

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
MARCH 4, 2014  
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  
Rachael Bennett, District 5, Vice Chair  
Cyndi Stevenson, District 1  
Ron Sanchez, District 2  
William A. McClure, District 3  
Michael Wanchick, County Administrator  
Patrick McCormack, County Attorney  
Lenora Newsome, Deputy Clerk

Also present: Darrel Locklear, Assistant County Administrator, and Jerry Cameron, Assistant County Administrator

(03/04/14 - 1 - 9:01 a.m.)  
CALL TO ORDER

Morris called the meeting to order.

(03/04/14 - 1 - 9:01 a.m.)  
ROLL CALL

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

(03/04/14 - 1 - 9:01 a.m.)  
INVOCATION

Pastor Earl Glisson, Anchor Faith Church, gave the invocation.

(03/04/14 - 1 - 9:02 a.m.)  
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(03/04/14 - 1 - 9:03 a.m.)  
PROCLAMATION DESIGNATING MARCH 11, 2014, AS INTERNATIONAL WOMEN'S DAY

McClure stated that the International Women's Day was celebrated over 95 years ago. He said it originally began with Women's Rights for peace and equality, and it still continued today. He requested for Susan Parker, St. Augustine Historical Society, Jean Rahner, Co-founder of Limelight Theater, and Vicky Oakes, Supervisor, Elections, along with Catherine Grexa, President of the Enterprising Women's Leadership Institute (EWLI), to come to the front of the auditorium. The proclamation was read into the record.

(9:07 a.m.) Catherine Grexa, President of EWLI, thanked the County Commission for their partnership with EWLI over the years, by declaring and presenting a proclamation in recognition of International Women's Day. She said this was EWLI's 16<sup>th</sup> year of having an International Women's Day event.

She said in addition to the women leaders, who EWLI will honor on March 11, 2014, at the Marsh Creek Country Club, they will also honor four high school students from the various high schools.

(9:11 a.m.) Susan Parker, St. Augustine Historical Society, thanked the County Commission for honoring International Women's Day in that way.

(9:12 a.m.) Jean Rahner, Co-founder of Limelight Theater, mentioned that she had been encouraged and inspired by women through her education and in any theater she had done.

(9:14 a.m.) Grexa again thanked everyone for being patient and listening to everything they had to say.

(03/04/14 - 2 - 9:15 a.m.)

PROCLAMATION DESIGNATING MARCH 2014, AS JAMES E. BROWNING DAY

Sanchez requested James Browning to come to the front of the auditorium, and the proclamation was read into the record.

(9:19 a.m.) James Browning spoke on 4-H being the starting point of life skills.

(03/04/14 - 2 - 9:22 a.m.)

ACCEPTANCE OF PROCLAMATION

**Motion by Stevenson, seconded by Bennett, carried 5/0, to approve the proclamations.**

(03/04/14 - 2 - 9:23 a.m.)

PUBLIC COMMENT

(9:23 a.m.) Thomas F. Reynolds, 880 A1A Beach Blvd., spoke on the transportation in St. Johns County needing a lot of improvement, and needing a central transportation authority.

(9:26 a.m.) Lucy Seeds, Bald Eagle Monitor, 144 Cattail Circle, gave an update on the bald eagle movements.

(9:30 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, displayed a report on the overhead from the Growth Management Department regarding inventory of vacant developable lots in St. Johns County, *Exhibit A*. She mentioned, according to the report, there were 73,686 available lots for residential development in St. Johns County. She said she would like to see some of the inventory used.

(9:34 a.m.) Ken Bryant, former commissioner of St. Johns County, spoke on the abatement order regarding the West Augustine area.

(9:36 a.m.) BJ Kalaidi, 8 Newcomb Street, encouraged taxpayers to listen to the tape from the February 25, 2014, BCC workshop meeting. She mentioned that the International Women's Day proclamation was listed as the year 2013 and should be changed to 2014.

(03/04/14 - 2 - 9:38 a.m.)

DELETIONS TO CONSENT AGENDA

McClure requested pulling Item 14, and it was placed on the Regular Agenda, as Item 11. Stevenson requested pulling the BCC minutes for January 29, February 4, and February 7, 2014, and they would be placed on the April 1, 2014 BCC meeting.

(03/04/14 - 3 - 9:39 a.m.)  
APPROVAL OF CONSENT AGENDA

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

1. Approval of the Cash Requirement Report
2. Minutes:  
December 17, 2013 - Regular Meeting  
January 21, 2014 - Regular Meeting  
January 29, 2014 - Special Meeting  
February 4, 2014 - Regular Meeting  
February 7, 2014 - Special Meeting
3. Motion to adopt **Resolution No. 2014-48**, accepting a Grant of Drainage Easement and Temporary Construction Easement for installation of a new storm drain on Miranda Road in Ponte Vedra

**RESOLUTION NO. 2014-48**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, FOR INSTALLATION OF A NEW STORM DRAIN ON MIRANDA ROAD IN PONTE VEDRA**

4. Motion to adopt **Resolution No. 2014-49**, accepting an Easement for Utilities for water and sewer service, to Players Club Villas Condominium in Ponte Vedra

**RESOLUTION NO. 2014-49**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE, TO SERVE PLAYERS CLUB VILLAS CONDOMINIUM IN PONTE VEDRA**

5. Motion to adopt **Resolution No. 2014-50**, approving the final plat for Coastal Oaks at Nocatee, Phase 2C

**RESOLUTION NO. 2014-50**

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

6. Motion to adopt **Resolution No. 2014-51**, approving the final plat for Riverwood by Del Webb, Phase 2A

**RESOLUTION NO. 2014-51**

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

**APPROVING A PLAT FOR RIVERWOOD BY DEL WEBB,  
PHASE 2A**

7. Motion to adopt **Resolution No. 2014-52**, approving the final plat for Coastal Oaks at Nocatee, Phase 2E-1

**RESOLUTION NO. 2014-52**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR COASTAL OAKS AT NOCATEE, PHASE 2E-1**

8. Motion to adopt **Resolution No. 2014-53**, authorizing the county administrator, or his designee, to sign the State Highway Lighting Agreement (Financial Project # 41442017801), and recognize unanticipated revenue in the amount of \$11,858.40, and increasing the 2014 revenue budget for the Transportation Trust Fund - Road & Bridge Other Maintenance (1122-54603), in said amount

**RESOLUTION NO. 2014-53**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO ENTER INTO AN ANNUAL STATE HIGHWAY LIGHTING AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO RECEIVE UNANTICIPATED REVENUE IN THE AMOUNT OF \$11,858.40; AND AUTHORIZE ITS EXPENDITURE**

9. Motion to adopt **Resolution No. 2014-54**, allowing the county administrator to execute the Interlocal Agreement between St. Johns County and the Supervisor of Elections for polling places

**RESOLUTION NO. 2014-54**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE SUPERVISOR OF ELECTIONS OF ST. JOHNS COUNTY, FLORIDA, AND THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY; AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE SAID DOCUMENT; AND PROVIDING AN EFFECTIVE DATE.**

10. Motion to adopt **Resolution No. 2014-55**, authorizing the county administrator, or his designee, to award a contract for Bid No. 14-17, Anastasia Island WWTP Modifications to Sawcross, Inc., as the lowest responsive, responsible bidder for a total lump sum bid of \$1,114,000 (Base Bid + Alternate #3); and to award remaining alternates as needed at a later date. This item is budgeted under funding source AI WWTP 2013 Process Modifications (4488-56302)

**RESOLUTION NO. 2014-55**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 14-17; AND TO EXECUTE AN AGREEMENT FOR ANASTASIA ISLAND WWTP MODIFICATIONS**

11. Motion to adopt **Resolution No. 2014-56**, authorizing the county administrator, or his designee, to award a contract for Bid No. 14-20, Innlet Beach Well #1 Rehabilitation to Complete Services Well Drilling, Inc., as the lowest responsive, responsible bidder for a total lump sum bid of \$222,000. This item is budgeted under funding source SRL Capital Projects - 2014 Well #1 Rehab (4461-56302)

**RESOLUTION NO. 2014-56**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 14-20; AND TO EXECUTE AN AGREEMENT FOR INNLET BEACH WELL #1 REHABILITATION**

12. Motion to adopt **Resolution No. 2014-57**, authorizing the county administrator, or his designee, to award Bid No. 14-30, and to execute a contract, in substantially the same format as attached hereto, with W & G Maintenance, to provide annual hard-surface flooring maintenance services, for an initial term of one (1) year, and up to three (3) one year renewals. This item is budgeted under funding source 0032-53120 (Contractual Services)

**RESOLUTION NO. 2014-57**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD AND EXECUTE AN AGREEMENT, FOR BID NO. 14-30, ANNUAL HARD-SURFACE FLOORING MAINTENANCE SERVICE, FOR THE SJC BUILDING OPERATIONS DEPARTMENT**

13. Motion to adopt **Resolution No. 2014-58**, authorizing the county administrator, or his designee, to enter into negotiations with, and if negotiations are successful, enter into contract with the top five (5) ranked firms for Geotechnical Services. If an agreement cannot be reached with one or more of the top five (5) ranked firms, authorization is requested to begin negotiations with the next ranked respondent and continue until an agreement is reached with five (5) respondents

**RESOLUTION NO. 2014-58**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 14-07; AND TO EXECUTE AGREEMENTS FOR GEOTECHNICAL SERVICES**

*This item was pulled and placed on the Regular Agenda as Item 11.*

14. Motion to adopt a resolution authorizing the county administrator, or designee, to submit an application seeking funding assistance through the Florida Inland Navigation District Waterways Assistance Program Grant for the Vilano Beach Fishing Pier Renovation Project
15. Motion to adopt **Resolution No. 2014-59**, approving the terms and conditions of the Florida Department of Health Bureau of Emergency Medical Services EMS County grant; and appropriating \$15,952 in related unanticipated grant funds within the General Fund's EMS Department

**RESOLUTION NO. 2014-59**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, IN WHICH THE GENERAL FUND'S EMS DEPARTMENT IS ANTICIPATED TO RECEIVE AN EMS COUNTY GRANT FROM THE FLORIDA DEPARTMENT OF HEALTH BUREAU OF EMERGENCY MEDICAL SERVICES, TO BE APPROPRIATED IN THE FY 2014 BUDGET**

16. Motion to adopt **Resolution No. 2014-60**, authorizing the county administrator, or designee, on behalf of the St. Johns County Public Library System, to submit an application, and any other associated paperwork, for a Library Services and Technology Grant in the amount of \$13,500, from the Florida Department of State, Division of Library and Information Services. This item requires matching funds in the amount of \$3,375 that will be provided in-kind using existing salaries to administer the grant

**RESOLUTION NO. 2014-60**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, ON BEHALF OF THE ST. JOHNS COUNTY PUBLIC LIBRARY SYSTEM, TO SUBMIT AN APPLICATION, AND ANY OTHER ASSOCIATED PAPERWORK, FOR A LIBRARY SERVICES AND TECHNOLOGY ACT GRANT, IN THE AMOUNT OF \$13,500, FROM THE FLORIDA DEPARTMENT OF STATE, DIVISION OF LIBRARY AND INFORMATION SERVICES**

17. Motion to approve the negotiated contract between the St. Johns County Board of County Commissioners and St. Johns County Professional Firefighters and Paramedics, IAFF Local 3865, and to direct its execution by the chair and county administrator
18. Proofs (*The St. Augustine Record*):
  - a. Proof: Notice to Bidders, Bid No. 14-24, published 01/29/14 and 02/05/14
  - b. Proof: Notice to Bidders, Bid No. 14-69, published 01/29/14 and 02/05/14
  - c. Proof: Notice to Bidders, Bid No. 14-70, published 01/29/14 and 02/05/14
  - d. Proof: Notice to Bidders, Bid No. 14-71, published 01/29/14 and 02/05/14
  - e. Proof: Notice of Public Disclosure, Full Cost Accounting for Solid Waste Management Services, published 02/14/14
  - f. Proof: Notice to Bidders, Bid No. 14-18, published 02/08/14 and 02/15/14

- g. Proof: Notice to Bidders, Bid No. 14-23, published 02/11/14 and 02/18/14
- h. Proof: Notice to Bidders, RFQ No. 14-73, published 02/13/14 and 02/20/14
- i. Proof: Notice to Bidders, RFQ No. 14-72, published 02/13/14 and 02/20/14
- j. Proof: Notice of Meeting, St. Johns County Transportation Advisory Group Public Meeting on February 21, 2014, published 02/20/14
- k. Proof: Notice of Meeting, Special Board of County Commissioners Workshop on February 25, 2014, published 02/20/14

(03/04/14 - 7 - 9:40 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

There were none.

(03/04/14 - 7 - 9:40 a.m.)

APPROVAL OF REGULAR AGENDA

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

(03/04/14 - 7 - 9:40 a.m.)

District 2

1. PUBLIC HEARING - REHEARING FOR MAJMOD 2013-02, SUNSHINE 16 PARCEL 4. THIS IS A REHEARING FOR MAJMOD 2013-02, A MAJOR MODIFICATION TO THE SUNSHINE 16 PLANNED UNIT DEVELOPMENT TEXT AND MAP TO ADD PARCEL 4, A 17.57 ACRE PARCEL WITH A DESIGNATED DENSITY OF 52 UNITS. THE PROPERTY IS LOCATED SOUTH OF SR 16 ABOUT A QUARTER MILE EAST OF THE INTERSECTION OF PACETTI ROAD AND INTERNATIONAL GOLF PARKWAY. THIS MODIFICATION REQUEST WAS ORIGINALLY HEARD ON OCTOBER 3, 2013 BY THE PLANNING AND ZONING AGENCY, WHICH RECOMMENDED BY UNANIMOUS VOTE TO APPROVE THE MAJOR MODIFICATION. THE PZA REHEARD THE ITEM ON FEBRUARY 20, 2014 AND RECONFIRMED ITS RECOMMENDATION. ON NOVEMBER 19, 2013, THE BOARD OF COUNTY COMMISSIONERS, BY A UNANIMOUS VOTE, APPROVED THE MAJOR MODIFICATION. THE ORDINANCE WAS TRANSMITTED TO THE STATE FOR RECORDING. HOWEVER, DUE TO A QUESTION REGARDING NOTICE OF THE PREVIOUS HEARING, THE APPLICANT HAS REQUESTED A REHEARING OF THIS REQUEST. THE PROJECT FACTS AND DETAILS REMAIN THE SAME AND THE PURPOSE OF THE HEARING IS TO PERFECT THE RECORD. PLEASE REFER TO THE GROWTH MANAGEMENT REPORT FOR PROJECT FACTS AND DETAILS. AT THE FEBRUARY 20, 2014, PLANNING AND ZONING AGENCY MEETING THE PZA, BY UNANIMOUS VOTE, RECOMMENDED APPROVAL OF MAJMOD 2013-02, TO THE BOARD OF COUNTY COMMISSIONERS

Proof of publication of the notice of public hearing for MAJMOD 2013-02, Sunshine 16, was received, having been published in *The St. Augustine Record* on February 5, 2014.

Georgia Katz, Senior Planner, Growth Management, gave a presentation on Items 1 and 2. She said this was a rehearing to adopt Comp Plan Amendment 2013-01, and the Major Mod 2013-02, per request by the applicant, to address an adjacent property owner's notice of concern.

There was no ex parte communication.

(9:43 a.m.) Susan Bloodworth, 81 King Street, suggested that the County's development notice options be increased. Stevenson said this was a rehearing and that was why there was so little discussion on this item.

**(9:44 a.m.) Motion by Stevenson, seconded by Sanchez, carried 5/0, to enact Ordinance No. 2014-12, known as MAJMOD 2013-02, adopting findings of fact 1-6 to support the motion.**

McCormack mentioned that technically, Item 2, the Comp Plan, should go first.

**(9:44 a.m.) Motion by Stevenson, seconded by Sanchez, carried 5/0, to reconsider the prior motion by deleting it.**

*The meeting moved to Item 2.*

**(9:46 a.m.) Motion by Stevenson, seconded by Sanchez, carried 5/0, to enact Ordinance No. 2014-13, known as MAJMOD 2013-02, adopting findings of fact 1-6 to support the motion.**

### ORDINANCE NO. 2014-13

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SUNSHINE 16 PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2005-32, AS AMENDED; MAKING FININGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE**

(9:46 a.m.) Bennett suggested that the County Attorney's Office review the order in which the agendas were presented, and if something comes up like Items 1 and 2 did, in this meeting make notice of it before the meeting.

*The meeting moved to Item 3.*

(03/04/14 - 8 - 9:45 a.m.)

District 2

2. PUBLIC HEARING - REHEARING FOR COMPAMD 2013-01, SUNSHINE 16 PARCEL 4. THIS IS A REHEARING FOR COMPAMD 2013-01. THIS IS A PROPOSED COMPREHENSIVE PLAN AMENDMENT REQUEST TO AMEND THE FUTURE LAND USE MAP FROM RESIDENTIAL B TO RESIDENTIAL C FOR APPROXIMATELY 17.57 ACRES LOCATED ON SR 16 ABOUT A QUARTER MILE EAST OF PACETTI ROAD AND INTERNATIONAL GOLF PARKWAY, INCLUDING A PROPOSED TEXT AMENDMENT THAT LIMITS THE TOTAL NUMBER OF UNITS TO 52. THIS AMENDMENT WAS ORIGINALLY HEARD ON OCTOBER 3, 2013, BY THE PLANNING AND ZONING AGENCY, WHICH RECOMMENDED, BY UNANIMOUS VOTE, THE ADOPTION OF THIS AMENDMENT. THE PZA REHEARD THE ITEM ON FEBRUARY 20, 2014, AND RECONFIRMED ITS RECOMMENDATION. ON NOVEMBER 19, 2013, THE BOARD OF COUNTY COMMISSIONERS, BY A UNANIMOUS VOTE, APPROVED THE ADOPTION OF THIS AMENDMENT. THE AMENDMENT AND ORDINANCE WERE TRANSMITTED TO THE STATE FOR REVIEW AND RECORDING. HOWEVER, DUE TO A QUESTION REGARDING NOTICE OF THE PREVIOUS HEARING, THE APPLICANT HAS REQUESTED A REHEARING OF THIS REQUEST. THE PROJECT FACTS AND



DETAILS REMAIN THE SAME AND THE PURPOSE OF THE HEARING IS TO PERFECT THE RECORD. AT THE FEBRUARY 20, 2014 PLANNING AND ZONING AGENCY MEETING, THE PLANNING AND ZONING AGENCY, BY A UNANIMOUS VOTE, RECOMMENDED ADOPTION OF COMPAMD 2103-01

Proof of publication of the notice of public hearing for COMPAMD 2013-01, Sunshine 16, was received, having been published in *The St. Augustine Record* on February 5, 2014.

(9:45 a.m.) **Motion by Stevenson, seconded by Sanchez, carried 5/0, Ordinance No. 2014-12, known as COMPAMD 2013-01, adopting findings of fact 1-3 to support the motion.**

#### ORDINANCE NO. 2014-12

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL B TO RESIDENTIAL C AND ADD A TEXTUAL POLICY TO LIMIT THE DENSITY TO 52 UNITS FOR APPROXIMATELY 17.57 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF SR 16, IMMEDIATELY ADJACENT TO THE SUNSHINE 16 PLANNED UNIT DEVELOPMENT; PROVIDING FOR FINDINGS OF FACT; CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

*The meeting returned to Item 1.*

(03/04/14 - 9 - 9:48 a.m.)

District 1

3. PUBLIC HEARING - DRI 2012-01, TWIN CREEKS - APPLICATION FOR DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSTANTIAL DEVIATION REQUEST. THE TWIN CREEKS DEVELOPMENT OF REGIONAL IMPACT (DRI) WAS APPROVED IN 2005, AND HAS NOT DEVELOPED. THIS SUBSTANTIAL DEVIATION REQUEST REDUCES THE OVERALL NUMBER OF DWELLING UNITS, INCREASES THE NON-RESIDENTIAL USES, REVISES THE DEVELOPMENT SCHEDULE, AND REVISES THE PROPOSED MITIGATION PROVISIONS, ESPECIALLY IN THE CATEGORIES OF TRANSPORTATION AND SCHOOLS. THERE ARE TWO PROPERTY OWNERS WITHIN THE DRI; SOUTH JACKSONVILLE PROPERTIES, LLC, (FALCON), WHICH IS DESIGNATED AS THE MASTER DEVELOPER, AND HEARTWOOD 23, LLC, (HEARTWOOD). BOTH OF THESE ENTITIES HAVE OBLIGATIONS UNDER THE PROPOSED AMENDED DRI. THESE ENTITIES ARE IN DISAGREEMENT AS TO ENTITLEMENTS, OBLIGATIONS AND TIMING OF SUCH OBLIGATIONS. AS SUCH, THE PLANNING AND ZONING AGENCY (PZA) HAD CONTINUED THIS ITEM FROM DECEMBER 19, 2103, JANUARY 16, 2014, AND FEBRUARY 6, 2014, TO FEBRUARY 20, 2014. ON FEBRUARY 20, THE PZA RECOMMENDED APPROVAL WITH A VOTE OF 6-1, BASED ON THE ATTACHED VERSION OF THE DEVELOPMENT ORDER, WITH APPLICANT AGREED UPON REVISIONS THAT WILL INCLUDE CHANGES TO THE TIMING OF CERTAIN TRANSPORTATION MITIGATION CONDITIONS. FLORIDA STATUTE REQUIRES DRIS TO BE SCHEDULED AND HEARD, BY THE BOARD OF COUNTY COMMISSIONERS, WITHIN 90 DAYS AFTER THE NOTICE OF THE REGIONAL COUNCIL THAT A PUBLIC HEARING MAY BE SET, UNLESS AN EXTENSION IS REQUESTED

BY THE APPLICANT. THE REGIONAL COUNCIL NOTIFIED THE COUNTY MAY 9, 2013, AND THE APPLICANT REQUESTED THREE EXTENSIONS SINCE THE NOTIFICATION

Proof of publication of the notice of public hearing for DRI 2012-01, Twin Creeks DRI, was received, having been published in *The St. Augustine Record* on December 5, 2013, and January 21, 2014. This item was continued from the January 21, 2014, BCC meeting.

McCormack said each of the Board member was aware of this matter, where litigation was filed. He recommended having counsel for the applicant, to make a statement pertaining to the matter, and giving an opportunity for the counsel of the other significant property owner to speak. He said the Board could then consider the pros and cons of hearing the matter, on the merits today, or he recommended continuing the matter.

(9:49 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, on behalf of South Jacksonville Properties, LLC, Master Developer of the Twin Creeks DRI, mentioned present was John Hensley, Representative of the Master Developer, Susan Bloodworth, Attorney on their team, and Tony Robbins, Prosser Firm, Team Planner. She mentioned that the project, Twin Creeks had a substantial deviation application before the Board. She said the goal of that application was to reduce the total number of residential units and increase the number of nonresidential square feet, resulting in about four million square feet of nonresidential use for the St. Johns County tax base. She mentioned that the project also proposes about \$46,000,000 in roadway improvements that their client was going to construct for the County, to mitigate for this project's impact. She said the project also brought \$42,000,000 worth of school mitigation, including the dedication of two school sites, a new high school site and a bus maintenance facility in the north part of the County for the School Board.

(9:52 a.m.) Morris recommended that he would like to see Item 3 continued, in hope that the issues could be worked out. McCormack advised the Board not to comment on the litigation itself at this point. McClure said the choices were to hear the item at this meeting and comply. He asked if continuing this item filled the statutory requirement. McCormack responded yes it would, and he said that Ms. Smith indicated that she would be on board for going forward on the merits today, or having the matter continued to April 1, 2014.

(9:53 a.m.) Bennett asked McCormack what his recommendation was to the Board. Due to the many issues the property owner had experienced, McCormack recommended even without the litigation, there had been a lot of changes since the version that was in the packet today, and even if multiple property owners agreed to go forward with the newest version, he remained concerned about the Board approving something that staff had not had a chance to review fully. Bennett asked how the meeting should be handled, if the Board decided to hear it. McCormack recommended giving the other property owner an opportunity for a brief statement, open it to public comment, and then have the Board make a decision. Stevenson said that she had not heard the PZA presentation, but she understood staff was concerned over Version 15, on clarity. She said if it continued to April 1, 2014, she needed time with staff to go through it. Smith said they had the PZA presentation loaded into the computer system and they would be happy to present it today.

(9:58 a.m.) Sanchez said he agreed on continuing the item to April 1, 2014. He said the item needed to be resolved, and the litigation did not bother him. Avery-Smith said the packet contained staff's recommendation of approval, with a few conditions and PZA recommended approval. She said they would like the Board's approval when that day came. McClure asked if a Version 16 existed. Avery-Smith said there was a version 16

that she started creating based on comments from the County Attorney's Office and a few comments from Growth Management. She said the comments were clarification comments, and so it could be a work in progress in the next week or two. She stated that the Development Order would remain clear, that their client took all responsibility for construction of all roadway improvements. She said that she would like to reserve rebuttal time for the end.

(10:00 a.m.) Jack Miller, 501 Riverside Ave., on behalf of Heartwood, requested to continue the item to April 1, 2014. He spoke on Version 15 and Version 16. Sanchez said that he would like to see this resolved, and asked Miller if his client was agreeable to the fact, that if Miller could come up with some kind of separation of the two of them, would his client be willing to go along with that. Miller said he needed more details on what he meant by separation, with Sanchez responding. Discussion followed.

**(10:04 a.m.) Motion by Morris, seconded by Sanchez, carried 5/0, to continue Item 3 to April 1, 2014 at 9:00 a.m.**

(03/04/14 - 11 - 10:06 a.m.)

4. CONSIDER SALE OF THE PROPERTY ON LIGHTHOUSE AVENUE TO THE ST. AUGUSTINE LIGHTHOUSE AND MUSEUM. THE JUNIOR SERVICE LEAGUE OF ST. AUGUSTINE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, LESSEE ("JSL") ENTERED INTO A LEASE WITH THE COUNTY IN 1982, FOR THE PROPERTY ON LIGHTHOUSE AVENUE. WITH CONSENT OF THE COUNTY, JSL ENTERED INTO A SUB-LEASE WITH THE SAINT AUGUSTINE LIGHTHOUSE AND MUSEUM, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ("SAL&M") IN 1998, TO USE THE PROPERTY FOR COMMUNITY MEETINGS, CULTURAL AND HISTORICAL FACILITY BY THE PUBLIC. SAL&M HAS LEASED THE PROPERTY FROM THE COUNTY AT A COST OF \$1.00 PER YEAR SINCE 1982. PURSUANT TO THE TERMS OF THE LEASE, THE COUNTY IS OBLIGATED TO PAY FOR THE INSURANCE AND ANY MAINTENANCE OVER \$1,000. THE SAL&M HAS EXECUTED AND PRESENTED A PURCHASE AND SALE AGREEMENT WITH AN OFFER \$150,000 TO PURCHASE THE COUNTY PROPERTY. FULL OWNERSHIP OF THE PROPERTY WILL PROVIDE FURTHER GRANT OPPORTUNITIES TO CONTINUE PRESERVING THIS HISTORICAL SITE AND THE SITE WILL REMAIN ACCESSIBLE TO THE PUBLIC

Mary Ann Blount, Director of Land Management, stated in 1982 the County leased the Lighthouse to the Junior Service League for 99 years for a \$1.00 a year. She said over the years the League had greatly improved the property, and with their sublease to the St. Augustine Lighthouse and Museum Group, it had become the public attraction and the popular museum that it was today. She mentioned per the term of the original lease, the County was obligated to pay insurance and to pay any maintenance and repairs over a \$1,000. She said the records back to 1999, indicated that the County and the Lighthouse had spent over \$267,000 on HBAC, plumbing, electrical, structural and roof repairs. She mentioned that the Lighthouse was offering to purchase the fee ownership interest in the property for \$150,000. Therefore, ownership of the property will provide further grant opportunities to continue preserving and maintaining this historical site. She said an independent real estate appraiser's opinion was that due to the long term nature of the lease and the unknown future financial obligations for any future maintenance over \$1,000, that the \$150,000 offer was an equitable amount for the County's lease fee interest in this property. She said the U.S. Government, in 2002, conveyed the lighthouse itself, and the pad property in the middle of the property to the Lighthouse Museum, with historic and maintenance reverted language in their deed. She said the proposed County Deed also included language that, should the property not be operated for community cultural, and/or historical use for the public,

the property would automatically revert back to the County. The resolution before the Board would approve the conveyance and authorize staff to move forward with the transaction. McClure asked about the appraised value, with Blount replying. Discussion ensued on the appraised value.

(10:12 a.m.) Kathy Fleming, Executive Director Lighthouse, said they appreciated this opportunity very much.

**(10:12 a.m.) Motion by Bennett, seconded by Sanchez, carried 5/0, to adopt Resolution No. 2014-61, authorizing the terms and conditions of a purchase and sale agreement conveying the Lighthouse property to the St. Augustine Lighthouse and Museum; authorizing the county administrator, or designee, to take all action necessary to close and complete the transaction, in accordance with Section 125.38, Florida Statutes; and authorizing the Board Chair to execute the County Deed as revised.**

#### RESOLUTION NO. 2014-61

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT CONVEYING THE LIGHTHOUSE PROPERTY TO THE ST. AUGUSTINE LIGHTHOUSE AND MUSEUM, INC.; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO TAKE ALL ACTION NECESSARY IN ORDER TO CLOSE AND COMPLETE THE TRANSACTION IN ACCORDANCE WITH SECTION 125.38, FLORIDA STATUTES; AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE COUNTY DEED**

(03/04/14 - 12 - 10:14 a.m.)

5. PUBLIC HEARING - 2013 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), SMALL CITIES PROGRAM, SECOND PUBLIC HEARING. UNDER RESOLUTION 2013-260, THE BOARD OF COUNTY COMMISSIONERS AUTHORIZED STAFF TO SUBMIT AN APPLICATION TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO) FOR THE 2013 CDBG GRANT CYCLE. THE GRANT REQUIRES TWO PUBLIC HEARINGS PRIOR TO SUBMITTAL OF THE APPLICATION. THE FIRST PUBLIC HEARING WAS HELD ON THE JANUARY 21, 2014, BCC MEETING AND PRIMARILY PROVIDED AN OVERVIEW OF THE GOALS AND OBJECTIVES OF THE CDBG PROGRAM. THIS IS THE SECOND PUBLIC MEETING AND REQUIRES THE COUNTY TO LIST THE SPECIFIC PROJECTS WITHIN THE CDBG PROGRAM. THE COUNTY'S GRANT APPLICATION WILL BE TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO), UNDER THE NEIGHBORHOOD REVITALIZATION CATEGORY, IN THE AMOUNT OF \$750,000, UNDER THE 2013 SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM. AS A REQUIREMENT OF THE GRANT, FOR EACH ACTIVITY THAT IS PROPOSED, AT LEAST 70% OF THE FUNDS MUST BENEFIT LOW AND MODERATE INCOME HOUSEHOLDS

Proof of publication of the notice of public hearing for CDBG Small Cities Program, was received, having been published in *The St. Augustine Record* on February 22, 2014.

Press Tompkins, County Engineer, reviewed the item, stating that this discussion included Items 5, 6, and 7. He said Item 5 was the second public hearing that was required to pursue the June Development Block Grants.

(10:15 a.m.) Fred Fox, Grant Administrator, Fox Enterprises, 26 Spanish Street, gave a presentation requiring the County to list the specific projects within the CDBG program. He spoke on sewer system hookups, and the required budget. It should be noted that the project activities would undertake flood and drainage improvements, sewer hookups, and street improvements (repaving) in the West Augustine area of St. Johns County. He said one could not do the connections without doing the street lights.

(10:21 a.m.) Stevenson said she appreciated the presentation. She asked about the street lights and stated that streetlights were not part of the County standards. Fox said the County could not do a service area that only had a direct benefit activity. Stevenson spoke on the need of the street lights in that area. Tompkins responded on street lights. Stevenson asked if high efficiency lighting fixtures would be used so that the electric bill would be a minimal cost to the County. Tompkins said they would do what they could to get it within the requirements for street lighting, but they would use the most energy efficient LED lights that were available in that type of technology. She said in the future she would like to have that clause be explicit.

(10:24 a.m.) McClure asked about recouping any of the cost from the City for allowing them to hook up.

(10:25 a.m.) Darrell Locklear, Assistant County Administrator, said the numbers coming from the County's share were part of the impact fees that were not able to be waived, and had to be paid by someone. He said it was the County's grant that was being pursued, and it counted towards the County's share of the overall grant. Wanchick mentioned, as far as street lights were concerned, it was in the unincorporated area. Discussion ensued.

(10:29 a.m.) Fox spoke on the action plan. He said they were dealing with competitive and small city programs. He stated once you go entitlement, you would develop an action plan and receive a certain amount of money automatically, assuming the action plan was approved. Stevenson said that in the future funding they anticipate, due to the County's population, there would be less strings attached. Wanchick said this was the last year that the County would be in the small city's program, starting next year they would be in the entitlement program. Stevenson said it was because of the population. Bennett congratulated Tompkins and staff on their persistence with the conditions in West Augustine. Fox spoke on West Augustine CRA.

(10:32 a.m.) Ken Bryan, 126 Oyster Catcher Circle, complimented and thanked everyone. He spoke on the return on investment. Bennett thanked Bryan for his participation in the West Augustine area.

(10:34 a.m.) Greg White, 905 West Pearl Street, addressed a couple of points; he hoped to get more people helping to get it done, the service territory, and having the City's cooperation.

(10:37 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on applying for the Community Development Block Grant (CDBG) tax dollars, for improvements in the West Augustine CRA. She asked who the nine residents were regarding the hookups. She spoke about a lot of the people living on low income.

(10:41 a.m.) Stevenson spoke on hookups and monthly bills. She said there was a lot of money invested in West Augustine.

(10:43 a.m.) Wanchick spoke on the small city's program, and the entitlement community. Sanchez mentioned that he appreciated the City's help.

(10:45 a.m.) Motion by Sanchez, seconded by Bennett, carried 5/0, to approve Resolution No. 2014-62, authorizing the chair, or designee, to direct staff to submit an application to the Department of Economic Opportunity (DEO), for the 2013 Community Development Block Grant (CDBG) in the amount of \$750,000.

RESOLUTION NO. 2014-62

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR, OR DESIGNEE, TO DIRECT STAFF TO SUBMIT AN APPLICATION TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO), FOR THE 2013 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CYCLE; AUTHORIZING OFFICERS OF THE COUNTY TO DO ALL THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE

(03/04/14 - 14 - 10:46 a.m.)

6. FAIR HOUSING WORKSHOP. IN CONJUNCTION WITH THE 2013 CDBG 2ND PUBLIC HEARING, A FAIR HOUSING WORKSHOP WILL BE CONDUCTED BY A REPRESENTATIVE FROM FRED FOX AND ASSOCIATES TO PROVIDE FAIR HOUSING EDUCATION FOR THE GENERAL PUBLIC, LOCAL ELECTED OFFICIALS, AND PROFESSIONALS INVOLVED IN HOUSING ACTIVITIES

Proof of publication of the notice of public hearing for CDBG Fair Housing Workshop, was received, having been published in *The St. Augustine Record* on February 22, 2014.

Press Tompkins, County Engineer, thanked Ben Coney and Dana Froberg for all their help in Housing.

(10:47 a.m.) Fred Fox, Grant Administrator, gave a presentation on the workshop. He reviewed the history of the Federal Fair Housing Act. He said the Department of Housing and Urban Development enforced the Fair Housing Act. He reviewed what was prohibited in the sale and rental of housing, housing protection for families with children, protection for people with disability, and exemption for seniors.

(10:56 a.m.) Tompkins said the workshop was for information only.

(03/04/14 - 14 - 10:56 a.m.)

7. 2013 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SMALL CITIES PROGRAM COMMUNITY DEVELOPMENT PLAN. UNDER RESOLUTION 2013-260, THE BOARD OF COUNTY COMMISSIONERS AUTHORIZED STAFF TO SUBMIT AN APPLICATION TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO) FOR THE 2013 CDBG GRANT CYCLE. THE GRANT REQUIRES THE COUNTY TO ADOPT A COMMUNITY DEVELOPMENT PLAN. THIS ITEM PROVIDES THE LONG AND SHORT TERM OBJECTIVES FOR THE COUNTY'S DEVELOPMENT PLAN

Press Tompkins, County Engineer, said the Grant required the County to adopt a Community Development Plan. He said the short term objectives were to do the things that were included in the application, and the long term objective was to keep St. Johns County a great place to live.

(10:56 a.m.) Motion by Morris, seconded by Sanchez, carried 5/0, to approve Resolution No. 2014-63, authorizing the chair, or designee, to improve the

implementation of the long term and short term objectives of St. Johns County's Community Development Plan for the 2013 CDBG cycle.

RESOLUTION NO. 2014-63

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR, OR DESIGNEE, TO IMPLEMENT THE LONG TERM AND SHORT TERM OBJECTIVES OF ST. JOHNS COUNTY'S COMMUNITY DEVELOPMENT PLAN AS PART OF THE 2013 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CYCLE**

The meeting recessed at 10:58 a.m. and reconvened at 11:13 a.m.

(03/04/14 - 15 - 11:13 a.m.)

8. COMPRESSED NATURAL GAS. ON OCTOBER 1, 2013, THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS (BCC) DIRECTED STAFF TO TAKE NECESSARY STEPS TOWARD CONVERSION OF A PORTION OF THEIR FLEET TO COMPRESSED NATURAL GAS (CNG). THIS PRESENTATION WILL PROVIDE THE COMMISSION WITH AN UPDATE OF THE COUNTY'S PROGRESS ON THIS PROJECT. STAFF WILL ALSO REQUEST APPROVAL FROM THE COMMISSION, RELATED TO THE FOLLOWING ITEMS REQUIRED TO MOVE THIS PROJECT TOWARD IMPLEMENTATION: 1) EXECUTE A GRANT AGREEMENT WITH THE NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION (TPO), FOR REIMBURSEMENT OF FUNDS TO, CONVERT UP TO 130 COUNTY FLEET VEHICLES TO CNG; 2) ADVERTISE AN UNSOLICITED PRIVATE-PUBLIC-PARTNERSHIP (P3) PROPOSAL RECEIVED BY THE COUNTY FROM NOPETRO, A FLORIDA BASED COMPANY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A CNG FACILITY; 3) ADVERTISE A REQUEST-FOR-PROPOSAL (RFP), FOR PROCUREMENT OF A CNG FUEL PACKAGE NECESSARY, TO CONVERT NEW GASOLINE/DIESEL VEHICLES TO CNG; 4) ALLOW STAFF TO MAKE NECESSARY ADJUSTMENTS TO THE FY 2014 BUDGET, TO PURCHASE APPROXIMATELY 48 VEHICLES NECESSARY FOR THE CNG PROGRAM

Neal Shinkre, Public Works Director, gave a presentation on the background of compressed natural gas (CNG). He spoke on price increases, and the price of CNG compared to other gasoline or diesel, helping with less fluctuation in the future. He reviewed the vehicle conversion process, the request for proposal that would allow them to find a vendor best suited for the County, the location of the facility, and the CNG savings. He introduced Jeff Sheffield, Executive Director, North Florida Transportation Planning Organization (NFTPO), who spoke on the TPO grant and budgetary amendments for additional vehicles. He also reviewed the TPO Agreement between the County and NFTPO. He reviewed the five motions needed.

(11:35 a.m.) Bennett said staff should be commended, and thanked everyone.

(11:37 a.m.) Wanchick said the first three actions presented by Shinkre were to begin the process of converting the County to compressed natural gas. He said the fourth action dealt with receiving generalized direction for a new facility and to avoid spending money on land.

(11:38 a.m.) Stevenson mentioned how long this process had been going on, voiced concern about seeing opportunities passing the County by, and not having enough staff to keep up with the projects. Discussion ensued between the Board and Shinkre

regarding approved vehicles and vehicles needing approval, the grant, converting installation of the fuel package of gas/diesel to CNG, a \$600,000 savings for the County not investing in land, getting a least for \$40,000, the decentralization and centralization opportunity, and looking for opportunities reducing the numbers.

(11:54 a.m.) Wanchick said the property in which the biodiesel project was on, was purchased with the anticipation that it would be the expanded campus of Public Works. He said that they did not want to presume what other organizations did, and said they knew they could control what the County did, but they could not control what other organizations did. Shinkre stated that the Board's approval would be in the best long term interest of the County. Discussion ensued on how much money the County would bring in, covering the County's bank debt, the downside being cost savings, and having staff look at some of the deficiencies. McCormack asked for clarification on motion five regarding exploring the feasibility, with Shinkre responding.

(12:02 p.m.) Mason Ecker, Business Development Manager, Clean Energy Fuels Corporation, Orlando, stated that the Clean Energy Fuels Corporation was the only national natural gas provider in the country. She said they were interested in working with the County on the project.

(12:04 p.m.) Jeff Sheffield, Executive Director, North Florida Transportation Organization, thanked the Board for being ahead of the curve and for being ready for the opportunity that really work well for them, as they were seeking opportunities to provide funding to this initiative and the region. He said the other counties were not ready to make the commitment. (12:06 p.m.) Wanchick said if the Board addressed the question of the Public Works building or campus in the affirmative, staff would only use in-house staff and in-house resources to pursue that.

(12:07 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on saving money, and by the City of St. Augustine using the yellow natural gas sticks that were placed all over the County. She said the TPO was funded with taxpayers' dollars.

(12:08 p.m.) McClure asked if the fourth motion, regarding the necessary steps by Florida Statute 207, unsolicited private pardon, gave other opportunities. Shinkre said they were always a very open and transparent organization. They were going to accept other proposals.

**(12:09 p.m.) Motion by Bennett, seconded by Sanchez, carried 5/0, to adopt Resolution No. 2014-64, authorizing the county administrator, or his designee, to execute a grant agreement, on behalf of the County, with the North Florida Transportation Planning Organization, relating to conversion or upgrade of fleet vehicles, to compressed natural gas; providing for severability; and providing an effective date.**

#### RESOLUTION NO. 2014-64

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE A GRANT AGREEMENT ON BEHALF OF THE COUNTY, WITH THE NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION, RELATING TO CONVERSION OR UPGRADE OF FLEET VEHICLES TO COMPRESSED NATURAL GAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**



(12:09 p.m.) Motion by Bennett, seconded by Sanchez, carried 5/0, to adopt Resolution No. 2014-65, recognizing unanticipated revenue in the amount of \$732,462, and increasing the revenue and expenditure budgets for the Transportation Trust Fund in the said amount.

#### RESOLUTION NO. 2014-65

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2014 TRANSPORTATION TRUST FUND, TO RECEIVE UNANTICIPATED REVENUE AND AUTHORIZE ITS EXPENDITURE BY THE FLEET MAINTENANCE DEPARTMENT

(12:10 p.m.) Motion by Bennett, seconded by Sanchez, carried 5/0, to approve the appropriate budget amendments not to exceed \$1,350,000, for the purchase of an additional 37 vehicles and the conversion of necessary County vehicles to Compressed Natural Gas (CNG).

(12:10 p.m.) Motion by Bennett, seconded by Sanchez, carried 5/0, to authorize county administrator, or his designee, to take the necessary procedural steps, as required by the Florida Statutes, FS 287.05712, regarding the receipt of an unsolicited private-public-partnership proposal, and negotiate a contract with the highest-ranked firm related to the construction, operation, and maintenance of a compressed natural gas fueling facility.

(12:11 p.m.) Motion by Bennett, seconded by Sanchez, carried 5/0, to authorize the county administrator, or his designee, to take the necessary steps, to explore the feasibility of locating the CNG facility at the current Public Works Complex, in determining opportunities to leverage and master plan the construction, of the CNG facility to the needed Public Works Facility.

(03/04/14 - 17 - 12:12 p.m.)

9. PUBLIC HEARING - SECOND READING REPEALER ORDINANCE. IN SUPPORT OF THE BOARD'S GOALS AND OBJECTIVES, THE OFFICE OF THE COUNTY ATTORNEY IS CONTINUALLY WORKING TO IDENTIFY ORDINANCES THAT HAVE BEEN SUPERSEDED BY STATUTE OR THAT ARE OUTDATED, REDUNDANT, OR NO LONGER IN THE PUBLIC INTEREST. ONCE IDENTIFIED, THESE ORDINANCES CAN BE REMOVED FROM THE COUNTY CODE, THEREBY PROVIDING THE PUBLIC WITH MORE EFFICIENT ACCESS TO THE COUNTY'S ORDINANCES THAT ARE STILL IN EFFECT. THIS ORDINANCE IS THE FIRST STEP IN THIS PROCESS. IT IDENTIFIES ORDINANCES THAT HAVE EITHER BEEN REPEALED OR THAT HAVE BEEN SUPERSEDED BY STATE LAW. IT REMOVES THE ORDINANCES THAT HAVE ALREADY BEEN REPEALED FROM THE COUNTY CODE, AND IT REPEALS THE SUPERSEDED ORDINANCES AND DIRECTS THEIR REMOVAL FROM THE COUNTY CODE, AS WELL

Proof of publication of the notice of public hearing for the REPEALER ORDINANCE, was received, having been published in *The St. Augustine Record* on February 22, 2014.

Rebecca Lavie, Assistant County Attorney, said that Item 9 was the second presentation on another Repealer Ordinance. She said there was not much change from the previous one. She mentioned the only change that had been made was that they did include the Fortune Teller Ordinance in the list of ordinances that were being repealed, and she said the complete list of ordinances was in the packet. She said that the repealer

Ordinance was the second in a series of ordinances that was to be presented to the Board, in support of the Board rules and objectives, to streamline the County Code, to remove those ordinances that were obsolete or that had been superseded by Statute. In addition, to remove ordinances that had already been repealed from the County Code, so that it could be accessible to those who were looking to see the current state of the County's regulations. In addition, the Clerk of Court would be maintaining a compilation of repealed ordinances, for informational purposes. Stevenson said that she would like to know how many pages this was, because it was a significant list.

(12:14 p.m.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to enact Repealer Ordinance No. 2014-14, as presented.**

#### **ORDINANCE NO. 2014-14**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, MAKING FINDINGS OF FACT; REPEALING ST. JOHNS COUNTY ORDINANCES: 1972-4, 1973-2, 1976-21, 1976-31, 1978-27, 1978-3, 1978-39, 1978-79, 1979-24, 1979-60, 1980-29, 1981-26, 1983-55, 1986-12, 1986-18, 1986-80, 1987-24, 1987-42, 1987-43, 1988-32, 1988-48, 1989-33, 1990-4, 1990-17, 1990-20, 1991-28, 1991-47, 1991-51, 1992-13, 1992-28, 1993-1, 1993-11, 1993-28, 1994-56, 1994-58, 1995-1, 1996-29, 1996-39, 1996-52, 1998-18, AND 2003-52; DIRECTING THE CLERK OF COURT TO REMOVE REPEALED ORDINANCES FROM THE COUNTY CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR VENUE; AND PROVIDING AN EFFECTIVE DATE**

The meeting recessed for lunch at 12:15 p.m. with Deputy Clerk Lenora Newsome leaving the meeting.

The meeting reconvened at 1:30 p.m. with Commissioners Morris, Bennett, Sanchez, McClure; County Administrator Michael Wanchick; Assistant County Administrators Darrel Locklear and Jerry Cameron; County Attorney Patrick McCormack; Assistant County Attorney Rebecca Lavie; and Deputy Clerk Natasha Lirette present.

(03/04/14 - 18 - 1:32 p.m.)

10. **CONSIDER APPROVAL OF THE PROPOSED TDC ART, CULTURE AND HERITAGE FUNDING PROGRAM GUIDELINES, APPLICATION, SCORING RUBRIC, AND RELATED DOCUMENTS FOR USE IN THE FY 2015 AND SUBSEQUENT YEARS WITH MINOR MODIFICATIONS**

Glenn Hastings, Executive Director of the Tourist Development Council (TDC), stated that the Tourist Development Council had a meeting on February 13, 2014, and reviewed the proposed Arts, Cultural and Heritage (ACH) funding program guidelines, and he introduced Dr. David Rice, President of the St. Johns Cultural Council.

(1:33 p.m.) Rice spoke on the process of updating the proposed ACH funding program guidelines, and he introduced Andy Witt, Executive Director of the St. Johns Cultural Council.

(1:35 p.m.) Witt gave a PowerPoint presentation on the proposed ACH funding program guidelines. He reviewed the ACH constituency input, program purpose, and the ACH panel review process. He noted that the mandatory applicant workshop date had been changed from March 6, 2014, to March 12, 2014, and March 19, 2014. He continued reviewing the application review process, ACH eligibility, ACH

partnerships, ACH funding priorities, general funding categories, product development, annual event support, enhancement events, reenactment events, ACH physical facilities, and the St. Johns Cultural Council responsibilities.

(1:41 p.m.) Stevenson entered the meeting.

(1:56 p.m.) McCormack offered a suggestion on notifying the applicants of defects.

(1:58 p.m.) Bennett suggested the following change throughout the document: eligible programs and events must be substantially different from your organization's usual programming to *"eligible programs and events must be unique and demonstratively different from routine organizational activity."* (1:59 p.m.) Discussion between Bennett and Witt ensued on advertising for non-profit fundraising events and reenactment fees. (2:02 p.m.) Bennett also suggested the following change to the first paragraph, under record keeping and audit, on page 14: if tickets are required for the program or event, the funding recipient is required to collect either a street address or email address, along with the purchaser's name for the purpose of surveying the purchaser about attendance at the program or event to *"if tickets are required for the program or event, the funding recipient is required to collect a zip code for the purpose of surveying the purchaser about attendance at the program or event."*

(2:03 p.m.) Bennett suggested resetting the ACH funding panel; discussion ensued on resetting the funding panel including appointments/applications, time commitments, and the scoring rubric.

(2:12 p.m.) Rice spoke in favor of resetting the ACH funding panel.

(2:14 p.m.) Discussion ensued on resetting the ACH funding panel, including the Board Rules and Policies on unanticipated vacancies and if present funding panel members were eligible to reapply. (2:17 p.m.) Melissa Lundquist, Board of County Commissioners Manager, noted that the Board rules stated that reappointments were not automatic and would require an updated application.

(2:18 p.m.) Discussion ensued on the application recommendation process and a qualifications review.

(2:20 p.m.) Sanchez spoke in favor of resetting the ACH funding panel.

(2:24 p.m.) Discussion ensued on future new ventures for the City of St. Augustine and parking expenses.

(2:59 p.m.) Hastings gave a presentation, *Exhibit A*. He reviewed the following graphs: 2013 Monthly overnight visitors by zip code, percentage of responding overnight guests who said they visited the St. Augustine historic district during their stay, monthly occupancy by zip code 32080, and accommodation units by zip code.

(2:37 p.m.) Discussion ensued on the scoring rubric.

(2:43 p.m.) Danny Berenberg, on behalf of the Florida Chamber Music Project, expressed appreciation to the Board, TDC Council, and the St. Johns Cultural Council for supporting the Florida Chamber Music Project. He also mentioned that the on April 21, 2014, the Ponte Vedra Inn & Club were sponsoring and hosting an event to enhance the efforts of the Florida Chamber Music Project.

**(2:46 p.m.) Motion by Bennett, seconded by Sanchez, to approve the proposed TDC Art, Culture and Heritage Funding Program Guidelines, application, scoring rubric, and related documents, as amended, for use in the FY 2015 and subsequent years**

**with minor modifications.** (2:46 p.m.) McCormack restated the revisions to the funding program guidelines. **Carried 5/0.**

(2:47 p.m.) **Motion by Sanchez, seconded by Morris, carried 5/0, to reset the Arts, Cultural and Heritage funding panel, finding that the reset did not constitute any unanticipated vacancy and not requiring that said panel make any recommendation to fill said vacancies.**

(2:48 p.m.) McCormack recommended that the existing panel members be contacted via letter explaining that the action is a reset allowed by the Board's set rules and policies and is not a punitive action.

(2:49 p.m.) Witt questioned if a motion was required to change the workshop dates that were announced during the PowerPoint presentation, under the ACH panel review process, to which McCormack responded no.

*(Formerly Consent 14)*

(03/04/14 - 20 - 2:51 p.m.)

11. MOTION TO ADOPT THE RESOLUTION, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM GRANT FOR THE VILANO BEACH FISHING PIER RENOVATION PROJECT

McClure addressed his project concerns.

(2:52 p.m.) Wanchick briefed the Board on the history of the project.

(2:53 p.m.) Cameron briefed the Board on the history of the Vilano Beach Fishing Pier Renovation Project. He stated that on October 30, 1996, the County formerly took possession of the residual portion of the old Vilano Beach Bridge, and that the State of Florida paid the County \$110,000, due to the condition. He also stated that on January 15, 2013, the Board received a request for \$509,875, for deferred maintenance items, including \$306,025 for the Vilano Beach Bridge repairs. Subsequently, because of the grant cycle, the funds were moved back to the General Fund for other priorities and deferred maintenance projects. He noted: 1) the minimum cost of repairs was \$800,000; 2) the grant request was not a proposal for a new project, but an effort by Administration to reduce the cost of the repair project previously approved by the Board on January 15, 2013; 3) if the repairs were not made, to expect substantial structure failure in the near future; and 4) if the project was shut down, due to safety concerns, the County would be required to remove the bridge at a substantial cost. He also introduced Kevin Wiseman, St. Johns County Project Manager.

(2:58 p.m.) Wiseman reviewed project photos, *Exhibit A*.

(3:00 p.m.) Wil Smith, Director of Recreation and Parks, reviewed the grant cycle.

(3:03 p.m.) Stevenson and Bennett spoke in favor of the grant.

(3:05 p.m.) Wanchick spoke on the County's grant process.

(3:06 p.m.) Discussion ensued on project funding, including the use of Tourist Development Council (TDC) funds.

(3:07 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, questioned if there would be CRA grants/funds available for the project.

(3:08 p.m.) Motion by Bennett, seconded by Sanchez, carried 5/0, to adopt Resolution No. 2014-66, authorizing the county administrator, or designee, to submit an application seeking funding assistance through the Florida Inland Navigation District Waterways Assistance Program Grant for the Vilano Beach Fishing Pier Renovation Project

RESOLUTION NO. 2014-66

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE, THROUGH THE FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM GRANT, FOR THE VILANO BEACH FISHING PIER RENOVATION PROJECT

(03/04/14 - 21 - 3:09 p.m.)  
COMMISSIONERS' REPORTS

Commissioner McClure:

McClure reported on the St. Johns County School Board's Key Communicators meeting.

Commissioner Sanchez:

No report.

Commissioner Bennett:

(3:10 p.m.) Bennett reported on a Mardi Gras fundraiser event held on March 3, 2014, for the Flagler Health Care Foundation, Wildflower Medical and Dental Clinic, Artbreakers, Betty Griffin's Sexual Assault Recovery Program, Emergency Services & Homeless Coalition of St. Johns County, Food for Kids, St. Augustine Youth Services, and St. Gerard Campus. She also reported on the March 1, 2014, St. Augustine Orchestra concert, which included Bob Moore's new composition "Someday," and the 6<sup>th</sup> Annual Rose Awards held on February 25, 2014, at the Renaissance Resort at World Golf Village.

Commissioner Stevenson:

(3:13 p.m.) Stevenson congratulated Administration and Ed Houston, St. Johns County Fire Rescue, on the successful renegotiation of the local fire union contract. She recognized Chairman Morris for his ability to move the Board forward, and Commissioner Bryan for his continued effort to improve the West Augustine community and his work on the St. Johns Cultural Council. She also expressed her appreciation to Danny Berenberg, President of the Florida Chamber Music Project, for thanking the Board for supporting the Florida Chamber Music Project. She reported that the Ponte Vedra and Bartram Trail Branch libraries had Jacksonville Electric Authority (JEA) Home Energy and Water Evaluation Kits. She also reported on attending the five year assessment of the lower St. Johns River Main Stem Basin Management Plan.

Commissioner Morris:

No report.

(03/04/14 - 22 - 3:20 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

Wanchick reported that Standard & Poor raised St. Johns County's bond rating from AA- to AA+. He also complimented Edward Houston, St. Johns County Fire Rescue, and his negotiating team, on the renegotiation of the local fire union contract. (3:21 p.m.) Wanchick requested a consensus from the Board to write/execute a Separation and Release Agreement for a Health and Human Services employee, in exchange for a Settlement Agreement. *Consensus was given.*

(03/04/14 - 22 - 3:23 p.m.)  
COUNTY ATTORNEY'S REPORT

McCormack advised the Board that the Nuisance Abatement Board Ordinance would be revised. He requested that the first reading be held on March 18, 2014, proposed that the Nuisance Abatement Board meet on March 27, 2014, and requested that the second reading be held on April 1, 2014. He also clarified that the January 29, 2014, February 4, 2014, and February 7, 2014, minutes, pulled under Consent Item 2, would be placed on the March 18, 2014, Consent Agenda.

(03/04/14 - 22 - 3:24 p.m.)  
CLERK OF COURT'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 3:24 p.m.

REPORTS:

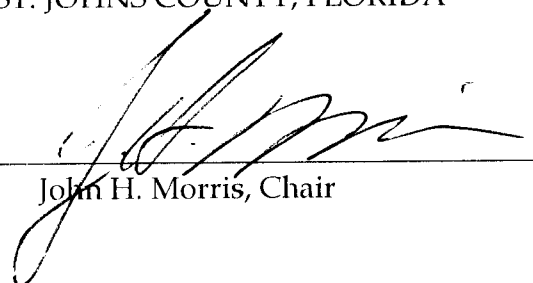
1. St. Johns County Board of County Commissioners Check Register, Check Nos. 504876-504879, totaling \$159,385.54 (02/13/14)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 504880-505077, totaling \$1,448,611.65 (02/18/14)
3. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 15866-15901, totaling \$563,186.66 (02/18/14)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 505078-505146, totaling \$38,556.75 (02/19/14)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 15902-15976, totaling \$46,911.08 (02/19/14)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 505147-505171, totaling \$86,479.54 (02/20/14)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 505172-505184, totaling \$202,737.36 (02/20/14)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 505185-505344, totaling \$388,758.93 (02/25/14)
9. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 15977-16031, totaling \$390,266.79 (02/25/14)

CORRESPONDENCE:

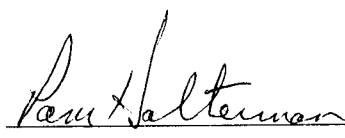
No correspondence.

Approved \_\_April 15\_\_\_\_\_, 2014

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By:   
Deputy Clerk

