opportunity, for a 2,000 mile walk with the Florida Association of Counties.

(1:12 p.m.) Commissioner Morris:

Morris mentioned that Mary Kohnke requested the County to require developers to sit down with the community residents on new developments. He also mentioned that Kohnke raised concern about the Land Development Code not requiring property zoned Open Rural (OR) from being subject to the design of the Review Board scrutiny.

He said that Suzanne Konchan indicated that one possible way to address this was to add open rural to the list of districts that overlay review was needed, still leaving single family and duplexes exempt, and bonafied architectural buildings. Stevenson supported reviewing the overlay.

(10/15/13 - 13 - 1:18 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick mentioned that 96 percent of the employees went through the wellness check and found 60 of those employees with critical values that had to be treated immediately.

Wanchick said that BJ Kalaidi had mentioned the joint meeting with the City of St. Augustine and said that staff had given four dates to meet with them. He said they were just waiting to hear back from the City of St. Augustine.

Wanchick reminded the Board that Tuesday, October 22, 2013, was the workshop on the Capital Improvement Program (CIP), as it related to what staff thought would be the future revenues. He said at the next meeting, he would like to have Neal Shinkre talk about everything related to public works, representatives from the libraries talk about the adopted Library Plan, and Carl Shank talk about the adopted Fire Plan. He said at the second meeting staff would go through another series of departments, and then staff would summarize all the information to give to the Board, on what staff believed was the major Capital Improvement Projects for the County for the next twenty years. He stated at the third meeting Doug Timms and Jesse Dunn would give the Board a financial overview on the current revenue streams, and how property tax reform had affected the County. He said the Board would have to make some hard decisions in balancing, what was currently within the Board's plans and what the projected revenues were. He said it would be a year-long effort to set the County up for the Fiscal Year 2013-2014 budget, and if the County needed any additional revenue, staff would have time to do that. Discussion ensued.

(10/15/13 - 13 - 1:23 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack mentioned to add to the motion on Item 5: *Up to \$5,000 for the Engineering Study needed to be funded from a source, and suggested taking the funds out of the General Reserves. Sanchez said that his motion was intended to be out of the General Reserves and Bennett, as second, agreed.*

McCormack said that Mary Kohnke's prior concerns could be done around the County. He said in terms of the cost, there were two components; one was a nominal cost of the actual meeting, and there could be cost with meeting the overlay design standards. Bennett said that staff was very good about alerting applicants that they had additional requirements, and where they could be found in the Land Development Code.

(10/15/13 - 13 - 1:25 p.m.)

CLERK OF COURT'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 1:25 p.m.

REPORTS:

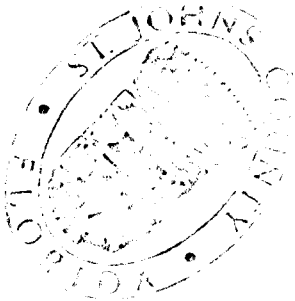
1. St. Johns County Board of County Commissioners Check Register, Check Nos. 500249-500315, totaling \$37,239.97 (09/25/13)

2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 14462-14532, totaling \$44,487 (09/25/13)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 500316-500326, totaling 189,727.48 (09/25/13)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 500327-500561, totaling 1,040,178.25 (10/01/13)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 14533-14595, totaling \$1,357,228.45 (10/01/13)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 500562-500579, totaling \$16,867.38 (10/02/13)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 14596-14606, totaling \$14,736.68 (10/02/13)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 500580-500595, totaling \$54,483.83 (10/03/13)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 500596-500760, totaling \$914,657.69 (10/08/13)
10. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 14607-14656, totaling \$320,265.15 (10/08/13)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 500761-500764, totaling \$154,812.98 (10/08/13)

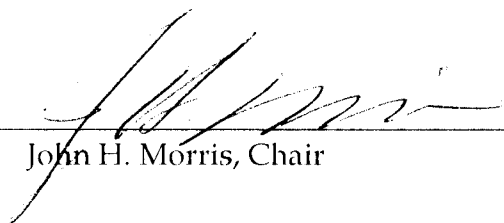
CORRESPONDENCE:

1. Letter dated September 25, 2013 to Liz Cloud, Program Administrator, Department of State, filing St. Johns County Ordinance Numbers 2013-27 through 2013-29

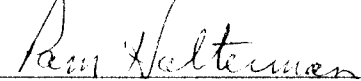
Approved December 3, 2013



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk