

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 – Cyndi Stevenson

District 2 – Ron Sanchez

District 3 – William (Bill) A. McClure

District 4 – Jay Morris, Chair

District 5 – Rachael L. Bennett, Vice-Chair



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

TUESDAY, FEBRUARY 4, 2014 – 9:00 A.M.

❖*Please be sure all cellular devices are silenced 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 declaring February 2014 as St. Johns County Reads Month*
- ❖ *Proclamation recognizing the 25th Anniversary of the St. Johns County Agricultural Center and the exhibit of historic art, tools, and farming equipment that will honor St. Johns County's rich and diverse agricultural community.*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter – Melissa S. Glasgow, Economic Development Director

1. Presentation by the University of North Florida Small Business Development Center.

Presenter – Glenn Hastings, Tourist Development Executive Director

2. Presentation of the Visitors Convention Bureau Annual Report.
3. Presentation of the Cultural Council Annual Report.

Presenter – Melissa A. Lundquist, Assistant to the County Commissioners

4. Consider an appointment to Tourist Development Council.

Presenter – Marie Colee, Assistant Program Manager

District 5

5. *Public Hearing* – PNZVAR 2013-01 Anastasia Square Pylon Signs/MADRB 2013-10.

This is a request for approval of Non-Zoning Variance along with Mid-Anastasia Design Review Board application to Land Development Code Sections 3.08.07 A and B., allowing approval to reconfigure the existing pylon sign, to allow for a height of 23 feet, exceeding the maximum 12 feet allowed by code, as well as utilizing a pylon sign in lieu of the required wide-based monument style. Also requested is an overall Advertising Display Area of 183.33 square feet, exceeding the maximum 32 square feet allowed by code for each face and to allow internal illumination of background panels to be opaque with high performance black vinyl.

Presenter – Kathy Nielsen, Applications Review Manager

District 4

- 6. *Public Hearing* – VACPLA 2013-02 St. Augustine Circle Plat Vacation.** The subject of this Resolution is a plat vacation of St. Augustine Circle Subdivision. The property is located south of St. Augustine Park (Venetian Boulevard area) and east of US 1 North. This request will eliminate 123 lots and allow for a new PUD development of 68 lots, if approved. The companion application is the Chasewood PUD, which needs to be heard concurrently, and if the PUD is to be denied, the applicant would like to withdraw the vacation request. All technical comments have been addressed through the Development Review Process, therefore staff has no objections. The Planning and Zoning Agency recommended approval (7/0) at its November 7, 2013 meeting.

Presenter – Chelsea Glenn, Planner

District 4

- 7. *Public Hearing* – PUD 2013-07 Chasewood PUD.** Request to rezone 38.37 acres from Open Rural (OR) and Residential, Single Family (RS-3) to Planned Unit Development (PUD) in order to develop 68 single family units and 24,000 square feet of commercial/office space. Staff recommends approval of the request, upon approval of the waiver, based on consistency with the Future Land Use designation of Mixed Use District and Residential-B, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request at its November 7, 2013 meeting by a vote of 7 to 0. The motion included approval of the requested waiver.

District 2

- 8. *Public Hearing* – PUD 2013-04 Encanta PUD.** Request to rezone 433.30 acres from Open Rural (OR) to Planned Unit Development (PUD) in order to develop up to 580 single family units and 90,000 square feet of commercial and/or office space. Staff recommends approval of the request, based on the proposal's consistency with the Future Land Use designation of Residential-B, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request at its December 19, 2013 meeting by a vote of 7 to 0. The motion included approval of the requested waivers and an additional recommendation that every attempt be made to provide interconnectivity with Whisper Ridge at the southeast portion of the site.

District 2

- 9. Public Hearing – PUD 2013-09 Arbor Mill PUD.** Request to rezone 144.6 acres from Open Rural (OR) to Planned Unit Development (PUD) for a 252 unit single family development. Staff recommends approval of the request, upon approval of the three waivers, based on the proposals consistency with the Future Land Use designation of Residential-B, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request at its December 19, 2013 meeting by a vote of 7 to 0. The motion included approval of the requested waivers and a condition to address the concerns of a specific adjacent property owner.

Presenter – Phong T. Nguyen, Manager Transportation Development

District 2

- 10. Public Hearing – DEVAGRMOD 2013-05 Turnbull Development Agreement Modifications.** The Turnbull Development Agreement (DEVAGREE 2006-14) was approved by the Board of County Commissioners on August 21, 2007 to demonstrate financial feasibility for both the Turnbull and Wildcat Ventures Comprehensive Plan Amendments (CPA) for the subject property, and to demonstrate adequate transportation capacity for issuance of a Final Certificate of Concurrency (CONMAJ 2005-40) for the development of 813 single family units. The concurrency certificate is expired for all public facilities except transportation, which remains in effect for 10 years, consistent with the Turnbull Development Agreement, and will otherwise expire on August 21, 2017. The request seeks to terminate the Development Agreement based on the results of a new Application for Concurrency Determination (CONMAJ 2013-04) for Phase I of the Encanta PUD consisting of 580 single family units (Encanta Phase I). The Development Agreement is proposed to be replaced by a Proportionate Fair Share Agreement (PFS AGREE 2013-03) to mitigate transportation impacts, and forfeiture of all trips reserved under the Turnbull Development Agreement in excess of the trips required for Encanta Phase I. Two public hearings are required to modify or terminate a Development Agreement. This is the first of two required public hearings. The second public hearing is scheduled for February 18, 2014.

District 2

- 11. Public Hearing – DEVAGRMOD 2013-06 Mill Creek Development Agreement Modifications.** The Mill Creek Development Agreement (Agreement) was approved by the Board of County Commissioners on May 2, 2006 in support of the Mill Creek Comprehensive Plan Amendment (CPA). The Agreement was required by state statute to demonstrate financial feasibility for public facility deficiencies identified in the CPA review for the development of 459 single family units. The Agreement provided no assurance of concurrency and included provisions for the Developer to participate in a school concurrency system, proportionate fair share program, and utility agreements with the St. Johns County Utility Department if adopted after the Agreement was approved. The request seeks to terminate the Development Agreement based on the recently completed review of the Application for Concurrency Determination (CONMAJ 2013-01) for the Arbor Mill PUD consisting of 252 single family units to be replaced by a Proportionate Fair Share Agreement (PFS AGREE 2013-03) to mitigate transportation impacts. Two public hearings are required to modify or terminate a Development Agreement. This is the first of two required public hearings. The second public hearing is scheduled for February 18, 2014.

Presenter – Georgia Katz, Senior Planner

District 3

- 12. Public Hearing – COMPAMD 2013-04 Valencia Apartments.** This is a transmittal hearing for Comprehensive Plan Amendment, known as Valencia Apartments. The amendment proposes to change the Future Land Use from Residential C to Residential D for approximately 31.57 acres and a Text Amendment to limit the density to 10 units per acre, or not to exceed 288 multifamily units. The property is located on East Watson Road on U.S. 1 South north of The Shores. The Planning and Zoning Agency recommended approval to transmit COMPAMD 2013-04 by a unanimous vote of 7-0 at the December 19, 2013 meeting.

Presenter – Howard White, Building Services Director

- 13.** Consider request for additional staffing due to continued increase in plan reviews, permitting, and inspections by the Building Services Department (over 50% projected increase from FY 2012).

Presenter – Patrick F. McCormack, County Attorney

- 14.** Consider mediated Settlement Agreement between City of St. Augustine Beach and St. Johns County.

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

End of Regular Agenda

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CONSENT AGENDA

County Auditorium
500 San Sebastian View

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TUESDAY, FEBRUARY 4, 2014

CONSENT AGENDA

1. **Approval of the Cash Requirement Report.** *For information, contact Allen MacDonald, County Finance Director at 819-3669, and a copy of this report is available in the County Commission office.*
2. **Minutes:**
 - None
3. Motion to adopt a Resolution accepting a **Bill of Sale and Schedule of Values for the water and sewer lines serving Las Calinas Parcel 3D, Unit 5.** No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
4. Motion to adopt a Resolution approving the **Final Plat for Durbin Crossing Village Center – Unit 2.** *For information, contact Kathy Nielsen, Application Review Manager, at 209-0698.*
5. Motion to adopt a Resolution approving the **Final Plat for Palms of Ponte Vedra.** *For information, contact Kathy Nielsen, Application Review Manager, at 209-0698.*
6. Motion to adopt a Resolution approving the **Final Plat for Durbin Crossing North Phase 2E Unit 3.** *For information, contact Kathy Nielsen, Application Review Manager, at 209-0698.*
7. Motion to adopt a Resolution approving the **Final Plat for Segovia.** *For information, contact Kathy Nielsen, Application Review Manager, at 209-0698.*
8. Motion to adopt a Resolution authorizing the County Administrator to execute the **Impact Fee Credit Agreement with The Alterra Group, LLC (IFA 2013-02 Mill Creek Plantation PUD),** with a road impact fee credit in the amount of \$250,000.00. *For information, contact Phong T. Nguyen, Manager Transportation Development Division, at 209-0613.*
9. Motion to adopt a Resolution for the funding of an **application to the state's Florida Forever Program to establish an Ocala-Matanzas corridor,** and authorizing the County Administrator, or designee, to execute task orders and agreements as necessary to complete this task, **and Motion to approve the transfer and expenditure of \$5,000.00** from Tree Bank Fund Reserves (1231-59927) to Aide to Private Organizations (1231-58200). *For information, contact Jan Brewer, Environmental Division Manager, at 209-0617.*
10. Motion to authorize the **transfer of \$40,827** from General Fund Reserves (0083-59920) to Growth Management – Professional Fees (0101-53100) **in support for the creation of the Northeast Florida Regional Transportation Commission.** *For information, contact Phong T. Nguyen, Transportation Development Manager, at 209-0613.*

11. Motion to adopt a Resolution approving the terms, provisions, conditions, and requirements of a **Contract for operation of The Players Community Center and for the provision of financial assistance to the St. Johns County Council on Aging, Inc** and authorizing the County Administrator, or designee, to execute the contract on behalf of the County. *For information, contact Wil Smith, Recreation & Parks Director, at 209-0324.*
12. Motion to adopt a Resolution approving the terms, provisions, conditions, and requirements of a **Contract for operation of Trout Creek Community Center and for the provision of financial assistance to the St. Johns County Council on Aging, Inc** and authorizing the County Administrator, or designee, to execute the contract on behalf of the County. *For information, contact Wil Smith, Recreation & Parks Director, at 209-0324.*
13. Proofs:
 - a. Proof: Notice to Bidders, Bid #14-43, published December 26, 2013 and January 2, 2014 in the St. Augustine Record.
 - b. Proof: Notice of Proposed Exchange of County Property, published December 26, 2013 and January 9, 2014 in the St. Augustine Record.
 - c. Proof: Notice of a Canceled Regular Meeting of the St. Johns County Board of County Commissioners from January 7, 2014, published December 31, 2013 in the St. Augustine Record.
 - d. Proof: Notice to Bidders, Bid #14-38, published January 6, 2014 and January 13, 2014 in the St. Augustine Record.
 - e. Proof: Notice to Bidders, Bid # 14-39, published January 6, 2014 and January 13, 2014 in the St. Augustine Record.
 - f. Proof: Notice of Meeting in the matter of Firefighting Negotiations (three meetings), published January 7, 2014.
 - g. Proof: Notice to Bidders, Bid # 14-22, published January 9, 2014 and January 16, 2014 in the St. Augustine Record.
 - h. Proof: Notice to Bidders, Bid # 14-21, published January 9, 2014 and January 16, 2014 in the St. Augustine Record.
 - i. Proof: Notice to Bidders, Bid #14-58, published January 10, 2014 and January 17, 2014 in the St. Augustine Record.

End of Consent Agenda