

# 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, March 1, 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
- ❖ *Proclamation recognizing March 2016 as Brain Injury Awareness Month*
- ❖ *Acceptance of Proclamation*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Jeff Prevatt, Assistant Fire Rescue Chief**

- 1. Consider a Certificate of Public Convenience and Necessity for Liberty Ambulance Service, Inc.** In accordance with Section 401.25, F.S. and pursuant to St. Johns County Ordinance 2012-20, Liberty Ambulance Services, Inc. (Liberty) submitted an application for renewal of its previously issued COPCN. Ordinance 2012-20 provides that renewals shall be based upon the same standards as considered in granting of the original certificate along with other factors as may be relevant. Fire Rescue staff conducted an initial review of the renewal application and determined that: (1) there is a public necessity for the service; (2) Liberty has sufficient knowledge and experience to properly operate the proposed service; (3) Liberty has sufficient personnel and equipment to adequately cover the proposed service area; and (4) Liberty has satisfactorily performed the services for the term of the original certificate. Relevant to review of this renewal application is a pending federal action against Liberty (Case No. 3:11-cv-00587-J-32MCR). Accordingly, as provided in Ordinance 2012-20, Section 10, Fire Rescue staff recommends that the Board of County Commissioners issue a Certificate of Public Convenience and Necessity to Liberty subject to the following conditions: (1) Liberty shall provide to the County a quarterly report on the status of the pending action for the full term of the Certificate or until the action is resolved, which ever occurs first; (2) Liberty shall provide notice to the County of all actions taken to resolve the pending litigation within thirty (30) days of such resolution; (3) Liberty shall provide prompt notice (no less than 5 business days) of any complaints regarding services provided in the subject service area. If granted, the renewed Certificate shall be effective for a term beginning on March 6, 2016 and expiring on March 6, 2019 to provide Class B/C services within the geographic boundaries of St. Johns County.

**Presenter - Rebecca Dennis, Planner**

**District 5**

- 2. Public Hearing \* COMPAMD 2015-04 Tomoka Pines.** This is a request to adopt a Comprehensive Plan amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential-C and add a Comprehensive Plan Text Policy to limit the number of dwelling units to 44. The subject property contains 22.17 acres of land and is located on State Road 16, west of I-95. The Planning and Zoning Agency recommended adoption at its December 17, 2015 regular meeting with a 6-0 vote. The BCC considered the item on January 19th, 2016 and continued discussion to Feb. 16th to allow the applicant to submit revised documents. Applicant had since requested a March 1, 2016 date.

**District 5**

- 3. Public Hearing \* PUD 2015-07 Tomoka Pines.** This is a request to rezone approximately 22 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow a 44 lot, single-family residential subdivision. The subject property is located on State Road 16, west of I-95. The Planning and Zoning Agency recommended approval at its December 17, 2015 regular meeting with a 6-0 vote. The BCC considered the item on January 19th, and continued discussion to Feb. 16th to allow the applicant to submit revised documents. Applicant requested a revised hearing date of March 1, 2016.

**District 5**

- 4. Public Hearing \* MAJMOD 2015-23 Rabbit Hill Self Storage.** This is a request for a major modification to the Rabbit Hill PUD to allow for an additional 12,000 square feet of self-storage. The subject property is located at 478 State Road 16. The Planning and Zoning Agency recommended approval at its February 4, 2016 regular meeting with a 6-0 vote.

**District 1**

- 5. Public Hearing \* CDD 2015-03 Meadow View at Twin Creeks CDD (Heartwood).** This is a public hearing for CDD 2015-03, known as Meadow View at Twin Creeks Community Development District (CDD), a petition to establish the Meadow View at Twin Creeks CDD to cover approximately 630.22 acres of land. Staff recommends approval of the petition.

**Presenter - Danielle Handy, Chief Planner**

**District 3**

- 6. Public Hearing \* REZ 2015-18 5215 US 1 South.** This is a request to rezone approximately 0.64 acres of land from Planned Special Development (PSD) to Commercial Intensive (CI), located at 5215 US 1 South. The Planning and Zoning Agency recommended approval of the rezoning request at its February 4, 2016 meeting with a 6-0 vote.

**Presenter - Kevin Wiseman, Facilities Management Director**

7. **Budget Transfer for initial Architecture and Engineering for the VA Clinic.** St. Johns County continues to work with the U.S. Department of Veterans Affairs (VA) to find a permanent location for their new St. Augustine Community-Based Outpatient Clinic (CBOC). The VA is currently providing services from their temporary facilities at the intersection of Old Moultrie Road and Southpark Blvd. On December 15, 2015 the VA issued a notice of their desire to enter into a sole source contract with the County to lease built-to-suit space for a new CBOC adjacent to the St. Johns County Health and Human Services Center. In order to determine the feasibility of the project, prepare and submit a proposal in response to the VA's sole source solicitation, and move forward with negotiations, the County needs Architectural and Engineering support to analyze and determine the costs of the VA's construction requirements. This expense was not budgeted for FY16; therefore, a transfer from General Fund Reserves in the amount not to exceed \$50,000 is necessary if negotiations are to progress.

**Presenter - Joseph Cearley, Special Projects Manager**

8. **Discussion on various potential Land Development Code amendments.** This is a discussion item on several possible changes to the Land Development Code. Staff will be seeking general direction from the Board on the creation of a new Special Use section for Rural Industry uses in the Open Rural and Rural Commercial Zone Districts. Staff also seeks the Board's concurrence to proceed on several Land Development Code changes to ensure consistency with state statute. These include updating provisions which regulate Honey Bees; updating provisions which regulate Outdoor Firing Ranges; and updating provisions regarding Fire Protection to be in accord with state approved guidelines and regulations. Lastly, at the advice of the Office of the County Attorney, clarifying the definition of Zoning Variance.

**Presenter - Doug Timms, Director OMB**

9. **FY 2017 Board of County Commissioners Budget Workshop.** This Board of County Commissioners (BCC) Budget Workshop is designed to both inform and establish initial budget guidelines for the upcoming FY 2017 County budget process. The projected FY 2017 total County budget and total General Fund, Transportation Trust Fund, and Fire District Fund projected budgets will be reviewed with the Commission. In addition, the five-year period through FY 2021 will be projected. Initial FY 2017 budget guidelines will be discussed.

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

10. **Proposed Bylaws of the Health & Human Services Advisory Council.** This proposed Resolution creates and adopts bylaws for the Health and Human Services Advisory Council. The Health & Human Services Advisory Council Bylaws were created using a standardized template pertaining to general board governance. These bylaws do not override any statutory guidelines, but will include statutory requirements where available. The creation of these bylaws will house all general operations in one location; thereby, making the process more efficient for staff and board members to locate information such as: each board's mission and purpose; qualifications and membership requirements; and numerous rules and policies of the Board of County Commissioners relevant to appointed boards and committees.

**Presenter - Rebecca Lavie, Assistant County Attorney**

**11. Issuance of waiver pursuant to Section 112.313(12), Florida Statutes, in connection with Patricia Jensen's membership on the Library Advisory Board.**

At its January 19, 2016 meeting the Board of County Commissioners appointed Patricia Jensen to the Library Advisory Board. Following her appointment, Ms. Jensen's employer (Voya Financial) requested that the Board issue a waiver pursuant to Section 112.313(12), Florida Statutes. The County Attorney's office has reviewed this matter and does not find any current conflict between Ms. Jensen's employment with Voya Financial and her service on the Library Advisory Board. Therefore, the County Attorney's office has no objection to issuing the requested waiver. Ms. Jensen has agreed to resign her seat on the Library Advisory Board in the event an actual conflict ever arises.

- ❖ 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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Tuesday, March 1, 2016 9:00 a.m.

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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 \$1,275 from Court Technology Trust Fund Reserve to Purchase Computer and Phone Equipment for a New Guardian ad Litem Case Coordinator** *For more information, contact Barbara Jacobi, Guardian ad Litem Program Supervisor at 904 814-2020*
- 3. Motion to adopt Resolution 2016-\_\_\_\_, approving the terms, conditions, and requirements of a grant agreement with the Florida Division of Emergency Management (Agreement No. 16-DS-T9-04-65-01-\_\_\_\_) in the amount of \$13,894 and authorizing the County Administrator or his designee to execute the grant agreement on behalf of the County.** *For more information, contact Linda M. Stoughton, Emergency Management Director at 904 824-5550*
- 4. Motion to adopt Resolution 2016-\_\_\_\_, approving the terms, provisions and conditions of a FDOT Construction and Maintenance Agreement for Armstrong Trail and Trailhead and authorizing the County Administrator, or designee, to execute the agreement on behalf of St. Johns County.** *For more information, contact William C. Smith, Director at 904 209-0324*
- 5. Motion to adopt Resolution 2016-\_\_\_\_ authorizing the County Administrator, or his designee, to execute a Memorandum of Understanding between St. Johns County and Big Brother Big Sisters of St. Johns County.** The purpose of this MOU is to formalize the continued partnership between BBBS and the County's after school program to promote collaboration in order to increase scholastic success and other positive socio-emotional outcomes in youth and no funding is required. *For more information, contact Jamie Baccari, Recreation Supervisor at 209-0377*
- 6. Motion to adopt Resolution 2016-\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a Modification of Lease and Development Agreement for Nopetro-St. Johns County, LLC.** The area leased by Nopetro-St. Johns County, LLC has been increased by 10 feet in order to build a driveway providing St. Johns County staff exclusive and direct ingress/egress to the compressed natural gas fueling facilities. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
- 7. Motion to adopt Resolution 2016-\_\_\_\_, accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer system serving Deerfield Preserve Phase I off State Road 207.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

8. **Motion to Adopt Resolution 2016-\_\_\_\_\_, accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer system serving St. Augustine Recovery Center on US 1 South.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
9. **Motion to Adopt Resolution 2016- \_\_\_\_, accepting property for the widening of County Road 210 as provided in the South Jacksonville Properties, LLC and Twin Creeks Ventures, LLC Impact Fee Credit Agreement.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
10. **Motion to Adopt Resolution 2016-\_\_\_\_\_ approving the final plat for Chappell Farms (Replat).** *For more information, contact Michael Roberson, Growth Management, Operations Manager at 209-0593*
11. **Motion to declare items (Misc. Obsolete Computer Equipment, Biodiesel Equipment, poor condition vehicles) as surplus 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*
12. **Motion to execute and issue the Certificate of Public Convenience and Necessity for St. Johns County Fire Rescue, effective until March 6, 2019.** *For more information, contact Jeff Prevatt, Assistant Fire Rescue Chief at 904 209-1702*
13. **Motion to execute and issue the Certificate of Public Convenience and Necessity for Ambulance Service, Inc., effective until March 6, 2019.** *For more information, contact Jeff Prevatt, Assistant Fire Rescue Chief at 904 209-1702*
14. **Approval of Minutes: February 2, 2016 - Regular Meeting**

