

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Vacant
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, February 17, 2015 9:00 AM

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 Presentation recognizing outgoing Commissioner Cyndi Stevenson*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Jan Brewer, Environmental Division Manager

1. **Consider a Resolution in support of the proposed nomination for the "Eubalaena-Oculina National Marine Sanctuary"**. On September 2, 2014, the Friends of Matanzas, a not-for-profit group, submitted an application to the National Oceanic and Atmospheric Administration (NOAA) to designate a portion of the Atlantic Ocean lying offshore of northeast Florida as the "Eubalaena-Oculina National Marine Sanctuary." On October 30, 2014, NOAA determined that the application "is not sufficient" as it does not "adequately identify a broad community support." NOAA defines community support as securing documents to demonstrate support from individuals, stakeholder groups, local, state and federal governments, organizations that depend on the resources (fishing, diving, boaters, etc.), tourism organizations and others that may have a vested interest. The Friends of Matanzas are in the process of gathering the additional documents of support with intent on resubmitting the application to NOAA. This resolution by the St. Johns County Board of County Commissioners will be one of the desired documents for a sufficient application in order for this area to be placed on the pending sanctuary inventory.

Presenter - Robin Moore, Historic Resources Coordinator

2. **Public Hearing * LMA 2014-03 St. Johns County Historic Landmark Designation of the "Allen D. Nease House", located at 3171 Coastal Highway**. St. Johns County Land Development Code Section 3.01.03, known as Designation of a St. Johns County Landmark, applies county-wide and establishes procedures for application for designation of properties as a Historic Landmark. This program recognizes the value of historic resources throughout St. Johns County in increasing property values, quality of life, local jobs, and community education. Following review by the St. Johns County Cultural Resources Review Board (CRRB), the application goes to the County Commission for designation by order. The current application was recommended for Landmark approval by unanimous vote by the CRRB on January 5, 2015.

District 5

Presenter - Robin Moore, Historic Resources Coordinator

District 1

3. **Public Hearing * LMA 2014-04 St. Johns County Historic Landmark Designation of "Alpine Grove Park", located at 610 Swiss Lane.** St. Johns County Land Development Code Section 3.01.03, known as Designation of a St. Johns County Landmark, applies county-wide and establishes procedures for application for designation of properties as a Historic Landmark. This program recognizes the value of historic resources throughout St. Johns County in increasing property values, quality of life, local jobs, and community education. Following review by the St. Johns County Cultural Resources Review Board (CRRB), the application goes to the County Commission for designation by order. The current application was recommended for Landmark approval by unanimous vote by the CRRB on January 5, 2015.

District 1

4. **Public Hearing * LMA 2014-05 St. Johns County Historic Landmark Designation of the "W. Stetson Kennedy House", located at 1523 State Road 13.** St. Johns County Land Development Code Section 3.01.03, known as Designation of a St. Johns County Landmark, applies county-wide and establishes procedures for application for designation of properties as a Historic Landmark. This program recognizes the value of historic resources throughout St. Johns County in increasing property values, quality of life, local jobs, and community education. Following review by the St. Johns County Cultural Resources Review Board (CRRB), the application goes to the County Commission for designation by order. The current application was recommended for Landmark approval by unanimous vote by the CRRB on January 5, 2015. Attached is a proposed county order for BCC approval, a Staff Report including legal documents and the reviewed application.

Presenter - Marie Colee, Assistant Program Manager, Growth Management

District 3

5. **Public Hearing * ZADMAPL 2014-02 - Appeal of a decision by the Planning and Zoning Agency of ZVAR 2013-19 5800 A1A South, pursuant to Land Development Code Section 9.07.03..** This is an appeal filed pursuant to Land Development Code Section 9.07.03 Appeals From Decisions of the Planning and Zoning Agency (PZA) filed by Sally Howes, owner of subject property. The PZA heard the Zoning Variance request originally at the November 21, 2013 regularly scheduled meeting. After much discussion, the item was continued with the Agency's request to redesign. The application was rescheduled and heard at the November 6, 2014 regularly scheduled PZA meeting at which time the application was denied (motion by Mr. Koppenhafer, second by Mr. Wainwright - motioned carried 6/1 with Mr. Woodard dissenting). Motion was also made and approved to waive the one year requirement to file again (Section 10.04.02.A.3). On December 19, 2014, Sally Howes, the property owner, filed an appeal in a timely manner as prescribed by the Land Development Code, requesting that the Board of County Commissioners reverse the decision rendered by the PZA and approve ZVAR 2013-19.

Presenter - James Schock, Floodplain Manager

6. **Public Hearing * Second and Final Reading - Chapter 1 of the Florida Building Code.** This local Chapter 1 of the Florida Building Code is an administrative chapter. It provides for the Building Services Division, provides for the powers and authority of the Building Official, adopts the current Property Safety Code, synchronizes the local flood ordinance with the FBC, and maintains flood standards. It was developed using the State of Florida Building Association model Chapter 1 Ordinance and reflects local existing practices.

Presenter - James Schock, Floodplain Manager

7. **Public Hearing * – Land Development Code Amendments for Articles III and XII.** This agenda item repeals and replaces portions of Article III and all of Article XII of the Land Development Code. These changes are necessary to remain in good standing with the National Flood Insurance Program and to maintain insurance discounts for the citizens of St. Johns County that are propagated through the Community Rating System program. The amendments are explained in the attached staff report, and through the proposed text of the Ordinance. This Ordinance is based on the State of Florida Department of Emergency Management (DEM) model flood plain ordinance which wording has been approved by FEMA and vetted by the Florida Department of Emergency Management Consultant to assure the wording of this ordinance complies with FEMA requirements.

Presenter - Caitlin Cerame, Planner

District 1

8. **Public Hearing * COMPAMD 2013-06 Bannon Lakes.** This is an adoption hearing for Comprehensive Plan Amendment, 2013-06, known as Bannon Lakes, a request to revise existing Comprehensive Plan text Policy A.1.11.1.(h)(8)(f), providing for a maximum cap of 999 residential dwelling units, 105,000 square feet of commercial and 15,000 square feet of office. In addition, text has been provided to preserve and maintain 180 acre Wetland Conservation Easement in favor of the St. Johns River Water Management District, as established in the Florida Statutes Section 704.06, for property designated Mixed Use on the Future Land Use Map. This site contains 580 acres and is located on the north side of International Golf Parkway just east of I-95 Interchange. The Planning and Zoning Agency recommended approval by a 7-0 vote at their January 15, 2015 meeting. Please refer to the attached Staff Report for project details.

District 1

9. **Public Hearing * MAJMOD 2013-09 Bannon Lakes.** This is an adoption hearing for Major Modification, 2013-09, known as Bannon Lakes. The request is to rename and modify the previously approved Nine Mile Gang Planned Unit Development (PUD) to allow a maximum cap of 999 residential units, 105,000 square feet of commercial, and 15,000 square feet of office space on approximately 580 acres and maintain a 180-acre conservation easement. The subject property is located on International Golf Parkway and east of the I-95 Interchange. The Planning and Zoning Agency recommended approval by a 7-0 vote at their January 15, 2015 meeting. Please refer to the attached Staff Report for project details.

District 5

10. **Public Hearing * MAJMOD 2014-16 The Fountains at St. Augustine.** This is an adoption hearing for Major Modification 2014-16, known as The Fountains at St. Augustine, to modify the previously approved Floridian at St. Augustine Planned Unit Development (PUD); add an additional 18.7 acres of land to the PUD; remove multi-family and office uses; and, allow for a Motorhome Vacation Resort with 114 spaces with associated commercial and recreational amenities. The subject property is specifically located at 3960 Inman Road. The Planning and Zoning Agency recommended approval by a 7-0 vote at their January 15, 2015 meeting. Please refer to the Staff Report for additional project details.

Presenter – Michael Wanchick, County Administrator

11. Identify a Preferred Option for Balancing Revenues with Community Expectations.

EVENING SESSION – 5:01 p.m.

Presenter - Suzanne Konchan, Growth Management Department

- 12. Public Hearing * 2015 Amendments to the Future Land Use Element of the Comprehensive Plan.** This is an adoption hearing for a series of Comprehensive Plan Amendments to the Land Use Element text of the 2025 Comprehensive Plan. The amendments can be generally categorized as changes made to: • Reflect current state law; • Modify outdated timing standards; • Clarify policies or charts; and • Change policy to reflect current BCC goals. The attached staff report explains the highlights of the changes, and the text of the Future Land Use Element shows the text to be deleted and added using blackline methods so that the changes are easily identified. The Board transmitted these amendments to the State for review on March 18, 2014. Subsequent public workshops were held by staff, as were meetings by the Planning and Zoning Agency, the Cultural Resources and Review Board, and the North Coastal Design Review Board. Acting in their authority as the official Local Planning Agency of the County, the Planning and Zoning Agency recommended approval on a vote of 6-0 on January 15, 2015.

Presenter - Joseph Cearley, Special Projects Manager

- 13. Public Hearing * Land Development Code Amendments for Articles II, III, IV, V, VI, VII, IX, X and XII.** This is the final hearing in a three-part series to consider changes to nine (9) Articles of the Land Development Code. This draft also implements comprehensive plan amendment proposed changes relating to the scenic and development edges in the Northwest Sector, and implementation of an Economic Redevelopment Residential Unit Exchange Program within the Vilano Beach Town Center. This series of changes also creates a Special Use Permit category for Large Places of Assembly and modifies associated uses; ensures Overlay review for all non-single and two-family development within Overlay Districts; provides Tree Bank Fund clarifications; creates an Optional Preliminary Subdivision Plan review process; clarifies “Waterfront Yard” boundaries and setback provisions; amends PUD phasing language; modifies sign provisions relating to public entities and gated communities; eliminates the sign abatement requirement; and, clarifies administration and enforcement of the Land Development Code. This series also addresses and revises various other sections for clarity and/or flexibility. These changes were considered originally for first reading by the Board on June 3, 2014. Due to significant changes to the proposed ordinance, they were brought back to the Board of County Commissioners on December 16th, 2014 for first reading. On January 15th, 2015 the Planning and Zoning Agency voted unanimously to recommend approval of these amendments to the Board of County Commissioners.

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

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CONSENT MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael D. Wanchick, County Administrator
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Tuesday, February 17, 2015 9:00 AM#

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CONSENT AGENDA

1. Motion to adopt Resolution 2015-____ approving the terms, conditions, and requirements of the **Agreement between St. Johns County, Florida and SMA Behavioral Health Services, Inc.**, authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Joy Andrews, HHS Director at 904 209-6088*
2. A motion to adopt Resolution 2015- ____, **recognizing unanticipated revenue for General Fund Library Donations (0001-36608) up to the amount of \$8,433** and appropriating to Library Services Donation Expenditure (0078-55208) for FY 2015. *For more information, contact Debra Rhodes-Gibson, Library Services Director at 904 827-6931*
3. Motion to adopt Resolution 2015-____ accepting a **Special Warranty Deed for additional right-of-way for Avenue "B"**, a platted unopened County Road located in Ponte Vedra and authorizing the Board Chair to join in the execution of the Deed. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
4. Motion to adopt Resolution No. 2015-____ accepting an **Easement for Utilities for water and sewer service to Marshall Creek DRI Unit EV-7A/EV-8A.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
5. Motion to adopt Resolution No. 2015-____ approving the terms and authorizing the County Administrator, or designee, to execute a **Lease Agreement with SMA Behavioral Health Services, Inc. for space in the new Health & Human Services Center.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
6. Motion to adopt Resolution 2015-____, approving the terms and conditions of a **Purchase and Sale Agreement of Easement required for drainage improvements on the southwest corner of Pacetti Road and Silo Road and authorizing the County Administrator,** or designee, to execute the Agreement on behalf of the County. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
7. Motion to adopt Resolution 2015-____ approving the **final plat for Durbin Crossing Village Center Unit 3.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*

8. Motion to adopt Resolution 2015-_____ approving the **final plat for The Plantation at Ponte Vedra Unit Thirteen.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
9. Motion to adopt Resolution 2015-_____ approving the **final plat for Twenty Mile Village at Nocatee Phase 1.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
10. Motion to adopt Resolution 2015-_____, authorizing the County Administrator, or his designee, to **award Bid. No. 15-30 to the responsive lowest bidder, Hub City Ford, and to enter into an agreement on behalf of the County for the purchase of four (4) 2015 16,500 GVWR Extended Cab Trucks, 4X2 with Service Body and 4,000 lb. Crane with 26,000 GCWR at a price of \$239,156.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
11. Motion to adopt Resolution 2015-_____, authorizing the County Administrator, or his designee, to **award Bid No: 15-28, and to issue a purchase order for the purchase of four (4) 2015 16,500 GVWR Extended Cab Trucks, 4X2 with Service Body and 4,000 lb. Crane with 26,000 GCWR from Hub City Ford at a purchase price of \$238,748.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
12. Motion to Adopt Resolution 2015-_____ **creating the St. Johns County Citizens Advisory Task Force.** *For more information, contact Press Tompkins, Citizens Advisory Task Force at 209-0110*
13. **Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*

- *Approval of Minutes - BCC Regular 01/20/2015*
- *Approval of Minutes - BCC Special 01/27/2015*

