

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JUNE 2, 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  
Natasha McGee, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Jerry Cameron, Assistant County Administrator; Paolo Soria, and Assistant County Attorney

(06/02/15 - 1 - 9:02 a.m.)  
CALL TO ORDER

Bennett called the meeting to order.

(06/02/15 - 1 - 9:02 a.m.)  
ROLL CALL

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

(06/02/15 - 1 - 9:02 a.m.)  
INVOCATION

Pastor Anthony Guadalupe, Rebirth Church, gave the invocation.

(06/02/15 - 1 - 9:03 a.m.)  
PLEDGE OF ALLEGIANCE

Bennett led the Pledge of Allegiance.

(06/02/15 - 1 - 9:04 a.m.)  
PRESENTATION RECOGNIZING THE 2015 TRANSPORTATION RODEO WINNERS

Wanchick provided a brief description of the 2015 St. Johns County Transportation Rodeo and introduced the rodeo video, *Exhibit A*. (9:07 a.m.) Lois Thomas, St. Johns County Safety Officer, Risk Management, presented trophies to the rodeo winners. (9:10 a.m.) Wanchick expressed his appreciation to Gary Mackey and the St. Johns County Safety Team for coordinating the event.

(06/02/15 - 2 - 9:11 a.m.)

PROCLAMATION PROCLAIMING JUNE 1-5, 2015, AS CODE ENFORCEMENT WEEK

Smith presented the proclamation. (9:15 a.m.) James Acosta, Code Enforcement Supervisor, expressed his appreciation to his staff.

(9:16 a.m.) Rebecca Lavie, Assistant County Attorney, entered the meeting.

(06/02/15 - 2 - 9:17 a.m.)

ACCEPTANCE OF PROCLAMATION

**Motion by McClure, seconded by Smith, carried 5/0, to accept the proclamation.**

(06/02/15 - 2 - 9:17 a.m.)

PUBLIC COMMENT

(9:18 a.m.) Dr. Michel Pawlowski, 216 10<sup>th</sup> Street, spoke on the County/Sheriff's training facility [PUD 2014-16, St. Johns County Training Facility], and referenced an article in *The St. Augustine Record* "St. Augustine Police Department Officers Among First Graduates of Criminal Justice Academy," *Exhibit A*.

(9:21 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, expressed his appreciation to the St. Johns County School District.

(06/02/15 - 2 - 9:24 a.m.)

DELETIONS TO CONSENT AGENDA

Bennett requested that Consent Agenda Item 15 be pulled and placed on the Regular Agenda as Item A1.

(9:24 a.m.) McClure requested that Consent Agenda Items 9 and 10 be pulled and placed on the Regular Agenda as Items 14 and 15.

(06/02/15 - 2 - 9:25 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to adopt **Resolution No. 2015-159**, setting a public hearing date of July 21, 2015, at 9:00 a.m., to hear a request for the vacation of a portion of Shea Lane

**RESOLUTION NO. 2015-159**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF JULY 21, 2015, A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF SHEA LANE**

2. Motion to adopt **Resolution No. 2015-160**, approving the final plat for Marshall Creek DRI, Unit EV-4/EV-5B

**RESOLUTION NO. 2015-160**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR MARSHALL CREEK DRI, UNIT EV-4/EV-5B**

3. Motion to adopt **Resolution No. 2015-161**, approving the petition to vacate a portion of the Hastings Heights plat

**RESOLUTION NO. 2015-161**

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

4. Motion to adopt **Resolution No. 2015-162**, approving the final plat for Crossings at Bartram Entrance

**RESOLUTION NO. 2015-162**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR CROSSINGS AT BARTRAM ENTRANCE**

5. Motion to adopt **Resolution No. 2015-163**, approving the terms, provisions, conditions, and requirements of the Agreement allowing for the construction and maintenance of County Road 2209, from north of North Arabella Way to south of Russell Sampson Road, as well as the construction of an elevated pedestrian walkway, which will cross CR 2209; and authorizing the county administrator, or designee, to execute the agreement, along with any supplemental documentation, on behalf of the County

**RESOLUTION NO. 2015-163**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND ST. JOHNS COUNTY, FLORIDA, REGARDING THE CONSTRUCTION AND MAINTENANCE OF COUNTY ROAD 2209, FROM NORTH OF NORTH ARABELLA WAY TO SOUTH OF RUSSELL SAMPSON ROAD, AS WELL AS THE CONSTRUCTION OF AN ELEVATED PEDESTRIAN WALKWAY, WHICH WILL CROSS COUNTY ROAD 2209; PROVIDING FOR THE EFFECT OF RECITALS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT AND SUPPLEMENTAL DOCUMENTATION; PROVIDING FOR CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE**

6. Motion to adopt **Resolution No. 2015-164**, authorizing an Easement Application to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, for an Easement for Utilities for water and sewer service, located at Butler Beach Park West

RESOLUTION NO. 2015-164

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING AN EASEMENT APPLICATION TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, FOR AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE, LOCATED AT BUTLER BEACH PARK WEST

7. Motion to adopt **Resolution No. 2015-165**, accepting an Easement for Utilities for an existing water line behind residences off Palmera Drive in Ponte Vedra

RESOLUTION NO. 2015-165

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR AN EXISTING WATER LINE OFF PALMERA DRIVE EAST IN PONTE VEDRA

8. Motion to adopt **Resolution No. 2015-166**, authorizing the chair of the Board, on behalf of the County, to execute and deliver a County Deed to the State of Florida Department of Transportation conveying right-of-way along State Road No. 207

RESOLUTION NO. 2015-166

A RESOLUTION OF 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 A COUNTY DEED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, CONVEYING RIGHT-OF-WAY ALONG STATE ROAD NO. 207

*(Item 9 was pulled and placed on the Regular Agenda as Item 14.)*

9. Motion to authorize the county administrator, or his designee, to purchase four Glaval Cutaway Transit Vehicles (buses) from FDOT Public Transit Office Transit Research Inspection Procurement Services Contract No. TRIPS-11-CA-GB from Getaway Bus, Inc., in the amount of \$457,704

*(Item 10 was pulled and placed on the Regular Agenda as Item 15.)*

10. Motion to authorize the county administrator, or his designee, to enter into negotiations with Larsen Golf, the number one ranked firm, for St. Johns Golf Club Master Plan and Architectural Design Services, as provided in RFQ No. 15-11R
11. Motion to adopt **Resolution No. 2015-167**, approving the terms, conditions, and requirements of the Contract Extension Agreement between St. Johns County, Florida, and Family Support Services of North Florida, Inc., and authorizing the county administrator, or designee, to execute the Contract Extension Agreement on behalf of the County

RESOLUTION NO. 2015-167

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT EXTENSION AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND FAMILY SUPPORT SERVICES OF NORTH FLORIDA, INC., AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE CONTRACT EXTENSION AGREEMENT ON BEHALF OF THE COUNTY

12. Motion to adopt **Resolution No. 2015-168**, approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida, and Community Based Care of Central Florida, Inc., and authorizing the county administrator, or designee, to execute the Agreement on behalf of the County

RESOLUTION NO. 2015-168

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND COMMUNITY BASED CARE OF CENTRAL FLORIDA, INC., AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE CONTRACT EXTENSION AGREEMENT ON BEHALF OF THE COUNTY

13. Motion to adopt **Resolution No. 2015-169**, approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida, and Family Support Services of North Florida, Inc., and authorizing the county administrator, or designee, to execute the Agreement on behalf of the County

RESOLUTION NO. 2015-169

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND FAMILY SUPPORT SERVICES OF NORTH FLORIDA, INC., AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE CONTRACT EXTENSION AGREEMENT ON BEHALF OF THE COUNTY

14. Motion to adopt **Resolution No. 2015-170**, authorizing the county administrator or designee, on behalf of the St. Johns County Public Library System, to submit an application, and any other associated paperwork, for a National Historical Publications and Records Commission Grant in the amount of \$34,502, on behalf of the Hastings Library

RESOLUTION NO. 2015-170

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, ON BEHALF OF THE ST. JOHNS COUNTY PUBLIC LIBRARY SYSTEM, TO SUBMIT AN APPLICATION, AND ANY OTHER ASSOCIATED PAPERWORK, FOR A NATIONAL HISTORICAL PUBLICATIONS AND RECORDS COMMISSION GRANT IN THE AMOUNT OF \$34,502 FROM THE NATIONAL HISTORICAL PUBLICATIONS AND RECORDS COMMISSION

*(Item 15 was pulled and placed on the Regular Agenda as Item A1.)*

15. Motion to support a Transportation Exception Plan, for children and adolescents, as submitted by Flagler Hospital to the Florida Department of Children and Families
16. Motion to approve the Cash Requirement Report
17. Approval of Minutes:
  - April 21, 2015, Regular Meeting

(06/02/15 - 6 - 9:26 a.m.)

APPROVAL OF REGULAR AGENDA

Bennett noted the revised Agenda. Wanchick requested to add Regular Agenda Item 11: Vacation 14-02, Belden Court; Regular Agenda Item 12: Final Plat 2015-03, Samara Lakes, Parcel C, Phase Four A; and Regular Agenda Item 13: Request for deferment of impact fees for St. Augustine Youth Services (Mobile Crisis Team modular office). Wanchick also requested that Regular Agenda Item 4 be pulled and rescheduled to a date certain, June 16, 2015. (9:27 a.m.) Bennett requested to move Regular Agenda Item 13 to A2.

(9:28 a.m.) **Motion by Johns, seconded by McClure, carried 5/0, to approve the Regular Agenda, as amended.**

*(Formerly Consent Agenda Item 15.)*

(06/02/15 - 6 - 9:28 a.m.)

- A1. RESOLUTION SUPPORTING A TRANSPORTATION EXCEPTION PLAN FOR CHILDREN AND ADOLESCENTS, SUBMITTED BY FLAGLER HOSPITAL TO THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES

Jerry Cameron, Assistant County Administrator, presented details of the proposed resolution; discussion ensued.

(9:33 a.m.) **Motion by Bennett, seconded by Morris, carried 5/0, to adopt Resolution No. 2015-171, supporting a Transportation Exception Plan, for children and adolescents, as submitted by Flagler Hospital to the Florida Department of Children and Families.**

RESOLUTION NO. 2015-171

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SUPPORTING A TRANSPORTATION EXCEPTION PLAN, FOR CHILDREN AND ADOLESCENTS, SUBMITTED BY FLAGLER HOSPITAL TO THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES

(Formerly Regular Agenda Item 13.)

(06/02/15 - 7 - 9:33 a.m.)

A2. REQUEST FOR DEFERMENT OF IMPACT FEES FOR A PERIOD OF TWO-AND-A-HALF YEARS FOR THE MOBILE CRISIS TEAM MODULAR OFFICE

Suzanne Konchan, Director of Growth Management, presented details of the proposed request. Discussion ensued on the size of the temporary modular office and permanent building.

(9:36 a.m.) Schuyler Siefker, Executive Director, St. Augustine Youth Services, gave an overview of the modular office needed to support the Mobile Crisis Team, which assesses children who have behavioral health issues. Discussion ensued on Baker Act statistics and the current location of St. Augustine Youth Services staff.

(9:38 a.m.) McCormack suggested the addition of language to the motion: "*finding a public purpose.*"

(9:39 a.m.) Wanchick noted administration supported the proposed request.

(9:39 a.m.) McClure questioned staff on impact fees for modular buildings.

**(9:41 a.m.) Motion by Bennett, seconded by Morris, carried 5/0, to approve deferment of impact fees for a period of two-and-a-half years for the Mobile Crisis Team Modular Office, finding a public purpose.**

(06/02/15 - 7 - 9:41 a.m.)

1. ANSBACHER LAW, P.A ECONOMIC DEVELOPMENT INCENTIVE APPLICATION. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED AN APPLICATION FROM ANSBACHER LAW (APPLICANT) REQUESTING ECONOMIC DEVELOPMENT INCENTIVES TO CONSTRUCT A 10,800 SQUARE FOOT OFFICE BUILDING TO SERVE AS ITS NEW ST. AUGUSTINE LAW OFFICE. IF APPROVED, THE PROPOSED NEW OFFICE IS ANTICIPATED TO BE CONSTRUCTED AT 1650 US1 SOUTH, WITHIN THE CITY OF ST. AUGUSTINE. THE COMPANY PROPOSES TO HIRE 10 TO 13 NEW EMPLOYEES IN ST. JOHNS COUNTY AT AN AVERAGE WAGE OF \$60,385 WITHIN THE FIRST TWO YEARS, AND POSSIBLY CONSIDER RELOCATION OF THE HEADQUARTERS FROM JACKSONVILLE TO ST. AUGUSTINE. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$24,363, WITH AN ESTIMATED ANNUAL PAYOUT OF \$12,181

Melissa Glasgow, Director of Economic Development, presented details of the proposed incentive application. She noted the project scored six points under the new industry category of the County's Business Incentive Program. Discussion ensued on the net benefit and the future possibility of assisting the City of St. Augustine in the implementation of an economic development incentive ordinance.

(9:48 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in opposition of the proposed incentive application.

(9:50 a.m.) BJ Kalaidi, 8 Newcomb Street, presented a map, *Exhibit A*, and spoke in opposition of the proposed incentive application.

(9:52 a.m.) Morris and McClure spoke in favor of the proposed incentive application.

(9:54 a.m.) **Motion by McClure, seconded by Morris, carried 5/0, to instruct the county attorney to draft an Economic Development Grant Agreement for Ansbacher Law to construct a 10,800 +/- square foot office building and place the proposed Grant Agreement for consideration by the Board at a later regularly scheduled meeting.**

(06/02/15 - 8 - 9:55 a.m.)

2. PUBLIC HEARING, LMA 2015-01, HISTORIC LANDMARK DESIGNATION FOR HARTLEY'S STORE. ST. JOHNS COUNTY LAND DEVELOPMENT CODE SEC. 3.01.03 APPLIES COUNTY-WIDE AND ESTABLISHES PROCEDURES FOR APPLICATION TO, AND REVIEW BY, THE CULTURAL RESOURCES REVIEW BOARD AND THE BCC FOR PROPERTIES SEEKING A COUNTY LANDMARK DESIGNATION. THIS HISTORIC DESIGNATION CONTRIBUTES TO STIMULATING BUSINESS INVESTMENT FOR COMMERCIAL PROJECTS AND HIGHER PROPERTY VALUE RETENTION FOR RESIDENTIAL NEIGHBORHOODS. THE CURRENT APPLICATION WAS SUBMITTED ON MARCH 5, 2015, AND PRESENTED TO THE CULTURAL RESOURCES REVIEW BOARD IN A PUBLIC HEARING ON MAY 4, 2015. THE CULTURAL RESOURCES REVIEW BOARD VOTED UNANIMOUSLY TO RECOMMEND ST. JOHNS COUNTY HISTORIC LANDMARK DESIGNATION FOR HARTLEY'S STORE, TO THE BOARD OF COUNTY COMMISSIONERS

Proof of publication of the notice of public hearing on LMA 2015-01, Historic Landmark designation for Hartley's store, was received, having been published in *The St. Augustine Record* on April 21, 2015.

Kaitlin Dorn, Growth Management, Environmental Division, presented details of the proposed landmark designation application, via PowerPoint.

(10:01 a.m.) Annett Holly, applicant, 564 Magnolia Avenue, presented personal details of the proposed landmark designation application.

(10:08 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in favor of the proposed landmark designation application.

(10:09 a.m.) **Motion by Johns, seconded by McClure, carried 5/0, to issue Order No. 2015-1, granting St. Johns County Historic Landmark designation to Hartley's Store, located at 2040 State Road 13, adopting findings of fact 1-4 to support the motion.**

#### ORDER NO. 2015-1

#### ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING LANDMARK DESIGNATION FOR HARTLEY'S STORE

The meeting recessed at 10:10 a.m. and reconvened at 10:19 a.m., with Lavie no longer in attendance.



(06/02/15 - 9 - 10:20 a.m.)

3. PUBLIC HEARING, MAJMOD 2014-18, GRAFFT'S LANDING. THIS IS A PUBLIC HEARING FOR MAJMOD 2014-18, KNOWN AS GRAFFT'S LANDING, A REQUEST TO EXTEND THE PUD PHASING BY FIVE YEARS. STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON THE PROPOSAL'S CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF MIXED-USE, AND COMPATIBILITY WITH SURROUNDING PROPERTIES. PLEASE REFER TO THE STAFF REPORT FOR ADDITIONAL DETAILS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON MAY 7, 2015, AND RECOMMENDED APPROVAL BY A VOTE OF 7-0

Proof of publication of the notice of public hearing on MAJMOD 2014-18, Grafft's Landing, was received, having been published in *The St. Augustine Record* on April 22, 2015.

Johns disclosed ex parte communication with the applicant.

Rebecca Carr, Planner, presented details of the MAJMOD 2014-08, Grafft's Landing, via PowerPoint.

(10:22 a.m.) Karen Taylor, 77 Saragossa Street, representing the applicant, referenced Master Development Plan (MDP) maps, *Exhibit A*, and noted setbacks and buffers.

(10:25 a.m.) **Motion by Bennett, seconded by McClure, carried 5/0, to enact Ordinance No. 2015-34, MAJMOD 2014-18, Grafft's Landing, adopting findings of fact 1-6 to support the motion.**

#### ORDINANCE NO. 2015-34

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE GRAFFT'S LANDING PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2005-79, AS AMENDED; MAKING FINDING OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

*(Item 4 was pulled and rescheduled to June 16, 2015.)*

(06/02/15 - 9 - 10:25 a.m.)

4. PUBLIC HEARING, REZ 2015-06, DOBBS ROAD WAREHOUSE. THIS IS A PUBLIC HEARING FOR REZ 2015-06, KNOWN AS DOBBS ROAD WAREHOUSE, A REQUEST TO REZONE PROPERTY FROM INDUSTRIAL WAREHOUSE WITH CONDITIONS (IW) TO INDUSTRIAL WAREHOUSE (IW) IN ORDER TO REMOVE THE CONDITIONS. STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON THE PROPOSAL'S CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF MIXED-USE AND COMPATIBILITY WITH SURROUNDING PROPERTIES. PLEASE REFER TO THE STAFF REPORT FOR ADDITIONAL DETAILS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON MAY 7, 2015, AND UNANIMOUSLY RECOMMENDED APPROVAL

(06/02/15 - 10 - 10:25 a.m.)

5. PUBLIC HEARING, NINE MILE GANG DEVELOPMENT AGREEMENT TERMINATION (DEVAGRMOD 2013-03). THE NINE MILE GANG DEVELOPMENT AGREEMENT (DEVAGREE 2009-03) WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON JULY 20, 2010, TO DEMONSTRATE FINANCIAL FEASIBILITY FOR PUBLIC INFRASTRUCTURE FOR THE NINE MILE GANG COMPREHENSIVE PLAN AMENDMENTS (CPA). THE REQUEST SEEKS TO TERMINATE THE AGREEMENT BASED ON THE RESULTS OF THE RECENT APPLICATION FOR CONCURRENCY DETERMINATION (CONMAJ 2014-19) FOR THE REVISED PLAN OF DEVELOPMENT (BANNON LAKES PUD), CONSISTING OF 849 SINGLE-FAMILY UNITS, 150 MULTI-FAMILY UNITS, 105,000 SQ. FT. OF RETAIL SPACE AND 15,000 SQ. FT. OF OFFICE SPACE. THE DEVELOPMENT AGREEMENT IS PROPOSED TO BE REPLACED BY A PROPORTIONATE FAIR SHARE AGREEMENT (PFS AGREE 2015-01) TO MITIGATE TRANSPORTATION IMPACTS, A SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT TO MITIGATE SCHOOL IMPACTS, AND A SEPARATE UTILITY AGREEMENT TO ADDRESS UTILITY INFRASTRUCTURE NEEDS. TWO PUBLIC HEARINGS ARE REQUIRED TO MODIFY OR TERMINATE A DEVELOPMENT AGREEMENT. THIS IS THE FIRST OF TWO REQUIRED PUBLIC HEARINGS. THE SECOND PUBLIC HEARING IS SCHEDULED FOR JUNE 16, 2015

Proof of publication of the notice of public hearing on DEVAGRMOD 2013-03, Nine Mile Gang Development Agreement Termination, was received, having been published in *The St. Augustine Record* on May 18, 2015.

Phong Nguyen, Transportation Development Manager, announced the second required public hearing was scheduled on June 16, 2015, and presented details of the DEVAGRMOD 2013-03, Nine Mile Gang Development Agreement Termination, via PowerPoint.

(10:31 a.m.) Discussion ensued on proportionate share mitigation transportation deficiencies costs, proposed transportation improvements, developer obligation, and statutory changes.

(10:54 a.m.) Ellen Avery-Smith, 100 Whetstone Place, Rogers Towers, representing the property owner, gave a brief history of the previous development agreement and outlined the total proportionate share obligation for the proposed project.

(10:58 a.m.) Discussion ensued on the current law regarding the total proportionate share obligation for the proposed project, previous development agreement transportation improvements, school concurrency, and park space.

(11:03 a.m.) BJ Kalaidi, 8 Newcomb Street, expressed her appreciation to McClure for asking questions regarding the proposed request.

(11:07 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in opposition of the proposed termination agreement.

(11:09 a.m.) McClure spoke on park space.

(11:10 a.m.) Johns announced the date of the second required public hearing: June 16, 2015.

(This item was inadvertently approved at the June 2, 2015, meeting. The Item will be approved, accordingly, at the June 16, 2015, BCC meeting.)

(06/02/15 - 11 - 11:11 a.m.)

6. PUBLIC HEARING, CPA (SS) 2015-01, T'S LEARNING CENTER. THIS IS A REQUEST TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO INTENSIVE COMMERCIAL (IC) FOR APPROXIMATELY 2.37 ACRES OF LAND LOCATED AT 11300 US 1 NORTH. THE SUBJECT PROPERTY IS VACANT AND ZONED COMMERCIAL INTENSIVE (CI). THE APPLICANT IS REQUESTING THE AMENDMENT TO BRING THE FUTURE LAND USE MAP INTO CONFORMITY WITH THE ZONING. THE IC FUTURE LAND USE MAP DESIGNATION IS CONSISTENT WITH THE CI ZONING. THE CI ZONING ALLOWS HIGHWAY COMMERCIAL AND HIGH INTENSITY COMMERCIAL USES WITH LARGE OFFICES, INSTITUTIONAL AND TOURIST-ORIENTED USES AND AT THIS TIME, THE APPLICANT IS PROPOSING A 13,000 SQUARE FOOT DAY CARE CENTER AND 12,000 SQUARE FEET OF RETAIL COMMERCIAL. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 7-0 VOTE, AT ITS APRIL 16, 2015, MEETING

Proof of publication of the notice of public hearing on CPA (SS) 2015-01, T's Learning Center, was received, having been published in *The St. Augustine Record* on April 1, 2015.

Teresa Bishop, AICP, Planning Division Manager, presented details of the CPA (SS) 2015-01, T's Learning Center, via PowerPoint.

(11:15 a.m.) **Motion by Morris, seconded by Smith, carried 5/0, to enact Ordinance No. 2015-35, CPA (SS) 2015-01, T's Learning Center, adopting Findings of Fact 1-3 to support the motion.**

#### ORDINANCE NO. 2015-35

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 RURAL/SILVICULTURE (R/S) TO INTENSIVE COMMERCIAL (IC) ON APPROXIMATELY 2.37 ACRES OF LAND LOCATED AT 11300 US HIGHWAY 1 NORTH; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(06/02/15 - 11 - 11:15 a.m.)

7. PUBLIC HEARING, PUD 2014-15, LAKES AT MILL CREEK PLANTATION. THIS IS A REQUEST TO REZONE 39.99 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A MAXIMUM OF SEVENTY-THREE SINGLE-FAMILY RESIDENTIAL DWELLING UNITS. THE PROPERTY IS LOCATED WEST OF LONGLEAF PINE PARKWAY AND EAST OF RUBICON DRIVE ON THE NORTH SIDE OF GREENBRIAR RD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF PUD 2014-15, BY A UNANIMOUS VOTE OF 7-0, AT THE MAY 7, 2015, MEETING

Proof of publication of the notice of public hearing on PUD 2014-15, Lakes at Mill Creek Plantation, was received, having been published in *The St. Augustine Record* on April 22, 2015.

Johns disclosed ex parte communication with the applicant/representative of the applicant.

(11:16 a.m.) Danielle Handy, Senior Planner, presented details of the PUD 2014-15, Lakes at Mill Creek Plantation, via PowerPoint, and noted one waiver.

(11:21 a.m.) Bennett questioned Suzanne Konchan, Director of Growth Management, on the Mixed Use District and density requirements; discussion ensued.

(11:28 a.m.) Doug Burnett, 509 Anastasia Boulevard, St. Johns Law Group, representing the applicant, gave an overview of the proposed project, noting the contiguous wetland. Discussion ensued on the Rubicon Drive entrance/access and on the right-of-way dedication.

(11:35 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in opposition to utility taxation from Jacksonville Electric Authority (JEA).

(11:36 a.m.) **Motion by Johns, seconded by Smith, carried 5/0, to enact Ordinance No. 2015-36, PUD 2014-15, Lakes at Mill Creek Plantation, adopting findings of fact 1-9 to support the motion.**

#### ORDINANCE NO. 2015-36

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

The meeting recessed at 11:37 a.m. and reconvened at 11:48 a.m.

(06/02/15 - 12 - 11:48 a.m.)

8. PUBLIC HEARING, PUD 2014-12, LAKES AT PONTE VEDRA. THIS IS A REQUEST TO REZONE 22.52 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A MAXIMUM OF SIXTY-EIGHT SINGLE-FAMILY RESIDENTIAL DWELLING UNITS. THE PROPERTY IS LOCATED NORTH OF LINKSIDE CIRCLE AND SOUTHWEST OF MARSH COVE DRIVE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF PUD 2014-12, BY A VOTE OF 6-1, AT THE APRIL 16, 2015, MEETING

Proof of publication of the notice of public hearing on PUD 2014-12, Lakes at Ponte Vedra, was received, having been published in *The St. Augustine Record* on May 18, 2015.

Bennett disclosed ex parte communication with homeowners' associations to the north of the subject property. She stated there were no objections to the development. Morris disclosed ex parte communication with Bob Golitz, representing a neighboring homeowners' association, concerning traffic and maintenance of a private roadway. Johns disclosed ex parte with the applicant.

(11:49 a.m.) Danielle Handy, Senior Planner, presented details of the PUD 2014-12, Lakes at Ponte Vedra, via PowerPoint, and noted the proposed buffers, five waivers, and letters of opposition.

(12:02 p.m.) McClure questioned Handy on the access point of the subject property.

(12:04 p.m.) Tony Robbins, Senior Planner with PROSSER, 13901 Sutton Park Drive South, Jacksonville, Florida, representing the applicant, gave an overview of the proposed project. He also reviewed the Planning and Zoning agency's caveats: 1) execution of private maintenance agreements, 2) construction of sidewalks along Marsh Cove Drive, 3) prohibition of burning of trees or brush, and 4) exploration of alternative haul routes.

(12:11 p.m.) Johns questioned Jennifer Urcan, Engineer with PROSSER, 13901 Sutton Park Drive South, Jacksonville, Florida, on stormwater discharge.

(12:12 p.m.) Jack McHerron, 7026 Cypress Bridge Drive North, President of Ponte Lakes Master Association, spoke in favor of the development. He noted the maintenance agreement, right-of-way, and access points.

(12:16 p.m.) Shirley Eason, 182 Vista Grande Drive, presented maps, pictures, and an email with a signed petition regarding the request to keep a natural tree line buffer, *Exhibit A*.

(12:20 p.m.) Herb Fischer, 240 North Wind Court, spoke on traffic impacts, including hurricane evacuation routes.

(12:21 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in favor of the natural tree line buffer requested by Eason.

(12:24 p.m.) Robbins responded to public comment regarding traffic impacts. He presented a map, *Exhibit B*, and spoke on the preservation of the natural tree line buffer. He also spoke on school concurrency.

(12:29 p.m.) Discussion ensued between Morris and Robbins on the unsigned maintenance agreement, preservation of the natural tree line buffer, and funding for the traffic study. (12:31 p.m.) Discussion ensued between McClure and Robbins on the maximum yield on the number of units and on waivers. Robbins presented maps, *Exhibit C*, and responded to McClure's question regarding waivers.

(12:38 p.m.) **Motion by Morris, seconded by Bennett, carried 5/0, to enact Ordinance No. 2015-37, PUD 2014-12, Lakes at Ponte Vedra, adopting findings of fact 1-9 to support the motion.**

#### ORDINANCE NO. 2015-37

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

(12:38 p.m.) Lavie entered the meeting.

(06/02/15 - 14 - 12:39 p.m.)

9. FIRST READING OF PROPOSED TOWING ORDINANCE. THE PROPOSED ORDINANCE UPDATES CERTAIN OUTDATED PROVISIONS OF THE COUNTY'S CURRENT TOWING ORDINANCE, BRINGING IT IN LINE WITH THE REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE. THE PROPOSED SECOND READING AND ENACTMENT OF THE PROPOSED TOWING ORDINANCE IS SCHEDULED FOR THE BOARD OF COUNTY COMMISSIONERS MEETING OF JUNE 16, 2015

Rebecca Lavie, Assistant County Attorney, presented details of the proposed towing ordinance, via PowerPoint, and noted four proposed revisions: 1) change the title of the ordinance to the St. Johns County Wrecker Ordinance, 2) reexamine whether it is necessary to require three inside spaces that are exclusively dedicated to inside storage (as opposed to allowing those spaces to be used for other purposes when not needed for storage), 3) change all references to "the Division" in the ordinance to "law enforcement", and 4) revise the maximum mileage rates for nonconsensual tows to include the first ten miles towed.

(12:45 p.m.) McClure questioned Lavie on the definition of trespass tow, under Section 4(E), and the language under Section 6(H). McCormack recommended clarifying the language on both sections.

(12:48 p.m.) Johns questioned Lavie on who initiated the ordinance modifications. Lavie stated that the modifications were initiated in response to a citizen request that was believed to be affiliated with a local towing company.

(12:49 p.m.) Discussion ensued on a taxi/vehicle for hire ordinance and regulations.

(12:52 p.m.) Greg Gaylord, 2130 SR 16, spoke on the rate structure for towing and wrecker services, maximum mileage rates for nonconsensual tows, and documenting the condition of a vehicle prior to towing. He requested the ability to have a rate structure or open ticket item, for clearance on Class C and Class D vehicles greater than 80,000 pounds, explaining that if large equipment was used for clearance, general commercial rates would apply. He suggested the following language addition: "additional equipment brought to the accident scene for quick clearance."

(12:55 p.m.) Riad Chatila, Complete Automotive, concurred with Gaylord's comments and requested a workshop regarding details of the ordinance. McCormack stated the attorney's office would be available for discussion.

(12:57 p.m.) Harry Cantrell, 9401 Old Kings Road South, Jacksonville, Florida, Harry's Towing, spoke in favor of the proposed ordinance.

(12:58 p.m.) Bennett announced the date of the second public hearing: July 21, 2015.

The meeting moved to Regular Agenda Item 11.

(06/02/15 - 14 - 2:02 p.m.)

10. TIME CERTAIN 2:00 P.M., FIRST READING OF PROPOSED ONE-CENT INFRASTRUCTURE SURTAX ORDINANCE. ON MAY 19, 2015, THE BOARD OF COUNTY COMMISSIONERS ("BOARD") DIRECTED THE COUNTY ATTORNEY TO PREPARE AN ORDINANCE PROVIDING FOR A COUNTYWIDE SPECIAL ELECTION REGARDING LEVY OF A 1% LOCAL GOVERNMENT INFRASTRUCTURE SURTAX. THE INITIAL DRAFT IS ATTACHED FOR FIRST READING. IN SUM, THE PROPOSED ORDINANCE PROVIDES FOR THE FOLLOWING: (1) LEVY OF A 1% LOCAL

GOVERNMENT INFRASTRUCTURE SURTAX UPON ALL AUTHORIZED TAXABLE TRANSACTIONS OCCURRING WITHIN THE COUNTY (SUBJECT TO VOTER APPROVAL); (2) STATUTORY AUTHORIZATION TO LEVY THE SURTAX; (3) A GENERAL DESCRIPTION OF PROJECTS THAT MAY BE FUNDED BY SURTAX REVENUES; (4) CITIZEN REVIEW OF PUBLIC PROJECTS AND SURTAX REVENUE EXPENDITURES; (5) A CALL FOR A COUNTYWIDE SPECIAL ELECTION ON NOVEMBER 3, 2015, SEEKING VOTER APPROVAL OF IMPOSING A 1% SURTAX; AND (6) DIRECTIONS TO THE SUPERVISOR OF ELECTIONS TO INSURE NOTICE OF THE NOVEMBER 3, 2015, SPECIAL ELECTION. AGAIN, THIS IS THE FIRST READING OF THE PROPOSED DRAFT ORDINANCE; THEREFORE, NO FORMAL ACTION BY THE BOARD IS REQUIRED AT THIS TIME. THIS FIRST READING DOES HOWEVER PROVIDE THE BOARD AN OPPORTUNITY TO GATHER PUBLIC COMMENT AND TO PROVIDE ADDITIONAL DIRECTION TO THE COUNTY ATTORNEY IN REVISING THE DRAFT

Wanchick gave a PowerPoint presentation on Fiscal Year 2016: Budget challenges and Solutions. He noted two separate funding challenges: 1) Short Term: FY 16 Operational Challenge and 2) Long-Range: Ten-Year Capital Projects Challenge. He defined essential and non-essential services and reviewed the short term funding challenges and solutions, the long range funding challenge and solutions, and a sales tax effect by income level. He also noted that the estimated cost of a special election would be approximately \$200,000. (2:18 p.m.) Discussion ensued on the degradation curve on capital projects, and impact fees collected for new growth.

(2:22 p.m.) McCormack explained that the Board could not approve the proposed ordinance at the first reading, due to the Board's rules and policies. He said that Section 212.055(2)(d), F.S., outlined permissive uses of the sales tax proceeds, and that Regina Ross, Senior Assistant County Attorney, had proposed ballot language, should the Board choose to move forward.

(2:25 p.m.) Ross presented the details of the proposed ordinance. She reviewed Section 212.055(2)(d), F.S., permissive uses of the sales tax proceeds; Section 101.161, F.S., ballot statement; and the proposed ballot statement language.

(2:37 p.m.) Bennett asked Ross to explain how the citizen review board would be appointed. Ross responded that the recommendation was to appoint the Board by resolution, no later than 45 days prior to the November 3, 2015, election, with rules and policies for that Board to follow. She stated that the projects could be included in that resolution or be adopted in a separate resolution. McCormack noted that this was the first reading and should the Board move forward, they could direct the County Attorney's Office to draft the resolution with the consideration of the timeframe.

(2:41 p.m.) Discussion ensued on funding the economic development program and on the citizens review board.

(2:49 p.m.) The following constituents spoke in opposition of the proposed ordinance.

- Tom Reynolds, 880 A1A Beach Boulevard
- Denver Cook, 266 Topsail Drive
- Gerald Timoney, 3850 Laurel Street
- Jim Sutherland, 50 Ocean Woods Drive

- Dr. Michel Pawlowski, 216 10<sup>th</sup> Street, suggested postponing action on a ballot initiative for six months to establish a citizens advisory committee to review the budget and report to the Board the requirements for functioning community government. He referenced an article in the St. Augustine Record on training provided by a local college and a proposal on the Sheriff's budget for an educational complex, *Exhibit A*.
- Dr. Marty Monahan, 141 Jupiter Road
- Andrea Anthony, 313 North Shipwreck Avenue
- Ara Klidjian, 9217 July Lane
- Dr. Clark Monahan, 139 Neptune Road
- Helmut Makosch, 6050 CR 305
- Steve McNeal, 10 Grant Street
- Athena Hinman, 2525 Deerwood Acres Road
- Laura Villaverde, 408 Friar Tuck Lane
- Zachary Villaverde, 408 Friar Tuck Lane
- Peter Royal, 345 Hefferon Drive
- Dennis Jones, 1100 Makarios Drive
- Ellen Whitmer, 1178 Natures Hammock Road South
- Kim Kendall, 856 Eagle Point Drive, gave a presentation on balancing the budget, *Exhibit B*.
- Bob Smith, 309 Summer Cove Circle
- Tom Nickler, 518 Pebble Brook Drive
- Roy Hinman, 100 Arricola Avenue
- Jim Arpaia, 3144 Kings Road
- Gary Howell, 170 Harvest Lane
- John Hutchenson, 8720 White Tower Road
- Mary Eastman, 412 Nighthawk Lane
- Merrill Rolland, 6281 Old Dixie Drive

The following constituents spoke in support of the proposed ordinance.

- Gary Easom, 125 Magnolia Hammock Drive
- Wendy Jo Williams, 10460 Turpin Avenue
- Mary Geer, 1165 CR 13 South
- Bill McCormick, 9224 July Lane
- Mary Anne, 3333 10<sup>th</sup> Street
- William Booth, 231 Rolling Oaks Road
- Justin Palesotti, 605 Sabora Circle
- Chuck Forcier, 3816 West Glendale Court
- William Fisher, 10130 McMahan Avenue
- Jerry Norton, 41 Vestavia Court
- Eric Henkel, 249 Shell Bluff Court
- Terry King, 83 Comares Avenue

(4:26 p.m.) Bennett suggested that the commission limit their comments to three minutes.

The meeting recessed at 4:27 p.m. and reconvened at 4:37 p.m.

(4:38 p.m.) Morris referenced a full page ad, in the St. Augustine Record, regarding the commissioners and the proposed increase, *Exhibit C*. He responded to citizen comments by stating that he was neutral as to whether the proposed tax increase was approved or denied, and that his concern was to make sure that the constituents were able to execute their constitutional right to vote. He also read an email from Dianne Duhnoski, *Exhibit D*, regarding the right to vote.



(4:42 p.m.) Smith spoke about the discussion on the proposed sales tax referendum and the assumptions made about it. He stated that the designated action for the item would be June 16, 2015, and said at that time the Commissioners and the public would know what was being voted on and where each Commissioner stood. He reiterated that he would not vote on a sales tax increase, and that he appreciated everyone's input on the subject.

(4:45 p.m.) Johns noted the seriousness of the funding challenges. He said that he had requested additional time to make sure the proposed ordinance was thoroughly vetted and that all other options were exhausted. He noted that he wanted to make sure the decision made solved the problems, so it did not arise again in two to ten years, due to continual growth in the County. He said he would like to see the citizens review board move forward, so that the decision made was in the best interest of the community.

(4:48 p.m.) McClure stated that the two things most important to him were the school system and organized sports for the children. He also stressed the importance of the citizens' right to vote. McClure made a recommendation to add the following amendment: to use 50% of the sales tax increase for capital for the schools.

(4:51 p.m.) Bennett spoke about the process for making decisions on requests presented to the Board. She said everyone should have the opportunity to vote on revenue alternatives in lieu of budget cuts. She requested having the proposed ordinance information available on the County's website, with an explanation that it was being updated.

(4:55 p.m.) McClure recommended the following language revisions to the ballot statement: 1) the removal of *"up to 2% of sales surtax proceeds to Economic Development"* and the addition of *"50% of the sales tax public infrastructure and improvements to go to capital improvements for the schools"*. Discussion ensued.

(4:58 p.m.) Deputy Clerk Wiseman left the meeting and Deputy Clerk Halterman entered the meeting.

(4:58 p.m.) Wanchick said he had spoken with Dr. Joyner of the School Board District, and he stated that Dr. Joyner felt it would undercut their ability to go to the community if necessary to do so in the future. He pointed out that the County had two primary sources of revenue, which was sales tax and property tax. He expanded that the proposed project list would be cut in half if the 1-cent sales tax was shared with the School District. He advised that the possible remaining option for the board to fund infrastructure, transportation, and fire stations would be to raise millage, because property tax was the only revenue to fall back on. He conveyed that the county was well below the statutory cap for millage. He pointed out that the State Legislators helped the schools by giving the school district \$4 million during the 2014 budget session, especially school districts with fast growing communities. He emphasized that the Legislators had not provided the County with funds. He voiced that his first responsibility was to the County.

Discussion ensued regarding the suggestion to give some funds to the School Board District.

(5:04 p.m.) Wanchick stated that staff preferred the 2% language to remain, because some of the burden would be lifted from the general fund. However, he advised that if the Board felt the language should be removed then staff would work on the removal of the 2% language.

*Consensus was given to remove the 2% sales surtax proceeds language from the proposed ordinance.*

Pertaining to Dr. Joyner, Wanchick voiced that he had spoken with Dr. Joyner from the School District about being included with the sales tax ballot two weeks prior to the meeting. Discussion ensued about sharing revenue with the school board and growth.

(5:13 p.m.) Smith pointed out that the County had reduced ad valorem millage; however, as the taxable values increased, so did the tax revenue. Wanchick expressed that the cost of county government was at the lowest point since 2007. Morris noted that St. Johns County was the second lowest taxed county in the State of Florida. Demonstrating the difference, he pointed out that Duval County was 58% higher than St. Johns County.

(5:16 p.m.) McCormack suggested that staff could be ready with a draft ordinance at the June 16, 2015, BCC meeting at 6:00 p.m., or a week later, to remain within the necessary timeframe. Wanchick noted that most of the language was statutory. He urged that the Board give direction on the matter.

(5:18 p.m.) **Motion by Bennett to remove the 2% sales tax provision on the ballot statement. Motion failed due to lack of a second.**

(5:19 p.m.) **Motion by McClure to table the item for clarity until the week prior to the July 21, 2015, BCC meeting. Motion failed due to lack of a second.**

(5:20 p.m.) **Motion by McClure to not approve the language as written. Motion failed due to lack of a second.**

Bennett advised that the current meeting was to concentrate on the proposed language of the ordinance; however, the meeting turned out to be a replay and enlargement of the previous meeting on the sales tax ballot. Consequently, she expressed that only the specific ordinance elements be discussed at the June 16, 2015, BCC meeting.

(5:22 p.m.) McClure asked when the Board would vote on the ordinance. Discussion ensued regarding the proposed project list and the timeframe involved in placing the item on the ballot.

The Board moved to Regular Agenda Item 14.

(06/02/15 - 18 - 12:58 p.m.)

11. PUBLIC HEARING, VACROA 2014-02, BELDEN COURT

Proof of publication of the notice of public hearing on VACROA 2014-02, Belden Court, was received, having been published in *The St. Augustine Record* on May 19, 2015.

Don Hallman, Engineer, presented details of the VACROA 2014-02, via PowerPoint.

(1:03 p.m.) Johns questioned Hallman on the length of time the encroachments had been in place. (1:04 p.m.) Michael and Kathleen Policicchio, 706 Belden Court, referenced a letter from Todd Orié, contractor, *Exhibit A*, and spoke on the drainage easement encroachment. Policicchio noted that encroachments were constructed by the previous owner.

(1:07 p.m.) **Motion by McClure, seconded by Bennett, carried 5/0, to adopt Resolution No. 2015-172, approving VACROA 2014-02, Belden Court, [regarding] a petition to vacate a portion of an easement in the Moultrie Foreside Subdivision.**

RESOLUTION NO. 2015-172

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE DRAINAGE EASEMENT RUNNING THROUGH LOT 11, BLOCK 1 OF THE MOULTRIE FORESIDE, UNIT ONE SUBDIVISION

(06/02/15 - 19 - 1:08 p.m.)

12. FINAL PLAT 2015-03, SAMARA LAKES, PARCEL C, PHASE FOUR

Suzanne Konchan, Growth Management, noted that the proposed plat was for a 5.6 acre parcel, and platting of 21 single-family lots. The roads would be dedicated to the County; the applicant had agreed and posted the required improvement and maintenance bonds to secure the plat; and there would be payment for a park. (1:09 p.m.) McCormack questioned Konchan on whether the plat met the County's Land Development Code requirements, to which Konchan responded yes.

(1:10 p.m.) **Motion by Smith, seconded by McClure, carried 5/0, to adopt Resolution No. 2015-173, approving the final plat for Samara Lakes, Parcel C, Phase Four A.**

RESOLUTION NO. 2015-173

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SAMARA LAKES, PARCEL C, PHASE FOUR A

The meeting recessed at 1:11 p.m. and reconvened at 2:02 p.m., with Regular Agenda Item No. 10, and with all five commissioners, Wanchick, Locklear, Cameron, McCormack, Ross, and Deputy Clerk Sindy Wiseman in attendance.

*(Formerly Consent Item 9.)*

(06/02/15 - 19 - 5:28 p.m.)

14. A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE FOUR GLAVAL CUTAWAY TRANSIT VEHICLES (BUSES) FOR ST. JOHNS COUNTY COUNCIL ON AGING

McClure asked if the buses involved the Sunshine Bus or Paratransit buses. Phong Nguyen, Transportation Development Manager, explained that the buses were for fixed routes and the four buses were replacements.

(5:31 p.m.) **Motion by McClure, seconded by Bennett, carried 5/0, to adopt Resolution No. 2015-174, authorizing the county administrator, or his designee, to purchase four Glaval Cutaway Transit Vehicles (buses) from FDOT Public Transit Office Transit Research.**

RESOLUTION NO. 2015-174

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

**DESIGNEE, TO PURCHASE FOUR GLAVAL CUTAWAY  
TRANSIT VEHICLES (BUSES) FOR ST. JOHNS COUNTY  
COUNCIL ON AGING**

*(Formerly Consent Item 10.)*

(06/02/15 - 20 - 5:31 p.m.)

15. THIS IS RFQ 15-11R FOR THE ST. JOHNS GOLF CLUB MASTER PLAN AND ARCHITECTURAL DESIGN SERVICES

McClure mentioned that he had reviewed the past five years of the golf course budgets and noted that \$3 million was not spent on irrigation during the past three years. Dawn Cardenas, Purchasing Manager, explained that staff would like to prioritize needs for the County golf course. Cameron reported that the chosen company would develop a master plan. He explained that the golf course had been in existence for thirty years with many needs and staff would like to address those needs in a coordinated fashion. He advised that staff would begin negotiations with the highest rated respondent to the RFQ.

(5:37 p.m.) Mike McNamara, 1551 CR13 South, spoke in opposition to the item.

(5:38 p.m.) **Motion by McClure, seconded by Bennett, carried 5/0, to authorize the county administrator, or his designee, to enter into negotiations with Larsen Golf, the number one ranked firm, for the St. Johns Golf Club Master Plan and Architectural Design Services, as provided in RFQ 15-11R.**

(06/02/15 - 20 - 5:42 a.m.)

COMMISSIONERS' REPORTS

Commissioner Johns

No report.

Commissioner Smith

(5:42 p.m.) Smith pointed out and congratulated Dr. Allicock and her staff with the Florida Department of Health of St. Johns County who had been awarded the Governor's Sterling Award. Wanchick added that Dr. Allicock had voiced to him that she was appreciative of the support from the Board. He noted that he and Cameron would attend the ceremony in Orlando.

Commissioner Bennett

No report.

Commissioner Morris

No report.

Commissioner McClure

No report.

(06/02/15 - 20 - 5:38 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick stated that the County had an offer for a radio show on WSOS Radio 11.70 AM and 99.5 FM. He specified that a radio show hour on county information once each week had been offered with no cost to the county. He asked for direction to develop criteria with the radio station.

*The Board gave consensus for Wanchick to move forward on the matter.*

(06/02/15 - 21 - 5:43 p.m.)  
COUNTY ATTORNEY'S REPORT

No report.

(06/02/15 - 21 - 5:43 p.m.)  
CLERK OF COURT'S REPORT

No report.

(06/02/15 - 21 - 5:44 p.m.)  
ADJOURN

With there being no further business to come before the Board, Bennett adjourned the meeting at 5:44 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 520455-520475, totaling \$36,669.35 and Voucher Register, Voucher Nos. 20803-20804, totaling \$450 (5/14/15)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 20805-20807, totaling \$11,771.01 (5/14/15)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 520476-520691, totaling \$747,005.06 and Voucher Register, Voucher Nos. 20808-20868, totaling \$1,080,329.98 (5/19/15)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 520692-520753, totaling \$37,009.60 and Voucher Register, Voucher Nos. 20869-20953, totaling \$51,663 (5/20/15)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 520754-520983, totaling \$1,852,987.91 and Voucher Register, Voucher Nos. 20954-21006, totaling \$581,655.89 (5/26/15)

CORRESPONDENCE:

1. Memorandum regarding the Public Financial Management's Investment Performance Review for quarter ended December 31, 2014
2. Memorandum regarding the Public Financial Management's Quarterly OPEB Performance Review for quarter ended December 31, 2014

Approved \_\_\_\_\_ July 21 \_\_\_\_\_, 2015

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: CHERYL STRICKLAND, CLERK

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

