

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
SEPTEMBER 2, 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 were: Jerry Cameron, Assistant County Administrator, and Darrell Locklear, Assistant County Administrator

(09/02/14 - 1 - 9:01 a.m.)
CALL TO ORDER

Morris called the meeting to order.

(09/02/14 - 1 - 9:02 a.m.)
ROLL CALL

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

(09/02/14 - 1 - 9:02 a.m.)
INVOCATION

Cameron gave the invocation.

(09/02/14 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(09/02/14 - 1 - 9:04 a.m.)
PROCLAMATION DESIGNATING SEPTEMBER 2014, AS CHILDHOOD CANCER
AWARENESS MONTH

Stevenson said this proclamation was declaring September, 2014, as Childhood Cancer Awareness Month. There was no one present to receive the proclamation.

(09/02/14 - 1 - 9:08 a.m.)
PROCLAMATION DESIGNATING SEPTEMBER 2014, AS LIBRARY CARD SIGN-UP
MONTH

Debra Rhodes-Gibson accepted the proclamation, and said this was the time of the year to sign up for a library card.

(09/02/14 - 2 - 9:13 a.m.)
ACCEPTANCE OF PROCLAMATIONS

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

(9:14 a.m.) Rabbi Nochum Kurinsky, Chabad @ the Beaches, gave the invocation at this time because he arrived late to the meeting.

(09/02/14 - 2 - 9:17 a.m.)
PUBLIC COMMENT

Ellen Whitmer, 1178 Natures Hammock Road South, thanked Sanchez for his leadership for the past 8 years on this Board.

(9:19 a.m.) Tom Reynolds, 880 A1A Beach Blvd., spoke on emergency management services of the County, and having the possibility of terrorist attacks in St. Augustine, during the 450th Anniversary. He also spoke on schools not having security guards.

(09/02/14 - 2 - 9:23 a.m.)
DELETIONS TO CONSENT AGENDA

There were none.

(09/02/14 - 2 - 9:23 a.m.)
APPROVAL OF CONSENT AGENDA

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

1. Approval of the Cash Requirement Report
2. Minutes:
None
3. Motion to adopt **Resolution No. 2014-225**, accepting a Grant of Easement for drainage purposes for Town Center Roads, Phase 3, and Lakeside at Town Center, Phase 3, in Nocatee

RESOLUTION NO. 2014-225

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR DRAINAGE PURPOSES WITHIN TOWN CENTER ROADS, PHASE 3; AND LAKESIDE AT TOWN CENTER, PHASE 3, IN NOCATEE

4. Motion to adopt **Resolution No. 2014-226**, accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water line serving Heartwood Subdivision, located off Wildwood Drive

RESOLUTION NO. 2014-226

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 WATER LINE, TO SERVE
HEARTWOOD SUBDIVISION, OFF WILDWOOD
DRIVE**

5. Motion to adopt **Resolution No. 2014-227**, accepting an Easement for Utilities and an Amended and Restated Easement for Utilities for water and sewer service, to serve multiple units within Innlet Beach subdivision, in Ponte Vedra

RESOLUTION NO. 2014-227

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
ACCEPTING AN EASEMENT FOR UTILITIES; AND AN
AMENDED AND RESTATED EASEMENT FOR
UTILITIES FOR WATER AND SEWER SERVICE, TO
SERVE MULTIPLE UNITS WITHIN INNLET BEACH
SUBDIVISIONS, LOCATED IN PONTE VEDRA**

6. Motion to adopt **Resolution No. 2014-228**, accepting two Easements for Utilities for water and sewer service to serve Coastal Point, Coastal Point A/K/A Seagate and Seagate North subdivisions

RESOLUTION NO. 2014-228

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
ACCEPTING TWO EASEMENTS FOR UTILITIES FOR
WATER AND SEWER SERVICE, TO SERVE COASTAL
POINT, COASTAL POINT A/K/A SEAGATE AND
SEAGATE NORTH SUBDIVISIONS**

7. Motion to adopt **Resolution No. 2014-229**, accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines in Villages of Valencia, Phase 2B, off Watson Road

RESOLUTION NO. 2014-229

**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 WATER AND SEWER LINES
TO SERVE VILAGES OF VALENCIA, PHASE 2B, OFF
WATSON ROAD EAST**

8. Motion to adopt **Resolution No. 2014-230**, approving the reallocation of assessments, adopting and approving the 2014-2015 Non-Ad Valorem assessment roll for the Ponte Vedra Wastewater Vacuum Sewer Project pursuant to Resolution 2002-245; and authorizing the Chair, or designee, to certify and deliver the 2014-2015 assessment roll to the St. Johns County Tax Collector

RESOLUTION NO. 2014-230

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
APPROVING ASSESSMENT ROLLS FOR VARIOUS
ASSESSMENT AREAS ESTABLISHED PURSUANT TO**

ORDINANCE NO. 2002-55; ESTABLISHING THE LIEN ASSOCIATED THEREWITH; DIRECTING THAT THE ASSESSMENT ROLL BE CERTIFIED TO THE ST. JOHNS COUNTY TAX COLLECTOR; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

9. Motion to adopt **Resolution No. 2014-231**, approving the 2014-2015 Non-Ad Valorem Assessment Rolls and Annual Assessment Rates for Private Road Grading MSBUs, and Right-of-Way MSBUs; and to authorize the Chair, or designee, to certify and deliver the 2014-2015 assessment rolls to the St. Johns County Tax Collector

RESOLUTION NO. 2014-231

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2014-2015 NON-AD VALOREM ASSESSMENT ROLLS AND ANNUAL ASSESSMENT RATES FOR PRIVATE ROAD GRADING MUNICIPAL SERVICE BENEFIT UNITS; AND RIGHT-OF-WAY MUNICIPAL SERVICE BENEFIT UNITS AND AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLLS TO THE ST. JOHNS COUNTY TAX COLLECTOR, BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

10. Motion to adopt **Resolution No. 2014-232**, approving the 2014-2015 Non-Ad Valorem Assessment Roll and Annual Assessment Rate for the Treasure Beach Canals MSBU; and to authorize the Chair, or designee, to certify and deliver the 2014-2015 assessment roll to the St. Johns County Tax Collector

RESOLUTION NO. 2014-232

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2014-2015 NON-AD VALOREM ASSESSMENT ROLL AND ANNUAL ASSESSMENT RATE FOR THE TREASURE BEACH CANALS MUNICIPAL SERVICE BENEFIT UNIT; AND AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLL TO THE ST. JOHNS COUNTY TAX COLLECTOR, BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY

11. Motion to adopt **Resolution No. 2014-233**, approving submission of the SHIP annual report covering State FY 2011-2012, 2012-2013, and 2013-2014 to the Florida Housing Finance Corporation; and authorizing the Chair to sign required certifications for accuracy

RESOLUTION NO. 2014-233

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE SUBMITTAL OF THE STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) ANNUAL REPORT FOR FISCAL YEARS 2011-

2012, 2012-2013, AND 2013-2014 TO THE FLORIDA HOUSING FINANCE CORPORATION; AUTHORIZING THE CHAIR TO SIGN THE NECESSARY CERTIFICATIONS ACCEPTING THE REPORT; AND PROVIDING AN EFFECTIVE DATE

12. Motion to adopt **Resolution No. 2014-234**, adopting and placing into effect the State Housing Initiatives Partnership (SHIP), Local Housing Assistance Plan (LHAP), for State fiscal years 2014/2015, 2015/2016, and 2016/2017

RESOLUTION NO. 2014-234

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES, AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE BOARD CHAIR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN, FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AUTHORIZING THE COUNTY ADMINISTRATOR TO DO ALL THINGS NECESSARY AND PROPER, TO CARRY OUT THE TERMS AND CONDITIONS OF THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM; AND PROVIDING AN EFFECTIVE DATE

13. Motion to adopt **Resolution No. 2014-235**, approving the terms, conditions, and requirements of the contract extension template, to be used between St. Johns County and nonprofit agencies and organizations, as recommended by the St. Johns County Health and Human Services Advisory Council; and to authorize the county administrator or designee, to execute the final agreement on behalf of the County

RESOLUTION NO. 2014-235

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE CONTRACT TEMPLATE, TO BE USED TO CREATE AND EXECUTE CONTRACTS, BETWEEN ST. JOHNS COUNTY AND NONPROFIT AGENCIES AND ORGANIZATIONS; AND TO AUTHORIZE THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENTS ON BEHALF OF THE COUNTY

14. Motion to adopt **Resolution No. 2014-236**, approving the terms, conditions, and requirements of Amendment No. 1 to the Community Based Care contract No. NJ206, between St. Johns County, Florida, and the State of Florida, Department of Children and Families, and authorizing the County Administrator, or designee, to execute Contract Amendment No.1 on behalf of the County

RESOLUTION NO. 2014-236

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN AN AMENDMENT TO CONTRACT NJ206, BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE DEPARTMENT OF CHILDREN AND FAMILIES; AND INCREASE THE COMMUNITY BASED CARE FUND REVENUE AND EXPENDITURE BUDGET, FOR FY 2015

15. Motion to transfer \$23,192 from the Recreation Maintenance Department (0080-54618) to The Golf Course Maintenance Department (4431-54603), for repaving the Golf Course parking lot
16. Motion to approve PFS AGREE 2014-01, (Deerfield Preserve Phase II); and authorize the County Administrator to execute the Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code
17. Motion to adopt **Resolution No. 2014-237**, approving the terms and conditions of the Agreement to Participate in the PetSmart/PetSmart Charities Adoption Program; and authorizing the County Administrator to execute the agreement on behalf of the St. Johns County Board of County Commissioners

RESOLUTION NO. 2014-237

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF THE AGREEMENT TO PARTICIPATE IN THE PETSMAART/PETSMAART CHARITIES ADOPTION PROGRAM; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

18. Motion to adopt **Resolution No. 2014-238**, approving the 2014-2015 Non-Ad Valorem Assessment Rolls and Annual Assessment Rates for the Solid Waste MSBU; and to authorize the Chairman to certify and deliver the 2014-2015 assessment rolls to the St. Johns County Tax Collector

RESOLUTION NO. 2014-238

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2014-2015 NON-AD VALOREM ASSESSMENT ROLLS AND ANNUAL ASSESSMENT RATES FOR THE SOLID WASTE MUNICIPAL SERVICE BENEFIT UNITS; AND AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLLS, TO THE ST. JOHNS COUNTY TAX COLLECTOR, BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY

19. Motion to transfer \$9,875 from General Fund Reserves to the 2006 Sales Tax Bonds fund, and appropriate such funds to the 2006 Sales Tax Debt Service Department, to cover arbitrage liability expense
20. Motion to adopt **Resolution No. 2014-239**, recognizing unanticipated revenue in the amount of \$905,000, and appropriating such funds to the Cultural Events Department's Fiscal Year 2014, expenditure budget

RESOLUTION NO. 2014-239

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2014 COUNTY CULTURAL CENTER FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE, AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY CULTURAL EVENTS DIVISION

21. Motion to adopt **Resolution No. 2014-240**, approving the terms and condition of a License Agreement between St. Johns County, Cypress Lakes Homeowners Association of St. Johns, Inc., Unit 3, and the Homeowners Association of Cypress Lakes; and authorizing the County Administrator to execute the agreement on behalf of the County

RESOLUTION NO. 2014-240

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A LICENSE AGREEMENT BETWEEN ST. JOHNS COUNTY, CYPRESS LAKES HOMEOWNERS ASSOCIATION OF ST. JOHNS, INC., UNIT 3, AND THE HOMEOWNERS ASSOCIATION OF CYPRESS LAKES; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

22. Proofs:
 - a. Proof: Request for Proposals, RFP No. 14-85R - Federal Lobbying Services, published July 14, 2014, and July 21, 2014, in *The St. Augustine Record*
 - b. Proof: Request for Bid No. 14-83 - Aquatic Maintenance Services, published July 9, 2014, and July 16, 2014, in *The St. Augustine Record*
 - c. Proof: Miscellaneous Notice, Unclaimed Monies, published August 2, 2014, in *The St. Augustine Record*
 - d. Proof: Request for qualifications - RFQ No. 14-97 - Mechanical & Electrical Engineering Services, published July 31, 2014, and August 7, 2014 in *The St. Augustine Record*.
 - e. Proof: Request for Bid No. 14-101 - Personal Protective Equipment (Bunker Gear), published July 29, 2014, and August 5, 2014, in *The St. Augustine Record*
 - f. Proof: Request for Bid No. 14-24R (Rebid) - US1/Health Park Blvd Signal, published August 5, 2014, and August 12, 2014, in *The St. Augustine Record*.
 - g. Proof: Request for Bid No. 14-102 - CNG Vehicle Conversion Systems, published August 6, 2014, and August 13, 2014, in *The St. Augustine Record*
 - h. Proof: Request for Bid No. 14-103 - Butler Park with boat ramp, published August 5, 2014, and August 12, 2014, in *The St. Augustine Record*

- i. Proof: Request for Bid No. 14-104 - Fire Rescue Pharmaceutical Supplies, published August 5, 2014, and August 12, 2014, in *The St. Augustine Record*

(09/02/14 - 8 - 9:23 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

McCormack requested to pull Item 7, because there was a procedural issue that needed to be resolved before coming to the Board.

(09/02/14 - 8 - 9:24 a.m.)

APPROVAL OF REGULAR AGENDA

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

(09/02/14 - 8 - 9:24 a.m.)

1. COUNTY BOND REFUNDING OPPORTUNITIES

Doug Timms, Director Office of Management and Budget, said he came before the Board with three more financing opportunities, with two on the County Utilities side, and one that would impact the General Fund. He said that the opportunities would represent the fifth, sixth, and seventh refinancing that the Board would accomplish in the last three years. He asked for a motion from the Board to authorize the preparation of refinancing documents by the County's financing team, in order to achieve the projected debt service savings.

(9:29 a.m.) Motion by Stevenson, seconded by Sanchez, carried 5/0, to authorize the preparation of refinancing documents to achieve annual debt savings for the Capital Improvement Revenue and Refunding Bonds Series 2005, Ponte Vedra Utility Revenue Bonds Series 2006, and Water and Sewer Revenue and Refunding Bonds Series 2006.

(09/02/14 - 8 - 9:30 a.m.)

2. WOUNDED WARRIOR PROJECT ECONOMIC DEVELOPMENT GRANT APPLICATION. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED AN APPLICATION FROM WOUNDED WARRIOR PROJECT (APPLICANT), FOR ECONOMIC DEVELOPMENT INCENTIVES, TO CONSIDER RELOCATING THEIR NATIONAL NONPROFIT ORGANIZATION TO ST. JOHNS COUNTY. THE APPLICANT IS EVALUATING TWO SITES IN ST. JOHNS COUNTY (NOCATEE AND WORLD GOLF VILLAGE), AS WELL AS SITES ELSEWHERE TO CONSTRUCT A 150,000 SQUARE FOOT OFFICE BUILDING TO SERVE AS ITS NEW NATIONAL CORPORATE HEADQUARTERS. IF APPROVED, THE APPLICANT PROPOSES TO CREATE 500 NEW JOBS WITHIN THE COUNTY AT AN AVERAGE WAGE OF \$62,000, WHICH WOULD INCLUDE THE RELOCATION OF 220 EXISTING EMPLOYEES AND HIRING OF AN ADDITIONAL 280 EMPLOYEES WITHIN THE NEXT THREE YEARS. AFTER THE AGENCY RECEIVED THE APPLICATION, THE APPLICANT SUBSEQUENTLY WITHDREW THEIR REQUEST FOR CONFIDENTIALITY. THE CAPITAL INVESTMENT FOR THIS PROJECT IS ESTIMATED TO BE \$44 MILLION DOLLARS. INCLUDING THE \$31 MILLION ANNUAL PAYROLL, THIS PROJECT REPRESENTS AN ESTIMATED \$46.5 MILLION ECONOMIC IMPACT, DESPITE BEING TAX-EXEMPT. THE APPLICANT SCORED 9 POINTS UNDER THE 'NEW INDUSTRY' CATEGORY OF THE COUNTY'S BUSINESS INCENTIVE PROGRAM, WHICH MAKES IT ELIGIBLE FOR EXPEDITED PERMITTING AND AN ECONOMIC DEVELOPMENT GRANT FOR REIMBURSEMENT OF UP TO 100% OF FEES PAID TO THE COUNTY BY

THE APPLICANT. DUE TO THE UNIQUE NATURE OF THIS PROJECT BEING TAX-EXEMPT, RATHER THAN PROVIDING THE STANDARD INCENTIVE PROGRAM SCHEDULE, STAFF PROPOSES A JOB CREATION GRANT TO ATTRACT THE HIGH-WAGE CORPORATE HEADQUARTER JOBS TO ST. JOHNS COUNTY. IF ST. JOHNS COUNTY IS SELECTED, THE APPLICANT WOULD BEGIN CONSTRUCTION IN 2016 AND COMPLETE THE PROJECT BY DECEMBER 31, 2017. WITH THIS SCHEDULE, IT IS ANTICIPATED THAT THE FIRST ANNUAL GRANT PAYMENT WOULD BE MADE TO THE APPLICANT DURING FY 18. THE TOTAL ESTIMATED VALUE OF THE PROPOSED INCENTIVE IS \$500,000, REPRESENTING \$1,000 PER JOB PAID OUT OVER A 10-YEAR PERIOD. STAFF RECOMMENDS SUPPORT OF THIS INCENTIVE APPLICATION

Melissa Glasgow, Director of Economic Development, presented a request for Economic Development incentives, by the Wounded Warrior Project, to consider relocating their national headquarters to St. Johns County. She said the Wounded Warrior Project was a nationally recognized nonprofit organization dedicated to serving veterans who had been wounded or impacted during their military tenure. She gave a brief presentation regarding the Wounded Warrior Project.

(9:34 a.m.) Len Stachitas, Executive Vice-President for Strategic Giving for the Wounded Warrior Project, said the mission of the Wounded Warriors Project was to honor and empower wounded warriors. Discussion ensued.

(9:40 a.m.) Motion by Morris, seconded by Bennett, carried 5/0, to instruct the County Attorney to prepare an Economic Development Grant Agreement for the Wounded Warrior Project to develop 150,000 +/- square feet corporate headquarters and place the proposed Grant Agreement on a future agenda.

(9:41 a.m.) Soria Paolo, Assistant County Attorney, entered the meeting.

(09/02/14 - 9 - 9:41 a.m.)

DISTRICT 1

3. PUBLIC HEARING - NOPC 2014-02, ASHFORD MILLS DRI. THIS IS A NOTICE OF PROPOSED CHANGE (NOPC) TO THE ASHFORD MILLS DEVELOPMENT OF REGIONAL IMPACT (DRI). THE ASHFORD MILLS DRI CONTAINS APPROXIMATELY 1,521 ACRES OF LAND AND WAS APPROVED IN MARCH 2006. THE PUD ZONING WAS APPROVED IN OCTOBER 2006. THE DRI IS APPROVED FOR 2,633 DWELLING UNITS, COMPRISED OF 1,919 SINGLE FAMILY UNITS AND 714 TOWNHOME MULTI-FAMILY UNITS; 250,000 SQUARE FEET RETAIL; 30,000 SQUARE FEET GENERAL OFFICE; APPROXIMATELY 37 ACRES OF PARKS; AND A K-8 SCHOOL SITE ON APPROXIMATELY 26.8 ACRES. THE PROJECT ALSO INCLUDES APPROXIMATELY 714 ACRES OF CONSERVATION AND OPEN SPACE. RESIDENTIAL UNITS COULD BE INCREASED BASED UPON A CONVERSION FROM OTHER USES. THE LAND USE EXCHANGE TABLE WILL ALLOW UP TO A MAXIMUM OF 2,110 SINGLE FAMILY UNITS AND 785 TOWNHOME MULTI-FAMILY UNITS, SHOULD THE APPLICANT REQUEST TO USE THE MAXIMUM CONVERSION AVAILABLE. THE LAND USE EXCHANGE TABLE ALSO ALLOWS FOR CONVERSION OF THE NON-RESIDENTIAL USES. THE PROPOSED NOPC DOES NOT CHANGE THE ENTITLEMENTS OF THE APPROVED DRI. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL WITH A 6-0 VOTE AT ITS JULY 17, 2014, MEETING. THE MOTION INCLUDED THAT THE APPLICANT BUILD THE ROAD TO THE SCHOOL SITE WHEN NEEDED BY THE SCHOOL DISTRICT

Proof of publication of the notice of public hearing on NOPC 2014-02, Ashford Mills DRI, was received, having been published in *The St. Augustine Record* on July 2, 2014.

Morris disclosed ex parte communication with Ellen Avery-Smith and the developer. Bennett disclosed ex parte communication with Ellen Avery-Smith and the developer, several times regarding placement of the park, scheduling, and general questions about the project. Sanchez disclosed ex parte communication with Ellen Avery-Smith and the developer. Stevenson disclosed ex parte communication with Ellen Avery-Smith, and Don Davis.

(9:42 a.m.) Teresa Bishop, AICP, Planning Division Manager, gave a combined PowerPoint presentation on Items 3 and 4. She said it was a request for a notice of proposed change, and a major modification to the development of regional impact in the planned unit development. She stated that the applicant proposed to pay the \$20.1 million in transportation mitigation payments, dedicate a 10-acre park for recreation, \$30.6 million mitigation for education, \$200,000 contribution for St. Johns County affordable housing program, and justified requested waivers. She said staff recommended approval of the NOPC, and the major modification. Discussion ensued.

(9:50a.m.) Phong Nguyen, Manager Transportation Development, spoke on the payment for platting, and the County's concern regarding the timeline. Discussion ensued on clarifying language regarding Townhomes, four-laning a portion of CR 210, softening the curve, school mitigation, and providing 50 units to be affordable type units.

(10:01 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, gave background history on the items, by PowerPoint presentation. She presented a map that was not in the packet, to explain the project, *Exhibit A*. She said the project was 1,571 acres, they were changing the phasing, and there would be 37 acres for recreation, with 10 acres being dedicated to the County. Avery-Smith mentioned proposed changes in the Development Order, on page 18, under Section 23, in the last sentence, *with the St. Johns County Flood Damage Prevention Ordinance No. 90-24, "as amended,"* the suggestion was *"as it may be amended,"* and on page 19, under Water Supply, Sub Section E, *a water wise approach "be",* insert *"shall"* before be. She also mentioned proposed changes on platting in the Transportation Mitigation Section and Affordable Housing Section; *that the monies will be due at the earlier of platting or building permits*. Bennett said (referring to the overhead map) that she was impressed with the canoe and kayak launch points on Trout Creek. Stevenson explained affordable housing, and mentioned the parking near the canoe and kayak launch points. Avery-Smith said there would actually be ten parking spaces near the launch points. McClure commended Avery-Smith, and said this was a great project, and a responsible development.

(10:20 a.m.) BJ Kalaidi, 8 Newcomb Street, mentioned that she enjoyed the presentation, and spoke on changing the word for Townhomes, regarding being single family.

(10:21 a.m.) **Motion by Stevenson, seconded by Sanchez, to adopt Resolution No. 2014-241, NOPC 2014-02, Ashford Mills DRI, adopting findings of fact 1-5 to support the motion, including the following recommended language mentioned by McCormack: the recommended edit to paragraph 23, as briefed by Avery-Smith and recommended by Soria, the edit to paragraph 24, as briefed by Avery-Smith and recommended by Soria, and at each place in the Development Order, which provides for the recording of a plat as a timing mechanism, also include the recording of a plat or approval of a building permit, pertinent property of project, whichever occurs first. Stevenson said to reflect the clarifications to the timing of payment. Stevenson and Sanchez both accepted the change, and the motion carried 5/0.**

RESOLUTION NO. 2014-241

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION, AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR ASHFORD MILLS, A DEVELOPMENT OF REGIONAL IMPACT, UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 1,521 ACRES IN NORTHWEST ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS, INCLUDING MITIGATION FOR TRANSPORTATION, SCHOOL, AND ENVIRONMENTAL IMPACTS; PROVIDING DEVELOPMENT PHASING, AND BUILDOUT DATES; ESTABLISHING AN EFFECTIVE DATE

The meeting recessed at 10:24 a.m. and reconvened at 10:35 a.m.

Rebecca Lavie, Assistant County Attorney, entered the meeting.

(09/02/14 - 11 - 10:36 a.m.)

DISTRICT 1

4. PUBLIC HEARING - MAJMOD 2014-09, ASHFORD MILLS PUD. THIS IS A MAJOR MODIFICATION TO THE ASHFORD MILLS PUD. THIS MAJOR MODIFICATION SPECIFICALLY MODIFIES THE PHASING SCHEDULE, TRANSPORTATION IMPROVEMENTS, REQUESTS WAIVERS TO CERTAIN SECTIONS OF THE LAND DEVELOPMENT CODE, ADOPTS A UNIFIED SIGN PLAN, AND PROVIDES CONSISTENCY WITH THE DRI. CONSISTENT WITH THE DRI, THE PUD CONTAINS APPROXIMATELY 1,521 ACRES OF LAND AND WAS APPROVED IN OCTOBER 2006. IT IS APPROVED FOR 2,633 DWELLING UNITS, COMPRISED OF 1,919 SINGLE FAMILY UNITS AND 714 TOWNHOME MULTI-FAMILY UNITS; 250,000 SQUARE FEET RETAIL; 30,000 SQUARE FEET GENERAL OFFICE; APPROXIMATELY 37 ACRES OF PARKS; AND A K-8 SCHOOL SITE ON APPROXIMATELY 26.8 ACRES. THE PROJECT ALSO INCLUDES APPROXIMATELY 714 ACRES OF CONSERVATION AND OPEN SPACE. RESIDENTIAL UNITS COULD BE INCREASED BASED UPON A CONVERSION FROM OTHER USES. THE DRI LAND USE EXCHANGE TABLE WILL ALLOW UP TO A MAXIMUM OF 2,110 SINGLE FAMILY UNITS AND 785 TOWNHOME MULTI-FAMILY UNITS SHOULD THE APPLICANT REQUEST TO USE THE MAXIMUM CONVERSION AVAILABLE. THE LAND USE EXCHANGE TABLE ALSO ALLOWS FOR CONVERSION OF THE NON-RESIDENTIAL USES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL WITH A 6-0 VOTE AT ITS JULY 17, 2014 MEETING

Proof of publication of the notice of public hearing on MAJMOD 2014-09, Ashford Mills was received, having been published in *The St. Augustine Record* on July 2, 2014.

Ex parte was the same, as in Item 3, for all the commissioners.

Teresa Bishop, AICP, Planning Division Manager, gave the PowerPoint presentation under Item 3. Item 3 and 4 were heard together.

(10:37 a.m.) Ellen Avery Smith said they were asking for the same number of residential units and nonresidential square footage as in the Development Order itself, and the Phasing would be the same as the Development Order. She said there would be no additional wetland impacts, the PUD did provide, as did the Development Order,

protection of the ravine system, changes to the PUD to differentiate between conventional and traditional neighborhood designs, there was a new table in the PUD Text, unified sign plan for the project that was included in the PUD text, and Master Development Plan similar, but more detailed than the Map H from the Development Order.

(10:39 a.m.) **Motion by Stevenson, seconded by Sanchez, carried 5/0, to enact Ordinance No. 2014-40, MAJMOD 2014-09, Ashford Mills PUD, adopting findings of fact 1-6 to support the motion.**

ORDINANCE NO. 2014-40

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, APPROVING A MAJOR
MODIFICATION TO THE ASHFORD MILLS PUD,
ORDINANCE NO. 2006-119, AS AMENDED, MAKING
FINDINGS OF FACT; REQUIRING RECORDATION;
AND PROVIDING FOR AN EFFECTIVE DATE**

(09/02/14 - 12 - 10:40 a.m.)

5. CONSIDER APPOINTMENTS TO THE CULTURAL RESOURCE REVIEW BOARD

Melissa Lundquist, Assistant to the Board of County Commissioners, reviewed the vacancies on the Cultural Resource Review Board. McCormack reviewed the details of voting.

(10:43 a.m.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to suspend Board Rules and Policies 2.203(C), limiting terms of service to two consecutive terms.**

(10:43 a.m.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to reappoint Walter O'Kon to the Cultural Resource Review Board for a full four-year term, scheduled to expire September 2, 2018.**

(10:44 a.m.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to reinstate Board Rules and Policies 2.203 (C), reestablishing extent of consecutive term limits.**

(10:44 a.m.) **Motion by Sanchez, seconded by Stevenson, carried 5/0, to reappoint Mary E. Willis to the Cultural Resource Review Board for a full four-year term, scheduled to expire September 2, 2018.**

(10:44 a.m.) **Motion by Sanchez, seconded by Bennett, carried 5/0, to appoint Janet Jordan to the Cultural Resource Review Board for a full four-year term, scheduled to expire September 2, 2018.**

Motion by Sanchez, seconded by Bennett, carried 5/0, to appoint Charles Oliver to the Cultural Resource Review Board for a full four-year term, scheduled to expire September 2, 2018.

(09/02/14 - 12 - 10:45 a.m.)

6. CONSIDER AN APPOINTMENT TO THE PLANNING AND ZONING AGENCY

Melissa Lundquist, Assistant to the Board of County Commissioners, stated that this vacancy was due to an expired term. McClure voiced concern with having a professional relationship with Brad Nelson, using the Certus Appraisal Group, in which he was employed with, and recused himself from this item.

(10:48 a.m.) **Motion by Sanchez, seconded by Morris, carried 4/0 with McClure recusing himself, to reappoint Brad Nelson to the Planning and Zoning Agency for a full four-year term, scheduled to expire September 2, 2018.**

(Item was pulled from the Agenda.)

7. CONSIDER APPOINTMENTS TO THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD

(09/02/14 - 13 - 10:48 a.m.)

8. CONSIDER APPOINTMENTS TO THE TOURIST DEVELOPMENT COUNCIL

Melissa Lundquist, Assistant to the Board of County Commissioners reviewed this item and stated that there was a vacancy due to a resignation.

(10:50 a.m.) **Motion by Sanchez, seconded by Morris, carried 5/0, to appoint Lindsay Davis to the Tourist Development Council for a partial term, scheduled to expire February 4, 2017.**

(09/02/14 - 13 - 10:51 a.m.)

COMMISSIONERS' REPORTS

Commissioner Stevenson:

Stevenson mentioned going to the Alpine Groves Park picnic, attending an opening ceremony for a new facility at West Minister Woods, and she would like to be on the Florida Association of Counties (FAC) Board, since there was an opening.

(10:54 a.m.) Commissioner Bennett:

Bennett asked for consensus of the Board to write a letter supporting Stevenson for a seat on the FAC Board. (10:54 a.m.) *There was consensus of the Board to do so.* She said the FDOT was holding a public hearing on February 15, 2015, from 4:30 p.m. to 6:30 p.m., at the Courtyard by Marriott on Old St. Augustine Road, regarding the Extension of 9b, from I-95 to CR 2209, and thanked everyone for voting.

(10:57 a.m.) Ellen Whitmer, 1178 Natures Hammock Road S, spoke in favor of supporting Stevenson for a seat on the FAC Board.

(10:58 a.m.) Commissioner Sanchez:

Sanchez said he was ok about losing the election, and was proud of what he had accomplished while in office.

(11:00 a.m.) Commissioner McClure:

McClure spoke on the world ballroom dancing championship, with the top three couples living in St. Johns County. He said that he would like to pass along to Bennett, information from NACO about the vehicle miles travel tax. McCormack mentioned that McClure could send the information one way to all the commissioners, but the commissioners could not respond back to it, unless they were in a publicized workshop.

(11:04 a.m.) Commissioner Morris:

Morris said Sanchez did a phenomenal job as a commissioner. He mentioned that a VA public relations session was scheduled from 1-2 p.m., Thursday, September 4, 2014, at the Elks Club.

(09/02/14 - 14 - 11:06 a.m.)
COUNTY ADMINISTRATOR'S REPORT

Wanchick said they continued to work with the principals around the outpost property, which had been a contentious issue in Ponte Vedra. He said he thought they had a tentative agreement on both sides to move through the plan amendment process. He said the county, and the county staff, would like to be the applicant for this particular land use plan amendment, and would like the authorization of the commission to act in that regard. McCormack said that the Administrator was asking for consensus of the Board to allow the County to initiate the application. Discussion ensued. (11:13 a.m.) *There was consensus of the Board to allow the County to initiate the application.* Wanchick reminded everyone that the Budget Hearing was tomorrow night at 5:01 p.m.

(09/02/14 - 14 - 11:13 a.m.)
COUNTY ATTORNEY'S REPORT

McCormack mentioned that coming up in October they would be presenting the first reading of the animal control ordinance, County parking ordinance-fire lanes, repealer ordinances, and in November or December, the meth lab ordinance. He addressed the Board regarding recoverable material being stolen or improperly taken. He spoke on employees being protected from complaints, and would like to review that ordinance and bring it back to the Board to consider. McCormack said there were valid complaints and some frivolous complaints. *There was consensus of the Board to do so.*

(09/02/14 - 14 - 11:21 a.m.)
CLERK OF COURT'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 11:22 a.m.

REPORTS:

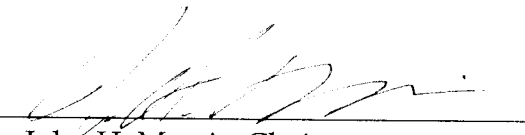
1. St. Johns County Board of County Commissioners Check Register, Check Nos. 511190-511195, totaling \$4,348.06 (08/13/14)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 17876-17890, totaling \$15,575.81 (08/13/14)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 511196-511389, totaling \$1,690,811.39 (08/19/14)
4. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 17891-17948, totaling \$2,236,173.56 (08/19/14)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 511390-511391, totaling \$2,044.68 (08/19/14)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 511392-511453, totaling \$34,869 (08/20/14)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 17949-18028, totaling \$50,898.84 (08/20/14)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 511454-511477, totaling \$73,582.27 (08/21/14)
9. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 18029-18030, totaling \$11,444.08 (08/21/14)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 511478-511679, totaling \$1,779,941.61 (08/26/14)
11. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 18031-18084, totaling \$483,400.07 (08/26/14)

CORRESPONDENCE:


There was no correspondence.

Approved _____ October 7 _____, 2014

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk

