

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
MAY 19, 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: Jerry Cameron, Assistant County Administrator; Darrell Locklear, Assistant County Administrator; Regina Ross, Senior Assistant County Attorney

(05/19/15 - 1 - 9:00 a.m.)  
CALL TO ORDER

Bennett called the meeting to order.

(05/19/15 - 1 - 9:01 a.m.)  
ROLL CALL

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

(05/19/15 - 1 - 9:01 a.m.)  
INVOCATION

Pastor Ronnie Warren, Christ Redeemer Church, gave the invocation.

(05/19/15 - 1 - 9:03 a.m.)  
PLEDGE OF ALLEGIANCE

Bennett led the Pledge of Allegiance.

(05/19/15 - 1 - 9:04 a.m.)  
RECOGNITION OF HIRAM "BILLY" TEDDER'S RETIREMENT

Neal Shinkre, Public Works Director, spoke about the accomplishments of Hiram "Billy" Tedder. Ivan Burrell, Assistant Superintendent, Public Works, also spoke about Tedder's accomplishments and dedication. Tedder expressed his appreciation.

(05/19/15 - 1 - 9:10 a.m.)  
PROCLAMATION DECLARING MAY 2015 AS HISTORICAL PRESERVATION MONTH

Bennett presented the proclamation. Robin Moore, Historic Resources Coordinator, expressed his appreciation, and noted a new initiative to invite the public to submit old photos of St. Johns County.

(05/19/15 - 2 - 9:16 a.m.)

PROCLAMATION RECOGNIZING MAY 2015 AS OLDER AMERICANS MONTH

Morris presented the proclamation and talked about the importance of the older citizens to the county. Becky Yanni, President of Council on Aging (COA), expressed her appreciation for the continued support of the County. Cathy Brown spoke about the Council on Aging program.

(05/19/15 - 2 - 9:24 a.m.)

PROCLAMATION RECOGNIZING MAY 17-23, 2015, AS NATIONAL PUBLIC WORKS WEEK

Johns presented the proclamation and spoke about the duties of the Public Works Department. Neal Shinkre, Public Works Director, expressed his appreciation on behalf of the department, and to the department for its dedication.

(05/19/15 - 2 - 9:30 a.m.)

PROCLAMATION RECOGNIZING MAY 2015 AS CIVILITY MONTH

Smith presented the proclamation. Patrick McCormack thanked the Board and spoke about civility and its meaning.

(05/19/15 - 2 - 9:35 a.m.)

ACCEPTANCE OF PROCLAMATIONS

**Motion by Smith, seconded by Johns, carried 5/0, to accept the proclamations.**

(05/19/15 - 2 - 9:36 a.m.)

PUBLIC COMMENT

Dr. Michel Pawlowski, 216 10th Street, spoke about a previous formal request.

(9:37 a.m.) Sandra Parks, Chairman, Stetson Kennedy Foundation, thanked the Board for its support with historic preservation and presented a brochure on the foundation, *Exhibit A*. She thanked Wil Smith, Parks and Recreation, and his staff for maintaining the rustic historic property.

(9:41 a.m.) Patricia Laurencelle, 23 Versaggi Drive, spoke about the proclamations. She said she was an active member of the Library Advisory Board. She noted, referencing the Older Americans Month proclamation, that the young people of the county might lack the experience; however, had the energy, creativity and willingness to support the older contingent of the county and was grateful to them.

(9:43 a.m.) Donald Lightfood, President of the Men's Golf Club at St. Johns Golf Club, 1140 Compass Row, noted the increased use of the golf course and requested the Board invest in the golf course to better accommodate larger outings and trial programs. He stated that it was the only affordable course and open to every citizen.

(9:45 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, requested that consent Items 13, 24, and 25 be addressed. He voiced concern on how Regular Agenda Item 2, from the May 5, 2015, meeting was handled. His concerns included the inadequacy of public transportation, library hours, the number of children allowed in the summer program, beach parking, county wages, and the hotel tax.

(9:48 a.m.) Cathy Brown, 49 Sylvan Drive, spoke about the Sunshine Bus Service and the partnership with the County. Bennett noted that several counties wanted to study the Sunshine Bus System because it was one of the best in the state.

(9:51 a.m.) Bill Rosenstock, 57 White Court, requested an ordinance banning designated free speech zones in St. Johns County parks and showed a picture of the designated free speech zone at Pier Park, *Exhibit B*.

Regina Ross entered the meeting at 9:51 a.m.

(05/19/15 - 3 - 9:56 a.m.)

DELETIONS TO CONSENT AGENDA

Bennett noted a correction to the resolution for Consent Item 23. McClure requested to pull Items 5, 13, and 29. Bennett stated that Consent Item 29 would be placed after Regular Item 3, and Consent Items 5 and 13 would be placed after Regular Item 7.

(05/19/15 - 3 - 9:57 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to adopt **Resolution No. 2015-134**, accepting an Easement for Utilities for water and sewer service to Villa Del Mar Cluster Homes Condominium in Ponte Vedra

**RESOLUTION NO. 2015-134**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE TO VILLA DEL MAR CLUSTER HOMES CONDOMINIUM IN PONTE VEDRA**

2. Motion to adopt **Resolution No. 2015-135**, accepting one of seven Easements for Utilities needed for installation of a sewer force main off County Road 210 in Ponte Vedra

**RESOLUTION NO. 2015-135**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING ONE OF SEVEN EASEMENTS FOR UTILITIES NEEDED FOR INSTALLATION OF A SEWER FORCE MAIN OFF COUNTY ROAD 210 IN PONTE VEDRA**

3. Motion to adopt **Resolution No. 2015-136**, authorizing the chair of the board, on behalf of the County, to execute and deliver two County Deeds and a Temporary Easement to the State of Florida Department of Transportation conveying right-of-way for State Road No. 313

**RESOLUTION NO. 2015-136**

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

**AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AND DELIVER TWO COUNTY DEEDS AND TEMPORARY EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONVEYING RIGHT-OF-WAY FOR STATE ROAD NO. 313**

4. Motion to adopt **Resolution No. 2015-137**, approving the terms of a Purchase and Sale Agreement for purchase of property in Summer Haven; and authorizing the county administrator, or designee, to execute the Agreement on behalf of the County

**RESOLUTION NO. 2015-137**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A PURCHASE AND SALE AGREEMENT FOR PURCHASE OF PROPERTY IN SUMMER HAVEN; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

*(Item 5 was pulled and moved to the Regular Agenda as Item 7A.)*

5. Motion to adopt a resolution approving the terms of a Purchase Agreement for sale of County property to the State of Florida Department of Transportation; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County
6. Motion to adopt **Resolution No. 2015-138**, authorizing the county administrator, or designee, to award Bid No. 15-58, to Kolob Industries, LLC; and to execute a contract on behalf of the County, for one year with three one-year optional renewals, providing for the purchase of complete traffic signs

**RESOLUTION NO. 2015-138**

**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. 15-58, PURCHASE OF COMPLETE TRAFFIC SIGNS**

7. Motion to allow County staff to submit a grant application to the Florida Division of Historic Resources, seeking funding for interpretive and educational signage in county parks, at no financial cost to the County; and to allow the county administrator to take any necessary actions for processing the grant application
8. Motion to adopt **Resolution No. 2015-139**, authorizing the chair of the board, on behalf of the County, to execute and deliver two County Deeds and a Temporary Easement to the State of Florida Department of Transportation, conveying right-of-way for the State Road 9B Extension

**RESOLUTION NO. 2015-139**

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

**AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AND DELIVER TWO COUNTY DEEDS AND A TEMPORARY EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, CONVEYING RIGHT-OF-WAY FOR THE STATE ROAD 9B EXTENSION**

9. Motion to adopt **Resolution No. 2015-140**, approving the terms and conditions of a Purchase and Sale Agreement for property required for the State Road 16/Inman Road Improvement Project; and authorizing the county administrator, or designee, to execute the Agreement on behalf of the County

**RESOLUTION NO. 2015-140**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR PROPERTY REQUIRED FOR THE STATE ROAD 16/ INMAN ROAD IMPROVEMENT PROJECT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

10. Motion to adopt **Resolution No. 2015-141**, approving the terms and conditions of the lease, allowing for equipment and antenna installation; and authorizing the county administrator, or designee, to execute a Communication Tower Lease Space Agreement with the City of Jacksonville Beach

**RESOLUTION NO. 2015-141**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A COMMUNICATION TOWER LEASE AGREEMENT BETWEEN ST. JOHNS COUNTY AND THE CITY OF JACKSONVILLE BEACH; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

11. Motion to adopt **Resolution No. 2015-142**, authorizing the county administrator, or designee, to execute the Interlocal Agreement

**RESOLUTION NO. 2015-142**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN INTERLOCAL AGREEMENT BETWEEN HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT AND ST. JOHNS COUNTY; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY**

12. Motion to adopt **Resolution No. 2015-143**, authorizing the county administrator, or designee, to execute the new Traffic Signal Maintenance and Compensation Agreement

**RESOLUTION NO. 2015-143**

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

*(Item 13 was pulled and moved to the Regular Agenda as Item 7B.)*

13. Motion to approve the transfer of \$3,058,261 from the Transportation Trust Fund County Commission Contingency Reserve [1131-59923], to the Transportation Trust Fund Capital Improvements Department [1114-56330-5152-56330]; and authorization to amend the Petticoat-Schmitt Construction Contract up to the amount of \$800,000
14. Motion to adopt **Resolution No. 2015-144**, naming Mr. William G. Young as the authorized agent to sign permits, consent orders, and other related documents and records, on behalf of St. Johns County, for the St. Johns County Utility Department

**RESOLUTION NO. 2015-144**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, NAMING WILLIAM G. YOUNG AS THE AUTHORIZED AGENT TO SIGN PERMITS, CONSENT ORDERS, AND OTHER RELATED DOCUMENTS AND RECORDS ON BEHALF OF ST. JOHNS COUNTY, FOR THE ST. JOHNS COUNTY UTILITY DEPARTMENT

15. Motion to adopt **Resolution No. 2015-145**, approving the final plat for Coquina Ridge, Phase 2

**RESOLUTION NO. 2015-145**

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

16. Motion to adopt **Resolution No. 2015-146**, approving the final plat for Marshall Creek DRI, Unit MUA-4

**RESOLUTION NO. 2015-146**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR MARSHALL CREEK DRI, UNIT MUA-4

17. Motion to adopt **Resolution No. 2015-147**, approving the final plat for Celestina, Phase 1B

**RESOLUTION NO. 2015-147**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR CELESTINA, PHASE 1B**

18. Motion to adopt **Resolution No. 2015-148**, approving the final plat for Marshall Creek DRI, Unit MUA-2

**RESOLUTION NO. 2015-148**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR MARSHALL CREEK DRI, UNIT MUA-2**

19. Motion to adopt **Resolution No. 2015-149**, approving the final plat for Marshall Creek DRI, Unit MV-4

**RESOLUTION NO. 2015-149**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR MARSHALL CREEK DRI, UNIT MV-4**

20. Motion to adopt **Resolution No. 2015-150**, approving the final plat for Marshall Creek DRI, Unit SV-2A

**RESOLUTION NO. 2015-150**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR MARSHALL CREEK DRI, UNIT SV-2A**

21. Motion to adopt **Resolution No. 2015-151**, approving the final plat for Windward Ranch, Phase One

**RESOLUTION NO. 2015-151**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WINDWARD RANCH, PHASE ONE**

22. Motion to adopt **Resolution No. 2015-152**, granting ad valorem tax exemption for historic property, located at 47 Cordova Street, St. Augustine; and to enter into a covenant with the property owner establishing the parameters of the exemption agreement

**RESOLUTION NO. 2015-152**

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

GRANTING AN AD VALOREM TAX EXEMPTION FOR IMPROVEMENTS TO HISTORIC PROPERTY, LOCATED AT 47 CORDOVA STREET, ST. AUGUSTINE, FLORIDA, IN ACCORDANCE WITH ST. JOHNS COUNTY ORDINANCE 97-61 AND SECTION 196.1997, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

23. Motion to adopt **Resolution No. 2015-153**, approving the provisions of a memorandum of understanding between the County and the School District, regarding the use of portable classrooms by the County Parks and Recreation Department during the 2015 Summer Camp Program; and authorizing the county administrator, or designee, to execute a memorandum of understanding, in substantially the same form and format as attached, on behalf of the County

**RESOLUTION NO. 2015-153**

A RESOLUTION OF 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 AND THE ST. JOHNS COUNTY SCHOOL DISTRICT FOR THE USE OF TWO PORTABLE CLASSROOMS DURING THE 2015 ST. JOHNS COUNTY PARKS AND RECREATION SUMMER CAMP PROGRAM; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING ON BEHALF OF ST. JOHNS COUNTY

24. Motion to transfer \$20,000 from TDT Category III - Recreation Reserve to TDT Category III - Recreation Beach Services to meet increased cost of portalet services
25. Motion to adopt **Resolution No. 2015-154**, to authorize the county administrator, or his designee, to enter into negotiations with Fort Bend Services, Inc., and upon successful negotiations, enter into a contract for one year, with four available one year renewals, for the supply of polymer at the specified locations, as described in the RFP Documents/Specifications and the firm's submitted proposal

**RESOLUTION NO. 2015-154**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 15-49; AND TO EXECUTE AGREEMENTS FOR SUPPLY OF POLYMER

26. Motion to adopt **Resolution No. 2015-155**, authorizing the county administrator, or designee, to award Bid No. 15-19, to Southeastern Turf Grass Supply, Inc.; and to enter into a contract, in substantially the same form and format as attached, for weed and pest control maintenance services, as described in the Bid Documents/Specifications and the firm's submitted Pricing Proposal



RESOLUTION NO. 2015-155

A RESOLUTION OF 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: 15-19, WEED & PEST CONTROL MAINTENANCE SERVICES FOR THE SJC RECREATION DEPARTMENT

27. Motion to adopt **Resolution No. 2015-156**, approving the terms, provisions, conditions, and requirements of the Supplementary Special Assessment Agreement between CRM Florida Properties, LLC, and St. Johns County; and authorizing the county administrator, or designee, to execute the Supplementary Special Assessment agreement

RESOLUTION NO. 2015-156

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A SUPPLEMENTARY SPECIAL ASSESSMENT AGREEMENT WITH CRM FLORIDA PROPERTIES, LLC; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

28. Motion to transfer \$31,000 from General Fund Reserves to the Recreation Facilities Maintenance Department, to retrofit the St. Johns County Fairgrounds assembly building

*(Item 29 was pulled and moved to the Regular Agenda as Item 3A.)*

29. Motion to adopt a resolution approving the final plat for Samara Lakes, Parcel D, Phase 3A
30. Motion to approve the Cash Requirement Report
31. Approval of Minutes:
- 4/7/15 - Regular Minutes
32. Proofs:
- Proof: Request for Qualifications - RFQ No. 15-59, Appraisal & Appraisal Related Services, published in *The St. Augustine Record* on 04/17/15 and 04/24/15
  - Proof: Notice of Hearing, Parking Ordinance, Hearing May 5, 2015, published in *The St. Augustine Record* on 04/17/15
  - Proof: Notice of Hearing, Repealer Ordinance, Hearing May 5, 2015, published in *The St. Augustine Record* on 04/25/15
  - Proof: Request for Proposals, RFP No. 15-48, Security Guard Services, published in *The St. Augustine Record* on 04/23/15 and 04/30/15

(05/19/15 - 10 - 9:25 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Bennett noted the agenda had a scriveners' error; commissioner and administrative comments were missing after Item 10.

(05/19/15 - 10 - 9:59 a.m.)  
APPROVAL OF REGULAR AGENDA

**Motion by Morris, seconded by Johns, carried 5/0, to approve the Regular Agenda, as amended.**

(05/19/15 - 10 - 9:59 a.m.)

1. PRESENTATION ON NORTH FLORIDA TPO TRANSPORTATION IMPROVEMENT PROGRAM FY 2015/16 - 2019/20. THE TIP IDENTIFIES ALL PUBLICLY FUNDED HIGHWAY, TRANSIT AND AVIATION PROJECTS WITHIN THE NORTH FLORIDA TPO AREA. THIS AREA INCLUDES ALL OF DUVAL COUNTY AND SIGNIFICANT PORTIONS OF CLAY, ST. JOHNS, AND NASSAU COUNTIES. THIS REPORT WILL COVER PROJECTS SIGNIFICANT TO ST. JOHNS COUNTY

Wanda Forrest, North Florida Transportation and Planning Organization (TPO), Transportation Planning Manager, gave the presentation, via PowerPoint. She highlighted some of the key projects of the St. Johns County Transportation Improvement Program (TIP).

(10:05 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, asked if street lights would be added in any of the projects.

(05/19/15 - 10 - 10:06 a.m.)

2. 2015 ST. JOHNS COUNTY ROADWAY AND TRANSPORTATION ALTERNATIVES LIST OF PRIORITY PROJECTS (LOPP). EACH YEAR THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION (TPO) REQUEST FROM LOCAL GOVERNMENTS THEIR PRIORITIES FOR POTENTIAL FUNDING OF NEW TRANSPORTATION PROJECTS, TO BE CONSIDERED FOR INCLUSION IN THE NEW FISCAL YEAR (FY 2020/21) OF FDOT'S WORK PROGRAM. THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS IS CHARGED WITH PRIORITIZING ALL PROJECTS WITHIN THE COUNTY, INCLUDING THOSE WITHIN MUNICIPAL BOUNDARIES. THE TRANSPORTATION ADVISORY GROUP (TAG), CONSISTING OF COUNTY STAFF, REPRESENTATIVES OF THE CITY OF ST. AUGUSTINE, ST. AUGUSTINE BEACH, TOWN OF HASTINGS, ST. JOHNS COUNTY SCHOOL BOARD, ST. JOHNS COUNTY SHERIFF'S OFFICE, AND THE ST. AUGUSTINE-ST. JOHNS COUNTY AIRPORT AUTHORITY MET ON APRIL 27, 2015, TO REVIEW LAST YEAR'S PRIORITIES AND TO RECOMMEND THIS YEAR'S PRIORITIES. THE ATTACHED LOPP INCLUDES RECOMMENDATIONS OF THE TAG FOR BOTH HIGHWAY AND ALTERNATIVES PROJECTS. FOR HIGHWAY LIST, WE ADDED FIVE NEW PROJECTS FROM THE COST FEASIBLE PLAN, WHICH IS A COMPONENT OF THE 2040 LONG RANGE TRANSPORTATION PLAN (LRTP 2040), WHICH IDENTIFIED NEW PROJECTS AND RE-PRIORITIZED SOME OF THE PROJECTS. FOR ALTERNATIVES LIST, WE REMOVED THREE ANTIQUATED PROJECTS AND KEPT SAME PRIORITIZATION OF REMAINING PROJECTS

Phong Nguyen, Transportation Development Manager, gave the presentation, via PowerPoint, highlighting some of the five-year work program projects. Discussion ensued on the roadway improvements that the City of St. Augustine requested to be moved up on the list of priorities.

(10:18 a.m.) Andrea Anthony, 313 North Shipwreck Ave., referenced a request by St. Johns Academy School to have the Andulasia PUD extend its anticipated turn lane

approximately 100 additional feet, to allow safe entrance into the St. Johns Academy School on Wildwood Drive, *Exhibit A*. Discussion ensued on the highway list and its criteria.

(10:24 a.m.) Kim Kendal, 856 Eagle Point Drive, asked about the funding amount for County Road 2209 and the First Coast Expressway, and what portion would be paid for with State or County taxes. Nguyen responded.

(10:27 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, questioned if there were any non-employee members on the Transportation Advisory Group (TAG). Nguyen said the public meeting was advertised and the public was welcome to participate.

(10:28 a.m.) Nancy Sikes-Kline, Chair of the TPO, 15 Murela Avenue, City of St. Augustine, attended a Transportation Advisory Group (TAG) meeting and requested support in approving the List of Priority Projects (LOPP) as presented.

(10:29 a.m.) Ara Klidjian, 9217 July Lane, proposed a long-term project for an overpass at US 1 and SR 312, to alleviate traffic congestion.

(10:30 a.m.) Dr. Siegfried Herrmann, 316 22nd Street, referenced an article in *The St. Augustine Record*, February 4, 2015, addressing concerns on boosting future development. He was pleased that transportation planning was done in coordination with the School Board.

(10:32 a.m.) Bob Devens, 441 Hefferon Drive, spoke about improving roads and landscaping, along with infrastructure.

(10:33 a.m.) McClure suggested moving the order of some of the listed items. Bennett explained that the priority of the list could change due to available funding. McClure talked about funding requirements, in reference to Kendal's public comments; Locklear expounded.

(10:41 a.m.) **Motion by Bennett, seconded by Smith, carried 5/0, to approve the 2015 St. Johns County Roadway and Transportation Alternatives List of Priority Projects (LOPP), for transmittal to the Florida Department of Transportation and the North Florida TPO.**

(10:42 a.m.) Nguyen commented that the County was about to evaluate SR 312/US 1 for a possible interchange.

The meeting recessed at 10:43 a.m. and reconvened at 10:53 a.m.

(05/19/15 - 11 - 10:53 a.m.)

3. PRESENTATION OF FINDINGS TO THE BOARD OF COUNTY COMMISSIONERS, WITH POSSIBLE SUBSEQUENT ACTION, REGARDING THE COMMUNITY OUTREACH SURVEY CONDUCTED BY BRUCE BARCELO, PRINCIPE IN BARCELO AND COMPANY, JACKSONVILLE, FLORIDA, RELATED TO A STUDY OF ST. JOHNS COUNTY RESIDENT REVENUE AND EXPENDITURE PREFERENCES

Michael Wanchick, County Administrator, spoke about the survey and noted that Eddy Cramer, 295 Vail Drive, and Heidi Jimmerson assumed the cost of the survey. Cramer spoke about the necessity of taxes for growth within the County. He explained his motive for funding the survey, and noted that no County staff member had a part in the survey. He introduced Bruce Barcelo, Barcelo and Company, 1815 Olivia Street, Jacksonville, FL, to present the results of the survey.

(11:02 a.m.) Barcelo noted his company's experience in tax referendums, gave an overview of how the survey was conducted, and the results of the survey.

(11:15 a.m.) McClure questioned how voters were polled, the number of polled voters per precinct, the Watch Dog Committee, and the amount of taxes being paid by tourists. Barcelo responded.

(11:18 a.m.) Smith asked Barcelo his opinion on whether he thought the tax would pass if placed on a general election ballot. Barcelo said he could not say and explained the difference between putting it on a general election ballot, as opposed to a special election ballot. Discussion ensued on the difference in cost of a general election versus a special election.

Bennett referred to the Budget Workshop and asked Administration and Office of Management and Budget to clarify the capital issues.

(11:24 a.m.) Jesse Dunn, Assistant Director, Office of Management and Budget, talked about the capital issue, having no funding for capital projects, having two service areas in operational deficits, and pavement management issues for County roads. He explained that cutting the current budget, with no additional funding, would still leave the County in a hole.

(11:34 a.m.) McClure talked about the recurring issues with funding since 2012 and asked why recommendations weren't made before this year. He also asked how much the 1% tax increase would generate. Doug Timms, Office of Management and Budget, responded that there was no significant growth until this year; and talked about how the millage was moved from the General Fund to Transportation, to allow a build-up for capital projects, but had to be moved back to keep the deficit manageable.

(11:39 a.m.) Wanchick noted that reserves were intentionally built up during the recession, knowing they would be drawn down to maintain other services.

(11:41 a.m.) The following constituents spoke in support of the item:

Gary Easom, 125 Magnolia Hammock Drive

Alex Barned, 216 Payasada Circle

Mary Geer, 1165 CR 13 S, spoke in support, providing photographs from the Hastings Branch Library, *Exhibit A*.

Bill Lazar, 525 West King Street

Dr. Larry Lake, 12 Saragossa Street

Becky Yanni, 752 Medina Avenue

Joy D'elia, 31 Colony Street

Marcus Williams, 336 Allapattah Avenue

William Fisher, 10130 McMahan Avenue

Isiah Miller, 29 Clipper Court

Eric Henkel, 249 Shell Bluff Court

James Hill, 1070 Belle Vista Boulevard #206

Bob Devens, 441 Hefferon Drive

Tom Reynolds, 880 A1A Beach Boulevard

Bill McCormick, 9224 July Lane

Brian Samilian, 301 Royal Lake Drive

Gary Phillips, 161 Roscoe Boulevard

Richard Zich, 360 Summer Cove Circle

Allie Smith, 5241 Don Manual Road, President of the St. Johns Horse Council

The following constituents spoke in opposition of the item:

Dr. Siegfried Herrmann, 316 22nd Street  
Jim Arpaia, 3144 Kings Road  
Ara Klidjian, 9217 July Lane  
Dr. Michel Pawlowski, 216 10th street, spoke in opposition and requested a citizens' survey.  
Helmut Makosch, 6050 CR 305  
Athena Hinman, 2525 Deerwood Acres Road  
Laura Villaverde, 408 Friar Tuck Lane  
Dr. Marty Monahan, 141 Jupiter Road  
Ramon Nazrio, 2525 Deerwood Road  
Holly Guyton, 22 Fancher Court  
Terry King, 38 Comares Avenue  
Andrea Anthony, 313 N Shipwreck Avenue, suggested waiting to make a decision, until the data from the Property Appraiser's report was received.  
Dirk Hinman, 1800 Adams Acres Road  
Dan Able, 157 Summerfield Drive spoke in opposition of and showed an article on the financial shape of the County, *Exhibit B*.  
Kelly Lorbeer, 1120 Mill Creek Drive  
Denver Cook, 266 Topsail Drive  
Kim Kendal, 856 Eagle Point Drive, spoke in opposition and submitted paperwork on the survey questions, *Exhibit C*.  
Jim Southerland, 50 Ocean Woods Drive  
Wayne Heffernan, 116 Cowry Road  
Gary Howell, 170 Harvest Lane  
BJ Kalaidi, 8 Newcomb Street

Sindy Wiseman left the meeting at 1:15 p.m. and Pam Halterman entered the meeting.

The meeting recessed at 1:30 p.m. and reconvened at 1:40 p.m.

(1:41 p.m.) McClure commented that he counted twenty-four citizens against and sixteen citizens in favor of the sales tax ballot. He noted that he had created his own survey, which generated 160 responses with 74% opposed, 21% in favor, and 5% wanting additional information. He pointed out that the responders included their names and addresses with most of the telephone calls placed in Districts 4 and 5. He stated that many callers wanted roadway or transportation improvements. He voiced that it was not clear if the 1% increase in sales tax would guarantee anything. He said the definition of quality of life was different for everyone. He mentioned parks, sports, State mandates, libraries, and fiscal responsibility. He suggested that placing the sales tax issue on the November ballot would be a \$30,000,000 gamble.

(1:52 p.m.) Morris spoke about the public speakers' campaign comment made during the hearing. He noted an article from Standard and Poor's, which changed St. Johns County rating from AA- to AA+. He mentioned that the budget hearings had been held during the week of May 12-14, 2015. He pointed out that the County had decreased the budget by \$168 million since 2007, which measured at a 23% reduction. He stated that the current budget had no fat to cut. He said the county had 164,000 registered voters, and the fairest way to generate needed revenue to maintain the current levels of service was to allow the residents to tell the board what they want by voting. He agreed that a list of what services would be paid for by the sales tax should be included on the ballot.

(1:59 p.m.) Johns thanked the public for their time and attendance at the hearing. He stated that he represented all residents in the county. He voiced that he wanted to hear from residents to let him know their opinions on the sales tax issue, as well as all issues of the county. He detailed questions he had involving the sales tax ballot issue. He said

he had received very few recommendations on a way to handle the budget situation. He pointed out that the county had to deal with many mandates handed down from the State. He stated that the quality of the county and growth needed to be managed. He noted that the county had fared well through the recession compared to other Florida counties. He voiced that two major opportunities would be presented to make a decision on the sales tax ballot or cutting expenses. He reiterated that he needed feedback from residents.

(2:07 p.m.) Smith thanked the public for their time and communications received on the sales tax issue. He noted that the community had been a faith based community since its inception as well as a strong family oriented community, which allowed citizens to enjoy the quality of life in the county. He voiced that it was evident with the participation of the public in attendance. He said the sales tax ballot involved a difficult decision; however, the process was more difficult. He pointed out that transfers of cost were significant involving State mandates and other requirements forced upon the County.

(2:11 p.m.) Bennett echoed thanks to the public for their attendance at the meeting. She noted that the question at hand was should the Board send the sales tax question to residents to vote on by ballot. She voiced that the question was not the Board's to answer, but the Board's duty to their constituents was to recognize when a question needed to be answered by the people of the county. She pointed out that the question involved a personal decision by voting at the ballot box. She noted that on June 1, 2015, the ad valorem revenue would be announced. She voiced that an oversight committee and list of projects should be included on the matter. She stated that pavement management was the ability for people to get around and the movement of goods and people resulted in building commerce, which was necessary for the county. She communicated that an ordinance could be written by the County Attorney, which would include the proposed ballot language. She noted that the Board would hold two public hearings to provide definitive information for the public. She articulated that nineteen speakers spoke in favor and twenty spoke in opposition of placing the issue on the ballot. She suggested that it was time to bring specifics to the Board and public by way of a drafted ordinance, which would include the specifics mentioned earlier that day. She expressed that the discussion was not over on the matter.

(2:19 p.m.) **Motion by Bennett, seconded by Morris, to direct the County Attorney to prepare an ordinance as provided for by section 212.055(2) Florida Statutes, providing the public the opportunity for a referendum election on November 3, 2015, for a proposed 1 cent infrastructure surtax on all authorized taxable transactions occurring within St. Johns County, effective for a period of ten years beginning January 1, 2016, to be used for the construction of public facilities including but not limited to parks, public recreation facilities, and libraries; construction and rehabilitation of roads and transportation facilities, storm water facilities, and other uses authorized by law, and providing for an oversight committee on proposed projects to be funded by the infrastructure surtax.**

(2:20 p.m.) McClure called for discussion citing Robert's Rules of Order. He clarified the motion. In response to an inquiry from McClure, Bennett affirmed that she wanted to allow the voters to decide on the sales tax issue. Discussion ensued regarding the motion on the floor. Morris explained reserves and budget spending to clarify. He suggested that allowing residents to vote on the sales tax issue was fair. He pointed out that the cost of placing the issue on a ballot would equate to .0004% of the current budget. He reiterated that no fat existed in the current budget, but were in the muscle and bone and cuts will be necessary if the decision on the sales tax was not positive. He said County Administration had a plan B and noted that the taxable valuations would be available in the beginning of June.

(2:26 p.m.) Johns asked for clarification on the motion. In response to an inquiry, McCormack affirmed that the first public hearing on the ordinance could occur on June 2, and the second hearing on June 16. He clarified that if the board decided to vote in affirmative on the matter at hand would not mean that the ordinance hearing on June 2 would receive an affirmative vote.

(2:29 p.m.) McClure spoke on using budget reserves, and suggested that the operation of the county government had grown; thereby, resulting in taking from the reserves.

(2:31 p.m.) Morris explained that since the ten-percent revenue cap mandated by the State went into effect it resulted in less income to county reserves. He noted that the county received 14% revenue from businesses and 84% from homeowners.

(2:33 p.m.) Smith voiced that residents were the ad valorem payer. He noted that taxes would continue to rise for property owners. He suggested that the data regarding ad valorem would assist the Board with their decision on the sales tax ballot matter.

(2:34 p.m.) Wanchick clarified that June 1 data would be an estimate with July 1 being the final numbers. Morris pointed out that the maximum increase on homesteaded property was 3% or the consumer price index, whichever was less.

(2:36 p.m.) In response to an inquiry from Johns, Bennett stated that an ordinance provided a law on the Board's intent; however, it was not a requirement. She explained that citizens were asking for specificity, which could be included in the proposed ordinance. McCormack clarified that some elements would need to be placed in an ordinance, but not all previously discussed elements. Discussion ensued on whether to bring an ordinance to the board at the June 2, 2015, BCC meeting.

Wanchick mentioned that the project list could be included as an exhibit to the proposed ordinance. Johns talked about the details and the need for more time to review the issue. McCormack advised that the discussion should be completed as soon as possible due to necessary time needed to place an issue on the November ballot. Johns asked for more time to review the item.

(2:45 p.m.) McCormack surmised that the issue would generate much public participation with two public hearings held in June. He agreed that the end of July would be too late for the process.

(2:47 p.m.) **Motion carried 3/2 with Johns and McClure dissenting.**

(2:48 p.m.) Bennett asked that the first public hearing be held on June 16, with the likelihood of holding a special meeting. Smith suggested that the first public hearing be held on June 2, 2015, and the second public hearing on June 16, 2015, which would be enough time to receive the preliminary ad valorem data.

(2:50 p.m.) **Motion by Smith, seconded by Bennett, carried 3/2 with Johns and McClure dissenting, to set June 2, 2015 for the first public hearing, and June 16, 2015, for the second public hearing on the proposed sales tax ballot ordinance.**

The meeting was recessed at 2:50 p.m. and reconvened at 3:35 p.m.

(05/19/15 - 16 - 3:35 p.m.)

3A. MOTION TO ADOPT A RESOLUTION APPROVING THE FINAL PLAT FOR SAMARA LAKES, PARCEL D, PHASE 3A

Valerie Pacetti, Growth Management, reviewed the staff report. In response to an inquiry regarding the ten-acre park, Locklear noted that the developer would pay the

county an additional \$2,000 per lot, which would be used for parks because of the eliminated park. Soria stated that the developer would eventually pay in excess of \$412,000 for 186 homes left to be platted. He pointed out that the owner of parcel E would pay \$40,000, which was where the park was to be developed. He said those funds would be used to improve the existing parks in the subdivision.

(3:42 p.m.) **Motion by McClure, seconded by Bennett, carried 5/0, to adopt Resolution No. 2015-157 approving the final plat for Samara Lakes Parcel D, Phase 3A**

**RESOLUTION NO. 2015-157**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SAMARA LAKES, PARCEL D, PHASE 3A**

(05/19/15 - 16 - 3:42 p.m.)

4. CONSIDER A TRANSFER FROM GENERAL FUND RESERVES TO RELOCATE THE EXISTING MULTI-PURPOSE FIELD AT PACETTI BAY MIDDLE SCHOOL TO ACCOMMODATE THE VARIOUS YOUTH SPORTS IN THE WORLD GOLF VILLAGE AREA. ON FRIDAY, APRIL 23, 2015, THE ST. JOHNS COUNTY PARKS AND RECREATION DEPARTMENT WAS NOTIFIED BY THE ST. JOHNS COUNTY SCHOOL BOARD THAT PACETTI BAY MIDDLE SCHOOL WAS BEING EXPANDED DUE TO CAPACITY ISSUES AT THE SCHOOL. THE IMPACT OF THIS EXPANSION WAS THAT THE COMMUNITY WOULD BE LOSING THE EXISTING MULTI-PURPOSE FIELD, LOCATED BEHIND THE SCHOOL, TO PORTABLE CLASSROOMS. IN 2009, THE ST. JOHNS COUNTY PARKS AND RECREATION DEPARTMENT BUILT THE EXISTING FIELD TO ACCOMMODATE YOUTH SPORTS IN THE WORLD GOLF VILLAGE AREA. THE FIELD IS HOME TO THE VILLAGES ATHLETICS ASSOCIATION FOOTBALL, FLAG FOOTBALL, SOCCER, AND LACROSSE PROGRAMS AS WELL AS THE FOOTBALL AND SOCCER PROGRAMS FOR THE ST. JOHNS MIDDLE SCHOOL SPORTS ATHLETIC ASSOCIATION. THE OTHER PARKS WITHIN THIS DISTRICT ARE NOT LARGE ENOUGH TO ACCOMMODATE A FULL SIZE REGULATION FIELD FOR THE ABOVE LISTED SPORTS, THUS CREATING A LEVEL OF SERVICE DEFICIT. THIS AGENDA ITEM PROPOSES TO RELOCATE THE FIELD ONTO THE SOUTHERN PORTION OF THE SCHOOL BOARD PROPERTY, OUTSIDE OF THE LIMITS OF CONSTRUCTION FOR THE EXPANSION. THE TOTAL COST OF THIS PROJECT IS \$63,000. THE ST. JOHNS COUNTY RECREATION AND PARKS CURRENTLY MAINTAINS THE PROJECT SITE

Wil Smith, Director of Recreation and Parks, spoke on the funds transfer for the relocation of the field at Pacetti Bay Middle School. He noted that completion should be August 1, 2015. In response to an inquiry, Smith noted that the field would be used for multiple sporting events with roughly 11,000 children. He stated that the funding would only pay for replacement of the field. In response to an inquiry, Smith advised that some fill dirt would be needed as well as using roll sod.

Justin Palesotti, 605 Sapora Circle, Head Coach, Pacetti Bay Middle School, and board member for The Villages, stated that his football team was currently homeless and was concerned with the School's expansion in the near future. He questioned whether the funds would be wasted on the field by not looking at the bigger picture. Smith noted that he had met with school staff and plans had already been laid out with twenty-two portables for classes. He agreed that the field was a bandage to the overall fix to the Villages Regional Park. He stated that completing the Park was the County's top goal



for the past five years. He explained the issues involved with the field and construction phasing of the field.

(3:57 p.m.) Allie Blakeley, 3624 Citara Court, spoke on the Pacetti Bay ball field and home field advantage necessary for children.

**(4:00 p.m.) Motion by Bennett, seconded by McClure, carried 5/0, to transfer \$63,000 out of General Fund Reserve to Recreation Facilities Maintenance Department for relocation of the existing multi-purpose field at Pacetti Bay Middle School.**

(05/19/15 - 17 - 4:01 p.m.)

5. PRESENTATION BY PUBLIC WORKS, UPGRADES TO THE SOLID WASTE RECYCLING SERVICE. THE ST. JOHNS COUNTY SOLID WASTE DEPARTMENT WILL PROVIDE A PRESENTATION TO THE BOARD OF COUNTY COMMISSIONERS ON UPCOMING UPGRADES TO ITS SOLID WASTE RECYCLING COLLECTIONS SERVICE

Neal Shinkre, P.E., Director of Public Works, offered updates on the County's recycling collections service. He overviewed the recycling portion of the service, and pointed out that no increase in fees would be placed on residents from either Advanced Disposal or Republic Industries who would commit to the new compressed natural gas program. He noted that the program would include more outreach and education, a master plan, and larger recycle containers for residents. He pointed out that increasing the size of the recyclable containers resulted in reduced landfill trash and cost. He reviewed the program implementation, which would begin on May 20, 2015, and end with new recycle containers being used starting July 6, 2015. He thanked Advanced and Republic companies for working with staff on the new program.

(4:17 p.m.) McClure spoke on staff's work and thanked them for their efforts.

(4:18 p.m.) In response to an inquiry from Johns, Shinkre advised that there would be no change in the collection schedule. He affirmed that the smaller recycling bins would no longer be used.

McCormack stated that Item #9 involved litigation with out-of-town representatives who were in the audience and asked the Board to review that item next.

*The Board moved to Item #9.*

(05/19/15 - 18 - 4:40 p.m.)

6. PUBLIC HEARING, REZ 2015-02, 6056 COSTANERO. THIS IS A PUBLIC HEARING FOR REZ 2015-02, KNOWN AS 6056 COSTANERO, A REQUEST TO REZONE PROPERTY FROM COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL MOBILE HOME SINGLE FAMILY (RMH(S)). STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON THE PROPOSAL'S CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF RESIDENTIAL-C 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 on REZ 2015-02, 6056 Costanero, was received, having been published in *The St. Augustine Record* on May 4, 2015.

Rebecca Carr, Planner, spoke on the rezoning of 6056 Costanero Road and explained the zoning surrounding the subject property.

(4:43 p.m.) Motion by McClure, seconded by Smith, carried 5/0, to enact Ordinance No. 2015-32, REZ 2015-02, 6056 Costanero Road, adopting findings of fact 1-4 to support the motion.

ORDINANCE NO. 2015 - 32

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

(05/19/15 - 18 - 4:45 p.m.)

7. PUBLIC HEARING, REZ 2015-03, NORTH ROSCOE RESIDENTIAL LOTS. THIS IS A PUBLIC HEARING FOR REZ 2015-03, KNOWN AS NORTH ROSCOE RESIDENTIAL LOTS, A REQUEST TO REZONE PROPERTY FROM COMMERCIAL GENERAL (CG) TO OPEN RURAL (OR). STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON THE PROPOSAL'S CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF RESIDENTIAL-A AND COMPATIBILITY WITH SURROUNDING PROPERTIES. PLEASE REFER TO THE STAFF REPORT FOR ADDITIONAL DETAILS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON APRIL 2, 2015

Proof of publication of the notice of public hearing on REZ 2015-03, North Roscoe Residential Lots, was received, having been published in *The St. Augustine Record* on May 4, 2015.

Johns disclosed ex parte communications with Brad Wester.

Rebecca Carr, Planner, spoke on the rezoning project located on North Roscoe Boulevard.

(4:47 p.m.) Brad Wester, 520 Morningside Drive, noted that he represented three citizens involved with the rezoning application. He explained the type of property located in the area. Morris asked for the history of the property. Wester said the property was zoned commercial for many years and had a small bait and tackle shop on the property. He said no intent for commercial existed with the application or those involved, but only desired residential zoning.

(4:54 p.m.) Anthony Kippes, 3112 South Ponte Vedra Blvd., spoke in opposition of the rezoning application. He suggested that if the applicants wanted to build a house, then zone the property residential and not open rural.

(4:57 p.m.) Bennett asked staff about the uses allowed on the property and the zoning.

Mike Roberson, Growth Management, explained the land use in regards to the Comprehensive Plan. Bennett asked whether the applicant would agree to deed restrictions in regards to farm animals on the property. Brad stated that the surrounding properties were zoned open rural and the request involved open rural, which would be compatible with the surrounding area. He suggested that the deed restrictions would be more of a civil matter and not a zoning legislative matter. He advised that none of the applicants had mentioned placing horses or pigs on the property.

(5:00 p.m.) Bennett inquired about the one acre minimum for open rural zoning. Roberson pointed out that the surrounding area was zoned open rural.

(5:01 p.m.) **Motion by Morris, seconded by McClure, carried 5/0, to enact Ordinance No. 2015-33, REZ 2015-03, North Roscoe Residential Lots, adopting findings of fact 1 through 4 to support the motion.**

#### ORDINANCE NO. 2015 - 33

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL GENERAL (CG) TO OPEN RURAL (OR); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(5/19/15 - 19 - 5:02 p.m.)

7A. A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A PURCHASE AGREEMENT FOR SALE OF COUNTY PROPERTY TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

McClure explained that he was concerned about the donation of the property to the State.

MaryAnn Blount, Director, Real Estate, explained the donation and sale of the subject property. Locklear said the funds from the sale would help offset the 9B roadway expansion.

(5:07 p.m.) **Motion by McClure, seconded by Bennett, carried 5/0, to adopt Resolution No. 2015-158 approving the terms of a Purchase Agreement for sale of County property to the State of Florida, Department of Transportation; and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County.**

#### RESOLUTION NO. 2015 - 158

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A PURCHASE AGREEMENT FOR SALE OF COUNTY PROPERTY TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY**

Bennett opened the 5:01 p.m. meeting, but continued with the regular agenda.

(05/19/15 - 20 - 5:01 p.m.)

7B. MOTION TO APPROVE THE TRANSFER OF \$3,058,261 FROM THE TRANSPORTATION TRUST FUND COUNTY COMMISSION CONTINGENCY RESERVE [1131-59923], TO THE TRANSPORTATION TRUST FUND CAPITAL IMPROVEMENTS DEPARTMENT [1114-56330-5152-56330]; AND

AUTHORIZATION TO AMEND THE PETTICOAT-SCHMITT  
CONSTRUCTION CONTRACT UP TO THE AMOUNT OF \$800,000

In response to an inquiry from McClure, Neal Shinkre, Director of Public Works, explained that the transfer of funds involved the roadway construction located at the CR210 and I95 interchange providing a 6-lane roadway, which would significantly improve traffic congestion in that area. Discussion ensued in regards to unfunded and funded projects.

(5:16 p.m.) **Motion by McClure, seconded by Morris, carried 5/0, to approve the transfer of \$3,058,261 from the Transportation Trust Fund County Commission Contingency Reserve {1131-59923} to the Transportation Trust Fund Capital Improvements Department {1114-56330-5152-56330}; and authorization to amend the Petticoat-Schmitt construction contract up to the amount of \$800,000.**

(05/19/15 - 20 - 5:17 p.m.)

8. PUBLIC HEARING, 2014 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SMALL CITIES PROGRAM FIRST PUBLIC HEARING. THE PRESENTATION WILL PROVIDE AN OVERVIEW OF THE GOALS AND OBJECTIVES OF THE CDBG PROGRAM AND THE TOTAL AMOUNT OF CDBG FUNDS AVAILABLE. THE PRESENTATION WILL INCLUDE THE REQUIREMENTS AND SCHEDULE OF THE 2014 CDBG GRANT CYCLE. THIS WILL BE THE FIRST OF TWO PUBLIC HEARINGS. ITEMS THAT WILL BE COVERED IN THE PRESENTATION INCLUDE: GOALS AND OBJECTIVES, SCHEDULE, REQUIREMENTS, CATEGORIES, PROCEDURE, PUBLIC PARTICIPATION, PROJECT RECOMMENDATIONS FROM THE COMMUNITY ADVISORY TASK FORCE (CATF), AND PROJECT RECOMMENDATIONS FROM STAFF. THE SECOND PUBLIC HEARING IS ANTICIPATED TO BE HELD ON THE JUNE 2, 2015, BOARD OF COUNTY COMMISSIONERS MEETING. IT WILL INCLUDE THE CDBG APPLICATION WITH SPECIFIC PROJECTS THAT WILL BE SUBMITTED TO THE DEO ON BEHALF OF ST. JOHNS COUNTY. PROJECTS THAT ARE ELIGIBLE UNDER THIS GRANT INCLUDE WATER AND SEWER IMPROVEMENTS, STREET IMPROVEMENTS, AND DRAINAGE IMPROVEMENTS. APPLICATIONS ARE DUE TO THE DEO ON OR BEFORE JUNE 22, 2015

Press Tompkins, County Engineer, stated that the item was the first required hearing for 2014 cycle CDBG grant. He introduced David Fox who would speak on the West Augustine 2014 CDBG.

David Fox, Fred Fox Enterprises, 960 Salt Water Circle, explained how the funding would work and what improvements would be made in the area. Bennett voiced that she would like staff to make specific spending recommendation at the June 2, 2015, BCC meeting.

Greg White, 905 Pearl Street, stated that many changes had occurred in the West Augustine area since 2010. He noted that projects involving infrastructure were monumental to West Augustine.

*Consensus was given to bring specific infrastructure recommendations to the Board at the June 2, 2015, meeting.*

The meeting recessed at 5:24 p.m. and reconvened at 5:34 p.m.

*The board moved to Item 10.*

(05/19/15 - 21 - 4:21 p.m.)

9. PEPPER/SPENCER LITIGATION SETTLEMENT. LITIGATION SETTLEMENT FOR PENDING LITIGATION IN THE MATTER OF: IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, ST. JOHNS COUNTY, CASE NO.: CA08-1383; DIVISION 55; ST. JOHNS COUNTY, PLAINTIFF V. EDITH PEPPER AND DR. LYLE SPENCER, DEFENDANTS

David Migut, Senior Assistant County Attorney, spoke on the settlement agreement and pending litigation. McCormack recommended that the Board not approve the item and asked Migut to explain. Migut summarized the pending litigation matter for the Board. He noted that a potential sale appeared to be less likely and advised the Board not to approve the settlement agreement, but to direct the County Attorney to proceed expeditiously by all lawful means to resolve the public health and safety issues with the subject property.

Ken Reinhold, 3104 Coastal Highway, Vilano Beach, explained the situation regarding his neighbors' litigation issue involving the height of the building, retention walls, and the possible danger to his adjacent property.

(4:29 p.m.) Bennett pointed out that the issue had continued for thirteen years and voiced that the courts, Reinholds', and staff had been devoted to the matter.

(4:30 p.m.) Howard White, Building Official, affirmed that the owners of the property had pulled a permit under the guise of owner/builder exemption. He stated that he had never seen such blatant disregard for local, state, and federal regulations, which resulted in litigation. He explained that the Florida Building Code would stand in purview of the situation with an abandoned building. He noted that the building had been abandoned for ten years and many of the components such as porches, roof, windows, and doors had risen to the level of being unsafe, which was an avenue staff could pursue. Bennett expressed that the County Attorney was recommending that course.

(4:32 p.m.) In response to an inquiry, White stated that county resources had been exhausted in an attempt to bring the building into compliance. He advised that the abatement process allowed demolition of the structures that were out of compliance on the property. Migut explained that the house was not homesteaded and suggested that a forced sale through the Sheriff's Office, allowed under Florida law, could run parallel with the abatement process. White affirmed that time had taken its toll on the structure.

(4:36 p.m.) Johns questioned whether a Homeowners Association existed, which White communicated none existed. McCormack said the goal was owner compliance, which failed. Bennett pointed out that the fill had been placed on the property without Florida Department of Environmental Protection permit.

(4:37 p.m.) Pat Reinhold, 3104 Coastal Highway, noted the dangerous situation to her adjacent property with a possible strong storm and illegal fill.

**(4:41 p.m.) Motion by Bennett, seconded by McClure, carried 5/0, to not approve a Settlement Agreement between St. Johns County and Edith Pepper and Dr. Lyle Spencer and direct staff and the County Attorney's Office to proceed expeditiously by all lawful means to resolve the public health and safety issues at the subject property.**

*The board moved to Item 6.*

(05/19/15 - 22 - 5:34 p.m.)

10. AMENDMENT TO THE FY 2016 ARTS, CULTURE, AND HERITAGE GRANT PROGRAM GUIDELINES. AFTER CONSIDERATION AND RECOMMENDATION BY THE TOURIST DEVELOPMENT COUNCIL, ON JANUARY 20, 2015, THE BCC APPROVED REVISIONS TO THE 2016 ARTS, CULTURE, AND HERITAGE GRANT PROGRAM GUIDELINES, TO REINSTATE MATCHING FUNDS REQUIREMENTS FOR THE ENHANCEMENT PROGRAM EVENT AND THE REENACTMENTS & HISTORIC EVENT CATEGORIES. THE REVISIONS INCLUDED PROVISIONS THAT WOULD ALLOW NOT-FOR-PROFIT ORGANIZATIONS TO USE THE VALUE OF VOLUNTEER HOURS IN FULFILLING A PORTION OF THE MATCHING FUNDS REQUIREMENTS. ON APRIL 20, 2015, THE TOURIST DEVELOPMENT COUNCIL CONSIDERED, AND RECOMMENDED, THAT THE 2016 ARTS, CULTURE, AND HERITAGE GRANT PROGRAM GUIDELINES BE FURTHER AMENDED TO INCLUDE PROCEDURES FOR USING THE VALUE OF VOLUNTEER HOURS TO MEET MATCH REQUIREMENTS AND TO SET THE VALUE OF EACH VOLUNTEER HOUR AT A CASH EQUIVALENT RATE OF \$21.61. IF THE ATTACHED PROPOSED AMENDMENT IS APPROVED BY THE BCC, THE CHANGES WILL BE EFFECTIVE IN THE FY2016 GRANT CYCLE

Glenn Hastings, Executive Director, Tourist Development Council, spoke on the grant program guidelines in regards to volunteer hours to fulfill matching funds requirements.

BJ Kalaidi, 8 Newcomb Street, voiced concern with the rate of cash equivalent value.

**(5:34 p.m.) Motion by Bennett, seconded by Morris, carried 5/0, to amend the FY 2016 Arts, Culture, and Heritage Grant Program Guidelines to establish procedures regarding use of volunteer hours, to fulfill matching funds requirements, and to set the value of each volunteer hour at a cash equivalent rate of \$21.61.**

(05/19/15 - 22 - 5:35 p.m.)

11. PUBLIC HEARING, 5:01 P.M PUBLIC HEARINGS, LDC AMENDMENTS - WEST AUGUSTINE OVERLAY DISTRICT. THIS IS THE FIRST PUBLIC HEARING IN A THREE PART SERIES TO CONSIDER CHANGES TO ARTICLE III "SPECIAL DISTRICTS" OF THE LAND DEVELOPMENT CODE BY ADDING A NEW PART 3.11.00 WEST AUGUSTINE OVERLAY DISTRICT. THIS AMENDMENT SERIES CREATES A LIMITED COMMERCIAL OVERLAY DISTRICT WITHIN THE BOUNDARIES OF THE WEST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY BOUNDARIES ALONG W. KING STREET AND N. VOLUSIA AVENUE. THE WEST AUGUSTINE CRA WAS CREATED IN 2001 IN AN EFFORT TO ENCOURAGE ECONOMIC DEVELOPMENT WITHIN THE COMMUNITY. IN 2004, A CITIZENS VISION PLAN WAS COMPLETED KNOWN AS THE "WEST AUGUSTINE BEYOND TOMORROW" REPORT. THIS LAND DEVELOPMENT CODE AMENDMENT IMPLEMENTS THE VISION PLAN BY SUPPORTING THE CREATION OF A HIGHER INTENSITY MIXED-USE COMMUNITY TO CREATE JOBS, AND A RANGE OF HOUSING OPPORTUNITIES, RETAIL, DINING, AND ENTERTAINMENT USES IN A NEIGHBORHOOD CENTER THAT IS COMPACT AND COMPLEMENTARY TO THE SURROUNDING NEIGHBORHOODS. A MAJORITY OF PROPERTIES ALONG THESE TWO CORRIDORS ARE ZONED ONLY FOR RESIDENTIAL USES AND DO NOT PERMIT COMMERCIAL OR MIXED USES EXCEPT BY REZONING TO PLANNED UNIT DEVELOPMENT. THE PROPOSED COMMERCIAL OVERLAY DISTRICT ALLOWS COMMERCIAL AND MIXED USE DEVELOPMENT BY RIGHT ALONG THE WEST KING ST., N. VOLUSIA AVE.,

CR 214 AND HOLMES BOULEVARD CORRIDORS IN AN EFFORT TO PROMOTE ECONOMIC VITALITY AND INDEPENDENCE WITHIN THE AREA. ADDITIONALLY, NEW ADDITIONAL USES ARE PROPOSED TO BE IMPLEMENTED WITHIN THE WEST AUGUSTINE OVERLAY DISTRICT

Proof of publication of the notice of hearings on land ordinances, was received, having been published in *The St. Augustine Record* on May 7, 2015.

Joseph Cearley, Special Projects Manager, spoke about the LDC amendments involving the West Augustine Overlay District. He reviewed existing zoning, residential, vacant lots, FLUM, functionality, and sub-area boundary map. He summarized the amendments to include; increased the number of commercial uses, promoting economic development within the Overlay District, streamlined approval process for most commercial and residential uses, flexible design standards, clarified special use permit language, certain exemptions for rooftop structures, and General Commercial allowed on Holmes Boulevard.

(5:47 p.m.) Bennett asked that language be reviewed concerning speaker boxes. Cearley said staff would review the space between speaker boxes and residential property. McClure voiced concern with commercial being located near Murray Middle School and Webster Elementary School. In response to an inquiry from Smith, Cearley stated that staff would review commercial being placed near the proposed SR313 area.

(5:50 p.m.) Robert Nimmons, 871 West 9<sup>th</sup> Street, CRA Economic Development Chair, noted that a commercial wish list for the Overlay District had been developed by the CRA representatives.

Greg White, 905 Pearl Street, thanked Bennett for her initial vision for the West Augustine Overlay District. He voiced that Cearley had been great assistance with the project.

Willie Cooper, Sr., 465 South Volusia Street, spoke in favor of the possible commercial development in the West Augustine area.

Dwala Willis, 895 South Orange Street, said she was excited because the project was a large piece of the puzzle for completing revitalization and improvements in West Augustine.

(5:57 p.m.) Karen Taylor, 77 Saragossa Street, representing Florida Memorial University, stated that the University owned 340 acres in the area who had developed a Master Plan in 2005 and planned to be a part of the development and redevelopment of West Augustine.

(6:01 p.m.) BJ Kalaidi, 8 Newcomb Street, questioned whether any development with the University would occur and be paying taxes or remain a non-profit entity. She said she was happy development was moving forward in West Augustine.

(6:03 p.m.) **Smith announced a second public hearing before the Board of County Commissioners on June 16, 2015.**

*Items 12 and 13 were heard together.*

(05/19/15 - 24 - 6:05 p.m.)

12. PUBLIC HEARING, FIRST READING OF ORDINANCE REGULATING THE USE OF THE TREASURE BEACH CANALS. THIS ORDINANCE INCORPORATES EXISTING REGULATIONS LOCATED IN ORDINANCES 97-54 AND 99-7 REGARDING THE TREASURE BEACH CANALS, AND ADDS A

PROVISION REQUIRING ANY PROPERTY OWNER WHOSE BULKHEAD FAILS TO CLEAN UP ANY DEBRIS THAT ENTERS THE CANALS AS A RESULT OF SUCH FAILURE. ADDITIONALLY, THIS ORDINANCE PROHIBITS LIVING ABOARD ANY BOAT LOCATED ON THE CANALS. ORDINANCES 97-54 AND 99-7, WHICH CONTAIN THE EXISTING REGULATIONS, WILL BE REPEALED, AND ALL REGULATIONS REGARDING THE USE OF THE TREASURE BEACH CANALS WILL BE LOCATED IN A SINGLE ORDINANCE. THIS IS THE FIRST READING OF THE PROPOSED ORDINANCE. THE SECOND READING AND PROPOSED ENACTMENT WILL BE SCHEDULED FOR A LATER DATE

(05/19/15 - 24 - 6:05 p.m.)

13. PUBLIC HEARING, FIRST READING OF TREASURE BEACH NO WAKE ZONE ORDINANCE. THIS ORDINANCE WILL ESTABLISH AN IDLE SPEED, NO WAKE ZONE RESTRICTING BOAT SPEEDS THROUGHOUT THE ENTIRETY OF THE TREASURE BEACH CANALS. THIS IS THE FIRST READING OF THE PROPOSED ORDINANCE. THE SECOND READING AND PROPOSED ENACTMENT WILL BE SCHEDULED FOR A LATER DATE

David Migut, Senior Assistant County Attorney, spoke on the Treasure Beach bulkhead and the change in boat speed restricted areas in canals. He explained the MSBU involved with the canals in Treasure Beach. He noted that the Fish and Wildlife Conservation Commission had changed their regulations. He said the canals had recently been dredged and the proposed ordinance would establish a slow speed/minimum wake zone on the canals. He pointed out that enforcement would be handled by the Sheriff's Department and Florida Department of Environmental Protection and would include civil penalties.

(6:12 p.m.) Discussion ensued in regards to floating docks and boating area.

(6:17 p.m.) John Delaney, 240 Treasure Beach Road, spoke about location of a personal boat on the canal. He asked for further research on the intent of the original ordinance requirements on location of personal watercraft.

McCormack asked Delaney to contact him and meet to review his opinion on the matter and to review his suggestions. Migut noted that both items would return to the Board on June 16, 2015.

(05/19/15 - 25 - 6:23 p.m.)

#### COMMISSIONERS' REPORTS

##### Commissioner Johns

No report.

##### Commissioner Smith

Smith noted that the Investing in Kids gathering would be held on May 28, 2015, at 5:00 p.m. at the Hastings Library.

##### Commissioner Bennett:

Bennett requested consensus to send letters of support for grants involving the Lighthouse.

*Consensus was given.*



Commissioner Morris

No report.

Commissioner McClure

No report.

(05/19/15 - 25 - 6:24 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

No report.

(05/19/15 - 25 - 6:24 p.m.)  
COUNTY ATTORNEY'S REPORT

No report.

(05/19/15 - 25 - 6:25 p.m.)  
CLERK OF COURT'S REPORT

No report.

(05/19/15 - 25 - 6:25 p.m.)  
ADJOURN

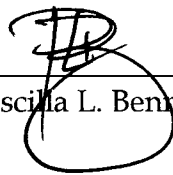
With there being no further business to come before the Board, Bennett adjourned the meeting at 6:25 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 519883, totaling \$16,239.51 (4/29/15)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 519884-519898, totaling \$280,039.34 (4/30/15)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 519899-519912, totaling \$4,938.19 and Voucher Register, Voucher Nos. 20668-20669, totaling \$450 (5/01/15)
4. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 20670-20672, totaling \$11,771.01 (5/01/15)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 519913-520142, totaling \$677,152.20 and Voucher Register, Voucher Nos. 20673-20730, totaling \$1,063,691.84 (5/05/15)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 520143-520172, totaling \$59,749.12 and Voucher Register, Voucher Nos. 20731-20742, totaling \$15,509.42 (5/06/15)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 520173-520176, totaling \$169,215.11 (5/08/15)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 520177-520448, totaling \$1,040,591.06 and Voucher Register, Voucher Nos. 20743-20793, totaling \$671,992.16 (5/12/15)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 520449-520452, totaling \$4,268 and Voucher Register, Voucher Nos. 20794-20802, totaling \$9,192 (5/13/15)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 520453-520454, totaling \$174 (5/13/15)

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

