

# 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, September 06, 2016 9:00 AM

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*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 September 2016 as Library Card Sign Up Month*
- ❖ *Proclamation honoring the 30th Anniversary of Learn to Read of St. Johns County and recognizing September 2016 as National Literacy Month*
- ❖ *Proclamation designating September 17-23, 2016 as Constitution Week*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Hunter S. Conrad, Clerk of Court and Comptroller**

- 1. Presentation of the St. Johns County Comprehensive Annual Financial Report.**  
The County's Comprehensive Annual Financial Report ("CAFR") requires acceptance from the Board of County Commissioners. The Report is prepared by the County Finance Department. As a final step, the Board should accept the FY 2015 CAFR as audited by Carr, Riggs & Ingram, LLC. They are the County's auditing firm. The CAFR is available on the Clerk's website, which can be accessed from the County's webpage, at the following link: <http://www.sjccoc.us/Finance/CAFR.html>. The Board will now have the opportunity for any further discussion with the auditors. The County has once again received an unqualified opinion on the fair presentation of its financial statements.

### **Presenter - Frank Kenton, Assistant Utility Director**

- 2. Ordinance to consolidate the Main and Ponte Vedra Water and Wastewater System Enterprise Funds – First Reading.** At its August 16, 2016 BCC Meeting, the BCC authorized County Administrator, or designee, to move forward in preparing all required documents to merge the two Utility enterprise funds into one for later consideration by the Board. One of the required documents is an Ordinance to consolidate the Main and Ponte Vedra Water and Wastewater System Enterprise Funds into a single Enterprise Fund. The attached Ordinance accomplishes this.

**Presenter - Teresa Bishop, AICP, Planning Division Manager**

**District 1**

3. **Public Hearing \* CPA(SS) 2015-05 St. Johns Commercial Village.** This is an adoption hearing for a Small Scale Comprehensive Plan Amendment to amend approximately 7.7 acres of land from Residential-B to Community Commercial (CC) with a text amendment to limit commercial development on the northern parcel to those uses allowed by right in the Neighborhood Business and Commercial, Cultural/Institutional, Office and Professional and Neighborhood Public Service. For the southern parcel the uses are limited to those allowed by right in the Commercial General (CG) zoning district, car wash as accessory to a gas station/convenience store; intensity of development is limited to 45,000 square feet or 5,800 square feet per acre; a 30 foot scenic edge shall be provided along SR 13 and a 35 foot development edge shall be provided where the property abuts residential development; no development edge shall be provided where the property abuts non-residential development; interconnectivity shall be provided between the two parcels of the subject property; and tree preservation shall be provided. The subject property is located at 600 SR 13 and is currently zoned CG and used as a plant nursery. The Planning and Zoning Agency recommended denial at its April 21, 2016 meeting with a 4-1 vote. This item as continued from the May 17 Board of County Commission meeting.

**Presenter - Danielle Handy, AICP, Chief Planner**

**District 1**

4. **Public Hearing \* PUD 2014-17 Worthington Estates.** This is a request to rezone approximately 107 acres of land from Open Rural (OR) and Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow a 179-unit, single-family residential subdivision. The subject property is located northeast of the intersection of Longleaf Pine Parkway and Greenbriar Road, north of the Worthington Planned Unit Development. The Planning and Zoning Agency recommended approval of the rezoning request at the July 21, 2016 hearing subject to the nine findings of fact found within the staff report with a vote of 7-0. This application is companion to VACROA 2015-09 Live Oak Road and Ridge Road.

**Presenter - John P. Burnham, Chief Engineer**

**District 1**

5. **Public Hearing \* VACROA 15-09 Live Oak Road & Ridge Road.** A petition to vacate all of Ridge Road and a portion of Live Oak Road in the unrecorded plat of the Orange Cove South subdivision. Applicant seeks to vacate the property in order to add the land to the companion application (Worthington Estates PUD 2014-017). No utility conflicts have been identified.

**Presenter - Teresa Bishop, AICP, Planning Division Manager**

**District 1**

6. **Public Hearing \* COMPAMD 2014-04 Mill Creek Forest.** Transmittal hearing for COMPAMD 2014-04 known as Mill Creek Forest, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential – B with a text amendment limiting the number of residential units to a maximum of 280 single family dwelling units. The subject property fronts along Greenbriar Road, east of Longleaf Pine Parkway in the vicinity of 601 Greenbriar Road. The Planning and Zoning Agency recommended the amendment be transmitted with a 6-1 vote at its July 21, 2016 regular meeting. The Agency discussed and expressed concern about the increased traffic, road and school capacity deficiencies, the location and size of the park, and the design of the community. The applicant provided to examine these concerns when the PUD is reviewed.

**Presenter - Kim K. Del Rance, Senior Planner**

**District 4**

7. **Public Hearing \* MAJMOD 2016-05 Valley Smoke.** Request to modify the Valley Smoke PUD to expand the land area of the existing Valley Smoke Planned Unit Development from 11 S. Roscoe to incorporate the land of 13 S. Roscoe for an addition of 12,858 square feet of commercial space for a total of 18,400 square feet of non-residential uses on the site. The subject property is located west of Roscoe Blvd, south of Canal Blvd and north of Sanctuary Estates Ln. The Palm Valley Architectural Review Committee recommended approval of the rezoning request at the July 27, 2016 hearing subject to the six findings of fact found within the staff report with a vote of 4-0. The Planning and Zoning Agency recommended approval of the rezoning request at the August 4, 2016 hearing subject to the six findings of fact found within the staff report with a vote of 5-0.

**Presenter - Zach Moore, Planner**

**District 2**

8. **Public Hearing \* REZ 2016-03 Safari Pest Control.** Request to rezone approximately three (3) acres from Commercial, Highway and Tourist (CHT) with conditions to Commercial, Warehouse, specifically located on the northeast quadrant of the intersection of Agricultural Center Drive and Commercial Drive. The applicant intends to construct a 7,000 square foot building to house their pest control business; however, the subject site will accommodate additional development which could include a variety of uses provided for under the proposed zoning. The Planning and Zoning Agency recommended approval of the rezoning by a vote of 6-0 at their meeting held on August 4, 2016.

**Presenter - John Burnham, Chief Engineer**

**District 1**

9. **Public Hearing \* Durbin Creek National, LLC Non-Zoning Variance.** The Durbin Creek National, LLC has applied for a Planned Unit Development Rezoning for Phase 1A of the land subject to a Development Agreement adopted in 2015. Phase 1A is entitled to 600,000 square feet of commercial use; however, the applicant has also applied for a Development Agreement amendment to allow a maximum of 700,000 square feet of retail within Phase 1A. The Development Agreement required the owner's dedication of right-of-way necessary for the construction of the State Road 9B extension into St. Johns County and the West Peyton Parkway. Both the State Road 9B and West Peyton Parkway will be constructed adjacent to Phase 1A of the subject property. The applicant would like to coordinate development activities of their site concurrent with West Peyton Parkway by the FDOT. Therefore, the applicant seeks several Non-Zoning Variances to allow clearing and grading to precede zoning approval. The applicant is seeking Non-Zoning Variances to the following sections of the Land Development Code: Section 4.01.5.A, Land Clearing and Removal of Protected Trees; Sections 5.00.02, 6.04.01.B.4 and 9.01.02, Compliance with the LDC and the Development Review Manual (DRM); and, Sections 6.04.05.K.4 and 6.04.05.K.5, Major Collector Road Access Management and Spacing.

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

10. **Proposed Bylaws of the Recreation Advisory Board.** This proposed Resolution creates and adopts bylaws for the Recreation Advisory Board. The Recreation Advisory Board 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.

**11. Consider appointments to the Industrial Development Authority.** Currently there are five (5) vacancies on the Industrial Development Authority. These vacancies are due to expired terms/resignations.

**12. Consider appointments to the Educational Facilities Authority.** Currently there are six (6) vacancies on the Educational Facilities Authority. These vacancies are all due to expired 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 904 819-3669*
- 2. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the 2016-2017 Non-Ad Valorem Assessment Rolls and Annual Assessment Rates for the Solid Waste MSBU and to authorize the Chairman to certify and deliver the 2016-2017 assessment rolls to the St. Johns County Tax Collector.** *For more information, contact Wade Schroeder, Office of Management & Budget at 209-0570*
- 3. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the Chair to execute the contract between St. Johns County and Jacksonville Area Legal Aid, Inc. to provide legal services to indigent persons residing within St. Johns County.** *For more information, contact Regina Ross, Senior Assistant County Attorney at 209-0805*
- 4. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute a Letter of Agreement with Florida Drug Testing, Inc., in substantially the same form and format as attached hereto, to provide drug screenings and related services for the benefit of the St. Johns County Adult Drug Court Program.** *For more information, contact Ralph Cumberbatch, Adult Drug Court Coordinator at 904 827-5620*
- 5. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the final plat for Shearwater Phase 1-5 (Replat)** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
- 6. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the final plat for Northridge Lakes Unit 4.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
- 7. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the final plat for Shearwater Phase 1-6 (Replat)** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
- 8. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the final plat for Creekside at Twin Creeks - Phase 1D.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
- 9. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the final plat for Preserve at Ponte Vedra Lakes.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*

10. **Motion to approve the Durbin Creek Estates School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2016-08).** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
11. **Motion to approve the Coastal Village School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2016-09).** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
12. **Motion to approve the Agreement Terminating School Concurrency Proportionate Share Mitigation Agreement for the Lakes At Mill Creek Plantation (CONSCA 2015-09) and to approve the new Lakes at Mill Creek Plantation School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2016-10).** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
13. **Motion to approve PFS AGREE 2016-04 and authorize the County Administrator to execute the Durbin Creek Estates (Veterans Parkway PUD) Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code.** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
14. **Motion to adopt Resolution 2016-\_\_\_\_\_, approving the 2016-2017 Non-ad Valorem Assessment Roll for the Treasure Beach Canals MSBU and to authorize the Chair, or designee, to certify and deliver the 2016-2017 assessment roll to the St. Johns County Tax Collector.** *For more information, contact Damon Douglas, Land Management Systems Project Manager at 209-0794*
15. **Motion to adopt Resolution 2016-\_\_\_\_\_, approving the reallocation of assessments, adopting and approving the 2016-2017 Non-ad Valorem assessment roll for the Ponte Vedra Wastewater Vacuum Sewer Project pursuant to Resolution 2002-245, and authorizing the Chair, or designee, to certify and deliver the 2016-2017 assessment roll to the St. Johns County Tax Collector.** *For more information, contact Damon Douglas, Land Management Systems Project Manager at 209-0794*
16. **Motion to adopt Resolution 2016-\_\_\_\_\_, accepting property for the widening of County Road 210 as provided in the Heartwood 23, LLC, Impact Fee Credit Agreement.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
17. **Motion to authorize the Utility Department to reimburse Lara Diettrich on behalf of Gerald Beckerman the \$158.00 utility plan review fee that was paid on rezoning application REZ 2015-23.** *For more information, contact Bill Young, Director of Utilities at 904 209-2703*
18. **Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a Purchase and Sale Agreement for property required for the Race Track Road improvements.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
19. **Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of a Utility Cost Share Agreement between St. Johns County, Florida, and First Coast Ventures, LLC, allowing for reimbursing construction costs for the upsizing of proposed water main and sewer force main infrastructure, and authorizing the County Administrator to execute the agreement on behalf of St. Johns County.** *For more information, contact Gordon Smith, Assistant Director, Engineering/Operations at 904 209-2709*

20. **Motion to adopt Resolution 2016-\_\_\_\_\_**, authorizing the County Administrator, or his designee, to grant the request by Advanced Disposal Services, LLC pursuant to Section 9.3 of the Franchise Extension Agreement for relief by waiving the fuel differential (fuel adjustment fee) to be paid to the County for all of the Advanced Disposal collection vehicles operated in St. Johns County for April-June 2016. *For more information, contact Neal Shinkre, Director of Public Works at 904 209-0266*
21. **Motion to adopt Resolution 2016-\_\_\_\_\_**, authorizing the County Administrator, or his designee, to grant the request by Republic Services, LLC pursuant to Section 9.3 of the Franchise Agreement for relief by waiving the fuel differential (fuel adjustment fee) to be paid to the County for up to nine (9) of its collection vehicles operated in St. Johns County for April-June 2016. *For more information, contact Neal Shinkre, Director of Public Works at 904 209-0266*
22. **Motion to adopt Resolution 2016-\_\_\_\_\_**, authorizing the County Administrator, or designee, to award Bid No 16-49 Countywide Roadway Striping Services (FY'17) to Rose Services, Inc.; McShea Contracting, LLC and Southern States Pavement Markings, Inc. and to execute contracts in substantially the same form and format as the attached hereto for providing services to stripe or re-stripe St. Johns County roadways on an annual as-needed basis. *For more information, contact Doug Timms, Director OMB at 904 209-0566*
23. **Motion to adopt Resolution 2016-\_\_\_\_\_**, authorizing the County Administrator, or his designee, to enter into a contract to purchase mobile data terminals from CDW Government LLC from Bid No: 16-53 in the amount of \$191,976.92. *For more information, contact Doug Timms, Director of Office of Management & Budget at 209-0566*
24. **Motion to adopt Resolution 2016 - \_\_\_\_\_**, to approve the St. Johns County Affordable Housing Grant Program and authorizing the County Administrator or his designee to take the necessary steps to implement the Program. *For more information, contact Shawna Novak, Director HHS at 209-6089*
25. **Motion to declare the attachments 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 Doug Timms, Interim Purchasing Director at 209-0152*
26. **Motion to adopt Resolution 2016-\_\_\_\_\_**, approving the terms, provisions, conditions and requirements of the U.S. Department of Homeland Security, FY 2015 Assistance to Firefighters Grant Program, authorizing the County Administrator or his designee to execute the agreement on behalf of the County, and recognizing and appropriating the grant within the Fiscal Year 2017. *For more information, contact Jeff Prevatt, Assistant Fire Chief at 904 209-1702*
27. **Motion to authorize staff to prepare and submit an application for funding for the 2015 Department of Housing and Urban Development NOFA funding for Rapid Rehousing funding for St Johns County residents.** *For more information, contact Angie Cowling, Contract Coordinator at 904 209-6099*
28. **Motion to adopt Resolution 2016-\_\_\_\_**, authorizing the County Administrator, or designee, to execute on behalf of the County a Renewal Agreement with the St. Johns County Visitors & Convention Bureau, in substantially the same form and format as attached hereto, providing for professional advertising, marketing and promotional services aimed at attracting tourists and convention activity to St. Johns County. *For more information, contact Tera Meeks, Director Tourism and Cultural Development at 904 209-4428*

29. **Motion to adopt Resolution 2016-\_\_\_\_\_**, authorizing the County Administrator, or designee, to execute on behalf of the County a Renewal Agreement with St. Johns Cultural Council, Inc., in substantially the same form and format as attached hereto, providing for marketing and promotional services aimed at attracting tourists to the St. Johns County, Florida geographic area and management of the St. Johns County Arts and Culture grants program. *For more information, contact Tera Meeks, Director Tourism and Cultural Development at 904 209-4428*
  
30. **Motion to adopt Resolution 2016-\_\_\_\_\_**, approving the terms, conditions, provisions, and requirements of St Johns County's State Aid to Libraries Grant Application, Grant Agreement, and authorizing the Chair of the Board of County Commissioners to execute the Grant Application and Grant Agreement on behalf of the County. *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*
  
31. **Motion to pass and adopt the attached Proclamation, designating the week of September 17, 2016 through September 23, 2016 as Constitution Week, and authorizing Vice-Chairman, James K. Johns, to read and present the Proclamation to the Maria Jefferson Chapter of the Daughters of the American Revolution, St. Augustine, Florida at the "Bells Across America" public ceremony in the Plaza de la Constitution on Saturday, September 17, 2016.** *For more information, contact Melissa Lundquist, Assistant to the Board of County Commissioners at 904 209-0563*



