

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns, Chair  
District 2 - Jeb S. Smith,  
District 3 - Paul M. Waldron  
District 4 - Jay Morris  
District 5 - Henry Dean, Vice-Chair



## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, April 04, 2017 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 April as Child Abuse Prevention Month
- ❖ Proclamation recognizing April as Water Conservation Month
- ❖ Proclamation recognizing April 9 - 15 as National Public Safety Telecommunications Week
- ❖ Proclamation recognizing April 9 - 15 as National Library week
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Debra Rhodes Gibson, Library Director**

1. **Informational presentation by the Library Advisory Board and the Friends of the Library.** As part of their oversight and advocacy roles, the Library Advisory Board and the Friends of the Library will present quarterly updates to the BCC, outlining accomplishments, challenges, and opportunities on behalf of the library system and the individual branch Friends groups. The quarterly presentation will include an update from the LAB and the Friends of the Main Library.

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

2. **Public Hearing \* MAJMOD 2016-16 Tomoka Pines PUD.** MAJMOD 2016-16 Tomoka Pines PUD is a request for a Major Modification to reduce the minimum lot width on lots 14-44 from 63 feet to 53 feet.

### **Presenter - Valerie Stukes, Planner**

3. **Public Hearing \* REZ 2016-18 Augustine Rezoning.** Request to rezone approximately 0.35 acres from Commercial, General (CG) to Residential, Single Family (RS-3) to allow for the construction of a single family home. The Planning and Zoning Agency recommended approval by a vote of 6-0.

**Presenter - Beverly Frazier, Planner**

**District 1**

4. **Public Hearing \* COMPAMD 2016-07 Project Family (5404 Race Track Road).** Adoption hearing for COMPAMD 2016-07, known as Project Family, a Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural Silviculture (R/S) to Intensive Commercial (IC) for approximately 42.3 acres and to add a textual policy to limit the intensity of development to 175,000 square feet of recreational uses and 125,000 square feet of commercial, that in combination do not generate more than 700 p.m. peak hour external trips. The property is located at 5404 Race Track Road, adjacent to the designated Urban Service Area. A companion rezoning application (PUD 2016-14) will be heard concurrently with this proposed amendment. The Planning and Zoning Agency recommended adoption of the amendment at the November 17, 2016 meeting with a 7-0 vote.

**District 1**

5. **Public Hearing \* PUD 2016-14 Project Family (5404 Race Track Road).** Request to rezone from Open Rural (OR) to Planned Unit Development (PUD) to allow for 175,000 square feet of indoor commercial recreation and 125,000 square feet of other commercial development. The subject property is approximately 42.3 acres in area and is located at 5404 Race Track Road. The Planning and Zoning Agency recommended approval of the rezoning at the November 17, 2016 meeting with a 7-0 vote.

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

**District 1**

6. **Public Hearing \* MAJMOD 2016-13 Northeast Quadrant Interchange Parcels.** Major Modification 2016-13 to Interchange Parcels PUD located within Saint Johns DRI, to add to the Northeast Interchange Parcels 1-14 Single Family Age Restricted (SFAR) and Multi-Family Age Restricted (MFAR) uses, prohibit Industrial uses if any SFAR or MFAR occurs and a reciprocal provision in the event Industrial development precedes residential development, adds standards to address incompatibility between uses regarding building height, add development standards for SFAR and MFAR, reduce the building setback to 20' for certain residential uses in all Interchange parcels, and incorporate legislative extensions of time into the DRI and PUD. There is one waiver to allow a reduction to parking for MFAR.

**District 1**

7. **Public Hearing \* DRIMOD 2016-01 Northeast Quadrant Interchange.** Request to modify the Saint Johns DRI Condition II.A to allow conversion of uses and add a Land Use Equivalency Table (a/k/a Land Use Conversion Table), to allow conversion of uses within the Interchange Parcels, revise DRI MDP Map for the NE Interchange Quadrant Parcels, including allow Single Family Age Restricted (SFAR) and Multi-Family (MFAR) on Parcels 1-14 and prohibit industrial if any residential occurs first and a reciprocal provision in the event Industrial development precedes residential development, add Commercial use to Parcels 9-13, provide for limited Commercial on Parcel 14 for aged restricted facilities, and update build out dates for the development as allowed by legislative extensions of time.

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

- 8. Public Hearing \* Land Development Code Amendments - Articles II, IV, and VI.** This is the final hearing of a three-part series for amendments to Articles II, IV, and VI of the St. Johns County Land Development Code. These amendments would update current provisions regulating Mini-Warehouses to reflect current trends and technological advancements. This amendment would also revise existing provisions for upland buffer setbacks to provide design flexibility. These amendments were brought before the Board of County Commissioners as a “discussion item” on July 19, 2016, so that staff could receive direction from the Board to move forward with amendments to Articles II and Article VI. The Board of County Commissioners directed staff to proceed with the revisions. The Planning and Zoning Agency made a 6-0 recommendation to approve with changes as outlined in the staff report.

**Presenter - William Young, Director**

- 9. Public Hearing \* State Revolving Fund Loan Application for Construction of the Ponte Vedra Player’s Club Water Reclamation Facility and interconnecting projects.** The Utility Department has determined that a favorable state revolving fund (SRF) loan for the Ponte Vedra Utility, Player’s Club Water Reclamation Facility, and interrelated projects, may be available from the Florida Department of Environmental Protection (FDEP). The projects are described in the Facility Plan and Capital Financing Plan dated March 2017, prepared by Mott MacDonald (the “Plan”). To submit an application for this SRF loan, the Board of County Commissioners are required to (a) hold a public hearing and discuss the results and recommendations of the Plan at such public hearing and adopt a resolution approving the Plan as a planning document for the FDEP and (b) adopt a resolution authorizing the application for the SRF loan, establishing pledged revenues and designating authorized representatives.

**Presenter - Jesse Dunn, Director OMB**

- 10. FY 2018 Board of County Commissioners Budget Workshop: Fire District Fund and Transportation Trust Fund.** This Board of County Commissioners (BCC) Budget Workshop is designed to both inform and establish budget guidelines for the upcoming FY 2018 County budget process and will focus on the County's Transportation Trust Fund and Fire District Fund.

**Presenter - Wil Smith, Director of Parks and Recreation**

- 11. Presentation Item: Vilano boat ramp survey findings.** Presentation to provide information on the survey findings related to the boat ramp.

- ❖ 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, April 04, 2017 9:00AM

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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 2017-\_\_\_\_\_, approving the **final plat for Aberdeen of St. Johns Unit Six.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
3. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Arbor Mill Phase One-B (Replat).** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
4. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Arbor Mill Phase Two.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Daniel Park at Town Center.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Sebastian Cove Phase 3.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
7. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Glen St. Johns Phase 2C.** *For more information, contact Lisa Brown, Application Review Supervisor at 209-0692*
8. Motion to adopt Resolution 2017 - \_\_\_\_\_, authorizing the notice required by Section 336.10, F.S., for a public hearing on May 1, 2017 9:00 a.m. or at a date and time as soon there after as possible, **to hear a request for the vacation of the unopened, unimproved right-of-way of Riverside Boulevard, located within the Riverdale subdivision. (VACROA 2017-01 Riverside Boulevard).** *For more information, contact Dick D'Souza, Engineer at 209-0792*
9. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Grant of Easement for placement and future maintenance of traffic signal equipment at the intersection of CR 244/Longleaf Pine Parkway and Rivertown Main Street.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

10. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms and authorizing the County Administrator to execute a **License Agreement between St. Johns County and S.W. Cowboy, Inc.** For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762
11. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 17-28; Butler Park West Boat Ramp Dredging and execute a contract with C & M Dredging, Inc,** in substantially the same form and format as the attached draft for completion of the specified scope of work at a lump sum contract price of \$116,226.00. For more information, contact Joseph Giammanco, Purchasing Manager at 904 209-0152
12. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **purchase four (4) 2017 Ford F-150 Pickup Truck Special Service Vehicles 4X4 from Duval Ford in accordance with the terms and conditions contained in the Florida Fire Chief's Association, Florida Sheriff's Association & Florida Association of Counties Contract # FSA16-VEL24.0** at a total price of \$115,164.00. For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152
13. 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 Joseph Giammanco, Purchasing Manager at 209-0152
14. Motion to adopt Resolution 2017-\_\_\_\_\_, approving and **adopting the St. Johns County Local Mitigation Strategy Plan.** For more information, contact Linda Stoughton, Emergency Management Director at 904 824-5550
15. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, conditions, and requirements of the **grant agreement between St Johns County and Alpha Omega Miracle Home, Inc.** and authorizing the County Administrator or designee to execute the Agreement on behalf of the County, and motion to approve a transfer in the amount of \$98,931 from General Fund Special Contingency Reserves (0083-59902) to Housing - Aid to Private Organizations (0094-58200). For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089
16. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, conditions, and requirements of the **grant agreement between St Johns County and Home Again St Johns, Inc,** and authorizing the County Administrator or designee to execute the Agreement on behalf of the County and motion to approve a transfer in the amount of \$35,494 from General Fund Special Contingency Reserves (0083-59902) to Housing - Aid to Private Organizations (0094-58200). For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089
17. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, conditions, and requirements of the **grant agreement between St Johns County and Emergency Services and Homeless Coalition of St. Johns County, Inc,** and authorizing the County Administrator or designee to execute the Agreement on behalf of the County and motion to approve a transfer in the amount of \$60,146.17 from General Fund Special Contingency Reserves (0083-59902) to Housing - Aid to Private Organizations (0094-58200). For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089

18. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the Chair to **designate the County Administrator as the County's Certifying Officer for the Community Development Block Grant Program as defined in 24 CFR 58.2.** *For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089*
19. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the terms**, conditions, and requirements of the **contract between St Johns County and Home Again St. Johns, CoC Lead Agency**, authorizing the County Administrator or designee to execute the Contract on behalf of the County; and **recognizing and appropriating the grant in the amount of \$12,787 into the General Fund Social Services Department for Fiscal Year 2017.** *For more information, contact Shawna Novak, HHS Director at 904 209-6089*
20. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the terms**, conditions, and requirements of the **amendment to the TANF grant agreement between St Johns County and Home Again St. Johns, CoC Lead Agency**, and authorizing the County Administrator or designee to execute the amendment substantially in the same form as attached on behalf of the County. *For more information, contact Shawna Novak, HHS Director at 904 209-6089*
21. Motion to authorize the County Administrator or his designee to **execute an agreement** in substantially the same form as the attached agreement, **with educational institutions to allow students to earn academic credit while participating in internships.** *For more information, contact Stacey Stanish, Director, Administrative/Support Services at 904 209-0545*
22. **Proofs:**
  - a) Proof: Notice of Hearing, Land Use Regulations Ordinance-Signage, published February 9, 2017 in the St. Augustine Record.
  - b) Proof: Notice of Public Hearings, Ordinance/Regulations affecting the use of land, published February 27, 2017 in the St. Augustine Record.
  - c) Proof: Notice of Meeting, Notice of Special Meeting of the St. Johns County Board of County Commissioners, published on March 14, 2017 in the St. Augustine Record.
  - d) Proof: Notice of Meeting, Notice of Canceled Special Meeting of the St. Johns County Board of County Commissioners, published on March 15, 2017 in the St. Augustine Record.

