

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, March 03, 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
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Rebecca Carr, Planner

District 1

1. **Public Hearing * MAJMOD 2014-02 Westminster Woods.** This is a public hearing for Major Modification 2014-02, known as Westminster Woods, to modify the Westminster Woods PUD in order to replace 35 Garden Apartments with 35 duplexes and triplexes; redevelop the Nursing Facility, retirement apartments, and the ALF and support services; adjust a planned access; and, increase the maximum building height of the Garden Apartments to 60' along with other minor changes to the PUD. Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Residential-D, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval by unanimous vote on February 5, 2015. Please see the attached staff report for a full description of the project.

Presenter - Michael Roberson, Chief Planner

District 3

2. **Public Hearing * PUD 2014-08 Sawmill Landing.** This a public hearing for a request to rezone approximately 50 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow a maximum of one hundred (100) single-family units. The property is located at 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 the right turn lane at their November 6, 2014 meeting by a vote of 7 to 0. This item was continued from the January 20th, 2015 BCC hearing at the applicant's request. Please refer to the attached Growth Management report for project details and summary of the Planning and Zoning Agency meeting.

Presenter - Kim K. Del Rance, Planner

District 3

3. **Public Hearing * NZVAR 2014-07 Ocean Grove Resort Pavilion Addition.** This is a request for a non-zoning variance to Section 3.08.04.B which limits the length of a building parallel to the roadway to 120' to allow for a 128' long building in the Mid-Anastasia Overlay District. The project is located on Scenic Highway A1A on Anastasia Island between Ocean Trace Road and Dondanville Road. This item is a companion item to MADRB 2014-05. Please refer to the attached Staff report for additional details.

District 3

4. **Public Hearing * MADRB 2014-05 Ocean Grove Resort Pavilion Addition.** This is a request for design approval of a 28 foot extension to an existing 100' pavilion in the Mid-Anastasia Overlay District. The total length of the building will be 128'. The project is located on Scenic Highway A1A on Anastasia Island between Ocean Trace Road and Dondanville Road. This item is a companion application to NZVAR 2014-07, Ocean Grove Resort Pavilion Addition.

Presenter - Paolo S. Soria, Assistant County Attorney

District 3

5. **Public Hearing * Moultrie Creek Community Development District Dissolution.** This is an Ordinance dissolving the Moultrie Creek Community Development District and repealing the enabling ordinance, Ordinance No. 2006-60. The Moultrie Creek CDD, consisting of 420.10 acres south of CR 214 and north of SR 207, was to serve the Gateway to St. Johns PUD. The CDD has been declared inactive by the Department of Economic Opportunity (DEO), and the allotted period to appeal the DEO's determination has expired. Pursuant to Florida Law, the County must dissolve the CDD and repeal the enabling ordinance. See Staff report for additional information.

Presenter - David Migut, Senior Assistant County Attorney

6. **Public Hearing * First Reading of Noise Ordinance.** In 2011, the Board of County Commissioners enacted Ordinance No. 2011-35, regulating the control of noise within St. Johns County. Further revisions have been proposed to more effectively regulate noise, and a new Ordinance is being presented to the Board of County Commissioners for its consideration and discussion. This Ordinance will repeal and replace Ordinance No. 2011-35. Second reading of this Ordinance will be scheduled for the March 17, 2015 Board of County Commissioners meeting.

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

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CONSENT MEETING AGENDA

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

Tuesday, March 03, 2015 9:00 AM

CONSENT AGENDA

1. Motion to Adopt Resolution No. 2015-_____ accepting **two Special Warranty Deeds conveying two lift station sites and two Easements for Access and Utilities to serve Whisper Creek Phase 1 Units A and B.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
2. Motion to Adopt Resolution No. 2015-_____ accepting a **Special Warranty Deed conveying a lift station site, an Easement for Access and Utilities and a Temporary Easement for Access and Utilities to serve Whisper Creek Phase 1 Units A and B.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
3. Motion to Adopt Resolution No. 2015-_____ accepting a **Special Warranty Deed conveying a lift station site, an Easement for Access and Utilities and a Temporary Easement for Access and Utilities to serve Whisper Creek Phase 1 Unit C.** *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 Ocean Cay subdivision located off State Road 312** and accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer system. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
5. Motion to Adopt Resolution No. 2015-_____ accepting an **Easement for Utilities for water service to serve Prairie Lakes Phase 3 & 4 located off County Road 214** and accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water line. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
6. Motion to Adopt Resolution No. 2015-_____ accepting a **Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines to serve Palencia North Phase IIB located off US#1 North.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
7. Motion to Adopt Resolution No. 2015-_____ accepting an **Easement Agreement for Utilities for water and sewer to Plantation at Ponte Vedra Units 7, 9, 10 and 11** and authorizing the County Administrator, or designee, to join in the execution of the Easement. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

8. Motion to approve **PFS AGREE 2014-03 and authorize the County Administrator to execute the Julington Lakes Proportionate Fair Share Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613*
9. Motion to adopt Resolution 2015 – _____, authorizing the County Administrator or his designee to **submit, on behalf of St. Johns County, multiple water project applications to St Johns River Water Management District for Fiscal Year 2015-2016 Cost-Share Funding Program**. *For more information, contact Gordon Smith, Engineering Manager at 904 209-2709*
10. Motion to adopt Resolution 2015- _____, authorizing the County Administrator, or his designee, to award **Bid No 15-32 Northwest Reuse & Flushing Pump Station to Sawcross, Inc.** as the lowest responsive, and to execute an agreement in substantially the same form and format as attached hereto. *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
11. Motion to approve the **Sebastian Cove Phase 2 School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-01)**. *For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613*
12. Motion to adopt Resolution 2015- _____, authorizing the Library System staff to submit an **application for a NEFLIN Innovation Grant**, and authorizing the County Administrator, or designee, to execute any required documents associated with application. *For more information, contact Harold George, Extension Services Manager at 904 827-6928*
13. **Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
14. **Minutes:**
 - February 12, 2015, BCC Special Meeting
15. **Proofs:**
 - Proof: Notice of Hearing –Roadway Impv Tax Hearing 3/3/15, published Jan 24, 2015 in the St. Augustine Record.
 - Proof: Notice of Hearing Road Capacity Charge Hearing 3/3/15, published Jan 24, 2015 in the St. Augustine Record.
 - Proof: Notice of Hearing IAF Local 3865 Meetings – Meeting Schedule, published Jan 28, 2015 in the St. Augustine Record.
 - Proof: Request for Qualifications RFQ# 15-42 Architect-Combined Fire Station 5/11, published January 28, 2015 and February 4, 2015 in the St. Augustine Record.
 - Proof: Misc. Notice, Exchange of Property Robert Joiner/SJC, published January 9, 2015 and January 20, 2015 in the St. Augustine Record.
 - Proof: Notice of Hearing (Display Ad) Flood Ordinance, published January 27, 2015 in the St. Augustine Record.

