

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
MAY 20, 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
Sindy Wiseman, Deputy Clerk

(05/20/14 - 1 - 9:02 a.m.)
CALL TO ORDER

Morris called the meeting to order.

(05/20/14 - 1 - 9:02 a.m.)
ROLL CALL

The clerk called the roll: All board members were present, with Sanchez absent. Wanchick noted that Sanchez would arrive late.

(05/20/14 - 1 - 9:03 a.m.)
INVOCATION

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

(05/20/14 - 1 - 9:04 a.m.)
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(05/20/14 - 1 - 9:05 a.m.)
SPECIAL RECOGNITION FOR KATHY NIELSON RETIRING AFTER TWENTY-FIVE YEARS OF SERVICE

Suzanne Konchan, Growth Management Department Director, spoke about Nielson's accomplishments during her years of service and presented her with a gift. Neilson said it was privilege to have worked for the Board and Administration, past and present, and with the "Family" of St. Johns County employees.

(05/20/14 - 1 - 9:10 a.m.)
PROCLAMATION DESIGNATING MAY 2014 AS NATIONAL DRUG COURT MONTH

McClure spoke about the Drug Court Program and invited Judge Wolfe, Judge Christine, Ralph Cumberbatch, and the Drug Court team to accept the proclamation. Melissa Lundquist read the proclamation.

McClure presented Judge Wolfe with the Teen Drug Court proclamation and Judge Christine with the Adult Drug Court proclamation. Judge Wolfe thanked the Drug Court team for its efforts and the Board and County Administration for their support. He spoke about the success of the Juvenile Drug Court Program.

Sanchez entered the meeting at 9:15 a.m.

(9:18 a.m.) Christine thanked the County, the Commission, and the citizens for supporting the program. He said the program was saving the lives of the participants, as well as the resources of the criminal justice system and taxpayers.

(05/20/14 - 2 - 9:20 a.m.)

PROCLAMATION DESIGNATING MAY 19-24, 2014, AS NATIONAL PUBLIC WORKS WEEK

Stevenson spoke about Public Works and invited the Public Works team to the front. Lundquist read the proclamation. Neil Shinkre, Public Works Director, introduced the division managers: Press Tompkins, County Engineer; Wendy Manucy, Solid Waste; Ivan Burrell, Road and Bridge; and Jeff Nordsiek, Fleet Manager. He said it was a privilege to work with a group of people who were responsible for making St. Johns County the best place to live in the United States.

(05/20/14 - 2 - 9:26 a.m.)

PROCLAMATION DESIGNATING MAY 19-23, 2014, AS SENIOR CORPS WEEK

Sanchez apologized for being late to the meeting. He said he attended the Sheriff's swearing in ceremony. He invited Cheryl Freeman to the front of the auditorium. Lundquist read the proclamation. Freeman, Director of Retired Senior Volunteer Program (RSVP), spoke about the volunteers and the program and said they were funded by the Corporation for National Community Services. She introduced Gail Rudolph, who read with Head Start Classroom, at Webster school, for more than ten years and had touched 200 children's lives.

(05/20/14 - 2 - 9:32 a.m.)

PROCLAMATION DESIGNATING MAY 12-16, 2014, AS NATIONAL SMALL BUSINESS WEEK

Morris invited Melissa Glasgow, SJC Economic Development Director; Isabelle Rodriguez, President of the St. Johns County Chamber of Commerce; Victor Ramos, Chairman of the Chamber of Commerce; Marge Ciriello, Small Business Development Center, to accept the proclamation. Morris said Ciriello's group had created over 500 new jobs. Lundquist read the proclamation. Rodriguez expressed appreciation. Ramos said that small businesses made up 97% of the economic growth in the country. He asked the members of the Chamber of Commerce who were present to introduce themselves and state their positions. He presented the proclamation to Bridget Van Landingham, President of the Small Business Council for the Chamber.

(05/20/14 - 2 - 9:42 a.m.)

ACCEPTANCE OF PROCLAMATIONS

Motion by Sanchez, seconded by McClure, carried 5/0, to accept the proclamations.

(05/20/14 -2 - 9:42 a.m.)

PUBLIC COMMENT

Ken Bryan, 126 Oyster Catcher Circle, spoke about the Career Fair in West Augustine that would be held on Wednesday, May 21, 2014, from 10:00 a.m. to 2:00 p.m., at the Solomon Calhoun Center. He mentioned the sponsors.

(9:46 a.m.) Jim Walter, 1136 Compass Row, thanked the Commission for its rapid response to issues he brought up at the St. Johns County Civic Roundtable. He said every time he contacted County offices, the employees were always courteous. He commended the Commission for doing a great job and recommended reelecting the two commissioners who were up for reelection.

(9:49 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke about the deer crossing sign that was removed during the construction on the east side of Mizell Road. She requested that staff be directed to replace the sign.

(05/20/14 - 3 - 9:50 a.m.)
DELETIONS TO CONSENT AGENDA

There were none.

(05/20/14 - 3 - 9:51 a.m.)
APPROVAL OF CONSENT AGENDA

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

1. Approval of the Cash Requirement Report
2. Minutes:
 - March 18, 2014, BCC Regular Meeting
 - April 15, 2014, BCC Regular Meeting
3. Motion to transfer \$5,000 from the General Fund Reserves (0083-59920) to Department 0023, account 53100, to cover the cost of deaf interpreters for deaf and hard-of-hearing parties in civil matters to participate in their cases
4. Motion to adopt **Resolution No. 2014-126**, adopting and approving a Municipal/Governmental Unit Corporate Authorization Resolution pertaining to banking services; and authorizing the chair and the clerk to execute same

RESOLUTION NO. 2014-126

A RESOLUTION BY THE COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ADOPTING AND AUTHORIZING FOR EXECUTION MUNICIPAL/GOVERNMENTAL UNIT CORPORATE AUTHORIZATION RESOLUTION IN REFERENCE TO TD BANK, N.A.

5. Motion to adopt **Resolution No. 2014-127**, authorizing the county administrator, or designee, to execute the attached form Consent to Deemed Assignment of Investment Advisory Agreement with The PFM Group

RESOLUTION NO. 2014-127

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

**AUTHORIZING THE COUNTY ADMINISTRATOR, OR
DESIGNEE, TO EXECUTE A CONSENT TO DEEMED
ASSIGNMENT OF INVESTMENT ADVISORY
AGREEMENT WITH THE PFM GROUP**

6. Motion to adopt **Resolution No. 2014-128**, approving the terms of, and authorizing the county administrator, or designee, to execute, an Easement Agreement for access to property located at 7724 A1A South, accepting a Bill of Sale and Schedule of Values for water and sewer service

RESOLUTION NO. 2014-128

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
APPROVING THE TERMS AND AUTHORIZING THE
COUNTY ADMINISTRATOR, OR DESIGNEE, TO
EXECUTE AN EASEMENT AGREEMENT FOR ACCESS
TO PROPERTY LOCATED AT 7724 A1A SOUTH**

7. Motion to adopt **Resolution No. 2014-129**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Lease Agreement for space with Rural Health Care, Inc., for the treatment of primary health and dental care. No funding is required

RESOLUTION NO. 2014-129

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
APPROVING THE TERMS AND AUTHORIZING THE
COUNTY ADMINISTRATOR, OR DESIGNEE, TO
EXECUTE A LEASE AGREEMENT FOR SPACE WITH
RURAL HELTH CARE, INC., FOR THE TREATMENT OF
PRIMARY HEALTH AND DENTAL CARE**

8. Motion to adopt **Resolution No. 2014-130**, accepting a Bill of Sale and Schedule of Values for the sewer line at 241 North Roscoe Boulevard in Ponte Vedra. No funding is required

RESOLUTION NO. 2014-130

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
ACCEPTING A BILL OF SALE AND SCHEDULE OF
VALUES, CONVEYING ALL PERSONAL PROPERTY
ASSOCIATED WITH THE SEWER LINE, SERVING 241
NORTH ROSCOE BOULEVARD IN PONTE VEDRA**

9. Motion to adopt **Resolution No. 2014-131**, accepting an Easement for Utilities for installation of a reuse water main along International Golf Parkway. No funding is required

RESOLUTION NO. 2014-131

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
ACCEPTING AN EASEMENT FOR UTILITIES TO
ALLOW INSTALLATION OF A REUSE WATER MAIN
ALONG INTERNATIONAL GOLF PARKWAY**

10. Motion to adopt **Resolution No. 2014-132**, accepting a Grant of Drainage Easement for replacement of an existing pipe under Wildwood Drive

RESOLUTION NO. 2014-132

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF DRAINAGE EASEMENT FOR REPLACEMENT OF AN EXISTING PIPE UNDER WILDWOOD DRIVE

11. Motion to adopt **Resolution No. 2014-133**, approving the final plat for Durbin Crossing South, Parcel Y, Phase One

RESOLUTION NO. 2014-133

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR DURBIN CROSSING SOUTH, PARCEL Y, PHASE ONE

12. Motion to adopt **Resolution No. 2014-134**, approving the final plat for Greenleaf Lakes, Phase 2

RESOLUTION NO. 2014-134

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR GREENLEAF LAKES, PHASE 2

13. Motion to adopt **Resolution No. 2014-135**, approving and authorizing the transfer of an amount not to exceed \$291,000 from the Tree Bank Fund Reserves to the HHS Facility Fund, for landscaping at the new Health Center site, located at 200 San Sebastian View, St. Augustine

RESOLUTION NO. 2014-135

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE TRANSFER OF FUNDING FROM THE TREE BANK RESERVES TO FUND LANDSCAPING IMPROVEMENTS WITHIN COUNTY OWNED PROPERTY WITHIN THE NEW HEALTH CENTER BUILDING SITE

14. Motion to adopt **Resolution No. 2014-136**, approving the terms and conditions of the Contract between St. Johns County, Florida, and the St. Johns County Council on Aging, to provide transit services and be reimbursed for those services from JPA FP No. 418441-1-84-13; and authorizing the county administrator, or designee, to execute the Contract on behalf of the County

RESOLUTION NO. 2014-136

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY COUNCIL ON AGING, TO PROVIDE TRANSPORTATION SERVICES; AND TO BE REIMBURSED FOR THOSE SERVICES FROM FUNDS RECEIVED BY THE COUNTY FROM A FLORIDA DEPARTMENT OF TRANSPORTATION PUBLIC TRANSIT BLOCK GRANT IN ACCORDANCE WITH JOINT PARTICIPATION AGREEMENT FP-NUMBER 414441-1-84-13; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

15. Motion to adopt **Resolution No. 2014-137**, approving the terms and conditions of a Joint Participation Agreement, Financial Project 418441-1-84-14, for receiving a State of Florida Public Transit Block Grant for \$368,536, to recognize the revenues and to adjust the St. Johns County Transit Revenue and Expenditure Budget to account for the revenues; and to authorize the county administrator, or his authorized designee, to execute any other documents or Supplemental Joint Participation Agreements for the purpose of scope changes and/or funding adjustments and all other documents as may be required

RESOLUTION NO. 2014-137

A RESOLUTION BY THE COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A JOINT PARTICIPATION AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION; DESIGNATING ST. JOHNS COUNTY AS THE RECIPIENT OF A PUBLIC TRANSIT BLOCK GRANT, FINANCIAL PROJECT 41844-1-84-14, IN THE AMOUNT OF \$368,536; AND TO RECOGNIZE THESE UNANTICIPATED REVENUES; AND TO ADJUST THE TRANSIT REVENUE AND EXPENDITURE BUDGET IN RECOGNITION OF THESE FUNDS; AND TO AUTHORIZE THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO EXECUTE THE JOINT PARTICIPATION AGREEMENT ON BEHALF OF THE COUNTY; AND AUTHORIZE THEIR EXPENDITURE BY ST. JOHNS COUNTY

16. Motion to approve **Resolution No. 2014-138**, authorizing the county administrator, or his designee, to enter into a Cost Share Agreement with the St. Johns River Water Management District; and to recognize unanticipated revenue in the amount of \$78,215.78 for the Engineering Alternatives analysis for the Elkton Drainage District

RESOLUTION NO. 2014-138

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A COST SHARE AGREEMENT ON BEHALF OF THE COUNTY WITH THE ST. JOHNS RIVIER WATER MANAGEMENT DISTRICT RELATING TO THE ENGINEERING ALTERNATIVES ANALYSIS FOR PARKER CANAL IN THE ELKTON DRAINAGE DISTRICT; AND AMENDING THE FISCAL YEAR 2014 ENGINEERING BUDGET IN ORDER TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE TRANSPORTATION CAPITAL PROJECTS DEPARTMENT

17. Motion to adopt **Resolution No. 2014-139**, approving the terms, conditions, and provisions of the Economic Development Grant Agreement with Ideal Deals, LLC; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2014-139

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH IDEAL DEALS, LLC, 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 adopt **Resolution No. 2014-140**, authorizing the county administrator to execute Amendment No. 4 to DEP Contract RP730, to increase the funding increment amount of the contract for services from May 23, 2014, to September 1, 2014

RESOLUTION NO. 2014-140

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE EXECUTION OF AMENDMENT NO. 4 TO DEP CONTRACT RP730 TO PROVIDE LIFEGUARDS TO ANASTASIA RECREATION AREA

19. Motion to adopt **Resolution No. 2014-141**, authorizing the county administrator, or designee, to execute the new Traffic Signal Maintenance and Compensation Agreement

RESOLUTION NO. 2014-141

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION

**AGREEMENT BY AND BETWEEN ST. JOHNS COUNTY
AND THE FLORIDA DEPARTMENT OF
TRANSPORTATION; AND AUTHORIZING THE
COUNTY ADMINISTRATOR TO EXECUTE THE
AGREEMENT ON BEHALF OF ST. JOHNS COUNTY**

20. Proofs:
- a. Proof: Notice of Hearing, Investments Hearing on April 15, 2014, published April 5, 2014, in *The St. Augustine Record*
 - b. Proof: Notice of Meeting, COA Partnership Meeting on April 16, 2014, published April 10, 2014, in *The St. Augustine Record*
 - c. Proof: Request for Bids, Bid No. 14-32, NW4 Wellhead, published April 9, 2014, and April 16, 2014, in *The St. Augustine Record*
 - d. Proof: Request for Bids, Bid No. 14-81, Wastewater Sludge Disposal, published April 4, 2014, and April 11, 2014, in *The St. Augustine Record*
 - e. Proof: Request for Bids, Bid No. 14-82, Purchase 2015 Roll-off Truck, published April 1, 2014, and April 8, 2014, in *The St. Augustine Record*
 - f. Proof: Request for Bids, Bid No. 14-86, WTP/CR2209 Water Main Ext, published April 9, 2014, and April 16, 2014, in *The St. Augustine Record*
 - g. Proof: Request for Bids, Bid No. 14-89, Budget Publishing Software, published April 9, 2014, and April 16, 2014, in *The St. Augustine Record*
 - h. Proof: Request for Qualifications, RQF 14-84, Emergency Repair-Housing, published April 25, 2014, and May 2, 2014, in *The St. Augustine Record*
 - i. Proof: Display Ad, Notice of Intent, Section 5307 Grant, published April 29, 2014, in *The St. Augustine Record*
 - j. Proof: Display Ad, FY 2015 Administrator's Budget Hearings, published May 7, 2014, in *The St. Augustine Record*
 - k. Proof: Notice of Meeting, Special BCC/SCH BD Meeting on May 19, 2014, published May 7, 2014, in *The St. Augustine Record*

(05/20/14 - 8 - 9:51 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Stevenson requested that an agenda item, regarding the new corridor that was planned between the eastern terminus of the outer beltway and the St. Augustine Airport, be added as A1 on the regular agenda.

(05/20/14 - 8 - 9:51 a.m.)

APPROVAL OF REGULAR AGENDA

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

(05/20/14 - 8 - 9:52 a.m.)

A1. NEW CORRIDOR PLANNED BETWEEN THE EASTERN TERMINUS OF THE OUTER BELTWAY AND THE ST. AUGUSTINE AIRPORT

Bennett presented the background on the project, noted she was the Board's liaison to the Transportation Planning Organization (TPO), and explained that the TPO updated its Long Range Transportation Plan (LRTP) every five years.

She explained that the Airport wanted SR 313 extended to the outer beltway, which was reflected on the current LRTP map, but that would take the road through a conservation area; she explained the difficulties that would entail. She said that there were representatives from several environmental groups present, who planned to request that the Board write a letter to the TPO, asking that this section of the road be removed from the LRTP. The TPO's comment period would close on May 23, 2014.

(9:57 a.m.) Stevenson commented about receiving complaints from various communities about the Airport's activities, and said there were strong ecological concerns about the proposed project. Bennett said the decision before the Board was whether the Board should write a letter to the TPO requesting the road be removed from the LRTP.

Discussion ensued on the LRTP maps not being shown at the last presentation, the maps on the website being unclear, and that when the presentation was made to the Board, it was unclear that that was their opportunity to discuss the road, due to the maps not being shown. Bennett said the Board could also request that the comment period be extended; discussion followed.

(10:03 a.m.) Sara Owen Gledhill, Florida Wildlife Federation, outlined the Federation's concerns. She read an excerpt from the March 14, 2000, Board of Trustees agenda, Exhibit A, and an email from Henry Dean, former Executive Director of the Water Management District, Exhibit B. She showed a map of the proposed road, Exhibit C. She requested the Board ask the TPO to extend the public comment time and to remove the road from the map.

(10:07 a.m.) Bennett pointed out the section in question on the map; discussion ensued.

(10:10 a.m.) Charles Lee, 1101 Audubon Way, Maitland, FL, said he had dealt with TPOs throughout Florida and had never had an instance where they put roads on a map without involving the State's environmental agencies. He requested the Board ask the TPO to take the road off the map and to ask that the comment time be extended. Bennett said she would get with the TPO about its process; however, she clarified that what they had was a draft they sent out for comments and that they had not actually put the road on the map. Discussion ensued on a timber lease on the property that would expire in 2026.

(10:19 a.m.) Ellen Whitmer, 1178 Natures Hammock Road S., thanked Gledhill for making her aware of the proposal. She said the Board needed to send a strong letter to the TPO, requesting that the comment period be extended.

(10:24 a.m.) John Hankinson, 9150 Mellon Ct., commented on the resource value of the property, and agreed that the road needed to come off the map.

(10:27 a.m.) Bill Hamilton, 1690 A1A South, said he appreciated the sentiment of the Board to take the proposed road off the map. He talked about SR 206 running through two areas of conservation land, Moses Creek and the Matanzas state forest, and how that has been detrimental to the wildlife in that area. He said that if the comment period were extended, they would have many more comments.

(10:30 a.m.) Ann Taylor, 1365 SR 206, representing the South Anastasia Community Association, said she could attest to the carnage on SR 206. She urged the Board to send a strong letter to the TPO, requesting to take the road off the map.

(10:31 a.m.) Lisa Rinaman, St. Johns River Keeper, 2800 North University, Duval County, spoke in opposition of the destruction of conservation land in the 12 Mile Swamp. She said the St. Johns [river] had experienced algae outbreaks over the last 12 months and water quality should be more of a priority. She agreed a strong letter should be sent to the TPO to remove the road from the map.

(10:33 a.m.) Neil Armingeon, Matanzas River Keeper, 201 Owens Ave., thanked the Board for opposing seismic testing, and spoke about the Matanzas River and the public lands that filtered run-off that entered rivers and streams. He echoed the previous

speakers, requesting that the Board send a letter requesting removal of the road from the map.

(10:36 a.m.) Jane West, on behalf of the Conservation Trust of Florida, 660 Sundown Circle, spoke about the mixed message that would be portrayed by adding the road through conserved land. She was pleased that the commissioners wanted it removed.

(10:37 a.m.) Sara Bailey, Bishop Estates Road, said Florida was a state that saved land. She pointed out another piece of natural land that had a road through it: 2209. She wanted the Board to take action.

(10:42 a.m.) **Motion by Morris, seconded by Stevenson, to write a strong letter to request the TPO take the proposed highway, through the 12 Mile Swamp, off its Long Range Plan projection; and extend the public comment time period for a minimum of 30 days.**

(10:42 a.m.) Bennett said 30 days would put the TPO in a difficult situation due to its State mandated timeframes. Bennett suggested a 15 day extension be requested. Stevenson suggested requesting an extension for "as long as possible." She thanked the public for speaking on the subject and highlighting the issue. McCormack clarified that one of the speakers said the Board had approved the TPO presentation. He checked the minutes and there was no approval; it was a presentation only.

(10:45 a.m.) **Bennett suggested an amendment to the motion: To allow administration and the chairman leeway to use the specific TPO descriptors for the road section. Morris accepted the change.** Stevenson suggested adding "that the road would include all sections that affected the 12 Mile Swamp." Discussion ensued on the TPO's process. **Morris said he would add to the motion: "...for as long as possible beyond the current May 23, 2014, deadline." The additions were seconded by Stevenson.**

(10:51 a.m.) Locklear noted that the maps were displayed in some of the County's libraries. *He identified the road segments as 837, 838, and 840.*

(10:51 a.m.) **The motion carried 5/0.**

(1:07 p.m.) Subsequently, a brief discussion occurred to clarify who seconded the motion on Item A1. It was determined that Stevenson seconded the motion.

The meeting recessed at 10:50 a.m. reconvened at 11:05 a.m.

(05/20/14 - 10 - 10:07 a.m.)

1. CONTRACTS FOR THE COLLECTION AND TRANSPORTATION OF RESIDENTIAL WASTE. IN 2010, ST. JOHNS COUNTY ENTERED INTO A SEVEN YEAR AGREEMENT WITH TWO FIRMS; REPUBLIC SERVICES OF FLORIDA, LP AND ADVANCED DISPOSAL SERVICES, FOR THE COLLECTION AND TRANSPORTATION OF RESIDENTIAL WASTE WITHIN THE COUNTY. THE CONTRACT IS SLATED TO EXPIRE IN JULY 2017; BOTH FIRMS HAVE REQUESTED EXTENSIONS OF THEIR CONTRACTS. THE PROPOSED CONTRACT WILL AMEND AND RESTATE THE CURRENT TERMS; AND EXTEND THE CONTRACT TO JULY 31, 2024. THE PROPOSED, NEGOTIATED CONTRACT PROVIDES THE FOLLOWING BENEFITS TO THE COUNTY: BASED ON NEGOTIATED RATES, ALLOWS THE COUNTY TO SAVE APPROXIMATELY \$1.9 MILLION (NPV) OVER THE NEXT THREE YEARS (JUNE 2014 - JULY 2017) AND APPROXIMATELY \$9 MILLION OVER THE CONTRACT TERM (JUNE 2014 - JULY 2024). ALLOWS THE COUNTY TO PROVIDE SINGLE STREAM RECYCLE SERVICES (COLLECTION OF RECYCLABLES IN A 32 GALLON OR 96 GALLON CONTAINER COMPARED

TO THE CURRENT 18 GALLON BIN), TO ITS CUSTOMERS TWO-AND-A-HALF YEARS AHEAD OF ITS CURRENT CONTRACT EXPIRATION. ALL COSTS (ESTIMATED AT OVER \$3.5 MILLION), INCLUDING NEW RECYCLE CARTS AND THEIR MAINTENANCE, WILL BE PROVIDED FOR BY THE CONTRACTORS. THE SINGLE STREAM RECYCLE PROGRAM WILL NOT ONLY HELP THE COUNTY INCREASE ITS RECYCLING PERCENTAGE GOAL (RECOMMENDED BY THE STATE OF FLORIDA), BUT WILL ALSO REDUCE CURB-SIDE GARBAGE, THEREBY REDUCING THE AMOUNT OF TONNAGE TO BE DISPOSED TO A LANDFILL. THIS PROVIDING AN ADDITIONAL SAVINGS ESTIMATED TO BE OVER \$2.3 MILLION (NPV). THE RESTATED TERMS IN THE CONTRACT ALSO REQUIRE THE CONTRACTORS TO PROVIDE FOR A CERTAIN NUMBER OF COMPRESSED NATURAL GAS (CNG) VEHICLES TO BE UTILIZED FOR THE COLLECTION AND TRANSPORT OF RESIDENTIAL WASTE. THIS WILL PROVIDE AN ADDITIONAL FUEL SAVINGS ESTIMATED TO OVER \$1 MILLION (NPV)

Neil Shinkre, Public Works Director, gave the PowerPoint presentation. He spoke about both companies and said there were minimal complaints, which were resolved promptly by both companies. He talked about the price reductions and other benefits the companies offered. Shinkre spoke about the Materials Recovery Facility (MRF), located in Jacksonville, and having vehicles that used CNG.

(11:18 a.m.) Stevenson commended Shinkre for his dedication.

(11:20 a.m.) McClure said he estimated a \$1.2 million in savings per year. Bennett spoke about the credibility and ability to anticipate the needs of the County. Shinkre thanked the Board for the complements, however, said it was a team effort.

(11:23 a.m.) Wanchick thanked Republic Services and Advanced Disposal for the great working relationship.

(11:24 a.m.) Mary O'Brien, on behalf of Advanced Disposal, thanked the Board for the opportunity to serve St. Johns County.

(11:26 a.m.) Doug Whitehead, on behalf of Republic Services, thanked the Board for allowing them to serve the residents of St. Johns County.

(11:26 a.m.) Motion by Bennett, seconded by McClure, carried 5/0, to adopt Resolution No. 2014-142, authorizing the county administrator, or his designee, to execute an amended and restated franchise agreement for the collection and transportation of residential waste between St. Johns County and Republic Services of Florida, LP; and to adopt Resolution No. 2014-143, authorizing the county administrator, or his designee, to execute an amended and restated franchise agreement for the collection and transportation of residential waste between St. Johns County and Advanced Disposal Services; accepting the terms of the agreements; providing for severability; and providing an effective date.

RESOLUTION NO. 2014-142

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE AN AMENDED AND RESTATED FRANCHISE AGREEMENT FOR THE COLLECTION AND TRANSPORTATION OF RESIDENTIAL WASTE, ON BEHALF OF THE COUNTY, WITH REPUBLIC SERVICES OF FLORIDA, LIMITED

**PARTNERSHIP; PROVIDING FOR SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE**

RESOLUTION NO. 2014-143

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE AN AMENDED AND RESTATED FRANCHISE AGREEMENT FOR THE COLLECTION AND TRANSPORTATION OF RESIDENTIAL WASTE, ON BEHALF OF THE COUNTY, WITH ADVANCED DISPOSAL SERVICES OF JACKSONVILLE, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

(05/20/14 - 12 - 11:28 a.m.)

2. PUBLIC WORKS FACILITY DESIGN BUILD CRITERIA PACKAGE. ON MARCH 4, 2014, THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS (BCC) AUTHORIZED THE COUNTY ADMINISTRATOR TO TAKE THE NECESSARY PROCEDURAL STEPS REQUIRED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A COMPRESSED NATURAL GAS (CNG) FUELING FACILITY. THE BCC ALSO AUTHORIZED THE ADMINISTRATOR TO EXPLORE THE FEASIBILITY OF LOCATING THE CNG FACILITY AT THE CURRENT PUBLIC WORKS COMPLEX. THE CORNER OF INDUSTRY CENTER ROAD AND SR 16 REMAINS TO BE THE PREFERRED LOCATION OF THE CNG FACILITY AS IT FEATURES SEVERAL BENEFITS, INCLUDING PROXIMITY TO THE COUNTY'S CURRENT FUELING OPERATIONS, PROXIMITY TO A NATURAL GAS PIPELINE, TRAFFIC SAFETY, PROVISION FOR FUTURE EXPANSION, AND COUNTY OWNERSHIP OF THE PROPERTY. BASED ON PROPOSALS SUBMITTED BY POTENTIAL CNG PRIVATE-PUBLIC PARTNERSHIP (P3) FIRMS, THE PROPOSED LOCATION APPEARS TO PROVIDE THE BEST COST BENEFIT TO THE COUNTY. THIS LOCATION IS ALSO HOME TO THE COUNTY'S CURRENT PUBLIC WORKS OPERATIONS. THE PUBLIC WORKS BUILDING HAS BEEN IN PLACE FOR OVER 45 YEARS AND IS WELL PAST ITS SERVICE LIFE, BOTH IN TERMS OF BUILDING AGE AND AVAILABLE ROOM FOR STAFF TO SERVICE THE NEEDS OF THE COUNTY. THE REPLACEMENT OF THIS BUILDING IS ONE OF THE SEVERAL DEFERRED MAINTENANCE PROJECTS IDENTIFIED BY THE COUNTY. THE SAVINGS IDENTIFIED FROM THE CNG PROGRAM CAN SIGNIFICANTLY LEVERAGE THE FUNDING OF THIS NEEDED PUBLIC WORKS FACILITY. BASED ON A PRELIMINARY ANALYSIS, A SIGNIFICANT PERCENTAGE OF THE FUNDING NEEDED FOR THE PUBLIC WORKS FACILITY CAN BE PROVIDED BY THE SAVINGS FROM THE CNG PROGRAM AND THE CONSOLIDATION OF THE PUBLIC WORKS OPERATIONS

Neal Shinkre, Public Works Director, gave the CNG PowerPoint presentation. He spoke about the location of the facility and the cost effectiveness for the County. He requested to utilize funds from the savings from the current budget year, to have a plan ready to relocate the Road and Bridge building, to complete 60% of the design plans for bidding, and to authorize the examination of funding strategies. He talked about the need to rebuild the Public Works building.

(11:37 a.m.) Stevenson said the location was the right place and was concerned about the outdated building. She said she supported a new building rather than spending money patching one that needed to be replaced.

(11:38 a.m.) McClure asked about the cost of the building and Shinkre said they estimated \$12,000,000 for the full Public Works complex that would house over 140 people. Bennett clarified that the 140 people who would be going in the new building were now spread throughout the County. Wanchick interjected that they would be able to eliminate two positions by the consolidation.

(11:42 a.m.) BJ Kalaidi, 8 Newcomb Street, asked who the three bidders were. Shinkre said they were Clean Energy, Nopetro and True Star. Discussion ensued on the new Public Works building, and Wanchick pointed out the positive aspects of moving forward.

(11:49 a.m.) Motion by Bennett, seconded by Stevenson, carried 5/0, to authorize the county administrator, or his designee, to prepare a design-build criteria package for the design, permitting and construction of a Public Works Facility and examine funding strategies for the construction of the Public Works Facility.

The meeting recessed at 11:49 a.m. and reconvened at 1:02 p.m., with commissioners Morris, Bennett, Stevenson, Sanchez, and McClure; Michael Wanchick, County Administrator; Darrell Locklear, Assistant County Administrator; Patrick McCormack, County Attorney; Paolo Soria, Assistant County Attorney; and Deputy Clerk Natasha McGee present.

(Item 3 was pulled and rescheduled to June 3, 2014.)

(05/20/14 - 13 - 1:02 p.m.)

3. PUBLIC HEARING - REVISIONS TO THE LAND DEVELOPMENT CODE.

Wanchick suggested that Item 3 be pulled, due to an advertising issue, and rescheduled to June 3, 2014.

(05/20/14 - 13 - 1:03 p.m.)

4. PUBLIC HEARING - NORTHRIDGE LAKES COMMUNITY DEVELOPMENT DISTRICT. THE APPLICANT, NORTHRIDGE LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND THE PROPERTY OWNER, D.R. HORTON, REQUESTED THAT THE DISTRICT BE DISSOLVED PURSUANT TO CHAPTER 190, FLORIDA STATUTES. THE BOARD OF COUNTY COMMISSIONERS APPROVED ORDINANCE 2003-18, ESTABLISHING THE DISTRICT ON MARCH 18, 2003. D.R. HORTON WILL FINANCE THE DISTRICT INFRASTRUCTURE IMPROVEMENTS THROUGH CONVENTIONAL METHODS AND ALLOW THE PROPERTY OWNERS' ASSOCIATION TO OPERATE AND MAINTAIN THEM. THIS ORDINANCE WILL REPEAL ORDINANCE 2003-18, WHICH CREATED THE ORIGINAL DISTRICT

Proof of publication for the notice of public hearing on CDDAMD 2014-01 was received, having been published in *The St. Augustine Record* on May 9, 2014.

Vickie Renna, Long Range Senior Planner, gave a PowerPoint presentation. She reviewed a summary of the subject property; location, future land use, zoning, and aerial maps; the application summary; and the recommendation.

(1:06 p.m.) Motion by Bennett, seconded by Stevenson, carried 5/0, to enact Ordinance 2014-25, dissolving Northridge Lakes Community Development District, and

repealing Ordinance 2003-18; adopting Findings of Fact 1 through 3 to support the motion.

ORDINANCE NO. 2014-25

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, PROVIDING FOR THE DISSOLUTION AND TERMINATION OF THE NORTHRIDGE LAKES COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190.046(9), FLORIDA STATUTES (2003); PROVIDING FOR THE DISSOLUTION AND TERMINATION OF THE NORTHRIDGE LAKES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR REPEAL OF ORDINANCE NO. 2003-18, WHICH ESTABLISHED THE NORTHRIDGE LAKES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR APPROVAL OF A PLAN OF DISSOLUTION; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(1:07 p.m.) A brief discussion occurred regarding clarifying who seconded the final motion on Item A1. It was determined that Stevenson seconded the motion.

(Items 5 and 6 were presented together.)

(05/20/14 - 14 - 1:08 p.m.)

5. PUBLIC HEARING - CPA (SS) 2013-04, MOULTRIE COMMONS, ADOPTION HEARING. THIS IS A PROPOSED SMALL SCALE COMPREHENSIVE PLAN AMENDMENT REQUEST TO AMEND THE FUTURE LAND USE MAP FROM RESIDENTIAL C TO MIXED USE FOR PROPERTY LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 SOUTH, JUST NORTH OF BRAINARD DRIVE. THIS IS AN ADOPTION HEARING FOR CPA (SS) 2013-04. THE PLANNING AND ZONING AGENCY UNANIMOUSLY RECOMMENDED ADOPTING CPA (SS) 2013-04, WITH A 7- 0 VOTE, AT ITS APRIL 17, 2014, MEETING

Proof of publication for the notice of public hearing on CPA(SS) 2013-04, Moultrie Commons, was received, having been published in *The St. Augustine Record* on April 2, 2014.

Vicki Renna, Long Range Senior Planner, gave a PowerPoint presentation. She reviewed the application summary; future land use, proposed future land use, zoning, and aerial maps; and a waiver request.

(1:13 p.m.) Cameron entered the meeting.

(1:13 p.m.) Discussion, between Board members and Karen Taylor, Land Planner, 77 Saragossa Street, ensued on the setbacks in the waiver request. Bennett spoke on a parking lot setback concern, to which Taylor responded that the Master Development Plan (MDP) text could stipulate that the waiver be for parking only.

(1:19 p.m.) Stevenson disclosed ex parte communication, with the property owner. She also requested clarification on the property's uses; Taylor explained.

(1:22 p.m.) Renna explained that the waiver and allowable uses were outlined in the MDP text of the Planned Unit Development (PUD), noting that the waiver request was

only for the PUD. *Bennett clarified that an amendment needed to be made to the PUD text, to state that the waiver applied to existing parking only, not structures.*

(1:24 p.m.) Motion by McClure, seconded by Bennett, carried 5/0, to enact Ordinance No. 2014-26, known as CPA (SS) 2013-04, adopting Findings of Fact 1 through 3 to support the motion.

ORDINANCE NO. 2014-26

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 C TO MIXED USE DISTRICT ON 3.85 ACRES OF LAND LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 AND BRAINARD DRIVE; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(05/20/14 - 15 - 1:25 p.m.)

6. PUBLIC HEARING - PUD 2013-16, MOULTRIE COMMONS. REQUEST TO REZONE 3.85 ACRES FROM PLANNED SPECIAL DEVELOPMENT (PSD) AND COMMERCIAL GENERAL (CG) TO PLANNED UNIT DEVELOPMENT (PUD). THIS IS AN EXISTING COMMERCIAL DEVELOPMENT LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 SOUTH, JUST NORTH OF BRAINARD DRIVE. STAFF RECOMMENDS APPROVAL OF THIS REQUEST, APPROVAL OF THE ONE WAIVER, BASED ON THE FUTURE LAND USE DESIGNATION OF MIXED USE, LAND DEVELOPMENT CODE REQUIREMENTS, CONSISTENCY WITH THE DEVELOPMENT TRENDS IN THE AREA, AND COMPATIBILITY WITH THE SURROUNDING PROPERTIES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS REQUEST AT ITS APRIL 17, 2014, MEETING, WITH A 7-0 VOTE. THE MOTION INCLUDED APPROVAL OF THE REQUESTED WAIVER

Proof of publication for the notice of public hearing on PUD 2013-16, Moultrie Commons PUD, was received, having been published in *The St. Augustine Record* on April 2, 2014.

Discussion occurred with Item 5.

(1:25 p.m.) Motion by McClure, seconded by Bennett, carried 5/0, to enact Ordinance No. 2014-27, known as PUD 2013-16, adopting Findings of Fact 1 through 8 to support the motion, and identifying that the ten foot setback waiver was for existing parking only.

ORDINANCE NO. 2014-27

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PLANNED SPECIAL DISTRICT (PSD) AND COMMERCIAL GENERAL (CG) TO PLANNED UNIT DEVELOPMENT (PUD), PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(05/20/14 - 16 - 1:26 p.m.)

7. PUBLIC HEARING - COMPAMD 2013-07, JULINGTON LAKES. THIS IS A TRANSMITTAL HEARING FOR A COMPREHENSIVE PLAN AMENDMENT, KNOWN AS JULINGTON LAKES. THE AMENDMENT PROPOSES TO CHANGE THE FUTURE LAND USE FROM RURAL SILVICULTURE TO RESIDENTIAL-B FOR APPROXIMATELY 598 ACRES AND A TEXT AMENDMENT TO LIMIT THE MAXIMUM AMOUNT OF RESIDENTIAL UNITS TO 512. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF LONGLEAF PINE PARKWAY AND DIRECTLY WEST OF VETERANS PARKWAY. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL TO TRANSMIT COMPAMD 2013-07, BY A UNANIMOUS VOTE OF 6-0, AT THE APRIL 3, 2014, MEETING

Proof of publication for the notice of public hearing on COMPAMD 2013-07, Julington Lakes, was received, having been published in *The St. Augustine Record* on March 19, 2014.

Michael Roberson, Senior Planner, gave a PowerPoint presentation. He reviewed the future land use, zoning, aerial, and proposed future land use maps. He also reviewed the application summary, and recommendations. Discussion ensued on the landlocked parcel.

(1:31 p.m.) Stevenson spoke on Roberts Road traffic concerns and on the parks and recreation designation on the future land use map. Suzanne Konchan, AICP, Growth Management Director, explained the parks and recreation designation.

(1:37 p.m.) Bennett questioned staff on the landlocked parcel. She noted that the St. Johns County Land Development Code (LCD) did not require two access points for subdivisions.

(1:40 p.m.) Paolo Soria, Assistant County Attorney, spoke on the current legal access; discussion ensued on legal access.

(1:43 p.m.) Kathryn Whittington, 24 Cathedral Place, Suite 604, representing Toll Brothers, Inc., gave a PowerPoint presentation. She reviewed the aerial, future land use, and zoning maps; Policy A.1.2.5(a); Policy A.1.2.8; and proposed text amendment Policy A.1.11.1(h)(8)(xx). She noted Brian Dillehay's letter of opposition. She also reviewed the density and intensity compatibility matrix, site plan map, and environmental impacts. She highlighted that the community would be gated and would have privately maintained roads, and that there was currently no legal access to the landlocked parcel. Discussion ensued on potential access points.

(1:53 p.m.) Cameron left the meeting.

(1:53 p.m.) Bill Schilling, of Kimley-Horn and Associates, Inc., gave a PowerPoint presentation. He highlighted design features and reviewed potential access locations, economic impacts, fiscal impacts, market needs analysis, and benefits to Julington Lakes.

(2:04 p.m.) Greg Netro, Marketing Division President, Toll Brothers, Inc., gave a PowerPoint presentation. He briefed the Board about Toll Brothers and Julington Lakes, and on the benefits of the project to St. Johns County.

(2:08 p.m.) Brian Dillehay, 2021 Jimmy Lane, asked the Board to review both the positive and negative impacts of the development before voting.

(2:09 p.m.) Sarah Bailey, Bishop Estates Road, spoke on new communities designating parks and recreation/pocket parks.

(2:11 p.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in opposition of the transmittal.

(2:13 p.m.) Discussion ensued on school concurrency, Community Development District (CDD) and non-CDD lots, infill concerns, infrastructure concerns, interconnectivity, transportation mitigation, and pocket parks.

(2:31 p.m.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to transmit COMPAMD 2013-07, Julington Lakes, adopting Findings of Fact 1-3 to support the motion.**

The meeting recessed at 2:31 p.m. and reconvened at 2:42 p.m., with Cameron present.

(05/20/14 - 17 - 2:42 p.m.)

8. PUBLIC HEARING - PUD 2013-15 CEDAR POINT. REQUEST TO REZONE 14 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) FOR A 29-UNIT SINGLE-FAMILY DEVELOPMENT. STAFF RECOMMENDS APPROVAL OF THE REQUEST, UPON APPROVAL OF THE ONE WAIVER, BASED ON THE PROPOSAL'S 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 ITS APRIL 17, 2014, MEETING, BY A VOTE OF 6 TO 0

Proof of publication for the notice of public hearing on PUD 2013-15, Cedar Point, was received, having been published in *The St. Augustine Record* on April 2, 2014.

Mike Roberson, Senior Planner, gave a PowerPoint presentation. He reviewed the future land use, zoning, and aerial maps. He also reviewed the application summary, waiver, site plan map, and recommendation.

(2:45 p.m.) Stevenson disclosed ex parte communication with Karen Taylor, Land Planner, 77 Saragossa Street. She also disclosed that she had attended the northwest sector community meeting on March 4, 2014.

(2:46 p.m.) Taylor reviewed the waiver, which included pocket parks, *Exhibit A*. She also spoke on school concurrency; discussion ensued on the waiver.

(2:55 p.m.) **Motion by Stevenson, seconded by McClure, carried 5/0, to enact Ordinance No. 2014-28, known as PUD 2013-15, adopting Findings of Fact 1-8 to support the motion.**

ORDINANCE NO. 2014-28

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

(05/20/14 - 18 - 2:56 p.m.)

9. PUBLIC HEARING - PROGRAM OF PROJECTS 2014. EACH YEAR THE FEDERAL TRANSIT ADMINISTRATION APPORTIONS FUNDING FOR URBANIZED AREA PUBLIC TRANSPORTATION ASSISTANCE. ST. JOHNS COUNTY'S APPORTIONMENT FOR 2014 IS \$924,520. ONCE APPORTIONMENT IS DETERMINED, A PROGRAM OF PROJECTS IS DEVELOPED AND USED AS THE BASIS FOR THE SECTION 5307 URBANIZED AREA GRANT SUBMITTAL. PRIOR TO GRANT SUBMITTAL, FEDERAL GUIDELINES REQUIRE A HEARING FOR THE APPROVAL OF THE PROGRAM OF PROJECTS. THE MATCH REQUIREMENT FOR THIS GRANT WILL BE 50% FOR OPERATING COSTS AND 20% FOR CAPITAL. OPERATING COSTS FOR THIS YEAR'S GRANT IS \$470,370 WITH THE MATCH COMING FROM THE COUNTY THROUGH THE ADOPTED ANNUAL BUDGET FOR TRANSIT (\$276,489) AND AN FDOT BLOCK GRANT (\$342,552). THE 20% MATCH FOR \$454,150 IN CAPITAL WILL COME FROM A SOFT MATCH OF TOLL REVENUE CREDITS PROVIDED BY THE STATE OF FLORIDA

Proof of publication for the notice of public hearing on Notice of Intent to Consider Program of Projects was received, having been published in *The St. Augustine Record* on April 29, 2014.

Gary L. Mackey, Transit Grant Specialist, gave a PowerPoint presentation. He reviewed the Program of Projects, including funding.

(3:00 p.m.) Bennett questioned the location of bus shelters. Stevenson and McClure commented on funding.

(3:03 p.m.) Motion by Bennett, seconded by Morris, carried 5/0, to adopt Resolution No. 2014-144, approving the proposed Program of Projects; approving submission of 2014 Section 5307 Urbanized Area Grant, based on the approved Program of Projects; authorizing the county administrator, or designee, to execute the grant agreement and any supplemental documentation upon approval of the application; and to recognize the funds.

RESOLUTION NO. 2014-144

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING SUBMISSION OF A SECTION 5307 URBANIZED AREA GRANT APPLICATION FOR \$924,520 IN FUNDING; APPROVING A PROPOSED PROGRAM OF PROJECTS AS PART OF THE APPLICATION; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR AUTHORIZED DESIGNEE, TO EXECUTE THE GRANT AGREEMENT UPON APPROVAL OF THE APPLICATION BY THE FEDERAL TRANSIT ADMINISTRATION; AND TO RECOGNIZE THE FUNDING IN THE BUDGET

(3:03 p.m.) Soria left the meeting and Rebecca Lavie, Assistant County Attorney, entered the meeting.

(05/20/14 - 18 - 3:03 p.m.)

10. PUBLIC HEARING - FIRST READING OF THE ST. JOHNS COUNTY BUSINESS INCENTIVE ORDINANCE. THE PURPOSE OF THE PROPOSED ST. JOHNS COUNTY BUSINESS INCENTIVE ORDINANCE ("ORDINANCE") IS

TO PROVIDE THE NECESSARY TOOLS TO SUPPORT ECONOMIC DEVELOPMENT TO ASSIST IN THE ATTRACTION OF HIGH QUALITY DEVELOPMENT IN ALL AREAS OF THE COUNTY. THE ORDINANCE UPDATES PROGRAM REQUIREMENTS, PROVIDES FOR ENHANCED FLEXIBILITY WHEN CONSIDERING ECONOMIC DEVELOPMENT INCENTIVE GRANT APPLICATIONS, AND REMOVES AMBIGUOUS LANGUAGE CONTAINED WITHIN THE PRIOR DOCUMENT

Melissa Glasgow, Director of Economic Development, announced that the second required public hearing was scheduled for June 3, 2014. She gave a PowerPoint presentation and reviewed the ordinance's objectives; and program framework, including two new proposed categories: Deficient School Area and County Resident and Owner/Executive Management. She displayed a map on space availability within St. Johns County schools by school attendance zones, *Exhibit A*. She noted that discussion was held at the May 19, 2014, joint meeting, between the St. Johns County School Board and Board of County Commissioners, on expanding the red zone to include the orange zone.

(3:10 p.m.) Stevenson spoke in favor of expanding the red zone to include the orange zone. Stevenson also questioned Glasgow on the Vacant Land 5 or More Years category.

(3:15 p.m.) McClure questioned Glasgow on eligible incentives for speculative space; Target Industries on page 4, Section 4, paragraph B, of the proposed ordinance; and Incentives Outside the Scope of Program on page 5, Section 7, of the proposed ordinance. He also questioned the Creation of the County's Public Economic Development Agency on page 5, Section 8, of the proposed ordinance, to which McCormack and Wanchick responded.

(3:21 p.m.) Glasgow continued her PowerPoint presentation. She reviewed target industries, discussion ensued; enhanced flexibility; other considerations; incentives outside the scope of program; and specific language added to incorporate protective provisions. Wanchick commented on the incentive program.

(3:27 p.m.) Bennett noted a typo on page 11, paragraph 3. She stated 100 needed to be reflected on the point scale. She also expressed her appreciation for points allocated for existing, new or speculative space for businesses that locate or expand within a Community Redevelopment Agency (CRA).

(3:28 p.m.) Discussion ensued on CRAs and diversifying the local economy.

(3:35 p.m.) Wanchick commented on the Northrop Grumman expansion utility connection fees.

(3:36 p.m.) Doug Burnett, St. Johns Law Group, 509 Anastasia Boulevard, displayed and discussed his suggested changes to the ordinance, *Exhibit B*.

(3:43 p.m.) Morris suggested that Burnett speak with Glasgow on his suggested changes; and Stevenson commented on Burnett's suggested changes, regarding hotel incentives.

(3:49 p.m.) Farid Ashdji, 2741 Race Track Road, spoke on resort taxes, economic incentives, and a potential Hyatt Hotel.

(3:53 p.m.) Stevenson commented on transportation impacts, regarding a large convention center/hotel.

(3:55 p.m.) McClure and Lavie left the meeting.

(05/20/14 - 20 - 3:55 p.m.)

11. PUBLIC HEARING - SECOND READING AND ENACTMENT OF NUISANCE ABATEMENT AMENDMENT ORDINANCE. PURSUANT TO SECTION 893.138, FLORIDA STATUTES, AND ST. JOHNS COUNTY ORDINANCES 2011-25, 2011-34, AND 2012-10, THE BOARD OF COUNTY COMMISSIONERS AUTHORIZED THE CREATION OF THE NUISANCE ABATEMENT BOARD IN ORDER TO HEAR AND DELIBERATE UNABATED PUBLIC NUISANCES WITHIN THE WEST AUGUSTINE COMMUNITY REDEVELOPMENT AREA. AS A RESULT OF RECENT MEETINGS WITH COUNTY STAFF, THE SHERIFF'S OFFICE, CONCERNED CITIZENS, AND OTHERS, A NEW ORDINANCE HAS BEEN DRAFTED WHICH WOULD REPEAL AND REPLACE THE EXISTING NUISANCE ABATEMENT ORDINANCE

Proof of publication for the notice of public hearing on repealing Ordinance 2012-10 was received, having been published in *The St. Augustine Record* on May 9, 2014.

Patrick McCormack, County Attorney, summarized the changes to the proposed ordinance.

(4:01 p.m.) Ken Bryan, 126 Oyster Catcher Circle, thanked the County Attorney, staff, the Sheriff's Office, and the members of the Community Redevelopment Agency (CRA) for working on the proposed ordinance.

(4:02 p.m.) Dwala Willis, 895 South Orange Street, echoed Bryan's comments.

(4:03 p.m.) McCormack thanked David Migut, Senior Assistant County Attorney, for working with the Nuisance Abatement Board on the proposed ordinance.

(4:04 p.m.) **Motion by Bennett, seconded by Morris, carried 4/0 with McClure absent, to enact Ordinance No. 2014-29, repealing and replacing the existing nuisance abatement ordinance.**

ORDINANCE NO. 2014-29

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, REPEALING AND REPLACING ORDINANCE 2012-10; AND PROVIDING FOR THE EXERCISE OF COUNTY POWERS; PROVIDING FOR THE REGULATION AND CONTROL OF PUBLIC NUISANCES WITHIN THE WEST AUGUSTINE COMMUNITY REDEVELOPMENT AREA OF ST. JOHNS COUNTY, FLORIDA; PROVIDING FOR PENALTIES; PROVIDING FOR REPEAL OF ANY INCONSISTENT AND/OR CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

(05/20/14 - 20 - 4:04 p.m.)

12. CONSIDER AN APPOINTMENT TO THE NUISANCE ABATEMENT BOARD

Melissa Lundquist, Assistant to the Board of County Commissioners, gave an overview of the vacancy. Morris recommended the appointment of Joseph K. Bryan.

(4:08 p.m.) **Motion by Morris, seconded by Stevenson, carried 4/0 with McClure absent, to appoint Joseph K. Bryan to the West Augustine Nuisance Abatement Board for a full term, scheduled to expire on May 20, 2016.**

(Item 13 was tabled to June 3, 2014.)

(05/20/14 - 21 - 4:09 p.m.)

13. CONSIDER APPOINTMENTS TO COUNTY CANVASSING BOARD FOR FALL ELECTIONS. THE SUPERVISOR OF ELECTIONS OFFICE IS REQUESTING APPOINTMENT OF A COUNTY COMMISSIONER TO SERVE ON THE COUNTY CANVASSING BOARD FOR THE FALL ELECTIONS

Jay Morris, BCC Chair, explained that he and Sanchez were not eligible to serve, as they were candidates.

(4:09 p.m.) **Motion by Sanchez to appoint Bill McClure [to the Canvassing Board].**

(4:09 p.m.) McCormack gave an overview of the vacancy and advised the Board to ask all members to declare their eligibility to serve on the County Canvassing Board; discussion ensued on eligibility.

(4:10 p.m.) **Motion by Bennett to table the item until the next meeting, to give Commissioner McClure the chance to declare his own eligibility.**

(4:11 p.m.) Stevenson and Bennett disqualified themselves, as they had attended fundraisers. McCormack advised the Board to review the eligibility of all Board members before appointing a commissioner to serve on the County Canvassing Board.

(4:11 p.m.) **Sanchez withdrew his motion. Morris seconded Bennett's motion to table the item until the June 3, 2014, meeting. The motion carried 4/0, with McClure absent.**

(4:12 p.m.) Regina Ross, Senior Assistant County Attorney, entered the meeting.

(05/20/14 - 21 - 4:12 p.m.)

14. CONSIDER A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO REQUEST FUNDING IN THE AMOUNT OF \$592,175, IN ORDER TO AWARD BID NO. 14-75 TO F&G CONSTRUCTION GENERAL CONTRACTORS, INC., AND ENTER INTO AN AGREEMENT FOR CONSTRUCTION OF THE NEW NOCATEE FIRE STATION NO. 18

Kevin Wiseman, St. Johns County Project Manager, gave an overview of the request. He noted that the total project building cost was \$2,106,800. He also noted a typo on the agenda coversheet: stating the low bid was \$1,839,000 not \$1,829,000. Discussion ensued, between Morris, Wiseman, and Cameron, on site development costs, including obtaining fill dirt.

(4:16 p.m.) Sanchez entered the meeting.

(4:17 p.m.) McCormack suggested adding the request for Tree Bank Fund Reserves to the motion.

(4:18 p.m.) Morris noted that the money being requested would come from Nocatee impact fees.

(4:19 p.m.) Stevenson spoke on the fire station needs of the northwest sector of St. Johns County.

(4:21 p.m.) Wanchick explained the Staffing for Adequate Fire and Emergency Response (SAFER) Grant.

(4:23 p.m.) Motion by Morris, seconded by Sanchez, carried 4/0 with McClure absent, to adopt Resolution No. 2014-145, approving and authorizing the transfer of an amount not to exceed \$592,175 from the Fire Impact Fee Reserves and \$65,000 from the Tree Bank Fund to the Nocatee Fire Station Fund, in order to award Bid No. 14-75 to F&G Construction General Contractors, Inc., and negotiate a contract for construction of Nocatee Fire Station 18.

RESOLUTION NO. 2014-145

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE TRANSFER OF FUNDING FROM BOTH THE TREE BANK FUND AND FIRE IMPACT FEE RESERVES TO FUND CONSTRUCTION OF THE ST. JOHNS COUNTY NOCATEE FIRE STATION 18

(05/20/14 - 22 - 4:24 p.m.)
COMMISSIONERS' REPORTS

Commissioner Sanchez:

Sanchez reported that he attended the following: 1) Boy Scout banquet, honoring Doug Shaw and Scott Lagassee, Jr.; 2) annual Council on Aging Centenarian Luncheon; 3) annual Hispanic Heritage Council college scholarship banquet; and 4) Friends of the Library meeting on May 18, 2014.

Commissioner Bennett:

(4:25 p.m.) Bennett reported that she attended the ground breaking ceremony for K9s for Warriors on May 15, 2014, and the Third Annual St. Johns County Horse Council Horse Farm Tour on May 17, 2014, at the St. Johns County Equestrian Center.

Commissioner Stevenson:

(4:27 p.m.) Stevenson acknowledged Isabelle Rodriguez, President of the St. Johns County Chamber of Commerce, for attending the Board of County Commission meeting. She also spoke on traffic at 210 and Race Track Road, and SR 13 and Greenbriar Road. She reported that she attended the First Coast Chapter of the Florida Water Environmental Association and the Florida Water Works Association memorial classic putting tournament fundraiser for Don Maurer.

Commissioner McClure:

No report.

Commissioner Morris:

(4:31 p.m.) Morris, on behalf of McClure, requested Board approval to send a letter of support recommending Randy Brunson for the St. Johns County Airport Authority Board vacancy. *Consensus was given to send the recommendation letter.* He reported that he attended the groundbreaking ceremony for the K-9 for Warriors' project.

(4:34 p.m.) He also requested Board approval to write letters of support for the St. Augustine Lighthouse, Town of Hastings, and Villa Flora, regarding their Florida Department of State Division of Historical Resources Small Matching Grant

applications. *Consensus was given for the Chair to sign the letters of support on behalf of the commissioners.*

(05/20/14 - 23 - 4:36 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick, on behalf Locklear and Cameron, thanked the Board for their hard work and dedication to the County.

(05/20/14 - 23 - 4:37 p.m.)

COUNTY ATTORNEY'S REPORT

No report.

(05/20/14 - 23 - 4:38 p.m.)

CLERK OF COURT'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 4:38 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 507504-507520, totaling \$82,076.13 (05/01/14)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 507521-507728, totaling \$998,218.40 and Voucher Register, Voucher Nos. 16691-16750, totaling \$1,397,897.41 (05/03/14)
3. St. Johns County Board of County Commissioners Check Register, Check No. 507729, totaling \$1,200.00 (05/08/14)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 507730-507733, totaling \$162,411.47 (05/08/14)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 507734-507958, totaling \$748,284.45 and Voucher Register, Voucher Nos. 16751-16798, totaling \$641,283.76 (05/13/14)
6. St. Johns County Board of County Commissioners Check Register, Check No. 507959, totaling \$1,014.00 (05/13/14)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 507960-507963, totaling \$3,864.76 and Voucher Register, Voucher Nos. 16799-16811, totaling \$14,719.24
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 507964-507989, totaling \$87,127.90 (05/15/14)

CORRESPONDENCE:

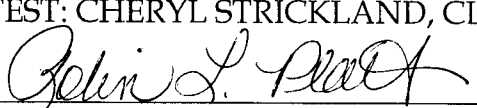
No correspondence.

Approved June 17, 2014

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk