

# 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 18, 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
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter – Calvin Martin, Regional Director**

1. **Circuit 7 Community Alliance Presentation.** The Circuit 7 Community Alliance is collaborative group of community partners that includes state and local agencies as well as private and non-profit groups from Flagler, Putnam, St. Johns, and Volusia counties. The Alliance is a legislatively-mandated initiative that helps to promote strategic planning, partnerships, generates referrals, and assists in implementing best practices to benefit the residents of the four-county circuit. The presentation will provide information regarding the purpose of the Alliance and its value to the citizens of St. Johns County.

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

2. **Project Boilermaker Economic Development Incentive Request.** The St. Johns County Economic Development Public Agency (Public Agency) has received an application from Project Boilermaker (Applicant), for economic development incentives to consider relocating their headquarters. The Applicant is reviewing potential sites to construct a building, which could serve as its new corporate headquarters in St. Johns County. Project details are provided in the Public Agency Report as back-up for this item.

### **Presenter - Patrick Doty, Planner**

3. **Public Hearing \* DRIMOD 2016-02 Rivertown.** DRIMOD 2016-02 Rivertown, a Request to modify the existing development order to relocate school sites; specify locations of 5 roundabouts on State Road 13; show the locations of 5 additional private docks and differentiate which of the total proposed docks are private shared docks, private residence docks, and private community docks; modify the conversion table to increase the possible number of residential units within the limits established by statutes; and update time periods based on state statutory extensions. The RiverTown DRI and PUD is located off State Road 13 N and Longleaf Pine Parkway, and also partially abuts Greenbriar Road. The Planning and Zoning Agency will hear this item on April 6th. Staff will report its discussion and recommendation at the Board's hearing.

#### **District 1**

**District 1**

- 4. Public Hearing \* MAJMOD 2016-14 Rivertown.** MAJMOD 2016-14, A request for a Major Modification to the RiverTown PUD to add Boat & RV Storage, Welcome/Information Centers, 5 private docks, extend phasing pursuant to Legislative extensions, revising school site locations, and revise the existing Unified Sign Plan. The RiverTown DRI and PUD is located off State Road 13N and Longleaf Pine Parkway, and also partially abuts Greenbriar Road. The Planning and Zoning Agency is hearing this item on April 6th. Staff will report on that discussion and their recommendation at the Board's hearing.

**Presenter - Valerie Stukes, Planner**

**District 3**

- 5. Public Hearing \* REZ 2016-16 Norquist Property.** Request to rezone approximately .34 acres from Commercial, Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for the construction of a single family home, specifically located at 5900 Costanero Road.

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

**District 3**

- 6. Public Hearing \* NZVAR 2016-12 Seaside Plaza.** This is a request for a Non-Zoning Variance to LDC Section 3.08.07.A.2 limiting ground signs to 12 feet in height to allow a 17 foot 2 inch tall ground sign; to LDC Section 3.08.07.B.1 limiting ground signs to a maximum Advertising Display Area of 32 square feet to allow an Advertising Display Area of up to 68 square feet; and LDC Section 3.08.07.B.3 requiring external illumination to allow for internal illumination in the Mid-Anastasia Overlay District. The Mid-Anastasia Design Review Board (MADRB) recommended approval with conditions of the recommended approval of the requested non-zoning variance to the Overlay standards at their meeting on March 9, 2017. This application is companion to MADRB 2016-12, which are to be heard concurrently.

**District 3**

- 7. Public Hearing \* MADRB 2016-12 Seaside Plaza Signage.** This is a request for design approval for a new 17 feet 2 inch tall internally illuminated monument sign with an Advertising Display Area of 68 square feet. The Mid-Anastasia Design Review Board (MADRB) recommended approval with conditions of the requested design approval at their meeting on March 9, 2017. This application is companion to NZVAR 2016-12, which is to be heard concurrently.

**District 4**

- 8. Public Hearing \* ARCCC2017-05 Landrum Lane Pump Station.** This is a request for design approval of a pump station building located at 324 Landrum Lane. The Palm Valley Architectural Review Committee recommended approval of the request with a vote of 4-0 on March 20th, 2017. This item is companion to NZVAR 2017-04, which will be heard concurrently. Please refer to the attached Staff Report for additional details.

**District 4**

- 9. Public Hearing \* NZVAR 2017-04 Landrum Lane Pump Station.** This is a request for a Non-Zoning Variance to LDC, Section 3.06.05.A.5 to reduce the required rear yard setback from 30 feet to 7 feet, and to LDC, Section 3.06.06.A.3 to reduce the required rear buffer from 10 feet to 7 feet, to allow for the construction of a replacement building to store stormwater pumping equipment in the Palm Valley Overlay District. The Palm Valley Architectural Review Committee (ARC) recommended approval of the requested Non-Zoning Variance at the March 20, 2017 hearing with a vote of 4-0. This application is companion to ARCCC 2017-05, which are to be heard concurrently.

**Presenter - Patrick Doty, Planner**

**District 5**

10. **Public Hearing \* REZ 2017-02 Veritas Classical School.** Request to rezone approximately 4.17 acres from Residential, Single-Family (RS-3) to Commercial, General (CG), specifically located at 555 State Road 16.

**District 5**

11. **Public Hearing \* SUPMAJ 2017-03 Veritas Classical School.** Request for a Special Use Permit to allow for Private School in Commercial, General (CG) zoning pursuant to LDC, Section 2.03.17, specifically located at 555 State Road 16.

**District 5**

12. **Public Hearing \* ZVAR 2017-01 Veritas Classical School.** Request for a Zoning Variance from Section 2.03.17.C of the Land Development Code to allow for the establishment of a private school within 1,000 feet of an established vendor of alcoholic beverages, specifically at 555 State Road 16.

**Presenter - Benjamin Powelson, Engineer**

**District 5**

13. **Public Hearing \* VACROA 2015-12 - A Public Hearing to vacate a portion of Oak Street (Schreck).** The applicant requests the vacation of an unopened, unimproved portion of Oak Street within the North Beach Subdivision, lying between Lots 1 and 2, Block 15, and Lots 15 and 16, Block 14. Based on staff's review, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation.

**Presenter - Eric Clark, Engineer**

**District 2**

14. **Public Hearing \* VACROA 2016-05 - A Public Hearing to vacate Park Place in Vermont Heights subdivision.** The applicant requests the vacation of the unopened, unimproved right-of-way of Park Pace which is located between the opened right-of-way of Seventh Street and the unopened right-of-way of Sixth Street located within the Vermont Heights subdivision. Based on staff's review thus far, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation. Staff anticipates we will have no objections to the request.

**Presenter - Bradley Bulthuis, Assistant County Attorney**

15. **Public Hearing \* First Reading of Ordinance Relating to the Safe Operation of Small Unmanned Aircraft.** At its February 21, 2017 regular meeting, the Board of County Commissioners authorized the Office of the County Attorney to draft an ordinance providing for limited regulation of the operation of small unmanned aircraft systems, commonly referred to as "drones," within the unincorporated areas of the County, in order to address legitimate public concerns regarding safety, privacy, nuisance, trespass, and other property rights implicated by their operation. This ordinance, if adopted, addresses these concerns through the appropriate exercise of the Board's police powers in prohibiting the operation of small unmanned aircraft (a) over individuals, open air assembly, and private property without the individual's or owner's consent; (b) while under the influence of drugs or alcohol; (c) that is equipped with a weapon; (d) with the intent to cause harm; (e) recklessly or carelessly; or (f) in violation of any federal or state law. This ordinance would authorize the St. Johns County Sheriff's Office or the Code Enforcement Division to enforce the ordinance as a misdemeanor or by noncriminal citation. The ordinance is expressly intended to not conflict with any applicable federal or state law or to either prohibit or authorize any operations contrary to federal or state law.

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

- 16. Consider appointments to the Ponte Vedra Zoning & Adjustment Board.** Currently there are four vacancies on the Ponte Vedra Zoning and Adjustment Board. One vacancy is due to a resignation and three are due to expired terms. Please find attached for your review and consideration seven applications (Thomas Brad Scott, Daniel Cook, Richard C. Brown, Jeffery A. Crammon, Megan K. McKinley, Timothy H. Powell and Francis Stanton), along with a recommendation from the Ponte Vedra Zoning & Adjustment Board to reappoint two prior members (Brad Scott and Dan Cook) and appoint two new members (Timothy Powell and Megan McKinley). Ponte Vedra Zoning District Regulations, Ordinance 2011-20, Section XII.B.2 states, "Appointments of board members shall be for four (4) year term with a total service limited to two (2) such terms" The suggested motions below reflect such terms.

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

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## CONSENT MEETING AGENDA

County Auditorium  
500 San Sebastian View

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Tuesday, April 18, 2017 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 adopt Resolution 2017-\_\_\_\_\_, **approving the final plat for Lakes at Mill Creek Plantation.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
3. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the final plat for Riverwood be Del Webb Phase 3E.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
4. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the final plat for Sea View Tracts "G", "H", and "L" (Replat).** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the final plat for Coastal Oaks at Nocatee ~ Phase 4 Unit 5.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the final plat for Northridge Lakes Unit 7.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
7. 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*
8. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of an amendment to the **Master Tract Grant Agreement with the Florida Department of Environmental Protection;** authorizing the County Administrator, or designee, to execute the amendment on behalf of the County; approving the terms, provisions, conditions, and requirements of an amendment and restatement of the **Memorandum of Agreement with the St. Johns River Water Management District;** and authorizing the County Administrator, or designee, to execute the amendment and restatement on behalf of the County *For more information, contact Greg Caldwell, Assistant Public Works Director at 904 209-0132*

9. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms of a **grant agreement between St. Johns County, Florida, and the State of Florida Department of Transportation regarding the Multi-use Trail Planning Study**, authorizing the County Administrator, or designee, to execute said agreement, recognizing unanticipated revenue in the amount of \$750,000, increasing the Traffic & Transportation Department's budget, and authorizing its expenditure on the Multi-use Trail Planning Study. *For more information, contact Jay Brawley, County Engineer at 209-0113*
10. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the terms and provisions of an interlocal agreement with the St. Augustine Port, Waterway, and Beach District for the County to substitute as applicant for a Joint Coastal Permit from the Department of Environmental Protection allowing the placement of sand between R-84 to R-117**, with the District to pay all fees and costs related to the application, and authorizing the Chair of the Board of County Commissioners to execute on behalf of the County. *For more information, contact Greg Caldwell, Assistant Public Works Director at 904 209-0132*
11. Motion to adopt Resolution 2017-\_\_\_\_\_, **accepting an Amended and Restated Grant of Drainage Easement to drain stormwater runoff from County Road 210 in connection with the Twin Creek DRI** and authorizing the County Administrator, or designee, to join in the execution of the easement. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
12. **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*
13. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County administrator or designee to enter into an **Agreement with the Sheriff's Office and the Southaven Community Development District for the sheriff to provide traffic enforcement and for the CDD to allow golf cart usage on roads owned and maintained by the CDD**. *For more information, contact Jay Brawley, County Engineer at 904 209-0113*
14. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the Local Housing Assistance Plan for fiscal years 2017/2018, 2018/2019, and 2019/2020 as required by the State Housing Initiatives Partnership Program Act**. *For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089*
15. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the recognition and appropriation of received FY 2016 and FY 2017 library donations in the amount of \$32,859 amending the FY 2017 Budget**. *For more information, contact Angelina G. P. Gervasi, Administrative Assistant at 904 827-6931*
16. **Approval of Minutes:** February 21, 2017 Regular Meeting