

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Cyndi Stevenson
District 2 - Jeb Smith, Vice Chair
District 3 - William (Bill) A. McClure
District 4 - Jay Morris
District 5 - Rachael L. Bennett, Chair



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Tuesday, January 20, 2015 9:00:00 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
- ❖ *Proclamation declaring January 2015 as St Johns County Jewish History Month*
- ❖ Acceptance of Proclamation
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Public Comment
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Georgia Katz, Senior Planner

District 3

1. **Public Hearing * MAJMOD 2014-05, Treaty Ground PUD.** This is a Major Modification to the Treaty Ground PUD to remove 9.2 acres and an access point from the PUD in order to add the parcel to the proposed companion application Andalusia PUD 2014-05. The Treaty Ground PUD Master Development Plan Text and Map have been revised to remove any references to this parcel. The Planning and Zoning Agency at their November 20, 2014 meeting recommended approval of MAJMOD 2014-05 by a vote of 5 to 1.

District 3

2. **Public Hearing * Andalusia Planned Unit Development PUD 2014-05.** This is a request to rezone approximately 88.67 acres, including the 9.2 acres removed from the companion MAJMOD 2014-05 Treaty Ground PUD application, from Open Rural (OR) and Planned Unit Development (PUD) to Planned Unit Development (PUD) for up to 201 single family lots. There are no requests for waivers. At the November 20, 2014 meeting, the Planning and Zoning Agency recommended approval by a vote of 5-1.

Presenter - Mike Roberson, Chief Planner

District 2

3. **Public Hearing * First Hearing for PUD 2014-16 St. Johns County Training Facility.** This is the first public hearing for a request to rezone approximately 65.94 acres from Planned Unit Development to Planned Unit Development to allow a County training facility along with 16 acres of industrial. The site is located at the southern paved terminus of Agricultural Center Drive. As this is a County-initiated rezoning of 10 or more acres, two public hearings are required. One hearing must be held after 5:00 p.m. unless a majority plus one vote to hold the hearing at an earlier time. The Planning and Zoning Agency recommended approval of the request by a 7-0 vote at the December 18, 2014 meeting. Please refer to the attached Growth Management report for details and summary of the Planning and Zoning Agency meeting.

Presenter - Neal Shinkre, Public Works Director

4. **Update on Nocatee Parkway Alternative Bicycle Route Analysis.** Recently, the Commission directed staff to identify a safe and contiguous bicycle route along the Nocatee Parkway corridor between the Intracoastal Waterway and Crosswater Parkway. This is an update of staff's efforts in conjunction with various members of the bicycle community and the Nocatee development.

Presenter - Mike Roberson, Chief Planner

District 3

5. **Public Hearing * REZ 2014-07 City of St. Augustine Beach.** This is a request to rezone approximately 10.5 acres owned by the City of St. Augustine Beach from Open Rural (OR) to Public Service (PS). The site is located on the west side of Mizell Road just south of the intersection of West Pope Road. Staff recommends approval of the request based on consistency with the Future Land Use Designation of Public, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request by a 7-0 vote at its November 20, 2014 meeting. The City has not yet paid application fees for this Rezoning. Please see the attached letter requesting a fee waiver. Please refer to the attached Growth Management report for project details and summary of the Planning and Zoning Agency meeting.

Presenter - Caitlin Cerame, Planner

District 3

6. **Public Hearing * PUD 2014-08 Sawmill Landing.** Request to rezone 50 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow a maximum of one hundred (100) single-family units, for a net density of 3.1 units per acre. The property is located on the southeast portion of the Hilltop Road and County Road 207 intersection. Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Mixed Use and Residential-C, consistency with development trends in the area, and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request, contingent upon construction of a right turn lane at their November 6, 2014 meeting by a vote of 7 to 0. Please refer to the attached Growth Management report for project details and summary of the Planning and Zoning Agency meeting.

Presenter - Mike Roberson, Chief Planner

District 1

7. **Public Hearing * SUPMAJ 2014-19 Blacks Ford Water Reclamation Facility Expansion.** Request for a Special Use Permit to allow an expansion of the JEA Blacks Ford Wastewater Treatment Facility with lesser distance requirements pursuant to LDC Section 2.03.25, in an Open Rural zoning district, located east of Longleaf Pine Parkway approximately 1.5 mile north of the Longleaf Pine Parkway and Greenbriar Road intersection. The Planning and Zoning Agency recommended approval by a 6-0 vote at the December 4, 2014 meeting. Please refer to the attached Growth Management staff report for project details and a summary of the Planning and Zoning Agency meeting.

Presenter - Glenn Hastings, Executive Director

8. **TDC 2015 ARTS/CULTURE/HERTIAGE FUNDING PROGRAM Guidelines.** In accordance with provisions of the 2014 Agreement, the St. Johns County Cultural Council submitted proposed guidelines and supporting materials for the 2016 Arts Culture and Heritage (ACH) Funding Program to the Tourist Development Council for review. During its December 15, 2014 meeting, the Tourist Development Council (TDC) reviewed the proposed guidelines and provided suggested revisions. Following review, the TDC voted to recommend to the Board of Commissioners (Board) approval of the guidelines, subject to suggested revisions. Content in black type is a clean-copy document which reflects changes recommended by the TDC at their December 15th meeting. In an attempt to further simplify and clarify the guidelines, and in the interest keeping the FY 2016 program on schedule, staff has included "alternate language" (blue type) in four areas for your consideration. If approved by the Board, the guidelines would become effective at the beginning of Fiscal Year 2016.

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

District 1

9. **Consider an appointment to the Health & Human Services Advisory Council.** Currently there is one vacancy on the Health & Human Services Advisory Council (HHSAC) due to an expired term. This position is an at large position, an may include but not limited to such areas as business, banking & finance, education, law enforcement, community religious leaders, consumers and any other interested parties comprising the general public. Attached for your review and consideration is a recommendation from the Health and Human Services Advisory Council as well as applications from: Bonnie Coats District 3; Charles Daly, District 3; Joseph Hutnan, District 5; Kathy Jones, District 3; and Vara Suresh, District 1. County Resolution 2012-344 designates members shall serve a term of two years. The motion below reflects such terms.

Presenter - Patrick F. McCormack, County Attorney

10. **Proposed changes to Right-of-Way Reservation regulations and policies.** This office received consensus and direction from this Board to examine the County's Right-of-Way Reservation regulations and policies in the Comprehensive Plan and Land Development Code and to present some recommended changes for this Board's review and approval. The primary change is to allow for impact fee credits, or other incentive, in exchange for a reservation of right-of-way. Other changes to policy are still being reviewed. Changes in regulation and policy will be formally codified in subsequent amendments to the Land Development Code and Comprehensive Plan. No formal action is required by the Board.

AFTERNOON SESSION – Time Certain 1:30 p.m.

Presenter - Suzanne Konchan, Growth Management Department

District 1

- 11. Public Hearing * COMPAMD 2014-07 Durbin Creek National, LLC.** This is an adoption hearing for Comprehensive Plan Amendment, 2014-07, known as Durbin Creek National, LLC to change the land use designation on approximately five acres of land from Rural/Silviculture (R/S) to Intensive Commercial (IC); designate those five acres plus an additional approximately 1,619 acres of land, for a total of 1,624 acres, as an Urban Service Area, pursuant to Section 163.3164 (50), Florida Statutes; provide a Text Policy establishing the development rights for the property; and, adopt an update to the Capital Improvement Schedule. The property is located on the south side of Race Track Road, and east and west of I-95. The Planning and Zoning Agency will make a recommendation on January 15, 2015. Please refer to the attached Staff Report for project details.

Presenter - Phong T Nguyen, Manager - Transportation Development Division

District 1

- 12. Public Hearing * Durbin Creek National Development Agreement (DEVAGREE 2014-01).** The Durbin Creek National, LLC Development Agreement seeks to establish a method to provide required transportation improvements coinciding with development phasing for within the proposed Durbin Creek National Urban Service Area boundary, and to facilitate the donation of the SR 9B right-of-way for the SR 9B improvements proposed by FDOT. The Durbin Creek National Urban Service Area (USA) is approximately 1,624 acres proposed for land use amendment pursuant to the proposed Durbin Creek National Comprehensive Plan Amendment application (COMPAMD 2014-07). In addition, the proposed Development Agreement establishes reimbursement procedures for certain specific regional roadway improvements constructed in the future. Funds from available Tax Increment and Road Capacity Charges generated within the Durbin Creek National Urban Service Area would be deposited into a Roadway Reimbursement Trust Fund to provide for these reimbursements. Staff received an updated agreement from the applicant upon the publication of this report which requires County staff review.

Presenter - Patrick F. McCormack, County Attorney

District 1

- 13. Public Hearing * Durbin Tax Increment Ordinance for St. Johns County Transportation Improvement Trust Fund.** This ordinance establishes a Tax Increment within the geographic area known as the Durbin Creek National Urban Service Area. This is a companion implementing ordinance to the Durbin Creek National Urban Service Area Comprehensive Plan Amendment (COMPAMD 2014-07), the Durbin Creek National Development Agreement (DEVAGREE 2014-01), and a companion Road Capacity Charge ordinance. This Ordinance creates a St. Johns County Transportation Improvement Trust Fund and deposits the annual tax increment into the fund. The Board may set the increment percentage to any value up to 95%. The first and primary use of the fund is to reimburse Roadway Improvement Builders as specified in the Development Agreement for the construction of specified roadway improvements. If there are no Roadway Improvement Builders to be reimbursed, the County may use the fund to construct a specified Road in the Development Agreement. Once all specified improvements are constructed and all Roadway Improvement Builders are reimbursed, the County may use the fund for any roadway improvement. This ordinance is presented for first reading. Second reading and proposed enactment are scheduled for February 3, 2015.

District 1

- 14. Public Hearing * Roadway Capacity Charge Ordinance.** This ordinance suspends the general County-wide road impact fee in the geographical area known as the Durbin Creek National Urban Service Area, and implements a Road Capacity Charge in its stead within that area. This ordinance implements and is a companion to the Durbin Creek National Urban Service Area Comprehensive Plan Amendment (COMPAMD 2014-07), the Durbin Creek National Development Agreement (DEVAGREE 2014-01), and the Tax Increment Ordinance [Durbin]. The ordinance levies a Road Capacity Charge (RCC) due at Building Permit, as specified in the Development Agreement. The RCC when paid is deposited in the St. Johns County Transportation Improvement Trust Fund, for the sole purpose of furthering the construction of the specified Proposed Roadway Improvements in the Development Agreement. As specified in the Development Agreement, a holder of a Roadway Credit Certificate may use the Roadway Credits to pay for the Road Capacity Charge. The relationship is similar to proportionate share credits and impact fees. Due to statutory requirements, this Ordinance takes effect 90 days after enactment. This ordinance is presented for first reading. Second reading and proposed enactment are scheduled for February 3, 2015.

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