

# 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, MAY 6, 2014 – 9:00 A.M.**

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❖*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 designating May 3-11, 2014 as Florida Tourism Week*
- ❖ *Proclamation designating May 2014 as Older Americans Month*
- ❖ *Proclamation designating May 2014 as Foster Parent Appreciation Month*
- ❖ *Proclamation designating May 2014 as Civility Month*
- ❖ *Proclamation designating May 2014 as Brain Injury Awareness Month*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter – Glenn Hasting, Executive Director, Tourist Development Council**

- 1. *Presentation from University of Florida showing findings from Economic Impact Study of the St. Augustine Amphitheatre.*** The University of Florida entered into an agreement with the County on April 29, 2013 to conduct and Economic Impact Study of the St. Augustine Amphitheatre. The Final Report presented today will show summarizing study methodology, literature and information sources, research findings, economic contributions and recommendations, including an executive summary.
- 2. Presenter – Phong T. Nguyen, Division Manager – Transportation Development**

Denise Bunnewith, North Florida TPO Planning Director will present the North Florida TPO 2040 Draft Needs Plan. The North Florida TPO is currently in the process of updating its Long Range Transportation Plan (LRTP) for 2040 as required by Federal mandate every five years. The Needs Plan comprised a part of the LRTP documents. This presentation is an outreach effort by the North Florida TPO to surrounding Counties within the North Florida TPO urbanized boundary soliciting for public input to the LRTP update process.

**Presenter – Benjamin Powelson, Transportation Development Division**

**District 3**

- 3. *VACROA 2013-07 – Public Hearing regarding vacating a portion of Escambia Street in the Ocean Grove subdivision.*** The applicant requests the vacation of a portion of Escambia Street in the Ocean Grove subdivision. The applicant has met the requirements as prescribed by F.S. 336.09 and the Development Review Manual, including the legal description and adjacent property owner information. Traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation. A fifteen (15) foot drainage easement within the vacated portion of Escambia Street will be retained by St. Johns County at the request of Public Works. Staff has no objections to the request.

**Presenter – Mike Roberson, Senior Planner**

**District 5**

- 4. *Public Hearing - PUD 2013-14 Southaven.*** Request to rezone 314 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow a 345-unit single family development. Staff recommends approval of the request, upon approval of the seven waivers, based on the proposals consistency with the Future Land Use designation of Residential-C and Conservation, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request at its April 3, 2014 meeting by a vote of 4 to 2. The motion included approval of the requested waivers and a modification to the phasing: the first phase shall commence within seven (7) years of PUD approval, as opposed to the fifteen (15) proposed initially by the applicant.

**Presenter – Vickie Renna, Long Range Senior Planner**

**District 5**

- 5. *Public Hearing – Southaven – Community Development District.*** The Southaven Community Development District (CDD) petition incorporates all of the Southaven Planned Unit Development (PUD), which includes approximately 314 acres located on the south side of International Golf Parkway and on the east side of North Francis Road. Approximately 248 acres are designated Residential-C and 66 acres are designated Conservation on the St Johns County 2025 Future Land Use Map. The Southaven Planned Unit Development is proposed for 345 single-family residential units, and will be heard by the Board of County Commissioners on the same day as the CDD. The Southaven CDD proposes to provide infrastructure improvements, including International Golf Parkway intersection turn lanes, an entrance road, internal road infrastructure, master storm water system, master sanitary sewer lift station and force main, off site utility extensions, amenity center, recreation, entry feature and signage, landscaping, lighting and street trees.

**Presenter – Teresa Bishop, AICP, Long Range Planning Manager**

**District 4**

- 6. *Public Hearing – MAJMOD 2013-13 Sawgrass Village/The Players Club PUD.*** Request to modify the existing Players Club PUD to allow for the redevelopment of the existing Sawgrass Village Shopping center. Staff recommends approval of the request based on its consistency with the Future Land Use Designation of Caballos del Mar DRI, consistency with development trends in the area, the property's current development, and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request at its March 20, 2014 meeting by a vote of 6 to 1.

**Presenter – Teresa Bishop, AICP, Long Range Planning Manager**

**District 4**

- 7. Public Hearing – CPA (SS) 2013-02 Ponte Vedra Croquet Court.** This item was continued from the April 15, 2014 meeting. This is a request for a small scale amendment from Public (P) to Residential – B. The applicant seeks to construct a croquet court park located on approximately 3.5 acres of land at 100 Mosquito Control Road. The applicant is leasing the subject property from the Anastasia Mosquito Control Board. Residential-B allows for outdoor passive activities, which the croquet park provides. The Residential-B Future Land Use designation is compatible with the surrounding area. The Planning and Zoning Agency recommended approval at its February 20, 2014 meeting with a 7-0 vote.

**Presenter – John P. Burnham, P.E., Chief Engineer, Transportation Development**

**District 4**

- 8. Public Hearing – NZVAR 2013-08 Ponte Vedra Croquet Club.** This item was continued from the April 1, 2014 Board of County Commissioners meeting, and again at the April 15, 2014 meeting. This is a request for a Non-Zoning Variance to Section 6.04.07.M.1, which states, “Existing non-paved and stabilized base (e.g. soil cement, fast track, open graded emulsion mix, etc.) or other non-paved County-maintained Roadways used for Project access shall be required to be improved to meet the requirements of this Code from the Development’s point of access on the non-paved Roadway to the terminus with the closest paved Roadway for approval of..... non-residential Development.” The proposed Ponte Vedra Croquet Club is at the western terminus of Mosquito Control Road, an unpaved County roadway. The Variance also requests relief from Section 6.05.02.H.1, which states “...every off-street Parking Area and Vehicular Use Area shall be surfaced with asphaltic or portland cement binder pavement or an equivalent Improvement, so as to provide a durable and dustless surface with adequate drainage and Stormwater management provisions... unless a Special Use Permit has been approved...” The applicant requests permission to provide no asphalt paving for the croquet club.

**Presenter – Melissa Lundquist, Assistant to Board of County Commissioners**

- 9. Consider appointments to the Recreation Advisory Board**

**Presenter – Melissa Lundquist, Assistant to Board of County Commissioners**

- 10. Consider appointments to the Arts, Culture, Heritage Funding Panel**

- ❖ **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  
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Michael D. Wanchick, County Administrator  
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TUESDAY, MAY 6, 2014

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## 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:**
  - April 1, 2014 BCC Regular Meeting
3. Motion to adopt a Resolution **approving the terms** and authorizing the County Administrator, or designee, **to execute the Amendment to Lease Agreement for the Moultrie Woods Wastewater Treatment Plant.** No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
4. Motion to adopt Resolution authorizing the Chair of the Board, or designee, to **execute a County Deed to convey the tennis courts property on Red Cox Drive and accepting the terms of an Amendment to the Interlocal Agreement** between St. Johns County and the City of St. Augustine and authorizing the County Administrator, or designee, to execute said Amendment. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
5. Motion to adopt a Resolution **accepting an Easement for Utilities and Bill of Sale for water service** to serve Bozard Ford Quick Lube on Outlet Mall Boulevard. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
6. Motion to adopt Resolution **accepting a Bill of Sale and Schedule of Values for water and sewer service** to Ponte Vedra Bank on A1A North. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762*
7. Motion to adopt a Resolution **accepting a Bill of Sale and Schedule of Values for water and sewer service** to Burger King on State Road 207 at I-95. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
8. Motion to adopt a Resolution **accepting a Bill of Sale and Schedule of Values for the water and sewer lines in Las Calinas Parcel 3A, Unit 1, Phase 2A** off US#1 North. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
9. Motion to adopt a Resolution **accepting a Bill of Sale and Schedule of Values for the water and sewer lines in Las Calinas Parcel 3A, Unit 2, Phase 3A** off US#1 North. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*

10. Motion to approve the Enclave at Palm Valley School **Concurrency Proportionate Share Mitigation Agreement (CONSCA 2014-02)**. *For information, contact Phong Nguyen, Transportation Development Division Manager, at 209-0613.*
11. Motion to adopt a Resolution **revising the County's Fiscal Year 2014 Fee Schedule** to reflect revision and addition of fees with an effective date of May 6, 2014. *For information, contact Billy Zeits, Assistant Director, Recreation and Parks Department, at 209-0322.*
12. Motion to adopt a Resolution authorizing **approving the terms, conditions, provisions, and requirements of St John's County amended 2014-2015 State Aid to Libraries Grant Agreement**, and authorizing the Chairman of the Board of County Commissioners to execute the Grant Agreement on behalf of the County. *For information, contact Debra Rhodes Gibson, Library Director, at 827-6925.*
13. Motion to adopt a Resolution **approving the contract between St. Johns County and Triple Crown Sports**, and to authorize the County Administrator, or his designee, to execute said contract. *For information, contact Betsy Clarkson, Recreation Superintendent, at 209-0335.*
14. Motion to adopt Resolution authorizing the County Administrator, or his designee, to negotiate and enter into an **agreement with the top ranked firm, Engineering Tech Support, for CADD/Drafting Services** as provided in RFQ 14-73; and if an agreement cannot be reached, to negotiate and enter into an agreement with the next successively ranked respondent(s) until an agreement is reached. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
15. Motion to **accept the Proclamation designating May 8, 2014 as St. Johns County School District Day**. *For information, contact Melissa Glasgow, Economic Development Director, at 209-0552.*
16. Motion to adopt Resolution 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 for Computerized Ticket Sales and Promotions**. If an agreement cannot be reached with the top ranked firm, authorization is requested to begin negotiations with the next ranked respondent and continue until an agreement is reached. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
17. Proofs:
  - a. Proof: Misc Notice published March 19, 2014 and March 26, 2017 in the St. Augustine Record.
  - b. Proof: Request for proposals, RFP 14-40 for Computerized Ticket Sales, published March 19, 2014 and March 26, 2014 in the St. Augustine Record.
  - c. Proof: Request for Bids, Bid No. 14-80, published March 20, 2014 and March 27, 2014 in the St. Augustine Record.
  - d. Proof: Certificate of Liability Insurance for Jones Edmunds & Associates, Inc., 730 N.E. Waldo Road, Gainesville, FL. 32641.
  - e. Proof: Certificate of Liability Insurance for RS&H, Inc, formerly known as Reynolds, Smith and Hills, Inc., 10748 Deerwood Park Blvd S, Suite 300, Jacksonville, FL. 32256.
  - f. Proof: Request for Bids, Bid No. 14-01R, published March 26, 2014 and April 2, 2014 in the St. Augustine Record.
  - g. Proof: Request for Bids, Bid No. 14-75, published March 27, 2014 and April 2, 2014 in the St. Augustine Record.
  - h. Proof: Request for Bids, Bid No. 14-77, published March 28, 2014 and April 4, 2014 in the St. Augustine Record.
  - i. Proof: Notice of Hearing, Repealing Ordinances Hearing April 15, 2014, published April 4, 2014 in the St. Augustine Record.
  - j. Proof: Notice of Meeting, Cert 2013 Tax Roll – Meeting April 9, 2014, published April 2, 2014 in the St. Augustine Record.