

# 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 15, 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 November 2016 as National Adoption Month*
- ❖ *Proclamation recognizing November 17, 2016 as World Pancreatic Cancer Day*
- ❖ Acceptance of Proclamations
- ❖ Deletions to Consent Agenda
- ❖ Public Comment
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

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

- 1. 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.

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

**District 2**

2. **MAS HVAC, Inc. Economic Development Incentive Application.** The St. Johns County Economic Development Agency (Agency) has received an application from MAS HVAC, Inc. (Applicant), for economic development incentives to construct a 32,400 square foot office/industrial building to serve as its new corporate headquarters/manufacturing operation. MAS HVAC provides custom, energy efficient solutions for large commercial (universities, hospitals, airports, etc.) air conditioning applications. They also manufacture IceStor Thermal Storage Systems, which help shift power consumption to off-peak hours. The company is currently located in Green Cove Springs and has 17 employees. They are experiencing rapid growth and would like to construct their own facility to accommodate future expansion. The proposed new facility is to be located at 4030 Deerpark Blvd., just west of I-95 in St. Johns County. This project represents a proposed relocation of an existing operation, currently located in Clay County. If approved, the company intends to create thirty plus jobs at an average wage of \$61,000 within the next four years. The project scored 7 points under the 'New Industry' category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development grant of up to 100% of fees paid to the County by the applicant (Impact Fees and Water/Sewer Connection Fees) and four years Ad Valorem taxes paid by the applicant (general County portion) on capital improvements and tangible personal property. Completion of the project is anticipated by summer 2017. With this schedule, the first annual grant payment would be anticipated during FY 19. The total estimated value of the incentive is \$160,537. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application.

**Presenter - Cynthia A. May, Senior Planner**

**District 5**

3. **Public Hearing \* MAJMOD 2016-15 Westgate Business Park PUD.** Request for a Major Modification to the PUD to allow for the addition of a second access driveway on the east side of Westgate Business Park from South Collins Avenue. The Planning and Zoning Agency recommended approval of MAJMOD 2016-15 Westgate Business Park, with a 6-0 vote in favor based on the six (6) findings of fact contained in this report. Noting that the most recent request for access from South Collins Avenue was denied by the Board of County Commissioners in 2006, the PZA focused discussion around identifying what had changed in the 10 years since the second access was last requested. Members agreed that the new entrance would provide a public benefit, which was identified as a traffic safety issue. The second access had been requested at least two other times as part of previous modifications to the original PSD, and later PUD. The PZA recommended denial of the driveway in 1999, and Ordinance 99-26 was enacted by the Board of County Commissioners on March 23, 1999 without the second driveway. In 2004, the Board of County Commissioners removed the South Collins Avenue entrance from consideration in the motion for approval of another Major Modification.

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

**District 3**

4. **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. This item was continued from the October 18, 2016 BCC hearing.

**Presenter - Jan Trantham, Senior Transportation Planner**

**District 1**

5. **Public Hearing \* DEVAGRMOD 2016-01 Durbin Creek National Development Agreement Modification (First Reading).** This is the first amendment of the Durbin Creek National Development Agreement that was approved in 2015. The modification requests to increase the shopping center square footage in Phase 1A by 100,000 square feet and decrease Phase 1B by an equal amount, and to modify the dedication of active recreation facilities. The location of Phase 1A has been identified and will be restricted to the area shown on Exhibit 11 (as modified), situated between SR 9B and West Peyton Parkway. Transportation mitigation for Phase 1A has been completed by the donation of the SR 9B right-of-way to FDOT. The increased to 700,000 sq. ft. in Phase 1A does not increase project impacts with the companion decrease in Phase 1B, and identifying the specific location for Phase 1A in an area where roadway improvements/widening is currently under construction when the location was previously unknown is a positive change. The modification to the recreation clarifies that the active recreational facilities to be provided shall be improved sports fields, and that if dedicated to a property owners association or CDD, such facilities will be available for public use subject to an interlocal agreement with St. Johns County. Two public hearings are required to modify a Development Agreement. The second public hearing is scheduled before the BCC on December 6, 2016.

**Presenter - Cynthia A..May, Senior Planner**

**District 3**

6. **Public Hearing \* CPA(SS) 2016-09 1600 Northwood Drive.** Request to amend the Future Land Use Map for the property at 1600 Northwood Drive from Residential-C (RES-C) to Industrial (I). The Planning and Zoning Agency recommended approval of the Small Scale Comprehensive Plan Amendment, CPA (SS) 2016-09, with a vote of 6-0 in favor based on three (3) findings of fact. The Planning and Zoning Agency also recommended approval of a companion application to rezone the 1.99 acre property from Residential, Mobile Home or Single Family (RMH-S) to Industrial Warehouse (IW). The site is almost completely surrounded by industrial uses and zoning, and the former "Azalea Mobile Home Park" was vacated prior to March 5, 2016.

**Presenter - Cynthia A. May, Senior Planner**

**District 3**

7. **Public Hearing \* REZ 2016-07 1600 Northwood Drive.** Request to rezone approximately 1.99 acres of land from Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to Industrial Warehouse (IW) zoning. The Planning and Zoning Agency recommended approval of REZ 2016-07 1600 Northwood Drive, with a vote of 6-0 in favor based on three (3) findings of fact. The Planning and Zoning Agency also recommended approval of a companion application to amend the Future Land Use Map designation from Residential-C (RES-C) to Industrial (I). The site is almost completely surrounded by industrial uses and zoning, and the former "Azalea Mobile Home Park" was vacated prior to March 5, 2016..

**District 5**

8. **Tomoka Pines PUD One Year Limitation Waiver (MAJMOD 2016-16).** Request to the Board of County Commissioners to waive the one-year limitation for consideration of a Major Modification to the Tomoka Pines PUD, Ordinance No. 2016-09, approved March 1, 2016, with an effective date of April 1, 2016. The applicant has filed a major modification (MAJMOD 2016-17) to the recently approved PUD to reduce the minimum lot width of lots. Pursuant to LDC 9.04.05.A, Re-Application after approval of rezoning, whenever the BCC has changed the zoning classification of land, the Planning and Zoning Agency shall not then consider any application for rezoning of any part or all of the same land for a period of one (1) year from the effective date. However, pursuant to LDC 9.04.05.C, the time limits may be waived by the affirmative of a majority of the Board of County Commissioners when such action is deemed necessary to prevent injustice or to facilitate proper development of the County.

**Presenter - Shawna Novak, Director HHS**

9. **Affordable Housing Advisory Committee Triennial Report.** Section 420.9706 F.S. requires recipients of State Housing Initiative Partnership (SHIP) funds to establish an Affordable Housing Advisory Committee (AHAC) and to submit a Triennial Report to recommend monetary and nonmonetary incentives as part of an affordable housing incentive plan. The AHAC Committee conducted a public meeting 10/19/16 to consider incentives and impediments to the construction, acquisition, and preservation of affordable housing.

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

10. **Consider appointments to the Recreation Advisory Board..** On September 6, 2016, Resolution 2016-275 was approved by the Saint Johns County Board of County Commissioners, which created and adopted bylaws, operating procedures, and membership criteria for the Recreation Advisory Board. The Recreational Advisory Board shall consist of seven (7) regular members. Members shall be appointed by the Board of County Commissioners. Members shall serve at the pleasure of the Board of County Commissioners and may be removed at any time without cause. In order to ensure continuity, it is recommended that the current membership of the Recreation Advisory Board be sunseted and new members appointed in accordance with the recently created and adopted bylaws. The initial terms of the new members will be as follows: One regular member shall be appointed to a one year term; One regular member shall be appointed to a two year term; Two regular members shall be appointed to a three year term; Three regular members shall be appointed to a four year term. The Board of County Commissioners may appoint specific members to specific terms or the initial appointee Members may draw lots at the first meeting of the Recreational Advisory Board to determine which members shall serve which terms. Please find attached for your review and consideration a recommendation letter from the Recreation Advisory Board, along with 22 current applications

- 11. Consider appointments to the Tourist Development Council.** Currently there are two vacancies on the Tourist Development Council. Both are due to expired terms. One of the seats is required to be an owner/operator of a tourist accommodation subject to bed tax, and the other is for a non-accommodation member. Please find attached for your review and consideration a recommendation letter from Tera Meeks, Director of Tourism and Cultural Development, which states the recommendation of the Tourist Development Council. Additionally, please find nine (9) applications:

**Presenter - Damon Douglas, Project Manger**

**District 5**

- 12. Proposal to Acquire Property at 500 Old Beach Road from the Anastasia Mosquito Control District.** The Anastasia Mosquito Control District (AMCD) issued a Request for Proposals for a government agency to purchase the AMCD's former headquarters on a ~2.5 acre parcel of land at 500 Old Beach Road. The attached Proposal from St. Johns County to purchase the property for \$10,000 is not intended to be competitive from a purely financial perspective, rather it is being submitted in recognition of the potential benefits and cost savings to all residents and taxpayers that could be realized by the future County use of the property as outlined in the attached RFP response.

**Presenter - Regina D. Ross, Deputy County Attorney**

- 13. UF Extension Demonstration Agreement - Audit Update.** St. Johns County Attorney's Office is providing a status update regarding the County's audit of the Agreement with the University of Florida to provide agricultural demonstration programing.

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

# 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



## CONSENT MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, November 15, 2016 9:00 AM

---

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

## 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 **Memorandum of Understanding with S.A.F.E. Pet Rescue, Inc.** to recognize certain SAFE facilities in the County as Neighborhood Public Services and to mitigate the impact, intensity, scale, and compatibility of the facilities, and authorizing the County Administrator, or designee, to execute the same. *For more information, contact Bradley Bulthuis, Assistant County Attorney at 904 209-0805*
3. Motion to approve **the Fiscal Year 2016 end-of-year fund reserve transfers** per the attached schedule to ensure fiscal year-end positive account balances per the Administrative Code. *For more information, contact Devin Cousins, Budget Analyst at 904 209-0569*
4. Motion to approve the **Dolphin Cove School Concurrency Proportionate Share Mitigation Agreement** (CONSCA 2016-12). *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
5. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for Shearwater Phase 1B East**. *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
6. 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*
7. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for Ashby Landing North Phase I**. *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
8. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for Shearwater 1-7**. *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
9. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms and conditions of a **Hold Harmless Agreement between St. Johns County and Julington Lakes Homeowners Association, Inc.**, and authorizing the County Administrator, or designee, to execute the Agreement and Amendment to Conservation Easement, on behalf of the County. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

10. 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 with the top ranked firm, Mott MacDonald Florida, LLC, **for Ponte Vedra Water Reclamation Facility** – Professional Engineering Services. *For more information, contact Joseph Giammanco, Purchasing Manager at 904 209-0162*
11. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **enter into contract with ProGrass LLC, for the replacement of turf at Aberdeen Park "Field of Dreams"**, in accordance with the terms and conditions contained in AEPA IFB #016-G at a total price of \$145,000.00. *For more information, contact Kevin Wiseman, Director of Facilities Management at 904 209-0195*
12. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **enter into a contract for five (5) years to purchase bituminous asphalt patching mix from Duval Asphalt Products Inc. from Bid No: 17-05.** *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
13. 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 sodium hydroxide 50% and chlorine gas from Allied Universal Corporation and JCI Jones Chemicals Inc. from Bid No: 17-06.** *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
14. Motion to approve Resolution 2016-\_\_\_\_\_, authorizing the County Administrator or his designee **to accept \$1,200,000 in unanticipated SHIP disaster funds from the Florida Housing Finance Corporation** and, upon a finding of legal sufficiency by the Office of the County Attorney, to execute all documents necessary for the acceptance of the funds and recognizing and appropriating the funds within the Fiscal Year 2016-2017 County Budget. *For more information, contact Shawna Novak, Director HHS at 209-6089*
15. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, conditions, and requirements of the **Agreement between St. Johns County, Florida and Community Based Care of Central Florida, Inc.**, authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6088*
16. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, conditions, provisions and requirements of a Grant Contract between **the Florida Inland Navigation District and St. Johns County, Florida** and authorizing the County Administrator, or designee, to execute the Contract on behalf of St. Johns County. *For more information, contact William C. Smith, Director at 904 209-0324*
17. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **Library System's Disc Cleaning Service and Laminating Service policies**, with an effective date of January 2, 2017. *For more information, contact Debra Rhodes Gibson, Library Director at 827-6926*
18. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **Library's Annual Plan of Service 2016-2017**, as required by the State Library of Florida in order to receive annual State Aid to Libraries Grant funding. *For more information, contact Debra Rhodes Gibson, Library Director at 827-6926*