

# 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, November 01, 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 November 11, 2016 as Veterans Day*
- ❖ *Acceptance of Proclamation*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Dennis Hollingsworth, CFC, St Johns County Tax Collector**

1. **Report of Excess Fees for Fiscal Year 2015-16.** In compliance with Florida Statute, 218.36, the St. Johns County Tax Collector Dennis Hollingsworth will present a report of excess fees collected for the 2015-2016 Fiscal Year. Please note that these Excess Fees have already been estimated as a part of the County budget process and therefore they do not necessarily represent additional County revenue.

### **Presenter - Patrick F. McCormack, County Attorney**

2. **Resolution to Borrow from the Pooled Commercial Paper Loan Program for beach renourishment and acquisition of certain Sheriff jail controls and fire station improvements.** The Board of County Commissioners (the "BCC") has determined to undertake capital projects for beach renourishment and the acquisition of certain sheriff jail controls and fire station improvements with the funding source being the Florida Local Government Finance Commission's pooled commercial paper loan program. To accomplish this borrowing, the BCC needs to adopt the attached resolution. The resolution (i) pledges certain non-ad valorem funds to the repayment of funds actually borrowed, (ii) authorizes the actual borrowing of \$6,926,000 for the projects and (iii) authorizes the execution and delivery of the Loan Note and other related documents. Jean M. Mangu, the County's general finance counsel, is serving as counsel for the County on this borrowing.

**Presenter - Melissa Glasgow, Director of Economic Development**

**District 2**

- 3. Burkhardt Distributing Company, Inc. Economic Development Grant Agreement.** On October 4, 2016 the Board approved a request to draft a grant agreement with Burkhardt Distributing Company, Inc. The first annual grant payment would be anticipated during FY 19, with an estimated annual payout of \$50,446. The total estimated value of the incentive is \$426,141.

**Presenter - Phong Nguyen, Transportation Development Division**

- 4. Presentation by Joe Stephenson Regional Transportation Commission.** The St. Johns County Commission was presented an over view and status report by the Northeast Florida Regional Transportation Commission (RTC) at their meeting on August 2, 2016. The RTC has since approved a draft Regional Multimodal Transportation Plan document and is preparing to conduct a public hearing on that plan in each regional county. Before holding a public hearing in St. Johns County, the RTC appreciates the opportunity to keep the St. Johns County Commission up-to-speed by presenting a preview of the upcoming public hearing presentation.

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

**District 1**

- 5. Public Hearing \* COMPAMD 2016-01 ICI/Middlebourne.** Transmittal hearing for COMPAMD 2016-01 known as ICI/Middlebourne, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential- B and Community Commercial with a text amendment limiting the development to a maximum of 450 single family dwelling units, a maximum of 187,500 square feet of commercial space, and a maximum of 152,500 square feet of office space. The subject property is located around the intersection of Longleaf Pine Parkway and Veterans Parkway. Transmittal means the proposed Amendment will be sent to State and regional agencies for review. Consideration of adoption will be scheduled after the County receives State and regional agency comments. The Planning and Zoning Agency recommended transmittal with a 5-2 vote at its September 15, 2016 meeting.

**Presenter - Patrick Doty, CFM, Planner**

**District 1**

- 6. Public Hearing \* MAJMOD 2016-11 Worthington PUD.** MAJMOD 2016-11 Worthington PUD, request for a Major Modification to the Worthington PUD to add and rezone a 10.22 acre parcel from Open Rural (OR) to Planned Unit Development (PUD). This major modification proposes no increase to the number of previously approved single-family dwelling units, which is 289. Planning and Zoning Agency recommended approval with a 5-0 vote on September 15, 2016.

**Presenter - Valerie Stukes, Planner**

**District 1**

- 7. Public Hearing \* MAJMOD 2015-24 St. Johns Commons at CR 210 PUD.** MAJMOD 2015-24 St. Johns Commons at CR 210 PUD, a request for a Major Modification to revise development standards and signage allowances, and update phasing by ten (10) years for a 186,000 sq ft commercial park PUD with neighborhood business, general business, highway commercial, and high intensity commercial uses near the intersection of Interstate 95 and CR 210. Planning and Zoning Agency recommended approval with a 5-2 vote on September 15, 2016.

**Presenter - Georgia Katz, Senior Planner**

**District 2**

8. **Public Hearing \* Waffle House Major Modification 2016-08.** Request for a Major Modification to the Anderson Park PUD to extend the phasing schedule for one year limited to an Incremental Master Development Plan map and text change to allow the construction of a Waffle House Restaurant on approximately .59 acres.

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

9. **First Reading of Treasure Beach Bulkhead Ordinance.** This ordinance regulates bulkheads and docks within the Treasure Beach canals. It consolidates and updates St. Johns County ordinances 1997-54 and 1999-7, which contain the existing canal regulations. The revisions are based on input received from both County staff and residents of the Treasure Beach community and include updated standards for construction of bulkheads, a requirement that a right-of-way permit be obtained prior to new docks being constructed within the canals, and provision for an administrative waiver for certain minor errors with respect to the location of bulkheads, docks, or other non-vessel structures.
10. **Public Hearing \* Second 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 - Paolo S. Soria, Assistant County Attorney, Joseph Cearley, Special Projects Manager**

11. **Public Hearing \* Land Development Code Amendment. First Hearing on revised Sign Code - Article VII and definitions in Article XII. Revising Sign Code to comply with First Amendment Laws. Inclusion of Digital Billboards on a limited basis along Interstate 95.** The County Attorney's Office and Growth Management received direction from the Board to revise the Sign Code to be consistent with new case law received from the United States Supreme Court and to explore the allowance of Digital Billboard signs along limited road segments. This is the first hearing of a three part hearing to implement a revised Sign Code - Article VII of the Land Development Code. The changes are to make the Code be compliant with new case law regarding the content neutrality of signs. The new sign code clarifies administrative and interpretation provisions, removes or revises special use sign types to be content neutral, sets up a new system of temporary sign allocations per property in lieu of a content based system, and finally implements Digital Billboards along limited arterial roads for a limited time. The implementation of Digital Billboards is on a trial basis. This is the first Hearing of a required three-part hearing. The Board may choose to implement all or part of the proposed ordinance. If the Board chooses to continue implementation as presented or as amended during the hearing, the Planning and Zoning Agency will then hear and recommend any changes. The Board of County Commissioners will hold a third and final hearing after 5:00 p.m. to enact the revised sign code.

**Presenter - Shawna Novak, Director of Health and Human Services**

**12. Recommendations of the Affordable Housing Grant Review Committee.** On September 6, 2016 the Board of County Commissioners approved the Affordable Housing Grant Program. A Notice of Funding Availability was issued on September 7, 2016 indicating applications were being accepted for affordable housing projects or projects to shelter the homeless within St Johns County. The source of the funding is the St Johns County Housing Trust Fund. The application deadline was September 30, 2016 at 5 pm.

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

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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-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award Bid #16-55 and to execute an agreement with the lowest qualified bidder, E. Vaughn Rivers, Inc. for the completion of the Building Services Renovation and Remodel at a total contract price of \$1,514,000.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0195*
- 3. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of the grant request from the Board of County Commissioners of St. Johns County, Florida to the State of Florida Department of Environmental Protection, and authorizing the County Administrator to Budget for the Joint Participation Funds Required for Beach Management Funding Assistance.** *For more information, contact Neal Shinkre, Public Works Director at 904 209-0266*
- 4. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of the grant request from the Board of County Commissioners of St. Johns County, Florida to the State of Florida Department of Environmental Protection, and authorizing the County Administrator to Budget for the Joint Participation Funds Required for Beach Management Funding Assistance for South Ponte Vedra Beach, Vilano Beach, and the Summer Haven Beach area.** *For more information, contact Neal Shinkre, Public Works Director at 904 209-0266*
- 5. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of the grant request from the Board of County Commissioners of St. Johns County, Florida to the State of Florida Department of Environmental Protection, and authorizing the County Administrator to Budget for the Joint Participation Funds Required for Beach Management Funding Assistance for the St. Augustine Inlet dredging and North Beach Placement Project.** *For more information, contact Neal Shinkre, Public Works Director at 904 209-0266*
- 6. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of the amended and restated agreement between St. Johns County, Florida, and White Ford's Timber, LLC, for the provision of Utility Service and Refund of water, wastewater and reclaimed water unit connection fees and authorizing the County Administrator to execute the agreement on behalf of St. Johns County; providing for an effective date.** *For more information, contact Gordon Smith, Assistant Director, Engineering/Operations at 904 209-2709*

7. **Motion to adopt Resolution 2016-\_\_\_\_\_**, authorizing the County administrator to execute a purchase and sale agreement in substantially the same form and format as attached hereto for the sale of certain county-owned property declared surplus by Resolution No. 2003-9, and authorizing the Chair to execute a county deed for conveyance of such property located within Eagle Creek Subdivision. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
8. **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 CR210 widening project outside of the Twin Creeks DRI. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
9. **Motion to adopt Resolution 2016-\_\_\_\_\_**, in accordance with section 125.38, F.S. and St. Johns County Ordinance 2011-17, authorizing the County administrator to execute a purchase and sale agreement in substantially the same form and format as attached hereto for the sale of certain county-owned surplus property situated in the West Augustine Overlay District, and authorizing the Chair to execute a county deed for conveyance of such property. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
10. **Motion to adopt Resolution 2016-\_\_\_\_\_**, approving the memorandum of understanding authorizing St. Johns County access to the Florida Department of Highway Safety and Motor Vehicles Driver and Vehicle Information Database (DAVID). *For more information, contact Stacey Stanish, Director, Administrative Support Services at 904 209-0545*
11. **Motion to approve the negotiated amendment (Article 27) to the Collective Bargaining Agreement with the United Brotherhood of Carpenters and Joiners of America, Carpenters Industrial Council #2038 - and to direct its execution by the Chair and County Administrator.** *For more information, contact Stacey Stanish, Director, Administrative and Support Services at 209-0545*

