

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns, Vice-Chair
District 2 - Jeb S. Smith, Chair
District 3 - William (Bill) A. McClure
District 4 - Jay Morris
District 5 - Rachael L. Bennett



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael D. Wanchick, County Administrator
Patrick F. McCormack, County Attorney

Tuesday, February 16, 2016 9:00 AM

Please be sure all cellular devices are turned off for the duration of the County Commission Meeting

REGULAR MEETING

- ❖ Call to Order by Chair
- ❖ Roll Call by the Clerk of the Court
- ❖ Invocation
- ❖ Pledge of Allegiance
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Michael Roberson, Growth Management, Operations Manager

District 1

1. **Public Hearing * PUD 2015-14 Veterans Parkway.** This is a request to rezone approximately 104.95 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow a 145-lot, single-family residential subdivision. The property is located on the west side of Veterans Parkway, north of Cresthaven Place. The Planning and Zoning Agency recommended approval of PUD 2015-14 by a 6-0 at the November 5, 2015 hearing. The Board of County Commissioners heard this application at its December 1, 2015 meeting. After the companion application COMPAMD 2015-02 was denied the Board approved a request by the applicant to withdraw PUD 2015-14. At the December 15, 2015 meeting, the Board approved a motion to reconsider COMPAMD 2015-02 and in turn approved a motion by a 5-0 vote to reconsider the motion to approve the withdrawal of PUD 2015-14 and allow the application to be reheard. No further action was taken on the application at the December 15th meeting. The item was presented at the February 2, 2016 BCC meeting. Because it was not adequately noticed the Board did not take action on the item and continued it by a 3-2 vote to the February 16, 2016 meeting.

District 1

2. **Public Hearing * MINMOD 2015-04 Durbin Crossing.** Request for a Minor Modification to recognize the removal of approximately 2.53 acres from Durbin Crossing Planned Unit Development (PUD) to be added and rezoned to the Veterans Parkway PUD for an access road connection. The project is located in the northwest sector of the county on the west side of Veterans Parkway directly across from Castlegate Lane. The Planning and Zoning Agency recommended approval of MINMOD 2015-04 with a vote of 6-0 at the November 5, 2015 hearing. The Board of County Commissioners heard this application at its December 1, 2015 meeting. After the companion application COMPAMD 2015-02 was denied the Board approved a request by the applicant to withdraw MINMOD 2015-04. At the December 15, 2015 meeting, the Board approved a motion to reconsider COMPAMD 2015-02 and in turn approved a motion by a 5-0 vote to reconsider the motion to approve the withdrawal of MINMOD 2015-04 and allow the application to be reheard. No further

action was taken on the application at the December 15th meeting. The item was presented at the February 2, 2016 BCC meeting. Because no action was taken on the companion PUD application (PUD 2015-14) and action on the MINMOD is dependent upon the outcome of PUD, the Board continued the item by a 3-2 vote to the February 16, 2016 meeting.

Presenter - Danielle Handy, Growth Management ,Chief Planner

District 2

3. **Public Hearing * CPA(SS) 2015-04 Anastasia Mosquito Control District.** This is a County initiated request to adopt a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural/Silviculture (R/S) to Public (P) for approximately eight acres of land located at 120 EOC Drive. This amendment will allow the Anastasia Mosquito Control District to complement their existing indoor laboratories with outdoor testing and laboratories. The Planning and Zoning Agency recommended adoption at its January 21, 2016 meeting with a 6-0 vote.

District 2

4. **Public Hearing * REZ 2015-20 Anastasia Mosquito Control District.** This is a County initiated request to rezone approximately eight acres of land from Open Rural (OR) to Public Service (PS) located at 120 EOC Drive. This rezoning will allow the Anastasia Mosquito Control District to complement their existing indoor laboratories with outdoor testing and laboratories. The Planning and Zoning Agency recommended approval of the rezoning request at its January 21, 2016 meeting with a 6-0 vote.

Presenter - Paolo S. Soria, Assistant County Attorney

District 2

5. **Public Hearing * ADMA 2014-01 Gracewood Estates - Appeal from an administrative interpretation to the Land Development Code, denying the release of holds placed on the construction of lots within the Gracewood Estates subdivision.** This is an appeal to an administrative interpretation letter. The appeal requests that the County lift its current hold on building permits in the Gracewood Estates subdivision. The interpretation letter identified several provisions of the Land Development Code and previous subdivision construction ordinances for which Gracewood Estates have failed to provide sufficient information or are currently not in compliance. The appeal claims that all outstanding issues regarding drainage have been resolved by current improvements, that current LDC provisions are inapplicable, and that requiring further improvements places an onerous burden on homeowners.

Presenter - Beverly Frazier, Planner

District 3

6. **Public Hearing * PUD 2015-13 Ashby Landing North.** This is a request to rezone 18.65 acres from Open Rural (OR) and Industrial Warehouse (IW) to Planned Unit Development (PUD) to allow development of a one hundred and thirty-one (131) lot, attached townhome subdivision. The property is located on the north side of Dobbs Road Cutoff, east of State Road 207 and south of State Road 312. The Planning and Zoning Agency heard this item at the January 21, 2016 regular meeting. The Board recommended approval of the application with a vote of 6-0.

Presenter - Andy Witt, Cultural Council

- 7. TDC 2017 ARTS/CULTURE/HERITAGE FUNDING PROGRAM.** In accordance with provisions of the 2014 Agreement, St. Johns Cultural Council submitted proposed guidelines and supporting materials for the 2017 Arts, Culture & Heritage (ACH) Grant Funding Program to the Tourist Development Council for review. During its January 13, 2016 meeting, the Tourist Development Council (TDC) reviewed the proposed guidelines and provided suggested revisions. Following review, the TDC voted to recommend to the Board of Commissioners (Board) approval of the guidelines, subject to suggested revisions. Content in underlined black type is a clean-copy document which reflects changes recommended by the TDC at their January 13th meeting. If approved by the Board, the guidelines would become effective at the beginning of Fiscal Year 2017.

Presenter - Rebecca C. Lavie, Assistant County Attorney

- 8. Financial Disclosure for Cultural Resources Review Board members.** The Cultural Resources Review Board is an appointed board of the St. Johns County Board of County Commissioners whose purpose is to establish priorities for the identification, nomination, protection, preservation, and potential acquisition of cultural resources within St. Johns County. In furtherance of this purpose, the board has the power to designate Significant Cultural Resources, review and comment on Cultural Resource Management Plans as part of the County's Development Review Process, evaluate and issue recommendations for County Landmark and County Landmark District Designations, and issue Certificates of Appropriateness for projects affecting County Landmarks and County Landmark Districts. On October 28, 2015, the Florida Commission on Ethics issued an advisory opinion finding that members of the St. Augustine Historic Architecture Review Board are local officers as defined by Section 112.3145(1)(a)2.d, Florida Statutes, and are subject to financial disclosure requirements. The St. Augustine Historic Architecture Review Board serves a similar purpose to that of the CRRB within the city of St. Augustine. Based on the Commission on Ethics advisory opinion, a copy of which is attached, the County Attorney's Office recommends that the Board of County Commissioners require financial disclosures for members of the Cultural Resources Review Board pursuant to Section 112.3145, Florida Statutes.

Presenter - Melissa Lundquist, Assistant to the Board of County Commissioners

- 9. Consider appointments to the Planning and Zoning Agency.** Currently there are three (3) vacancies on the Planning and Zoning Agency. Two (2) are due to expired terms and one (1) is due to a resignation. Please find attached for your review and consideration a recommendation from the Planning & Zoning Agency along with documentation for two requests of reappointment from Jeffrey R. Martin (District - 3) and Jon Woodard (District - 3), and six (6) new applications from Brandon Downie (District - 3), Jeffery Crammond (District - 4), Andrew T. DeCandis (District - 1), Bryce Clark (District - 4), Robert E. Olson (District - 5) and Karen S. Zander (District - 5).
- 10. Consider an appointment to the Ponte Vedra Zoning & Adjustment Board.** Currently there is one vacancy on the Ponte Vedra Zoning & Adjustment Board due to an expired term. Please find attached for your review and consideration an email from support staff indicating the recommendation from the Ponte Vedra Zoning & Adjustment Board, a reappointment request letter and original application from Robert D. Becker II, and two new applications from John Scott Boggs and Jeffrey A. Crammond. Ponte Vedra Zoning District Regulations, Ordinance 2011-20, Section XIII.B. states, "Appointments of board members shall be for four (4) year terms with a total service limited to two (2) such terms. The suggested motions below reflect such terms.

- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney's Report
- ❖ Clerk of Court's Report

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CONSENT MEETING AGENDA

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CONSENT AGENDA

- 1. Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
- 2. Motion to transfer \$25,000 from Law Enforcement Trust Fund Reserves to support the initiatives of Forward March, Inc, an organization that promotes public awareness and the growing interest in military heritage in St. Augustine.** One of Forward March's current endeavors is the Legion Legacy Project, an archaeological project dedicated to the restoration of the Hamblen House, the current home to the American Legion, Post 37. *For more information, contact David B. Shoar, Sheriff at 904 824-8304*
- 3. Motion to transfer \$5,000 from Law Enforcement Trust Fund reserve to sponsor the FBI National Academy Associates conference.** *For more information, contact David B. Shoar, Sheriff at 904 824-8304*
- 4. Motion to adopt Resolution 2016-_____ approving the Memorandum of Understanding between the Board of County Commissioners of St. Johns County and THE PLAYERS Championship, authorizing the County Administrator or his designee to execute the MOU on behalf of the County in substantially the same form and format as attached hereto, and recognizing and appropriating \$25,000 from the PGA Tour within the Transportation Trust Fund for Fiscal Year 2016.** The parties seek to enter into the MOU to set forth their respective responsibilities in completing a comprehensive traffic study in the area proximate to the TPC Sawgrass and other areas impacted by THE PLAYERS Championship. *For more information, contact Rebecca C. Lavie, Assistant County Attorney at 209-0805*
- 5. Motion to execute and issue the Certificate of Public Convenience and Necessity for St. Johns County Fire Rescue and Liberty Ambulance Service, Inc., effective until March 6, 2019.** *For more information, contact Jeff Prevatt, Assistant Fire Rescue Chief at 904 209-1702*
- 6. Motion to adopt Resolution 2016-_____ accepting and authorizing the Chair of the Board to join in the execution of a Sovereignty Submerged Lands Easement Renewal for use of State submerged lands as an offshore borrow area for future beach renourishment projects.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
- 7. Motion to adopt Resolution 2016-_____ approving the terms and authorizing the County Administrator, or designee, to execute a Temporary Access Easement to an antenna tower site located off Pacetti Road in St. Augustine, Florida.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

8. **Motion to Adopt Resolution 2016- ____ authorizing the County Administrator, or designee, to pay back rent to Crown Castle in the amount of \$84,414.88, and to approve a transfer from General Fund Reserves in the amount of \$36,457.00 to appropriate the necessary funds for FY 16 rent payments.** *For more information, contact Damon Douglas, Land Management Project Manager at 209-0794*
9. **Motion to adopt Resolution 2016-____, authorizing the County Administrator to execute the Impact Fee Credit Agreement with Heartwood 23, LLC (IFA 2015-05) with a total road impact fee credit of \$7,108,900.00.** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
10. **Motion to adopt Resolution 2016-__ setting a Public Hearing date of March 15, 2016 at 9:00 am to hear a request for the vacation of a portion of Escambia Street.** *For more information, contact Eric Clark, Engineer at 209-0684*
11. **Motion to adopt Resolution 2016-__ setting a Public Hearing date of March 15, 2016 at 9:00 am to hear a request for the vacation and simultaneous conveyance of a portion of Windward Ranch Boulevard.** *For more information, contact Eric Clark, Engineer at 209-0684*
12. **Motion to adopt Resolution 2016-____ approving the final plat for Twenty Mile at Nocatee Phase 4A.** *For more information, contact Michael Roberson, Operations Manager at 209-0593*
13. **Motion to adopt Resolution 2016-____, authorizing the County Administrator, or designee, to execute the new Traffic Signal Maintenance and Compensation Agreement with Florida Department of Transportation.** The FDOT has updated the inter-local agreement for the operation and maintenance of the traffic signal system on the state roadway system to add reimbursement to St. Johns County for ITS devices and clarification of operation and maintenance devices. *For more information, contact Press Tompkins, County Engineer at 209-0110*
14. **Motion to adopt Resolution 2016-____, authorizing the County Administrator, or his designee, to enter into negotiations with, and if negotiations are successful, enter into contract (RFP 16-05) with the top ranked firm, Fishkind and Associates, Inc., for a Fiscal Impact Analysis Model.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
15. **Motion to adopt Resolution 2016 ____, authorizing the County Administrator, or his designee, to enter into a contract to purchase five (5) 2016 ½ Ton (7,000 GVWR) 4X4 Extended Cab Pickup Trucks, 6 ½' Bed from Bartow Ford Company from Bid No: 16-28 in the amount of \$143,195.00.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
16. **Motion to adopt Resolution 2016-____, authorizing the County Administrator, or his designee, to award Bid No. 16-22 to Unifirst Corporation and to enter into a contract for one (1) year with four (4) available one-year renewals for Supply of Uniforms, Floor Mats, Fender Covers and Shop Towels for various St. Johns County Departments.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
17. **Motion to declare the attachments as surplus (tire equipment, obsolete scanner and pumps, etc.), and authorize the County Administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
18. **Approval of Minutes:** 12/15/15 - Regular Meeting

