

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
APRIL 19, 2016
9:00 A.M.**

Proceedings of a regular meeting of the Board of County Commissioners (BCC) of St. Johns County, Florida, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Present: Jeb Smith, District 2, Chair
 James K. Johns, District 1, Vice Chair
 William A. McClure, District 3
 Jay Morris, District 4
 Rachael L. Bennett, District 5
 Michael Wanchick, County Administrator
 Patrick McCormack, County Attorney
 Bonnie Putman, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Joy Andrews, Assistant County Administrator; Paolo Soria, Assistant County Attorney

(04/19/16 - 1 - 9:00 a.m.)
CALL TO ORDER

Smith called the meeting to order.

(04/19/16 - 1 - 9:01 a.m.)
ROLL CALL

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

(04/19/16 - 1 - 9:02 a.m.)
INVOCATION

Rabbi Nocham Kurinsky, Chabad Center for Jewish Life, gave the invocation.

(04/19/16 - 1 - 9:06 a.m.)
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(04/19/16 - 1 - 9:06 a.m.)
PROCLAMATION RECOGNIZING MAY 2016 AS ST. JOHNS COUNTY JEWISH HERITAGE MONTH

Johns spoke on the Jewish Historical Society's contributions to the community. Rabbi Merrill Shapiro, President of the St. Augustine Jewish Historical Society, spoke on the St. Augustine Jewish Historical Society and Jewish Heritage Month.

(9:09 a.m.) Melissa Lundquist, Administrative Assistant to the Board, read the proclamation for the record.

(04/19/16 - 1 - 9:12 a.m.)
PROCLAMATION RECOGNIZING MAY 2016 AS OLDER AMERICANS MONTH

Morris spoke on the contributions of the Council on Aging (COA) and the senior community to St. Johns County.

(9:14 a.m.) Melissa Lundquist, Administrative Assistant to the Board, read the proclamation into the record.

(9:16 a.m.) Joe Boles, Chairman for the Council on Aging, thanked the Commission for the partnership with the County. He spoke on Older Americans Month and the importance of recognizing the senior community in St. Johns County.

(9:18 a.m.) Becky Yanni, Executive Director for the Council on Aging, spoke on the theme for the 2016 Older Americans Month: "Blazing a Trail," and thanked the volunteers, specifically James and Jenny Draper, who were in attendance.

(04/19/16 - 2 - 9:21 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

(04/19/16 - 2 - 9:21 a.m.)

PUBLIC COMMENT

(9:22 a.m.) John Delaney, 240 Treasure Beach Road, stated that he and the County Attorney's office were working together on enhancements to Ordinance Nos. 1997-54 and 1999-07, concerning the dredging of the Treasure Beach Canals. He shared several pictures of the canals, *Exhibit A*, to illustrate issues concerning docks, a boathouse, fencing and property values.

(9:25 a.m.) Suzanne Goss, on behalf of Jacksonville Electric Authority (JEA), 21 West Church Street, Jacksonville, Florida, introduced herself as part of the Government Relations Group and St. Johns County liaison. She summarized her professional background.

(9:25 a.m.) Jordan Pope, JEA, 21 West Church Street, Jacksonville, Florida, stated he was the manager of the Government Relations Group and St. Johns County liaison.

(9:26) Wayne Young, JEA Environmental Programs Director, thanked the County for the partnership.

(9:27 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, requested Consent Agenda Items 9 and 10 be discussed. He stated he was opposed to the Planning and Zoning Board's recommendation to the Nocatee DRI, to return forty acres of land to a developer and read a portion of the Board of County Commission's Code of Ethics, *Exhibit B*.

(04/19/16 - 2 - 9:30 a.m.)

DELETIONS TO CONSENT AGENDA

Johns requested Consent Agenda Item 2 be pulled and placed on the Regular Agenda, as Item 7.

(9:31 a.m.) McClure requested clarification on Consent Agenda Items 9 and 10. Wanchick stated that the items were approved in the 2016 operating budget.

(9:31 a.m.) McCormack noted that constituents were able to utilize their three minutes of public comment, for Consent Agenda Items, at any time during the meeting.

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

1. Motion to approve the Cash Requirement Report
2. Motion to approve eight positions in the Growth Management, Public Works, and Fire Rescue Departments; and motion to approve the transfer of \$31,500 from General Fund Reserves [0083-59920]
3. Motion to adopt **Resolution No. 2016-105**, authorizing the county administrator, or designee, to execute an agreement with THE PGA TOUR, INC., in substantially the same form and format, as attached hereto, to provide marketing and promotions services during THE PLAYERS Tournament, at a contract price not to exceed \$250,000; and subject to availability of funding, authorizing the use of Tourist Development Tax revenues, from the Administration and Special Uses Category of the St. Johns County Tourist Development Plan, as a funding source

RESOLUTION NO. 2016-105

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A TOURISM PROMOTION AGREEMENT, BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE PGA TOUR, INC., FOR THE 2016-2020 "PLAYERS" TOURNAMENT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

4. Motion to amend the previously approved FY 2017 Arts, Culture and Heritage Funding Program Guidelines, to include the non-substantive revisions, attached hereto
5. Motion to adopt **Resolution No. 2016-106**, recognizing unanticipated revenue in the amount of \$2,025; increasing the General Fund revenue budget; and appropriating this receipt to the Recreation Programs Department

RESOLUTION NO. 2016-106

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2016 GENERAL FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY RECREATION PROGRAMS DEPARTMENT

6. Motion to adopt **Resolution No. 2016-107**, approving the terms, conditions, and requirements of the agreement between St. Johns County, Florida, and with Healthy Families St. Johns; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2016-107

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

7. Motion to adopt **Resolution No. 2016-108**, authorizing the county administrator, or designee, to award Bid No. 16-13R, Fire Sprinkler Systems Maintenance, Inspection, and Repair Services, to Maximum Fire Protection Inc.; and to execute a contract, in substantially the same form and format, as the attached hereto, for completion of the County portions of the scope of work, at a contract price not to exceed \$10,250

RESOLUTION NO. 2016-108

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 16-13R; AND TO EXECUTE AGREEMENTS FOR FIRE SPRINKLER SYSTEMS MAINTENANCE, INSPECTION, AND REPAIR

8. Motion to declare items as surplus, and authorize the county administrator, or his designee, to dispose of same in accordance with the Section 308 of the St. Johns County Purchasing Policy and Chapter 274 of the Florida Statutes
9. Motion to adopt **Resolution No. 2016-109**, authorizing the county administrator, or his designee, to purchase two new 2017 Freightliner, 18 cubic yard dump trucks with Tom Nehl Truck Company, at a price of \$233,016.00, subject to the terms and conditions of the City of Jacksonville, Contract No. SC-0388-15

RESOLUTION NO. 2016-109

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND TO EXECUTE A PURCHASE ORDER FOR TWO, 2017 FREIGHTLINER, 18CY DUMP TRUCKS

10. Motion to adopt **Resolution No. 2016-110**, authorizing the county administrator, or his designee, to purchase two Glaval cutaway transit vehicles (buses), in accordance with Florida Department of Transportation (FDOT) Public Transit Office's Contract No. TRIPS-11-CA-GB, from Getaway Bus, Inc., at a total purchase price of \$223,984.

RESOLUTION NO. 2016-110

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

11. Motion to approve the designation of the \$18,190 in Sidewalk Fund payments by the Eagle's Cove subdivision, along with any other Sidewalk Fund payments from developers along Palm Valley Road and private contributions, to be placed in a restricted reserve account to only be used towards sidewalk improvements on Palm Valley Road from Landrum Lane to A1A, as requested by the Palm Valley Community Association
12. Motion authorizing the county administrator, or designee, to assemble a financing team to prepare refinancing documents, to achieve annual debt service savings, for the Ponte Vedra Utility Revenue Bonds Series 2006 and 2007, for later consideration by the Board
13. Motion to adopt **Resolution No. 2016-111**, accepting a Special Warranty Deed for conveyance of a lift station site and an Easement for Utilities, to serve Southaven, Phase One

RESOLUTION NO. 2016-111

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR CONVEYANCE OF A LIFT STATION SITE AND AN EASEMENT FOR UTILITIES, TO SERVE SOUTHAVEN, PHASE ONE

14. Motion to adopt **Resolution No. 2016-112**, accepting an Easement for Utilities, to provide water service to the Southaven PUD Amenity Center, located off International Golf Parkway; and accepting a Bill of Sale conveying all personal property associated with the water system

RESOLUTION NO. 2016-112

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, TO PROVIDE WATER SERVICE TO THE SOUTHAVEN PUD AMENITY CENTER, LOCATED OFF INTERNATIONAL GOLF PARKWAY; AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER SYSTEM

15. Motion to adopt **Resolution No. 2016-113**, approving the terms and conditions of an Agreement for Vacation of Easement (Preserve at Ponte Vedra Subdivision); and authorizing the county administrator, or designee, to execute said Easement

RESOLUTION NO. 2016-113

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT FOR VACATION OF EASEMENT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE SAID EASEMENT

16. Motion to adopt **Resolution No. 2016-114**, accepting a Grant of Easement for Drainage Improvements (San Juan Drive); and authorizing the county administrator, or designee, to join in the execution of the easement, on behalf of the County

RESOLUTION NO. 2016-114

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR DRAINAGE IMPROVEMENTS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO JOIN IN THE EXECUTION OF THE EASEMENT, ON BEHALF OF THE COUNTY

17. Motion to adopt **Resolution No. 2016-115**, approving the final plat for Samara Lakes, Parcel D, Phase Four

RESOLUTION NO. 2016-115

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

18. Motion to adopt **Resolution No. 2016-116**, approving the final plat for Park Place

RESOLUTION NO. 2016-116

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PARK PLACE

19. Minutes: 3/1/16, Regular Meeting and 3/15/16, Regular Meeting

(04/19/16 - 6 - 9:32 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Consent Agenda Item 2 was added to the Regular Agenda, as Item 7.

(04/19/16 - 6 - 9:32 a.m.)

APPROVAL OF REGULAR AGENDA

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

(04/19/16 - 7 - 9:33 a.m.)

1. PUBLIC HEARING, COMPAMD 2015-08, CORDOVA PALMS. TRANSMITTAL HEARING FOR COMPAMD 2015-08, CORDOVA PALMS, A REQUEST TO AMEND THE FUTURE LAND USE MAP FROM INTENSIVE COMMERCIAL (IC) TO RESIDENTIAL-C FOR APPROXIMATELY 115.9 ACRES OF LAND; AMEND FROM IC TO INDUSTRIAL (I) FOR APPROXIMATELY 39.4 ACRES OF LAND; ADD A TEXT AMENDMENT TO LIMIT THE NUMBER OF RESIDENTIAL DWELLING UNITS TO 750 RESIDENTIAL UNITS AND A MAXIMUM OF 150,000 SQUARE FEET OF COMMERCIAL AND RETAIL SERVICE. THE PLANNING AND ZONING AGENCY RECOMMENDED TRANSMITTAL AT ITS MARCH 3, 2016, MEETING, WITH A 5-0 VOTE

Proof of publication of the notice of public hearing on COMPAMD 2015-08, Cordova Palms, was received, having been published in *The St. Augustine Record* on February 17, 2016.

Teresa Bishop, AICP, Planning Division Manager, presented details of the request, via PowerPoint.

(9:39 a.m.) Raymond Spofford, England-Thims & Miller, Inc., representing the applicant, 14775 Old St. Augustine Road, Jacksonville, Florida, summarized the proposed comprehensive plan amendment.

(9:49 a.m.) McClure requested clarification regarding the land swap. Spofford explained that the Twelve Mile Swamp Conservation area was co-owned by the Water Management District and the trustees of the Internal Improvement Trust Fund, which included the governing cabinet. Discussion ensued on securing the right-of-way, multi-family versus single-family housing, transportation mitigation, the number of lanes at the project's entrance, an emergency access road, and the ecologically valuable land area being contiguous with the conservation area east of State Road (SR) 313.

(9:57 a.m.) Steve Diebenow, on behalf of Flagler Development Group (FDG), 1 Independent Place, Jacksonville, Florida, spoke on the signed letter of intent from the airport.

(9:58 a.m.) Bennett questioned whether The Florida East Coast Railway (FEC) controlled the rail lines and crossings. Diebenow stated that the company that owned the land was a sister company with the company that owned the railroad track; therefore the request was an opportunity to reserve the right-of-way, the railroad crossing and the land for the future flyover. Discussion ensued on the opportunity and the agencies involved.

(10:02 a.m.) Johns summarized the proposed changes and requested clarification on FDOT funding.

(10:05 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, read from the Board of County Commission's Code of Ethics, *Exhibit A*.

(10:06 a.m.) McClure requested Locklear's opinion on FDOT's commitment for funding. Locklear responded that the previous project was approved under a different set of state requirements and that the new project necessitated a reevaluation of the transportation impacts and mitigation. He stated the project, as proposed today, was meeting the State and County requirements for transportation mitigation. He reiterated the unique set of circumstances with the agencies involved and the ability to enhance the environmental and ecological value to the extent that the properties would not be

pursued for surplus, but that there would be a larger environmental value attained, along with the SR 313 alignment clearly laid out and ownership conveyed.

(10:11 a.m.) McClure asked Phong Nguyen, Director of the Transportation Development Division, for an estimated completion date of SR 313 and whether the County was mandated by the State to complete SR 313. Nguyen responded that the County was not obligated to complete SR 313 and FDOT would conduct a needs study for 2016. He explained the hurdles and funding involved in both obtaining the right-of-way and construction of SR 313.

(10:16 a.m.) Motion by Bennett, seconded by McClure, carried 5/0, to transmit COMPAMD 2015-08, Cordova Palms, adopting Findings of Fact 1-3.

(Regular Agenda Items 2 and 3 were presented together.)

(04/19/16 - 8 - 10:16 a.m.)

2. PUBLIC HEARING, CPA (SS) 2015-03, MILL CREEK HARDWARE. ADOPTION OF CPA (SS) 2015-03, MILL CREEK HARDWARE, A REQUEST TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-A (RES-A) TO COMMUNITY COMMERCIAL (CC) AND TO ADD A TEXTUAL POLICY TO LIMIT COMMUNITY COMMERCIAL USES TO 45,000 SQUARE FEET. THE SUBJECT PROPERTY IS APPROXIMATELY 9.99 ACRES IN AREA AND IS LOCATED ALONG STATE ROAD 16, AT ITS INTERSECTION WITH COUNTY ROAD 16A. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL AT ITS MARCH 17, 2016, REGULAR MEETING, WITH A 6-0 VOTE

Proof of publication of the notice of public hearing on CPA (SS) 2015-03, Mill Creek Hardware, was received, having been published in *The St. Augustine Record* on March 2, 2016.

Bennett, Johns, Morris and Smith disclosed ex parte communication with Karen Taylor, the applicant's agent and Greg Severt, applicant.

Danielle Handy, AICP, Chief Planner, presented details of the request, including one waiver, via PowerPoint.

(10:22 a.m.) Bennett questioned whether the applicant had reserved adequate right-of-way for the planned improvements at SR 16 and County Road (CR) 16A. John Burnham, Chief Engineer, responded that the necessary right-of-way had been reserved.

(10:23 a.m.) Karen Taylor, 77 Saragossa Street, applicant's agent, gave a brief history of the property. She spoke on the details of the request, including a change in the language. She displayed maps detailing the frontage and the reserved right-of-way, *Exhibit A*.

(10:30 a.m.) Rob Matthews, Matthews Design Group, 7 Waldo Street, spoke on the existing easement and culverts. He explained that Matthews Design Group had worked with the developer of Silverleaf to ensure there were no negative impacts to the flow of water drainage.

(10:31 a.m.) Taylor requested *Master Development Plan (MDP) text changes to include having the permitting and developing completed in sub-phases and the addition of a temporary use section.*

(10:33 a.m.) Motion by Smith, seconded by Bennett, carried 5/0, to enact Ordinance No. 2016-19, CPA (SS) 2015-03, Mill Creek Hardware, adopting Findings of Fact 1-3, to support the motion.

ORDINANCE NO. 2016-19

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-A TO COMMUNITY COMMERCIAL (CC) AND TO ADD A TEXTUAL POLICY TO LIMIT THE MAXIMUM SQUARE FOOTAGE OF NON-RESIDENTIAL DEVELOPMENT AND RESIDENTIAL DEVELOPMENT, AS AN ACCESSORY USE, AS ALLOWED UNDER THE COMMUNITY COMMERCIAL FLUM DESIGNATION TO 45,000 SQUARE FEET FOR 9.99 ACRES OF LAND, LOCATED ALONG STATE ROAD 16; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(04/19/16 - 9 - 10:16 a.m.)

3. PUBLIC HEARING, PUD 2015-09, MILL CREEK HARDWARE. THIS IS A REQUEST TO REZONE FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD). THE SUBJECT PROPERTY IS APPROXIMATELY 9.99 ACRES IN AREA AND IS LOCATED ALONG STATE ROAD 16, AT ITS INTERSECTION WITH COUNTY ROAD 16A. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL AT ITS MARCH 17, 2016, REGULAR MEETING, WITH A 6-0 VOTE

Proof of publication of the notice of public hearing on REZ 2015-09, Mill Creek Hardware PUD, was received, having been published in *The St. Augustine Record* on March 2, 2016.

Discussion occurred with Regular Agenda Item 2.

(10:34 a.m.) Motion by Smith, seconded by Bennett, carried 5/0, to enact Ordinance No. 2016-20, PUD 2015-09, Mill Creek Hardware, adopting Findings of Fact 1-9, to support the motion, with the revised MDP text language.

ORDINANCE NO. 2016-20

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 10:34 a.m. and reconvened at 10:42 a.m.

(04/19/16 - 9 - 10:42 a.m.)

4. PUBLIC HEARING, MAJMOD 2016-01, ABERDEEN PUD. THIS IS A REQUEST FOR A MAJOR MODIFICATION TO THE ABERDEEN PUD, TO REDUCE THE FRONT YARD SETBACK REQUIREMENT FOR SINGLE-FAMILY HOMES

(EXCLUDING GARAGES) FROM TWENTY FEET TO FIFTEEN FEET. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL ON MARCH 17, 2016, WITH A 6-0 VOTE

Proof of publication of the notice of public hearing on MAJMOD 2016-01, Aberdeen PUD, was received, having been published in *The St. Augustine Record* on March 11, 2016.

Danielle Handy, AICP, Chief Planner, presented details of the request, including one waiver, via PowerPoint.

(10:48 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, summarized the request to amend the front yard setback. She shared photographs of the front yard setback and the Phasing Plan Map, *Exhibit A*.

(10:52 a.m.) Bennett spoke on the visual effects of the front yard setback and stated she was in support of the amendment. Discussion ensued on the size, style, property value and target price range of the homes.

(10:55 a.m.) Anthony Sharp, D.R. Horton, 4220 Racetrack Road, stated that the prices of the homes would be consistent with current trends.

(10:55 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, urged the commissioners to promote economic development.

(10:56 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, stated the garages in her neighborhood were located on the side of the homes, which she felt was aesthetically pleasing. She spoke in opposition to the development modifications.

(10:58 a.m.) Motion by Johns, seconded by McClure, carried 5/0, to enact Ordinance No. 2016- 21, MAJMOD 2016-01, Aberdeen PUD, adopting Findings of Fact 1-6, to support the motion.

ORDINANCE NO. 2016- 21

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ABERDEEN PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2004-21, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(04/19/16 - 10 - 10:59 a.m.)

5. PUBLIC HEARING, REZ 2015-21, SEA PINES. THIS IS A REQUEST TO REZONE FROM RESIDENTIAL, SINGLE-FAMILY (RS-2), WITH CONDITIONS, TO RESIDENTIAL, SINGLE-FAMILY (RS-2,) WITHOUT CONDITIONS, THEREBY REMOVING ALL CONDITIONS STIPULATED BY THE CONDITIONAL ZONING ORDINANCE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REZONING REQUEST AT ITS MARCH 17, 2016, MEETING, WITH A 5-1 VOTE

Proof of publication of the notice of public hearing on REZ 2015-21, Sea Pines, was received, having been published in *The St. Augustine Record* on March 2, 2016.

Bennett, Smith, Morris, and Johns disclosed ex parte communication with both Karen Taylor, the applicant's representative, and members of the Sea Pines Homeowners Association (HOA). McClure disclosed ex parte communication with members of the Sea Pines HOA.

(11:00 a.m.) Valerie Stukes, Planner, presented details of the request, via PowerPoint.

(11:06 a.m.) Bennett stated that the majority of her correspondence with those opposed to the request, felt it was important that Nos. 6-10 be retained, as conditions. She questioned whether the deed restrictions were a matter of public record. Soria responded with the Official Record No. 3749, located on page 1375, titled The Sea Pines Amended and Restated Declarations of Covenants and Restrictions and stated that any changes to Nos. 5-10 would require 100 percent of the owners of the Sea Pines HOA. Discussion ensued on the HOA restrictions, the County ordinance, and the settlement between Hidden Creek and Sea Pines.

(11:12 a.m.) Karen Taylor, 77 Saragossa Street, applicant's representative, explained the boundaries, reviewed the conditions from the ordinance, and described the property map for Sea Pines and Hidden Creek, *Exhibit A*.

(11:20) Discussion continued on the settlement agreement, the HOA covenants and restrictions, and the Agricultural Review Committee (ARC).

(11:25 a.m.) Bennett briefed the Board on the history of rezoning with conditions.

(11:26 a.m.) Bill Matthews, 751 Needle Grass Drive, President of Sea Pines Property Association, requested that the HOA be allowed to enforce its own covenants. He stated that the wildlife could pose a safety concern if the streetlights were removed.

(11:29 a.m.) Tom Mickler, 518 Pebble Brook Drive, stated that the development had a limited number of available lots and gave the history of the neighborhood's streetlights. He requested that the HOA have the right to self-govern.

(11:32 a.m.) Neil Armingeon, 291 Cubbedge Road, Matanzas Riverkeeper, requested protection of the bodies of water. He agreed to meet with the Sea Pines HOA.

(11:35 a.m.) Eric Ziecheck, 747 Needle Grass Drive, former Board of Directors of Sea Pines, spoke in support of the Guana Tolomato Matanzas National Estuarine Research Reserve (GTM) National Estuarine Research Reserve System (NERR), the enforcement of covenants and conditions, and distributed educational material by the St. Johns Water Management District, *Exhibit C*.

(11:39 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, stated his concerns with senior citizen housing and economic development.

(11:40 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, provided the history of the development and spoke in support of the County's involvement.

(11:42 a.m.) Taylor highlighted the zoning conditions that required 100 percent approval by the HOA.

(11:44 a.m.) Morris spoke in support of the HOA enforcing its covenants and deed restrictions.

(11:46 a.m.) McClure questioned the liability of waterways, in regards to pollutants. Locklear responded there were no mandates and/or restrictions on the Matanzas River, specific to the source of the pollutants.

(11:49 a.m.) Johns spoke in support of the HOA governing itself.

(11:51 a.m.) Soria reviewed the standard for the rezoning request.

(11:52 a.m.) Bennett thanked the NERR and encouraged everyone to visit and get involved.

(11:53 a.m.) **Motion by McClure, seconded by Bennett, carried 5/0, to enact Ordinance No. 2016-22, REZ 2015-21, Sea Pines, based upon four Findings of Fact.**

ORDINANCE NO. 2016-22

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS, AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE-FAMILY (RS-2), WITH CONDITIONS, TO RESIDENTIAL, SINGLE-FAMILY (RS-2); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(04/19/16 - 12 - 11:54 a.m.)

6. PUBLIC HEARING, VACROA 2015-10, PUBLIC HEARING REGARDING VACATING A PORTION OF WINDWARD RANCH BOULEVARD AND SIMULTANEOUS CONVEYANCE TO A HOMEOWNER'S ASSOCIATION. THE APPLICANT REQUESTS THE VACATION OF A PORTION OF WINDWARD RANCH BOULEVARD WITHIN THE WINDWARD RANCH SUBDIVISION AND TO SIMULTANEOUSLY CONVEY THOSE ROADS TO THE WINDWARD RANCH HOMEOWNER'S ASSOCIATION, PURSUANT TO SECTION 336.125, FLORIDA STATUTES. THE RESULTING PRIVATE ROAD WILL BE USED FOR A GATE FOR A GATED COMMUNITY. BASED ON STAFF'S REVIEW, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED, AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION

Proof of publication of the notice of public hearing on VACROA 2015-10, Windward Ranch, was received, having been published in *The St. Augustine Record* on April 1, 2016.

Eric Clark, Engineer, presented details of the vacation, via PowerPoint.

(11:56 a.m.) Danielle Foreman, Lennar Homes, 9440 Phillips Highway, Jacksonville, Florida, was available for questions.

(11:57 a.m.) McClure questioned the location of mailboxes and the guardhouse.

(11:58 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, questioned whether the County would benefit from the vacation and if questions would be entertained at the commissioners' town hall meetings, held at the public libraries.

(12:00 p.m.) **Motion by Smith, seconded by Bennett, carried 5/0, to adopt Resolution No. 2016-117, approving VACROA 2015-10, Windward Ranch Boulevard, petition to vacate and convey, to the Windward Ranch Homeowners' Association, a portion of Windward Ranch Boulevard, within the Windward Ranch subdivision.**

RESOLUTION NO. 2016-117

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATION A PORTION OF THE RIGHT-OF-WAY, KNOWN AS WINDWARD RANCH BOULEVARD AND CONVEYING SAID PORTION TO A HOMEOWNER'S ASSOCIATION, PURSUANT TO SECTION 336.125, FLORIDA STATUTES

(Formerly Consent Agenda Item 2)

(04/19/16 - 13 - 12:00 p.m.)

7. REQUEST TO APPROVE EIGHT POSITIONS IN THE PUBLIC WORKS, FIRE RESCUE AND GROWTH MANAGEMENT DEPARTMENTS, AND TO APPROVE THE TRANSFER OF \$31,500 FROM GENERAL FUND RESERVES

Wanchick presented the details of the request.

(12:04 p.m.) Johns stated the need for transparency with the public and promoted the expertise management of the County.

(12:05 p.m.) McClure clarified that the building service's fund was a revenue generator to fund additional positions. He also clarified the funding source(s) of the eight positions for the remainder of FY 2016 and FY 2017.

(12:06 p.m.) Wanchick gave the history of employment separation due to the recession. Discussion ensued on the requested positions and the economy.

(12:08 p.m.) Bennett spoke in support of the request. She stated she met with a private citizen who had developed a long range planning effort for recreational, bicycle, and pedestrian opportunities in Ponte Vedra. She stated the County planners did not have time to plan, nor someone to manage the Geographical Information System (GIS) database.

(12:10 p.m.) Morris mentioned that the County was at a similar level as 2007, in growth management staff and the volume of permits, and yet was operating at over \$100 million less in revenue.

(12:11 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, referenced an article from April 7, 2016, *The St. Augustine Record*, titled, "Nocatee Developer Seeking Changes". He spoke on impact fees, the need County leadership. He stated he was in support of hiring people and reminded the Board of the June 16, 2015, \$24 million Developer Debt Forgiveness Program.

(12:11 p.m.) **Motion by Johns, seconded by Bennett, carried 5/0, to approve eight positions in the Public Works, Fire Rescue and Growth Management departments and the transfer of \$31,500 from General Funds Reserves [0083-59920].**

(04/19/16 - 13 - 12:15 p.m.)

COMMISSIONERS' REPORTS

Commissioner McClure

McClure reported on last year's budget cycles' capital projects; which included Wildwood Drive, Parks and Recreational Facilities in World Golf Village, and sidewalks in Palm Valley.

Commissioner Morris

No report.

(12:18 p.m.) Commissioner Johns

Johns reported on attending the St. Augustine Record Fair and Fruit Cove Baptist Church Antique and Muscle Car Show and Spring Festival. He encouraged others to enjoy the many opportunities to learn about our community.

(12:19 p.m.) Commissioner Bennett

Bennett reported on modifying the impact fee ordinance to help alleviate the burden to affordable, workforce, and elderly housing. She mentioned that on April 26, 2016, at 4:30 p.m., at the Holiday Inn & Suites, on North Ponce de Leon Boulevard, the Florida Department of Transportation (FDOT) would present details on the May Street intersection improvements and access to the Main Branch Library. She requested Board consensus *to direct administration to send a formal letter, to each city, about funding the Sunshine Bus.*

(12:23 p.m.) McClure stated the Sunshine Bus's return on investment was 10:1, majority being federal money. Bennett added information concerning federal grants.

(12:25 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke in opposition to the request, stating Council on Aging (COA) was misappropriating funds. He suggested that an audit be completed.

(12:28 p.m.) McClure clarified that the increased funds would be utilized for extended bus routes and services, not staff. Bennett agreed and restated her request.

(12:29 p.m.) *Consensus was given.*

(12:29 p.m.) Commissioner Smith

Smith reported on the growth of blackberries, Hastings Potato Field Day and Extension Demonstration Farm, and the 4-H Tropicana Speech Contest, which would be held on Monday, April 25, 2016, at 4:00 p.m., at the St. Johns County Agricultural Center. He shared a memorandum, provided by Vicki Oakes, Supervisor of Elections, on single member district, as well as the history and structure of the BCC, *Exhibit A.*

(04/19/16 - 14 - 12:32 p.m.)

COUNTY ADMINISTRATOR'S REPORT

No report.

(04/19/16 - 14 - 12:32 p.m.)

COUNTY ATTORNEY'S REPORT

No report.

(04/19/16 - 14 - 12:32 p.m.)

CLERK OF COURT'S REPORT

No report.

(04/19/16 - 14 - 12:32 p.m.)

ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 12:32 p.m.

REPORTS:

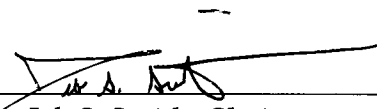
1. St. Johns County Board of County Commissioners Check Register, Check Nos. 531303-531506, totaling \$3,019,803.32 and Voucher Register, Voucher Nos. 24267-24312, totaling \$420,477.10 (4/05/16)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 531507-531536, totaling \$38,141.48 and Voucher Register, Voucher Nos. 24313-24324, totaling \$21,068.69 (4/06/16)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 531537-531793, totaling \$964,380.22 and Voucher Register, Voucher Nos. 24325-24371, totaling \$432,272.38 (4/12/16)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 531794, totaling \$962,142.35 (4/13/16)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 531795-531799, totaling \$12,769.07 and Voucher Register, Voucher Nos. 24372-24381, totaling \$7,652.40 (4/13/16)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 531800-531803, totaling \$197,453.92 (4/13/16)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 24382-24383, totaling \$10,585.24 (4/14/16)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 531804-531826, totaling \$37,939.20 (4/14/16)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 531827-531829, totaling \$129,146.20 (4/14/16)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 531830-531831, totaling \$21,390.47 (4/15/16)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 531832, totaling \$127.61 (4/15/16)
12. 2015 St. Johns County Community Redevelopment Agency Annual Report

CORRESPONDENCE:

1. A letter dated March 21, 2016, regarding Meadowview at Twin Creeks Community Development District

Approved ___ May 17 _____, 2016

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Jeb S. Smith, Chair



ATTEST: HUNTER S. CONRAD, CLERK

By: 
Deputy Clerk