

# 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, NOVEMBER 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 recognizing October 17<sup>th</sup> –19<sup>th</sup>, 2014 as St. Johns County Fire & Rescue “Fill the Boot” Days*
- ❖ *Proclamation declaring November 11, 2014 as Veteran’s Day*
- ❖ *Proclamation declaring November 2014 as Adoption Month*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter – Danielle Handy, Planner**

#### **District 4**

1. **Public Hearing – NOPC 2014-04 Caballos del Mar DRI.** The applicant is seeking a Notice of Proposed Change to the Caballos del Mar Development of Regional Impact (DRI) in order to combine and reconfigure several vacant, Tour-owned parcels. The Caballos del Mar DRI was approved in July 1975 and contains approximately 3,670 acres of land. The portion of the DRI that is subject to the proposed modifications consists of approximately 185.5 acres of vacant land. The Planning and Zoning Agency recommended approval of the request at its August 7, 2014 meeting.

#### **District 4**

2. **Public Hearing – MAJMOD 2014-10 Players Club PUD.** The applicant is seeking a Major Modification to the Players Club PUD in order to combine and reconfigure several vacant, Tour-owned parcels. In addition to modifying the Master Development Plan Map, the Applicant is seeking waivers to various provisions of the Land Development Code. The Palm Valley Architectural Review Committee recommended approval of the request with one suggested condition at its July 23, 2014 meeting. Further, the Planning and Zoning Agency recommended approval at its August 7, 2014 meeting.

**Presenter – Neal Shinkre, Public Works Director**

3. Consider a Compressed Natural Gas (CNG) Vehicle Fuel Purchase Agreement with NoPetro-St. Johns County, LLC and consider a Lease and Development Agreement with NoPetro-St. Johns County, LLC, for the construction of a CNG fueling station.
4. Consider the Construction of a new Public Works Complex and Consider a Reimbursement Resolution relating to the expenditure of County Funds for the new Public Works Facility.
5. Consider a motion to adopt a Resolution authorizing the County Administrator, or designee, to award Bid No: 14-102 to Coastal Fuel Alternative Systems, and to enter into a contract not to exceed \$1,186,125 for the purchase of CNG Vehicle Conversion Systems and Installation/Retro-fit of St. Johns County Fleet.

**Presenter – Danielle Handy, Planner**

**District 4**

6. **Public Hearing – MAJMOD 2014-06 Fairfield at Ponte Vedra PUD.** The Applicant is seeking a Major Modification to the Fairfield at Ponte Vedra (A1A West) Planned Unit Development (PUD) in order to construct two (2) ATMs and two (2) drive-thru lanes, and to obtain relief from certain LDC provisions, including but not limited to the Palm Valley Overlay District Regulations. The Palm Valley Architectural Review Committee recommended approval of the request with one suggested condition at its August 27, 2014 meeting. Further, the Planning and Zoning Agency recommended approval with a 6-1 vote at its October 16, 2014 meeting.

**District 4**

7. **Public Hearing – ARCCC 2014-08 Fairfield at Ponte Vedra Pointe – Chase ATM.** The Applicant is seeking design approval for the construction of two ATM structures and other site improvements. This application is companion to MAJMOD2014-06, a Major Modification to the Fairfield at Ponte Vedra PUD. The Palm Valley Architectural Review Committee recommended approval of the request with four suggested conditions at its August 27, 2014 meeting. 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 – Phong T. Nguyen, Manager Transportation Development Division**

**District 3**

8. **Public Hearing – DEVAGRMOD 2014-02 SR 207 Corridor Improvement Group Development Agreement Modification (Deerchase Drive Parcel PUD).** The SR 207 Corridor Improvement Group (CIG) Development Agreement was approved by the Board of County Commissioners in 2006 for fourteen projects collectively known as the SR 207 Corridor Improvement Group, LLC. The agreement mitigates for cumulative project impacts to the SR 207, Wildwood Drive, SR 312, Holmes Blvd. and US 1 area by constructing improvements at the SR 312/US 1 intersection (top priority,) and funding nine (9) other transportation improvements to be constructed by the County in priority order. The request for modification of the SR 207 Corridor Improvement Group Development Agreement seeks to remove the remaining transportation mitigation amount for the Deerchase Drive Parcel PUD based on changed conditions and existing transportation capacity in the project impact area; and to acknowledge the amount already paid to be full satisfaction of the mitigation required under the SR 207 CIG Development Agreement thus maintaining the existing road impact fee credit of \$148,742.00. This is the second of two required public hearings to modify a Development Agreement. The first public hearing was heard before the BCC on October 21, 2014.

**District 3**

- 9. Public Hearing – DEVAGRMOD 2014-01 SR 207 Corridor Improvement Group Development Agreement Modification (Key Parcel PUD).** The SR 207 Corridor Improvement Group (CIG) Development Agreement was approved by the Board of County Commissioners in 2006 for fourteen projects collectively known as the SR 207 Corridor Improvement Group, LLC. The agreement mitigates for cumulative project impacts to the SR 207, Wildwood Drive, SR 312, Holmes Blvd. and US 1 area by constructing improvements at the SR 312/US 1 intersection (top priority) and funding nine (9) other transportation improvements to be constructed by the County in priority order. The request for modification of the SR 207 Corridor Improvement Group Development Agreement seeks to remove the remaining transportation mitigation amount for the Key Parcel PUD based on changed conditions and existing transportation capacity in the project impact area; and to acknowledge the amount already paid to be full satisfaction of the mitigation required under the SR 207 CIG Development Agreement thus maintaining the existing road impact fee credit of \$148,742.00. This is the second of two required public hearings to modify a Development Agreement. The first public hearing was heard before the BCC on October 21, 2014.

**Presenter – Teresa Bishop, AICP, Planning Division Manager**

**District 5**

- 10. Public Hearing – NOPC 2013-05 World Commerce Center DRI.** A Notice of Proposed Change (NOPC) to the World Commerce Center Development of Regional Impact (DRI) to add eight acres of land, increase the residential dwelling units allowed by land use exchange from 1,156 to 1,863, extend phasing, and modify the transportation mitigation plan. The Planning and Zoning Agency recommended approval at its October 2, 2014 meeting with a condition the land use exchange table be capped at an additional 10 percent or 1,271 total dwelling units.

**District 1**

- 11. Public Hearing – MAJMOD 2014-07 Flora Park PUD.** This is a Major Modification to the previously approved Flora Branch PUD (ORD 2007-92). The applicant has changed the name to Flora Park and is proposing to add additional allowed uses, per the LDC; create four (4) individual land parcel sites for four (4) separate buildings that may be owned separately; provide two access ways into the site from Race Track Road; rough grade the site for individual building and parking lot construction; construct the right turn lane into the site; make available the initial infrastructure and excavate and prepare the 1.42 acre retention pond behind the building envelopes. The Developer proposes to stockpile the dirt on site for up to three years or until the fill is utilized by the future owners for their individual building pads, whichever is first. The Planning and Zoning Agency recommended approval of Flora Park PUD Major Modification at its October 2, 2014 meeting with a 5-0 vote.

**District 5**

- 12. Public Hearing - REZ 2014-06 Rowell.** This is a request to rezone 23 acres from Industrial Warehouse (IW) to Open Rural (OR) so the owner can utilize the property for a single family residence containing a garage and a pole barn that will be used to raise and keep animals. The subject property is located at the terminus of Saltillo Road, where it turns into Porter Road Extension. The eastern edge of the property lies in the Airport Overlay District and the diagonal western portion is located in Residential- B, according to the 2025 Future Land Use Map. Staff recommends approval of the request based on consistency with the Future Land Use Map, goals, objectives and policies in addition to the Land Development Code requirements. The Planning and Zoning Agency heard this item on September 18, 2014 and recommended approval by a vote of 5 to 0.

**Presenter – Michael Roberson, Senior Planner**

**District 3**

- 13. Public Hearing – PUD 2014-02 Ashby Landing.** Request to rezone 51 acres from Planned Unit Development (PUD) and Open Rural (OR) to PUD to allow a maximum of 120 single-family units. Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Mixed Use, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request at its September 4, 2014 meeting by a vote of 7 to 0.

**District 1**

- 14. Public Hearing - PUD 2014-03 Mill Creek Plantation North.** Request to rezone 31.5 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow a 34-unit single family development. 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 September 4, 2014 meeting by a vote of 7 to 0. The motion included approval of the requested waiver to the Unified Sign Plan requirement.

**Presenter – Caitlin Cerame, Planner**

**District 1**

- 15. Public Hearing – NOPC 2014-05 Rivertown.** This is a Notice of Proposed Change (NOPC) to the RiverTown Development of Regional Impact. The RiverTown DRI contains approximately 4,170 acres of land and was approved in 2004. The request is to amend the approved Development Order to shift commencement of construction of County Road 223 to Phase 2 (Special Condition #22 (a) (iii)), update the name of the Master Developer to the current owner, and extend project phasing, buildout, downzoning protection, and recreation requirements to reflect Legislative extensions (General Condition #3, #7, & #25). The Planning and Zoning Agency recommended approval of the request at their October 2, 2014 meeting by a vote of 5 to 0.

**Presenter – Commissioner Jay Morris, Chair**

- 16. Consider Annual Performance Evaluations for County Administrator Michael Wanchick and County Attorney Patrick McCormack.**

***AFTERNOON SESSION – ITEMS TIME CERTAIN 1:30 P.M.***

**Doug Timms, Director, Office of Management & Budget**

- 17. Golf Course Debt Refunding and Change to Special Revenue Fund Classification.** With recent County bond refunding opportunities approved by the BCC on Sept 2, 2014, the Board also has an opportunity to defease (pay off) from General Fund reserves the existing Series 2005 Capital Improvement Revenue and Refunding Bonds for the County Golf Course, which otherwise cannot be further refunded at this time. Despite requiring \$1.25 million from reserves, would produce positive net present value of \$313,617 and a return of 25.1% & would be viewed positively by the rating agencies relative to the remaining bond refunding. In addition, by defeasing the remaining Golf Course debt, the Board has the opportunity to approve changing the County Golf Course Fund from an Enterprise Fund to a Special Revenue Fund classification effective for the County 2015 fiscal year. The classification of the Golf Course Fund as an Enterprise Fund originally signified the Board's intent to have the Golf Course fully recover all of its costs including depreciation and debt service through user fees. Substantial financial history indicates that that intent is not realistic. The Golf Course Fund would qualify as a Special Revenue Fund if its user fees are restricted or committed to fund Golf Course expenses other than debt service or capital projects. This will financially benefit Golf Course operations by not incurring depreciation expense that is exceeding \$100,000 annually, as well as adding to the saving of debt service expense of over \$90,000 annually from the defeasance.

**Presenter – Patrick McCormack, County Attorney**

**18. Water and Sewer Revenue Refunding Bonds/Main Water and Sewer System.** The Resolution (a) authorizes the issuance of not exceeding \$35,000,000 Water and Sewer Revenue Refunding Bonds, Series 2014 (the “Bonds”), to refund a part of the County’s outstanding Water and Sewer Revenue and Refunding Bonds, Series 2006, in order to achieve debt service savings, and the pledge of, among other things, the net revenues of the County’s main water and sewer system to secure payment of the Bonds under the provisions of County Resolution No. 89-84, as amended and supplemented, (b) delegates certain authority to the Chairman and/or County Administrator and (c) approves Exhibits A-E that are attached to the resolution (A=Form of Preliminary Official Statement, B=Form of Bond Purchase Agreement with RBC Capital Markets, LLC, C=Form of Continuing Disclosure Certificate, D=Form of Registrar and Paying Agent Agreement and E=Form of Escrow Agreement). Section 5.1 of the resolution sets forth certain parameters for the sale of the Bonds such as maximum principal amount, maximum interest rate, minimum purchase price, minimum net present value savings, redemption provision parameters and final maturity date. This Resolution is expected to be the last resolution that the BCC will consider regarding the Bonds.

**19. Capital Improvement Revenue Refunding Bonds, Series 2014.** The Resolution (a) authorizes the issuance of not exceeding \$18,000,000 Capital Improvement Revenue Refunding Bonds, Series 2014 (the “Bonds”), to refund a portion of the County’s outstanding Capital Improvement Revenue and Refunding Bonds, Series 2005 (the “2005 Bonds”), in order to achieve debt service savings, and the pledge of, among other things, certain County Revenue Sharing Funds to secure payment of the Bonds, (b) authorizes the defeasance of a portion of the 2005 Bonds with legally available County funds, (c) delegates certain authority to the Chairman and/or County Administrator, including determining, upon the advice of the County’s financial advisor, whether to utilize bond insurance or reserve account insurance to further secure the Bonds, and (d) approves Exhibits A-G that are attached to the resolution (A=Form of Bond Purchase Agreement with RBC Capital Markets, LLC, B=Form of Preliminary Official Statement, C=Form of Escrow Deposit Agreement, D=Form of Registrar and Paying Agent Agreement, E=Bond Insurance Policy Provisions, F=Form of Continuing Disclosure Certificate and G=Form on Interlocal Reimbursement Agreement with the St. Johns County Community Redevelopment Agency). Section 6 of the resolution sets forth certain parameters for the sale of the Bonds such as maximum principal amount, maximum interest rate, minimum purchase price, minimum net present value savings, redemption provision parameters and final maturity date. This resolution is expected to be the last resolution that the BCC will consider regarding the Bonds.

**•*Recess BCC Meeting***

**•*Convene as the St. Johns County Redevelopment Agency (CRA)***

**Presenter – Patrick McCormack, County Attorney**

**20. St. Johns County Community Redevelopment Agency Resolution/West Augustine 2005 Redevelopment Project Refinancing.** The Resolution of the St. Johns County Community Redevelopment Agency authorizes the execution and delivery of a second interlocal reimbursement agreement (the “Interlocal Agreement”) with St. Johns County in connection with the issuance by the County of its Capital Improvement Revenue Refunding Bonds, Series 2014 (the “Series 2014 Bonds”), to refinance the cost of the 2005 West Augustine redevelopment project (the “2005 Project”) financed with the proceeds of the St. Johns County Capital Improvement Revenue and Refunding Bonds, Series 2005. To induce the County to issue the Series 2014 Bonds, it is necessary for the Agency to agree to reimburse the County for the debt service on the Series 2014 Bonds allocated to the 2005 Project and pay the County other related amounts from tax increment revenues in the West Augustine CRA account in the St. Johns County Community Redevelopment Trust Fund, all in the manner and to the extent described in the Interlocal Agreement.

- ***Adjourn as SJC Community Redevelopment Agency***
- ***Reconvene the BCC Meeting***

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

*End of Regular Agenda*

# ST. JOHNS COUNTY

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## CONSENT AGENDA

County Auditorium  
500 San Sebastian View

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

TUESDAY, NOVEMBER 4, 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:**
  - None
3. Motion to adopt a Resolution accepting an **Easement for Utilities** for water service along **Adams Acres Road off County Road 214.** *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0726.*
4. Motion to adopt a Resolution accepting a **Non-Exclusive Grant of Easement** and authorizing the County Administrator, or designee, to execute a Termination and Vacation of an Easement in connection with the **Southaven PUD** lying south of International Golf Parkway. *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0726.*
5. Motion to adopt a Resolution approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement** for acquisition of property required **for the Holmes Boulevard/West King Street Drainage Improvement Project.** *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0726.*
6. Motion to adopt a Resolution approving the terms and authorizing the County Administrator or designee, to **execute a State of Florida Standard Lease Agreement with Children and Families** for space located at the new St. Johns County Health Department. *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0726.*
7. Motion to adopt a Resolution approving the **final plat for Samara Lakes Parcel C Phase 3.** *For information, contact Valerie Pacetti, Application Review Supervisor, Operations Division at 209-0720.*
8. Motion to adopt a Resolution approving the **final plat for Preserve at Wildwood.** *For information, contact Valerie Pacetti, Application Review Supervisor, Operations Division at 209-0720.*
9. Motion to adopt a Resolution approving the **final plat for Mill Creek Plantation.** *For information, contact Valerie Pacetti, Application Review Supervisor, Operations Division at 209-0720.*

10. Motion to adopt a Resolution approving the terms and conditions of a **contract between the Board of County Commissioners of St. Johns County, Florida and the St. Johns County Council on Aging, Inc., to provide fiscal year 2015 funds for Sunshine Bus services, paratransit services and enhanced veteran services** for a period of 12 months, and authorizing the County Administrator, or designee, to execute the contract on behalf of the County. *For information, contact Gary L. Mackey, Transit Grant Specialist, Operations Division at 209-0630.*
11. Motion to adopt a Resolution approving the terms, conditions, provisions, and requirements of an **Interlocal Agreement between St. Johns County, Florida and the City of St. Augustine, Florida for Solid Waste Disposal** and authorizing the County Administrator, or designee, to execute the Interlocal Agreement on behalf of St. Johns County, Florida. This establishes the fee charged by St. Johns County for receiving Solid Waste delivered by the City to the Transfer Stations. *For information, contact Wendy Hicks, Solid Waste Manager at 827-6982.*
12. Motion to adopt a Resolution approving the terms, conditions, provisions, and requirements of an **Interlocal Agreement between St. Johns County, Florida and the City of St. Augustine Beach, Florida for Solid Waste Disposal** and authorizing the County Administrator, or designee, to execute the Interlocal Agreement on behalf of St. Johns County, Florida. This establishes the fee charged by St. Johns County for receiving Solid Waste delivered by the City to the Transfer Stations. *For information, contact Wendy Hicks, Solid Waste Manager at 827-6982.*
13. Motion to adopt a Resolution approving the terms, conditions, and requirements of the **Memorandum of Understanding (MOU) between St. Johns County, Florida and National Park Service** to provide mutual assistance in preventing, detecting and suppressing structural fires and wildfires on lands within the Park's boundaries and immediate surrounding area, authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. *For information, contact Joel Sneed, Deputy Operations Chief at 209-1770.*
14. Motion to **approve the extension of the 2014 tax roll prior to completion and adjustments of the Property Value Adjustment Board parcels.** *For information, contact Dennis W. Hollingsworth, C.F.C., St. Johns County Tax Collector at 209-2280.*
15. Motion to adopt a Resolution approving the terms, conditions, provisions and requirements of a **Grant Contract between the Florida Inland Navigation District and St. Johns County, Florida** and authorizing the County Administrator, or designee, to execute the Contract on behalf of St. Johns County and **Motion to transfer up to \$213,000 from General Fund Reserves to the Recreation Facilities Maintenance Department** for completion of the **Vilano Beach Fishing Pier Remediation Project.** *For information, contact Wil Smith, SJC Recreation & Parks Dept. Director at 209-0324.*
16. Motion to declare **surplus county computer equipment** 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 information, contact Dawn Cardenas, Purchasing Manager at 209-0152.*

*End of Consent Agenda*