

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
MAY 5, 2015  
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: Rachael L. Bennett, District 5, Chair  
Jeb Smith, District 2, Vice Chair  
James K. Johns, District 1  
William A. McClure, District 3  
Jay Morris, District 4  
Michael Wanchick, County Administrator  
Patrick McCormack, County Attorney  
Sindy Wiseman, Deputy Clerk

Also present: Darryl Locklear, Assistant County Administrator; Jerry Cameron, Assistant County Administrator; Rebecca Lavie, Assistant County Attorney; Paolo Soria, Assistant County Attorney

(05/05/15 - 1 - 9:00 a.m.)  
CALL TO ORDER

Bennett called the meeting to order.

(05/05/15 - 1 - 9:00 a.m.)  
ROLL CALL

The clerk called the roll. All board members were present.

(05/05/15 - 1 - 9:01 a.m.)  
INVOCATION

Reverend Ken Herzog, Trinity Episcopal, gave the invocation.

(05/05/15 - 1 - 9:02 a.m.)  
PLEDGE OF ALLEGIANCE

Bennett led the Pledge of Allegiance.

(05/05/15 - 1 - 9:03 a.m.)  
PROCLAMATION RECOGNIZING MAY 2015 AS NATIONAL DRUG COURT MONTH

McClure presented the proclamation and gave an overview of the program. Melissa Lundquist, BBC Office, read the proclamation. Judge Alexander Christine thanked the commission, staff, and the people of St. Johns County and spoke about Drug Court and the success of the program.

(05/05/15 - 2 - 9:10 a.m.)

PROCLAMATION RECOGNIZING MAY 2015 AS BUILDING SAFETY MONTH

Johns presented the proclamation. Melissa Lundquist, BBC Office, read the proclamation. Howard White, Building Inspector, introduced the Building Services Division staff members, gave an overview of building safety, the Public Safety Awareness campaign 2015 themed "Resilient Communities Start with Building Codes" and expressed his appreciation and pride for St. Johns County.

(9:21 a.m.) **Motion by Smith, seconded by McClure, and carried 5/0, to accept the proclamations.**

(05/05/15 - 2 - 9:21 a.m.)

PUBLIC COMMENT

Dr. Michel Pawlowski, 216 10th Street, stated that this was the third time he requested that the Board form a citizens' advisory committee to examine the St. Johns County budget. He requested that this be added to the regular agenda. Additionally, he requested a copy of Wanchick's speaking engagements be posted on the County's website for public information. He thanked the Board for its service. He noted he had not received a reply from Mr. Cramer, concerning the private survey on public attitudes for a potential tax increase.

(9:25 a.m.) Heather Neville, 167 Sunset Circle N., welcomed those in attendance to National Bike Month. She invited the Board to attend the 4th Annual Velo Fest Festival this weekend and mentioned some of the free activities. She thanked the Board for supporting the Safer Streets/Safer People program, Smith for attending the Inaugural Bikes and Books Rodeo, and reminded all of the upcoming bike events during the month. Web addresses for Velo Fest: [velofest.org](http://velofest.org) and [velofestfestival.org](http://velofestfestival.org).

(9:28 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke about an article in the August 8, 2013, *Record*, on school safety, *Exhibit A*, and an Exemplary Safety Award, in the August/September 2013, *St. Johns County School District News*, *Exhibit B*. He voiced his concerns with the lack of safety in schools and a safety award presented to the School District.

(9:32 a.m.) BJ Kalaidi, 8 Newcomb St., clarified that in Consent Item 8, the name of the bridge was "Frances and Mary Usina Bridge" not the "Vilano Bridge," and requested an explanation for Item 18, as to why the \$30,000 would be taken from the General Fund and not the HHS Facility Fund Reserve to complete the Health and Human Services Building. She spoke about the developer who would be clearing and excavating ponds for stormwater management at 255 Diesel Road, based on a letter from the State; and said the developer had not provided a State Historic Preservation Office (SHIPO) Cultural Resources Assessment Survey (CRAS) to Robin Moore, or the County's Environmental Division, *Exhibit C*.

(05/05/15 - 2 - 9:35 a.m.)

DELETIONS TO CONSENT AGENDA

McClure requested to pull Item 18 and place it on the regular agenda; Bennett placed it as Item 9. Bennett noted a correction to Consent Item 5, received via red folder.

(05/05/15 - 2 - 9:36 a.m.)

APPROVAL OF CONSENT AGENDA

**Motion by Smith, seconded by Morris, and carried 5/0, to approve the Consent Agenda, as amended.**

1. Motion to adopt **Resolution No. 2015-113**, accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer system, to serve Whisper Creek, Phase 1, Unit B

**RESOLUTION NO. 2015-113**

**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 SYSTEM, TO SERVE WHISPER CREEK, PHASE 1, UNIT B, LOCATED OFF PACETTI ROAD**

2. Motion to adopt **Resolution No. 2015-114**, accepting an Easement for Utilities for water and sewer service, to serve Woodlake subdivision, Phase II, and Phase III, located on US 1 South near State Road 206

**RESOLUTION NO. 2015-114**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE, TO SERVE WOODLAKE SUBDIVISION, PHASE II, AND PHASE III, LOCATED ON US 1 SOUTH NEAR STATE ROAD 206**

3. Motion to adopt **Resolution No. 2015-115**, accepting a Special Warranty Deed for donation of a parcel of land for conservation purposes, located within the Jack Wright Island Conservation Area on State Road 13

**RESOLUTION NO. 2015-115**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR DONATION OF A PARCEL OF LAND FOR CONSERVATION PURPOSES, LOCATED WITHIN THE JACK WRIGHT ISLAND CONSERVATION AREA ON STATE ROAD 13**

4. Motion to adopt **Resolution No. 2015-116**, accepting an Easement for Utilities and Temporary Construction Easement, to allow installation of a reuse water main along International Golf Parkway

**RESOLUTION NO. 2015-116**

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

5. Motion to approve **Resolution No. 2015-117**, approving the terms of, and authorizing the county administrator, or designee, to execute, a License Agreement for use of a portion of County right-of-way on A1A South

**RESOLUTION NO. 2015-117**

**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 LICENSE AGREEMENT FOR USE OF A PORTION OF COUNTY RIGHT-OF-WAY ON A1A SOUTH**

6. Motion to adopt **Resolution No. 2015-118**, authorizing the transfer of \$42,500 from the Aquatics Program to the Recreation Department; and authorizing the county administrator, or his designee, to execute a contract with M. Gay Constructors for the installation of field lighting

**RESOLUTION NO. 2015-118**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE TRANSFER OF FUNDS FROM THE AQUATICS PROGRAM DEPARTMENT TO THE RECREATION FACILITIES DEPARTMENT FOR THE PURCHASE OF FIELD LIGHTING AT WEST AUGUSTINE PARK; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE AN AGREEMENT FOR THE INSTALLATION OF A FIELD LIGHTING PACKAGE AT WEST AUGUSTINE PARK**

7. Motion to adopt **Resolution 2015-119**, approving the terms, provisions, conditions, and requirements of an Access and Maintenance Agreement (with First Farm), allowing for the installation, construction and maintenance of a permanent thirty foot commercial driveway; and authorizing the county administrator, or designee, to execute the Agreement on behalf of the County

**RESOLUTION NO. 2015-119**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AN ACCESS AND MAINTENANCE AGREEMENT BETWEEN ST. JOHNS COUNTY AND FIRST FARM, INC., A FLORIDA CORPORATION, ITS HEIRS, SUCCESSORS, OR ASSIGNS ("FIRST FARM"); AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

8. Motion to adopt **Resolution 2015-120**, authorizing the county administrator, or his designee, to execute the revised State Highway Lighting Agreement (Financial Project #41442017801), contract ARB59, in the amount of \$25,161.19, for the period of July 1, 2015, thru June 30, 2016

**RESOLUTION NO. 2015-120**

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

CONDITIONS, AND REQUIREMENTS OF A STATE HIGHWAY LIGHTING 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

9. Motion to adopt **Resolution 2015-121**, authorizing the county administrator, or designee, to execute the new Intelligent Transportation System (ITS) Construction and Maintenance Compensation Agreement

**RESOLUTION NO. 2015-121**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN INTELLIGENT TRANSPORTATION SYSTEM CONSTRUCTION AND MAINTENANCE 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

10. Motion to adopt **Resolution 2015-122**, authorizing the county administrator, or designee, to award Bid No. 15-57 to Universal Signs & Accessories; and to execute a contract on behalf of the County, for one year, with three one-year optional renewals, providing for the purchase of sign posts and sign hardware

**RESOLUTION NO. 2015-122**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD AND EXECUTE AN AGREEMENT FOR BID NO: 15-57, PURCHASE OF SIGN POSTS AND SIGN HARDWARE

11. Motion to adopt **Resolution 2015-123**, approving the final plat for Lakeside at Town Center, Phase 3

**RESOLUTION NO. 2015-123**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR LAKESIDE AT TOWN CENTER, PHASE 3

12. Motion to adopt **Resolution 2015-124**, approving the final plat for Deerfield Preserve, Phase 1

**RESOLUTION NO. 2015-124**

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

**APPROVING A PLAT FOR DEERFIELD PRESERVE,  
PHASE 1**

13. Motion to adopt **Resolution 2015-125**, approving the final plat for Riverwood by Del Webb, Phase 1F

**RESOLUTION NO. 2015-125**

**A RESOLUTION BY THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
APPROVING A PLAT FOR RIVERWOOD BY DEL WEB,  
PHASE 1F**

14. Motion to approve the Oxford Estates II School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-05)
15. Motion to approve the Ashby Landing II School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-06)
16. Motion to adopt **Resolution 2015-126**, authorizing the county administrator to execute the Impact Fee Credit Agreement with Southaven Land Associates, LLC, for the Southaven PUD (IFA 2015-01), with a road impact fee credit of \$133,920.00

**RESOLUTION NO. 2015-126**

**A RESOLUTION BY THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
AUTHORIZING THE COUNTY ADMINISTRATOR TO  
EXECUTE AN IMPACT FEE CREDIT AGREEMENT  
WITH SOUTHAVEN LAND ASSOCIATES, LLC**

17. Motion to adopt **Resolution 2015-127**, setting a public hearing for June 2, 2015, at 9:00 a.m. in the St. Johns County Administration Building, to hear VACROA 2014-02, Belden Court

**RESOLUTION NO. 2015-127**

**RESOLVED THAT THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
IN THE COUNTY AUDITORIUM OF THE ST. JOHNS  
COUNTY ADMINISTRATION BUILDING, ON JUNE 2,  
2015, AT 9:00 A.M., UPON PETITION OF QUALIFIED  
LANDOWNERS, WILL CONSIDER THE ADVISABILITY  
OF EXERCISING THE POWER GRANTED TO IT BY  
SECTION 336.09, FLORIDA STATUTES 2007, AND  
DETERMINE WHETHER IT WILL VACATE, ABANDON,  
DISCONTINUE, AND CLOSE PORTIONS OF CERTAIN  
STREETS, ALLEYWAYS, OR ROADS DESCRIBED AS  
FOLLOWS: LEGAL DESCRIPTION AS PER ATTACHED  
"EXHIBIT A"; AND THE NOTICE REQUIRED BY  
SECTION 336.10, FLORIDA STATUTES 2007, IS HEREBY  
AUTHORIZED AND DIRECTED TO BE PUBLISHED**

18. Motion to approve the transfer of \$30,000 from General Fund Capital Outlay Reserves [0083-59927] to the HHS Facility Fund [3401-56200]; and to approve the

transfer of \$2,540 from the HHS Facility Fund Reserve [3401-59902] to the HHS Facility Fund [3401-56200], to complete the HHS Facility Construction Project

*Consent Agenda Item 18 was pulled and placed on the Regular Agenda as Item 9.*

19. Motion to adopt **Resolution 2015-128**, accepting and appropriating within the budget the \$10,000 awarded to the Library System by the Northeast Florida Library Information Network (NEFLIN)

**RESOLUTION NO. 2015-128**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, AND REQUIREMENTS OF THE NORTHEAST FLORIDA LIBRARY INFORMATION NETWORK INNOVATION GRANT AWARD; AND RECOGNIZING AND APPROPRIATING WITHIN THE GENERAL FUND LIBRARY SERVICES DEPARTMENT

20. Motion to adopt **Resolution 2015-129**, approving the terms, provisions, conditions, and requirements of the Memorandum of Understanding between the County and DCF; and authorize the county administrator, or his designee, to execute the Memorandum of Understanding on behalf of the County

**RESOLUTION NO. 2015-129**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A MEMORANDUM OF UNDERSTANDING BETWEEN ST. JOHNS COUNTY, FLORIDA, AND DEPARTMENT OF CHILDREN AND FAMILIES; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE MEMORANDUM OF UNDERSTANDING ON BEHALF OF THE COUNTY

21. Motion to transfer \$158,210 from the Public Building Impact Fees Reserve to the 2015 Sales Tax Bond Debt Service Fund, and appropriating such funds to the 2015 Sales Tax Bond Debt Service Expenditure Budget
22. Motion to adopt **Resolution 2015-130**, authorizing the county administrator to execute Amendment No. 5 to DEP Contract RP730, to increase the funding increment amount of the Contract for Lifeguard Services at Anastasia State Park Recreation Area from May 22, 2015, to September 7, 2015

**RESOLUTION NO. 2015-130**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE EXECUTION OF AMENDMENT NO. 5 TO DEP CONTRACT RP730, TO PROVIDE LIFEGUARDS TO ANASTASIA RECREATION AREA

23. Motion to adopt **Resolution 2015-131**, approving the terms, provisions, conditions, and requirements of the reimbursement agreement between the Board of County Commissioners of St. Johns County, Florida, and the State of Florida Department of Transportation, regarding the Multi-use Trail Planning Study; and authorizing the county administrator to execute said agreement.

Motion to adopt **Resolution 2015-132**, recognizing unanticipated revenue in the amount of \$150,000; and increasing the Traffic & Transportation Department's budget; and authorize its expenditure on the Multi-use Trail Planning Study

**RESOLUTION NO. 2015-131**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A MULTI-USE TRAIL PLANNING STUDY REIMBURSEMENT AGREEMENT 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**

**RESOLUTION NO. 2015-132**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2015 TRANSPORTATION BUDGET, IN ORDER TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE ON THE MULTI-USE TRAIL PLANNING STUDY REIMBURSEMENT AGREEMENT**

24. Motion to approve the Cash Requirement Report
25. Proofs:
- Proof: Request for Bids, Bid No. 15-56, 16th Street Water Booster Station, published in *The St. Augustine Record* on 04/01/15 and 04/08/15
  - Proof: Notice of a VAB Meeting, Certify Tax Roll, Etc., Meeting 4/16/15, published in *The St. Augustine Record* on 04/09/15
  - Proof: Notice of a Meeting, Transportation Advisory Group Meeting on 4/27/15, published in *The St. Augustine Record* on 04/13/15
  - Proof: Request for Bids, Bid No. 15-45, Criminal Justice Roof Replacement, published in *The St. Augustine Record* on 02/25/15 and 03/04/15
  - Proof: Request for Bids, Bid No. 15-60, Air/Rehab Trailer for Fire Rescue, published in *The St. Augustine Record* on 04/13/15 and 04/20/15
  - Proof: Request for Qualifications, RFQ No. 15-45R, Civil Engineering Fire Station 5/11, published in *The St. Augustine Record* on 04/14/15 and 04/21/15

(05/05/15 - 8 - 9:37 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

There were none.



(05/05/15 - 9 - 9:37 a.m.)  
APPROVAL OF REGULAR AGENDA

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

(05/05/15 - 9 - 9:37 a.m.)

1. UNIVERSAL NETWORK REALTY, LLC, ECONOMIC DEVELOPMENT GRANT AGREEMENT. ON APRIL 21, 2015, THE BOARD APPROVED THE REQUEST TO DRAFT A GRANT AGREEMENT WITH UNIVERSAL NETWORK REALTY, LLC. THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FY 18, WITH AN ESTIMATED ANNUAL PAYOUT OF \$45,122. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$379,611

Melissa Glasglow, Economic Development Director, gave a PowerPoint presentation.

Ellen Whitmere, 1178 Natures Hammock Road South, stated that this project is outside of the county's utilities and would be putting more money into the general fund of JEA.

Tom Reynolds, 880 A1A Beach Boulevard, said that he would rather see factories, which support low to middle-waged incomes, than corporate businesses come to St. Johns County.

**(9:44 a.m.) Motion by Morris, seconded by McClure, carried 5/0, to adopt Resolution No. 2015-133, authorizing the county administrator, or designee, to execute an Economic Development Grant Agreement with Universal Network Realty, LLC, on behalf of St. Johns County, providing for the effect of recitals; providing for the correction of errors; and providing for an effective date.**

#### RESOLUTION NO. 2015-133

**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 UNIVERSAL NETWORK REALTY, 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**

(05/05/15 - 9 - 9:45 a.m.)

2. CONSIDER REAPPOINTMENT OF A ST. JOHNS COUNTY REPRESENTATIVE TO THE NORTHEAST FLORIDA COMMUNITY ACTION AGENCY. THIS IS A REQUEST TO CONSIDER THE REAPPOINTMENT OF MR. BENJAMIN CONEY, SJC HOUSING/COMMUNITY DEVELOPMENT MANAGER, AS THE ST. JOHNS COUNTY REPRESENTATIVE ON THE BOARD OF DIRECTORS OF THE NORTHEAST FLORIDA COMMUNITY ACTION AGENCY (NFCAA). MR. CONEY HAS BEEN SERVING IN THIS CAPACITY SINCE THE BOARD OF COUNTY COMMISSIONERS' ORIGINAL APPOINTMENT TO THE NFCAA ON FEBRUARY 3, 2004. THIS REQUEST IS BROUGHT FORTH PER THE ATTACHED LETTER FROM BERNEITHA MCNAIR, EXECUTIVE DIRECTOR OF THE NORTHEAST FLORIDA COMMUNITY ACTION AGENCY

Joy Andrews, Director of Health and Human Services, gave the presentation. The Northeast Florida Community Action Agency submitted a letter requesting Mr. Benjamin Coney's reappointment as a representative on its board. He has served on the Board since 2004.

Tom Reynolds, 880 A1A Beach Boulevard, questioned if anyone else had a chance to apply for the position. Andrews responded.

**(9:47 a.m.) Motion by McClure, seconded by Morris, carried 5/0, to reappoint Mr. Benjamin Coney as the St. Johns County representative on the Board of Directors of the Northeast Florida Community Action Agency.**

(05/05/15 - 10 - 9:48 a.m.)

3. PUBLIC HEARING - MAJMOD 2015-02, ARBOR MILL II. THIS IS A PUBLIC HEARING FOR MAJMOD 2015-02, KNOWN AS ARBOR MILL II, A REQUEST TO ADD 65 SINGLE-FAMILY RESIDENTIAL UNITS TO THE EXISTING APPROVED PUD, INCLUDING AN ADDITIONAL 36 ACRES OF LAND. STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON THE PROPOSAL'S CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF RESIDENTIAL-B AND COMPATIBILITY WITH SURROUNDING PROPERTIES. PLEASE REFER TO THE STAFF REPORT FOR ADDITIONAL DETAILS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON APRIL 16, 2015

Proof of publication of the notice of public hearing regarding MAJMOD 2015-02, Arbor Mill II, was received, having been published in *The St. Augustine Record* on April 1, 2015.

Paolo Soria, Assistant County Attorney, noted that Item 3 was an ex parte item. Bennett disclosed ex parte with the applicant and staff. Smith disclosed ex parte with the applicant.

Mike Roberson, Growth Management, gave a PowerPoint presentation and said a community meeting was held on March 24, to which no members of the community attended. The Planning and Zoning Agency did recommend approval and a citizen, who lives just north of the project, had concerns with the border. The applicant spoke with the concerned citizen.

Kathryn Whittington, representing the applicant, 24 Cathedral Place, Suite 600, discussed some of the changes to the property and said she was available for questions.

McClure expressed his appreciation to the applicant for the changes that had been made to the property, specifically the two entrances.

BJ Kalaidi, 8 Newcomb St., expressed concern for those who found it difficult to attend the community meetings and spoke in opposition of the development because of cluttered and congested roads.

Bennett questioned the time, place, and date of the community meeting. Roberson responded that the meeting was held on March 24, 2015, at 6:00 pm at the Trout Creek Community Center.

Whittington stated that they were required to comply with the requirements of the Northwest Sector Plan. The community workshop was published in *The St. Augustine Record*, signs were posted, and notification mailings were sent to all property owners living within 350 feet of the property.

(9:59 a.m.) Motion by Smith, seconded by Morris, carried 5/0, to enact Ordinance No. 2015-27, MAJMOD 2015-02, Arbor Mill II, adopting findings of fact 1 through 6 to support the motion.

**ORDINANCE NO. 2015-27**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ARBOR MILL PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2014-11, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

The meeting recessed at 10:00 a.m. and reconvened at 10:10 a.m.

(05/05/15 - 11 - 10:10 a.m.)

4. PUBLIC HEARING - CPA (SS) 2014-03 PEPPERTREE. THIS IS AN ADOPTION HEARING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT, KNOWN AS PEPPERTREE. THE AMENDMENT PROPOSES TO CHANGE THE FUTURE LAND USE FROM RESIDENTIAL-B TO RESIDENTIAL-C FOR APPROXIMATELY EIGHT ACRES, TO ALLOW A TWENTY-EIGHT LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED ON THE WEST SIDE OF STATE ROAD A1A SOUTH, SOUTH OF TROPIC WAY AND NORTH OF SAN JULIAN BOULEVARD ON ANASTASIA ISLAND. THE PLANNING AND ZONING AGENCY RECOMMENDED ADOPTION OF CPA (SS) 2014-03, BY A UNANIMOUS VOTE OF 5-0, AT THE MARCH 19, 2015, MEETING

Proof of publication of the notice of public hearing regarding CPA (SS) 2014-03, Peppertree, was received, having been published in *The St. Augustine Record* on March 4, 2015.

Paolo Soria, Assistant County Attorney, noted that Item 4 was a quasi-judicial item. Bennett, Morris, Smith, and Johns stated they had either met with and/or spoke with the applicant and/or developer.

Danielle Handy, Senior Planner, said Items 4 and 5 would be heard together and gave a PowerPoint presentation of the small scale comprehensive plan amendment and said she was available for questions.

Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, and Matt Magarbie, Developer, highlighted some points and were available for questions.

(10:18 a.m.) Motion by McClure, seconded by Smith, carried 5/0, to enact Ordinance No. 2015-28, CPA (SS), 2014-03, Peppertree, adopting findings of fact 1 through 3 to support the motion.

**ORDINANCE NO. 2015-28**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-B TO RESIDENTIAL-C ON APPROXIMATELY EIGHT (8) ACRES OF LAND, LOCATED ON THE WEST SIDE OF**

**STATE ROAD A1A SOUTH OF TROPIC WAY;  
PROVIDING FOR FINDINGS OF FACT; FINDINGS OF  
CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE  
DATE**

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

5. PUBLIC HEARING - PUD 2014-18, PEPPERTREE. THIS IS A REQUEST TO REZONE 8.01 ACRES FROM COMMERCIAL HIGHWAY TOURIST TO PLANNED UNIT DEVELOPMENT, TO ALLOW A MAXIMUM OF TWENTY-EIGHT SINGLE-FAMILY RESIDENTIAL DWELLING UNITS. THE PROPERTY IS LOCATED ON THE WEST SIDE OF STATE ROAD A1A SOUTH, SOUTH OF TROPIC WAY AND NORTH OF SAN JULIAN BOULEVARD, ON ANASTASIA ISLAND. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF PUD 2014-18, BY A UNANIMOUS VOTE OF 5-0, AT THE MARCH 19, 2015, MEETING. PLEASE REFER TO THE ATTACHED GROWTH MANAGEMENT REPORT FOR PROJECT DETAILS AND SUMMARY OF THE PLANNING AND ZONING AGENCY MEETING

Proof of publication of the notice of public hearing regarding PUD 2014-18, Peppertree, was received, having been published in *The St. Augustine Record* on March 4, 2015.

*Item 5 was heard in conjunction with Item 4.*

(10:18 a.m.) **Motion by McClure, seconded by Smith, carried 5/0, to enact Ordinance No. 2015-29, PUD 2014-18, Peppertree, adopting findings of fact 1 through 9 to support the motion.**

**ORDINANCE NO. 2015-29**

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

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

6. PUBLIC HEARING - SECOND READING AND ENACTMENT OF PROPOSED PARKING ORDINANCE. THE FIRST READING OF PROPOSED REVISIONS TO THE PARKING ORDINANCE WAS HELD ON APRIL 21, 2015. THE REVISED VERSION ADDS DEFINITIONS, AMENDS FIRE LANE REQUIREMENTS FOR COMPLIANCE WITH NFPA STANDARDS, AND MAKES FURTHER REVISIONS FOR CLARITY PURPOSES

Proof of publication of the notice of public hearing regarding the proposed parking ordinance was received, having been published in *The St. Augustine Record* on April 25, 2015.

Rebecca Lavie, Assistant County Attorney, gave a PowerPoint presentation on the revisions and additions to the existing parking ordinance, including changes made after the first reading: Section 5B and Section 6A.1.i.

(10:23 a.m.) **Motion by Bennett, seconded by Morris, carried 5/0, to enact Ordinance No. 2015-30, the St. Johns County Parking Ordinance.**

ORDINANCE NO. 2015-30

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, CREATING THE ST. JOHNS COUNTY PARKING ORDINANCE; PROVIDING SCOPE; PROVIDING DEFINITIONS; PROHIBITING THE PARKING OF VEHICLES IN FIRE LANES; REGULATING THE MANNER OF PARKING ON PUBLIC STREETS AND HIGHWAYS; PROHIBITING STOPPING, STANDING, OR PARKING IN SPECIFIED PLACES; PROHIBITING CERTAIN EXTENDED PARKING; PROHIBITING PARKING IN DESIGNATED BUS STOPS OR TAXICAB STANDS; REGULATING THE PARKING OF TRAILERS, MOBILE HOMES, AND MOTOR HOMES; PROVIDING FOR THE PLACEMENT OF PARKING RELATED SIGNS; REGULATING UNATTENDED MOTOR VEHICLES; AUTHORIZING IMPOUNDMENT OF ILLEGALLY PARKED VEHICLES; PROVIDING THAT OWNERSHIP OF A VEHICLE IS PRIMA FACIE EVIDENCE OF RESPONSIBILITY FOR A VIOLATION OF THIS ORDINANCE; PROVIDING FOR PARKING TICKET CITATIONS; PROVIDING FOR PENALTIES; PROVIDING FOR LAW ENFORCEMENT AND EMERGENCY VEHICLES; REPEALING ST. JOHNS COUNTY ORDINANCE 2006-58; PROVIDING FOR CONFLICTS; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

(05/05/15 - 13 - 10:23 a.m.)

7. PUBLIC HEARING - SECOND READING AND ENACTMENT OF 5TH REPEALER ORDINANCE. THE 5TH REPEALER ORDINANCE HAD ITS FIRST READING AT THE APRIL 21, 2015, BCC MEETING. THIS PUBLIC HEARING IS FOR THE SECOND READING AND ENACTMENT OF THE ORDINANCE

Proof of publication of the notice of public hearing regarding the 5th repealer ordinance was received, having been published in *The St. Augustine Record* on April 25, 2015.

Rebecca Lavie, Assistant County Attorney, gave the PowerPoint presentation and noted that 312 ordinances had been removed from the County Code.

(10:25 a.m.) **Motion by McClure, seconded by Bennett, carried 5/0, to enact Ordinance No. 2015-31, the 5th Repealer Ordinance of St. Johns County.**

ORDINANCE NO. 2015-31

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, MAKING FINDINGS OF FACT; REPEALING ST. JOHNS COUNTY ORDINANCES 1981-16, 1982-13, 1988-10, 1994-37, 1995-22, 1996-72, 1998-48, 1998-57, EMERGENCY PROCLAMATIONS 2008-1 AND 2008-2, 2008-33, 2008-42 AND 2008-43; DIRECTING THE CLERK OF COURT TO REMOVE REPEALED ORDINANCES FROM THE COUNTY CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR VENUE; AND PROVIDING AN EFFECTIVE DATE

(05/05/15 - 14 - 10:25 a.m.)

8. PUBLIC HEARING - FIRST READING OF ST. JOHNS COUNTY ILLEGAL DRUG DECONTAMINATION ORDINANCE. THE PURPOSE OF THIS ORDINANCE IS TO PROVIDE A MEANS BY WHICH PROPERTY CAN BE EVALUATED, DECONTAMINATED, AND RETURNED TO USE WHEN FOUND TO BE UNSAFE AND UNFIT FOR USE DUE TO CHEMICAL CONTAMINATION THAT MAY HAVE RESULTED FROM ILLEGAL DRUG MANUFACTURING, PROCESSING, REFINEMENT, OR CREATION WHEN HAZARDOUS CHEMICALS WERE USED IN SUCH PROCESS. THIS IS THE FIRST READING OF SAID ORDINANCE. THE PROPOSED SECOND READING AND ENACTMENT OF THIS ORDINANCE IS SCHEDULED FOR MAY 17, 2015, IN A PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS

Rebecca Lavie, Assistant County Attorney, gave the PowerPoint presentation on the drug decontamination or "Meth Lab" ordinance. The ordinance defined the property as being contaminated and deemed unsafe for use by Code Enforcement. There would also be clean-up processes involved, as well as other provisions, including historic structures and/or landmarks and a collection of fees. Property owners would be required to work with Code Enforcement on decontamination. A second reading was suggested to be held at a later board meeting. Bennett suggested a lien against the property versus a collection of fees. Comments from the City of St. Augustine were received concerning historic structures. Bennett requested they speak with the City of St. Augustine Beach, as well.

McClure inquired on how to stop the sale of a property and agreed with proposing a lien, or possibly a citation for renters.

Smith questioned whether these requirements could be added to Section 17. Lavie said it could be added as a matter of public record. He questioned the validation of clean-up levels, i.e. EPA standards. He requested scientific evidence on the specific level of clean-up required in this ordinance.

Lori Troxel, Code Enforcement Officer, 4040 Lewis Speedway, responded to the remediation standard, clean-up level question from Smith, with an explanation of the research findings on different risk levels.

BJ Kalaidi, 8 Newcomb St., spoke about the clean-up of properties in West Augustine and in the poorer parts of the city.

(05/05/15 - 14 - 10:43 a.m.) *Formerly Consent Agenda Item No. 18.*

9. MOTION TO APPROVE THE TRANSFER OF \$30,000 FROM THE GENERAL FUND CAPITAL OUTLAY RESERVES [0083-59927] TO THE HHS FACILITY FUND [3401-56200]; AND TO APPROVE THE TRANSFER OF \$2,540 FROM THE HHS FACILITY FUND RESERVE [3401-59902] TO THE HHS FACILITY FUND [3401-56200], TO COMPLETE THE HHS FACILITY CONSTRUCTION PROJECT

McClure stated that the public had some questions and he would like to hear the reasons for using general funds. Kevin Wiseman, Director of Construction Services, responded. Wiseman explained that they incurred moving expenses and went over budget by .002% on the \$14.5 million project.

BJ Kalaidi, 8 Newcomb St., was concerned about the General Fund paying versus the HHS reserve. It was explained that there was no money in the HHS reserve due to being over budget.

(10:49 a.m.) Motion by McClure, seconded by Morris, carried 5/0, to approve the transfer of \$30,000 from the General Fund Capital Outlay Reserves [0083-59927] to the HHS Facility Fund [3401-56200]; and to approve the transfer of \$2,540 from the HHS Facility Fund Reserve [3401-59902] to the HHS Facility Fund [3401-56200], to complete the HHS facility construction project.

(05/05/15 - 15 - 10:50 a.m.)  
COMMISSIONERS' REPORTS

Commissioner Johns

No report.

Commissioner Smith

Smith asked for consensus to investigate appropriate language to amend the Land Development Code to accommodate lawn care and landscape businesses, or similar vocations or trades, on property not permitted as present in Open Rural. *Consensus was given by Bennett to request staff look at this.*

Smith provided an update on the Rodman Reservoir and Patrick Dam. There was no Federal funding for the \$270 million dredging and the House and Senate adjourned early; therefore, the letter was not signed/sent by the BCC to the State Legislature due to timing.

Smith reported that potato and cabbage harvesting was taking place and the costs were not good. Bennett asked about a move to form a growers' exchange. Smith responded.

(10:55 a.m.) Commissioner Bennett

Bennett requested that the Board address a situation in her district, specifically the Pagoda property, that has been in existence since the 1940s, where landowners, who were in a condition of noncompliance, could not make improvements to their homes. *She requested consensus to look at this issue to try to bring the homeowners into compliance. Consensus was given.*

Bennett gave the Library Advisory Board statistics for the first six months of the fiscal year.

Bennett noted the 2016 budget hearings were open to the public and were moved to the Permit Center. She indicated that every citizen in the county was part of the citizens' advisory board and that public comment was taken at every meeting.

Bennett thanked staff for restructuring debt and noted that since 2012, \$22 million had been saved from existing bonds. She also spoke on the upcoming Habitat event and challenged the Board and Administration to participate in the fall.

Commissioner Morris

Morris reported on the K9 for Warriors' opening.

Commissioner McClure

McClure reported on issues in the Wildwood area, including accidents and traffic issues. He had concerns with new developments and utilities on the island; questioning whether the County should encourage these residents to build a septic tank or run a

sewer and/or water line to the County's utilities. Locklear commented on the cost of connections and the options available. He reminded all of the annual meeting of the Florida Association of Counties, which would be held in June at the Marriott at Sawgrass. Lastly, he reported on County impact/recording fees.

(05/05/15 - 16 - 11:11 a.m.)

#### COUNTY ADMINISTRATOR'S REPORT

Wanchick reported on the K9 for Warriors and the pride the county should have for that organization. He restated that the budget hearings would be in Room 1 in the Permit Center.

(05/05/15 - 16 - 11:13 a.m.)

#### COUNTY ATTORNEY'S REPORT

McCormack reported that the Utility Relocation Bill "died" for this legislative session and that the Florida Municipal Power Association's (FMPA) letter of concern was well received. He explained that in Indian River County residents in the unincorporated part of the county were serviced by a utility, but had no contract or franchise power to affect it. He suggested this may be something to look at for proposed legislation. Lastly, he asked the County to consider establishing parameters, based on possible changes to State law, that would legalize the disbursement of medical marijuana.

BJ Kalaidi, 8 Newcomb St., noted that the City of St. Augustine already voted no for medical marijuana. She stated the City's attorney, Isabelle Lopez, had this information available, including zoning and ordinances.

(11:20 a.m.) McClure clarified that medical marijuana was already available in St. Johns County with a valid prescription. Discussion ensued. Morris requested clarification. McCormack clarified that he was speaking about possible locations that would not be near schools, etc.

**(11:23 a.m.) Motion by Bennett, seconded by Morris, carried 4/1, with McClure dissenting, to instruct staff to investigate how State law relative to the sale of medical marijuana may impact St. Johns County and to bring it back their recommendation.**

(05/05/15 - 16 - 11:23a.m.)

ADJOURN

With there being no further business to come before the Board, Bennett adjourned the meeting at 11:24 a.m.

#### REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 519329-519349, totaling \$36,848.05 and Voucher Register, Voucher Nos. 20471-20472, totaling \$450 (4/16/15)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 20473-20474, totaling \$11,494.09 (4/16/15)
3. St. Johns County Board of County Commissioners Check Register, Check No. 519350, totaling \$13,531 (4/20/15)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 519351-519354, totaling \$168,628.38 (4/20/15)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 519355-519581, totaling \$1,036,511.64 and Voucher Register, Voucher Nos. 20475-20526, totaling \$1,207,421.01 (4/21/15)
6. St. Johns County Board of County Commissioners Check Register, Check No. 519582, totaling \$80 (4/21/15)




7. St. Johns County Board of County Commissioners Check Register, Check Nos. 519583-519642, totaling \$37,228.30 and Voucher Register, Voucher Nos. 20527-20610, totaling \$51,502.84 (4/22/15)
8. St. Johns County Board of County Commissioners Check Register, Check No. 519643, totaling \$23,349.05 (4/27/15)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 519644-519882, totaling \$1,671,943.30 and Voucher Register, Voucher Nos. 20611-20667, totaling \$1,106,211.21 (4/28/15)

CORRESPONDENCE:


1. Letter dated April 16, 2015, regarding Glen St. Johns Community Development District proposed Fiscal Year 2015/2016 budget
2. Letter dated April 23, 2015, regarding World Commerce Community Development District proposed Fiscal Year 2015/2016 budget

Approved \_\_\_\_\_ June 16 \_\_\_\_\_, 2015

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:  \_\_\_\_\_  
Priscilla L. Bennett, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By:  \_\_\_\_\_  
Deputy Clerk

