

# 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, October 18, 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 October 2016 as Domestic Violence 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 - Tera Meeks, Director Tourism and Cultural Development**

1. **Summer 2016 Tourism update.** A brief informational presentation to the Commissioners reviewing the survey data collected during the Summer quarter (June, July, and August).

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

2. **Public Hearing \* REZ 2016-02 Summer Haven.** This is a request to rezone approximately 0.7 acres of land from Commercial Highway Tourist (CHT) to Residential, Single-Family (RS-2). The subject property consists of two blocks and a portion of vacated alleyway in the Summer Haven subdivision and is located primarily on the east side of A1A South and west of Old A1A, and approximately 1675' north of the Flagler County boundary. The subject property rezoning request has been reduced since the Planning and Zoning hearing. The applicant is seeking this rezoning in order to allow the construction of a single-family home on each of the two parcels. The Planning and Zoning Agency recommended approval of the rezoning request with a vote of 4-1 at the June 2, 2016 hearing. At the time of recommendation the subject property included a block to the south that would have accommodated a third home.

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

**District 5**

3. **Public Hearing \* REZ 2016-10 Pagoda Properties.** Request to rezone approximately 1.3 acres, consisting of 19 lots, from Commercial, Highway and Tourist (CHT) to Residential, General (RG-1) with conditions. The subject property consists of fourteen (14) structures and nineteen (19) lots that were illegally subdivided and sold off as single-family residential dwelling units in the early 1970's. The lots are zoned Commercial Highway Tourist (CHT), which does not permit residential single family dwellings as a primary use. Additionally, this created nonconforming lots and structures that are presently not permitted to do general maintenance or repairs to the structures onsite due to various nonconforming aspects such as density, minimum lot size, impervious surface area, maximum lot coverage, minimum lot width, setbacks, access requirements and buffering. This rezoning would create legal nonconforming lots as well as acknowledge all nonconforming aspects of the structures and the parcels to allow the homeowners to seek permits for reconstruction, repair and general maintenance. The Planning and Zoning Agency recommended approval of the rezoning request with a vote of 6 -0 at the September 5th, 2016 hearing.

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

**District 2**

4. **Public Hearing \* CPA (SS) 2016-05 Gates Auto Sales.** This is a request to amend the Future Land Use Map from Residential-B to Intensive Commercial (IC) to allow for car sales on approximately 0.4 acre of land. The Planning and Zoning Agency recommends approval with a 6-1 vote subject to the site being limited to rural auto sales with no more than 10 automobiles at any one time. Although not included in their motion, the Agency discussed that the text amendment could be broadened to also allow for Neighborhood Commercial uses in addition to limited car sales, as Neighborhood Commercial uses are currently allowed under the Residential B land use. The applicant has provided two versions of a site specific text amendment for the Board's consideration.

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

5. **Public Hearing \* First reading of Sixth Repealer Ordinance.** In support of the Board's goals and objectives, the Office of the County Attorney is continually working to identify ordinances that have been superseded by statute or that are outdated, redundant, or no longer in the public interest. Once identified, these ordinance can be removed from the County Code, thereby providing the public with more efficient access to the County's ordinances that are still in effect. This ordinance identifies ordinances that have either been repealed or that have been superseded by state law, repeals the ordinances that have not already been repealed, and removes the ordinances from the County Code.

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

**6. Consider appointments to the Affordable Housing Advisory Committee (AHAC).**

The purpose of the Affordable Housing Advisory Committee (AHAC) is to review established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan and recommend specific action or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. Currently there are three vacancies on the Affordable Housing Advisory Committee (AHAC) due to expired terms. Pursuant to, and in accordance with, Section 420.9076, Florida Statutes, the three vacancies are required to be: 1. A citizen who resides within the jurisdiction of the local governing body making the appointments; 2. A citizen who represents employer within the jurisdiction; 3. A citizen who represents essential services personnel, as defined in the local housing assistance plan. Please find attached for your review a recommendation from the AHAC and 9 applications (Margaret Rickerson - Dist. 2, Steven Ladrido - Dist. 5, Alia Reimer - Dist. 5, Herbert Wiles - Dist. 5, Robert Rebeor - Dist. 1, Anne Yaun - Dist. 5, Thomas Sheppard Jr. - Dist. 5, Alexander Mansur - Dist. 5, and Brandon Downie - Dist 3).

- ❖ 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, October 18, 2016 9:00 AM

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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 approve the extension of the 2016 tax roll prior to completion and adjustments of the Property Value Adjustment Board parcels.** *For more information, contact Dennis W. Hollingsworth, C.F.C., St. Johns County Tax Collector at 904 209-2280*
3. **Motion to adopt Resolution 2016-\_\_\_\_\_, approving the final plat for Twenty Mile at Nocatee Phase 4B.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
4. **Motion to adopt Resolution 2016-\_\_\_\_\_, approving the final plat for Riverwood by Del Webb Phase 3B Unit 2.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
5. **Motion to adopt Resolution 2016-\_\_\_\_\_, approving the final plat for Riverwood by Del Webb Phase 3C Unit 2.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
6. **Motion to adopt Resolution 2016-\_\_\_\_\_, approving the final plat for Whisper Creek Phase 4 Unit C.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
7. **Motion to adopt Resolution 2016-\_\_\_\_\_, approving the final plat for Durbin Crossing Townhomes Phase II.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
8. **Motion to adopt Resolution 2016-\_\_\_\_\_, approving the final plat for Reserve at Greenbriar Phase Two B.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
9. **Motion to adopt Resolution 2016-\_\_\_\_\_, accepting a Special Warranty Deed for conveyance of a lift station site, two Easements for Utilities, and a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines to serve the Preserve at Palm Valley.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
10. **Motion to adopt Resolution 2016-\_\_\_\_\_, accepting an Easement for Utilities for water meters located at the Publix at Moultrie Square located at the corner of US 1 South and Wildwood Drive.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

11. **Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute a Purchase and Sale Agreement to acquire property required for the CR210 widening project, located outside of the Twin Creeks DRI.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
12. **Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute a License to Use/Hold Harmless Agreement, allowing use of an unopened portion of First Street in North Beach Subdivision.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
13. **A motion to adopt Resolution 2016-\_\_\_\_\_, approving the recognition and appropriation of received FY 2016 library donations in the amount of \$14,717 amending the FY 2017 Budget.** *For more information, contact Debra Rhodes Gibson, Director of Library Services at 827-6931*
14. **Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing Rachel Garvey as a qualified Official to sign off on certifications and assurances and as a qualified Submitter to submit and execute grants as required by the Federal Transit Administration.** *For more information, contact Phong Nguyen, Transportation Development Division Mnager at 904 209-0630*
15. **Motion to adopt Resolution 2016 -\_\_\_\_\_, approving the terms, provisions, conditions and requirements of a Contract for the provision of financial assistance to the St. Johns County Council on Aging, Inc., for operations and programming at the Trout Creek location, and authorizing the County Administrator or designee to execute the Contract in substantially the same form as attached on behalf of the County.** *For more information, contact William C. Smith, Director at 904 209-0324*
16. **Motion to adopt Resolution 2016 -\_\_\_\_\_, approving the terms, provisions, conditions and requirements of a Contract for the provision of financial assistance to the St. Johns County Council on Aging, Inc., for programming and operations at The Players Community Senior Center, and authorizing the County Administrator or designee to execute the Contract substantially in the form as attached on behalf of the County.** *For more information, contact William C. Smith, Director at 904 209-0324*
17. **Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or his designee, to enter into a contract for one (1) year with four (4) available one year extensions to purchase water and wastewater treatment chemicals from Airgas Specialty Products, Inc. Thatcher Chemical of Florida, Inc., Hawkins, Inc., Odyssey Manufacturing, Aquasol Commercial Chemical, Chemtrade, Airgas USA, LLC, Shrieve Chemical and Shannon Chemical Corporation from Bid No: 16-54.** *For more information, contact Jesse Dunn, Assistant Director of Office of Mangement at 209-0568*
18. **Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to award Bid No. 16-51 Stonegate Lift Station Improvements to G&H Underground Construction, 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 \$188,154.00.** *For more information, contact Doug Timms, Director OMB at 904 209-0566*

- 19. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to award Bid No 16-52 Lift Station Improvements Green Acres, Royal Pines, Towerview, WGV Hall Of Fame to PBM Constructors, 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 \$713,000.00. For more information, contact Doug Timms, Director OMB at 904 209-0566**
- 20. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator or his designee, on behalf of St. Johns County, to execute the first amendment to the cost-share agreement with St Johns River Water Management District for the Reclaimed Water Storage Tank project substantially in the same form as attached. For more information, contact Gordon Smith, Assistant Director, Engineering/Operations at 904 209-2709**
- 21. Motion to approve the selection of MagneGrip as the vendor to provide standardization of fire station exhaust systems equipment and to authorize the County Administrator, or his designee, to negotiate a contract with MagneGrip for the purchase and installation of Countywide fire station exhaust systems and, upon successful conclusion of negotiations, to execute a contract substantially in the same form and format as attached hereto. For more information, contact Jesse Dunn, Assistant Director, OMB at 904 209-0568**
- 22. 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 Jesse Dunn, Interim Purchasing Director at 209-0152**
- 23. Approval of Minutes from Special Meeting September 20, 2016.**

**24. Proofs:**

- a) Proof: Notice of Meeting, 9/16 BCC Spec Mtg, published August 29, 2016 in the St. Augustine Record.
- b) Proof: Request for Bids, Bid No: 16-54 for Purchase of Water and Wastewater Treatment Chemicals, published September 2, 2016 and September 9, 2016 in the St. Augustine Record.
- c) Proof: Request for Bids, Bid No: 16-55 for St. Johns County Building Services, published on August 31, 2016 and September 7, 2016 in the St. Augustine Record.
- d) Proof: Request for Bids, St. Andrews Lift Station – Bid No 16-58, published September 14, 2016 and September 21, 2016 in the St. Augustine Record.
- e) Proof: Request for Qualifications, RFQ No: 17-03 PV Water Reclamation Facility, published September 09, 2016 in the St. Augustine Record.
- f) Proof: Notice of Hearing, 9/20 Utility Hearing, published September 09, 2016 in the St. Augustine Record.
- g) Proof: Notice of Meeting, 9/20 Special Meeting, published September 12, 2016 in the St. Augustine Record.
- h) Proof: Notice of Meeting, Carpenters' Union 9/14, published September 09, 2016 in the St. Augustine Record.
- i) Proof: Notice of Meeting, 9/22 Meeting – Negotiation Carpenters' Union, published September 21, 2016 in the St. Augustine Record.