

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, JULY 15, 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
- ❖ *Special Recognition for Timmy Russell Public Works Crew Chief retiring after 37 years of Service to St. Johns County*
- ❖ *Presentation from National Oceanic and Atmospheric Administration recognizing St. Johns County's staff for exceptional response to a Bottlenose Dolphin Epidemic*
- ❖ *Proclamation designating July 2014 as Veterans Appreciation Month*
- ❖ *Proclamation designating July 2014 as A Month of Remembrance: The 50th Anniversary Year of the Civil Rights Act of 1964*
- ❖ *Acceptance of Proclamation*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter – Allen MacDonald, Finance Director

1. Presentation of the St. Johns County Comprehensive Annual Financial Report.

Presenter – Doug Timms, Director, Office of Management & Budget

- 2. FY 2015 Recommended County Budget Presentation.** The annual County budget process requires a number of steps, ranging from its preparation through adoption. Florida Statutes (F.S. 129.03(3) and F.S. 200.065, Truth in Millage (“TRIM”) requirements) specify that a tentative balanced County budget must be submitted to the Board of County Commissioners as the next step in the budget process. At this point in time, the FY 2015 recommended County budget has been balanced with expenditures and adequate reserves within each County fund equal to projected fund revenues. Administration believes the recommended County budget represents a funding level that can reasonably assure the achievement of St. Johns County’s operational needs while minimizing the tax impact on its citizenry.

Presenter – James “JC” Costeira, St. Augustine Fire Chief and Carl Shank, St. Johns County Fire & Rescue Chief

3. Overview Report on the recent arson fires in the City of St. Augustine and the success of the 800 MHz Communication System between the agencies.

Presenter – John P. Burnham, P.E., Chief Engineer

District 1

4. **Public Hearing – NZVAR 2013-03 Century Acres Lane lot addition.** This is a request for a Non-Zoning Variance to Sections 6.04.07.B.1 which states, “Easements for access serving Multi-Family Dwelling Projects (except Townhomes), non-residential Projects, or Easements serving more than two (2) residential Dwelling Units: Shall meet all requirements of Part 6.04.00 (Roadway, Drainage & Utilities Standards).” The Variance also requests relief from Section 6.04.07.B.2.b, which states easements, must maintain a minimum twenty (20) foot wide stabilized surface with eight (8) inch thick LBR 40 material. The existing paved surface of the easement ranges from 11 – 17 feet in width, and does not meet the 8” thick LBR 40 material standard.

Presenter – Marie Colee, Assistant Program Manager

District 3

5. **Public Hearing – PNZVAR 2014-01 RaceTrac SR 207 Signage.** This is a request for approval of a Non-Zoning Variance to Land Development Code Section 7.02.01 to allow an overall Advertising Display Area of 247 square feet, exceeding the maximum 200 square feet per Business allowed by code.

Presenter – Danielle Handy, Planner

District 4

6. **Public Hearing – PNZVAR 2014-02 Pet Supermarket.** This is a request for approval of a Non-Zoning Variance to Land Development Code (LDC) Section 3.06.09.C.3, which limits the advertising display area of signage to twenty-four (24) sq. ft., in order to allow a sign with an advertising display area of 62.5 sq. ft. The applicant initially required relief from LDC, Section 3.06.04.A.1; however, modifications to the design of the parapet wall have obviated the need for this Non-Zoning Variance. Lastly, the applicant seeks design approval of signage and modifications to the building façade. This application is companion to ARCCC 2014-11, design review for new signage and building façade modifications. The Palm Valley Architectural Review Committee (PVARC) heard the aforementioned requests on Wednesday, June 18th, 2014. With a 3-1 vote on both applications, the PVARC recommended approval with conditions to the Board of County Commissioners.

District 4

7. **Public Hearing – ARCCC 2014-11 Pet Supermarket.** This is a request for architectural design approval of signage and modifications to the building façade. This application is companion to PNZVAR 2014-02, a non-zoning variance to the sign limitations of the Land Development Code. The Palm Valley Architectural Review Committee (PVARC) heard the aforementioned requests on Wednesday, June 18th, 2014. With a 3-1 vote on both applications, the PVARC recommended approval with conditions to the Board of County Commissioners. Although architectural reviews are typically under the jurisdiction of the Architectural Review Committee, when the request is companion to an action under the jurisdiction of the Board of County Commissioners both cases are considered for final approval by the Board.

Presenter – Caitlin Cerame, Planner

District 2

- 8. Public Hearing – MAJMOD 2013-12 Terra Pines Reserves I PUD.** Request to modify existing Planned Unit Development (PUD 2003-28) to increase the number of residential dwelling units from 70 to 118 and revise waiver requests. Staff recommends approval of the request based on 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 their June 5, 2014 meeting by a vote of 7 to 0.

District 2

- 9. Public Hearing – MAJMOD 2013-11 Terra Pines Reserves II PRD.** Request to modify existing Planned Rural Development (PRD 2003-05) to increase the number of residential dwelling units from 34 to 46, revise waiver requests, and modify lot layout to the approved Master Development Plan map. Staff recommends approval of the request based on consistency with the Future Land Use Designation of Rural/Silviculture, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request at their June 5, 2014 meeting by a vote of 7 to 0.

Presenter – Michael Roberson, Senior Planner

District 4

- 10. Public Hearing – MAJMOD 2014-01 Plantation at Ponte Vedra (Unit 13).** Request to modify the Plantation at Ponte Vedra Planned Unit Development to add 15 residential units to be located within Unit 13. Staff recommends approval of the request based on its 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 June 5, 2014 meeting by a vote of 7-0.

Presenter – Teresa Bishop, Planning Division Manager

District 2 and 5

- 11. Public Hearing – COMPAMD 2014-02 Silverleaf DRI.** This is the transmittal hearing for Comprehensive Plan Amendment 2014-02, SilverLeaf Development of Regional Impact (DRI). This amendment is DRI related and is under review in conjunction with the companion SilverLeaf DRI Notice of Proposed Change. The applicant proposes to amend the Future Land Use Map designations within the DRI and for lands proposed to be added into the DRI. The proposed amendments include changing approximately 51.75 acres of land from Rural/Silviculture (R/S) to Residential – C; 772.06 acres from R/S to Mixed Use; 1.75 acres from R/S to Residential – C, all proposed to be added into the DRI. In addition, the amendments include changing 15.05 acres from Residential – B to Residential – C; 92.71 acres from Residential – C to Mixed Use and 688.11 acres from Mixed Use to Residential – C for property inside the DRI. The subject property is located south of CR 210, north of CR 16A, and west of I-95. The companion DRI Notice of Proposed Change application will be heard concurrently with these comprehensive plan amendments at the adoption hearings. The Planning and Zoning Agency recommended transmittal of COMPAMD 2014-02 by a unanimous vote at its June 19, 2014 meeting, acknowledging there are outstanding issues that must be resolved before the amendment is adopted.

Presenter – Commissioner Bill McClure, District 3

12. Consider Commissioner Representation on the Circuit 7 Juvenile Justice Advisory Board.

- ❖ **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, JULY 15, 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:**
 - June 17, 2014 BCC Regular Meeting
 - June 17, 2014 Special Meeting
 - June 25, 2014 BCC Regular Meeting
3. Motion to adopt a Resolution **accepting an Easement for Utilities for water and sewer service** to serve Foxhill Estates-Unit One Subdivision located off Rolling Hills Drive. No funding required. *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0762.*
4. Motion to adopt a Resolution **accepting an Easement for Utilities for water service** to serve Prairie Lakes Phase 1 and Prairie Lakes Phase 2 Subdivision. No funding required. *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0762.*
5. Motion to adopt a Resolution **accepting Drainage Easements for stormwater drainage for St. Johns Parkway in connection with Durbin Crossing Parcel Y** and authorizing the County Administrator to join in the execution of the Drainage Easements on behalf of the County. No funding required. *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0762.*
6. Motion to adopt a Resolution accepting the terms of, and authorizing the County Administrator, or designee, **to execute, a Master In-Building Nonexclusive License Agreement and a Site License with New Cingular Wireless PCS, LLC.** *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0762.*
7. Motion to adopt a Resolution **approving the final plat for Glen St. Johns Phase 1A.** *For information, contact Valerie Pacetti, Application Review Supervisor, Development Review Division, at 209-0720.*
8. Motion to adopt a Resolution **approving the final plat for Coastal Oaks at Nocatee Phase 2H.** *For information, contact Valerie Pacetti, Application Review Supervisor, Development Review Division, at 209-0720.*
9. Motion to adopt a Resolution **approving the final plat for Coastal Oaks at Nocatee Phase 3B Units 3-5.** *For information, contact Valerie Pacetti, Application Review Supervisor, Development Review Division, at 209-0720.*

10. Motion to adopt a Resolution **approving the final plat for Oakridge Unit Two.** *For information, contact Valerie Pacetti, Application Review Supervisor, Development Review Division, at 209-0720*
11. Motion to adopt a Resolution **approving the final plat for Samara Lakes Parcel D Phase 2.** *For information, contact Valerie Pacetti, Application Review Supervisor, Development Review Division, at 209-0720.*
12. Motion to adopt a Resolution approving the terms and authorizing the Chairman to **execute a Memorandum of Agreement between St. Johns County and St. Johns River Water Management District for the Basin 8 Regional Offsite Mitigation Area.** *For information, contact Ryan Mauch, Environmental Supervisor, at 209-0621.*
13. Motion to adopt a Resolution **classifying timber located on the parcel at 415 Ashland Drive East on the Tatum Tract within the Basin 8 Regional Off-Site Mitigation area as surplus property,** and authorizing the County Administrator, or his designee, to advertise a sealed bid for sale of the property to the highest bidder, who shall perform specified maintenance as required by the St. Johns River Water Management District. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
14. Motion to adopt a Resolution authorizing the County Chair **to send a letter to the Environmental Protection Agency and the U.S. Army Corps of Engineers on behalf of the County requesting that the rule amendment to the Code of Federal Regulations, Part 328, Definition of Waters of the United States,** be postponed until concerns raised by state and local government stakeholders are addressed. *For information, contact Jan Brewer, Environmental Division Manager, at 209-0617.*
15. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **award Bid No 14-93 NE WTP HSP System Improvements to Sawcross, Inc.** as the lowest responsive, bidder and to execute an agreement in substantially the same form and format as attached hereto. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
16. Motion to adopt a Resolution **approving the terms, conditions and requirements of a State Funded Emergency Management Preparedness and Assistance (EMPA) Grant** and ratify the County Administrator's execution of the 2014–2015 Emergency Management Preparedness & Assistance (EMPA) Grant contract. There is no direct match requirement for this EMPA grant. *For information, contact Linda Stoughton, Emergency Management Director, at 824-5550.*
17. Motion to adopt a Resolution **approving the terms, conditions and requirements of a federally funded Emergency Management Performance Grant,** and authorizing the County Administrator's to execute the 2014 – 2015 Emergency Management Performance Federal Grant contract. The annual BCC approved appropriations for St. Johns County Emergency Management meets the grant's matching requirement. No additional match is required. *For information, contact Linda Stoughton, Emergency Management Director, at 824-5550.*
18. Motion to adopt a Resolution **recognizing and appropriating \$750,000 per the Impact Fee Credit Agreement between St. Johns County and Tolomato Community Development District** and Motion to **approve the transfer of \$699,625 from Fire Impact Fee Reserves** to fully appropriate the construction contract for the Nocatee Fire Station. This action finalizes necessary budget appropriations previously approved by the Board. *For information, contact Jesse Dunn, Assistant Director OMB, at 209-0568.*
19. Motion to reaffirm **the School Board appointment of Dr. David Rice to the Planning and Zoning Agency** for a full four-year term scheduled to expire July 1, 2018. *For information, contact Melissa Lundquist, Assistant to the Board of County Commissioners, at 209-0563.*

20. Motion to accept and **approve the Recapitulation 2013 Balanced Tax Roll and Error & Insolvencies Report for St. Johns County as prepared by the St. Johns County Tax Collector**. No funding required. *For information, contact Dennis W. Hollingsworth CFC, St. Johns County Tax Collector, at 209-2280.*
21. Motion to **ratify and affirm the term expirations of the Arts, Culture & Heritage Funding Panel as recommended by the Funding Panel** at its May 29, 2014 Meeting and approve the recommendation of Michael Kleiman's status as a regular member by approving the attached Arts, Culture, Heritage Funding Panel Roster. *For information, contact Glenn Hastings, TDC Executive Director, at 209-4420.*
22. Proofs:
- a. Proof: Notice of Hearing, Permitted Investment – Hearing June 17, 2014, published June 7, 2014 in the St. Augustine Record.
 - b. Proof: Notice of Hearing, Repeal Ordinances – Hearing June 17, 201, published June 7, 2014 in the St. Augustine Record.
 - c. Proof: Notice of Meeting, Public & Private Mtg – Meeting June 17, 2014, published June 10, 2014 in the St. Augustine Record.
 - d. Proof: Display Ad, Tax Impact of Value Adjustment Board, published June 10, 2014 in the St. Augustine Record.
 - e. Proof: Notice of Meeting, Organizational Mtg – Meeting June 26, 2014, published June 16, 2014 in the St. Augustine Record.
 - f. Proof: Notice of Meeting, Firefighter Union Mt – Meeting June 13, 2014, published June 11, 2014 in the St. Augustine Record.
 - g. Proof: Notice of Meeting, Joint BCC/St Aug Com – Meeting June 25, 2014, published June 11, 2014 in the St. Augustine Record.
 - h. Proof: Request for Bids, Bid No. 14-98 – 500 San Sebastian – Sunset Park, published June 4, 2014 and June 11, 2014 in the St. Augustine Record.
 - i. Proof: Request for Bids, Bid No. 14-91 – Dobbs Rd/Kings Rd Intersection, published June 11, 2014 and June 18, 2014 in the St. Augustine Record.
 - j. Proof: Display Ad, Notice of Public Hearing BCC/PZA, published May 27, 2014 in the St. Augustine Record.

End of Consent Agenda