

# 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, April 07, 2015 9:00 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 April 6, 2015 as Tartan Day*
- ❖ *Proclamation declaring April 2015 as Water Conservation Month*
- ❖ *Proclamation declaring April 2015 for National County Government Month*
- ❖ *Proclamation declaring April 2015 as Sexual Assault Awareness Month*
- ❖ *Proclamation declaring May 2015 Motorcycle Awareness Month*
- ❖ *Recognition of Jessica Earl recently named as Florida's Lifeguard of the Year*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Matt Rapp, Executive Director of THE PLAYERS**

1. **Report on THE PLAYERS Championship Tournament.** Matt Rapp, Executive Director of THE PLAYERS Championship will make a brief presentation on the upcoming tournament. This year's PGA The Players Tournament will be held May 5 - May 10, 2015.

### **Presenter - Melissa Glasgow, Director of Economic Development**

2. **Marshall Real Estate Amended Economic Development Grant Agreement.** Marshall Real Estate submitted a request to amend the Economic Development agreement approved by Resolution 2007-89. A chronology of the terms and events is included in the Agency report (attached hereto). In the past, the Board has considered requests to amend economic development agreements based upon the economic downturn in order to provide flexibility for those projects affected, and to promote a business friendly environment. Based upon its review, the Agency recommends approval of Marshall Real Estate's request to amend the agreement. Here, the Agency requests that the Board instruct the Office of the County Attorney to draft an amendment to the agreement extending the term, recalculating the grant amount in accordance with Ordinance 2014-30 and waiving any applicable breaches.

**Presenter - Patrick McCormack, County Attorney**

3. **Presbyterian Retirement Communities Bonds.** The Industrial Development Authority approved on March 9, 2015 (subject to approval by the County Commission) an interlocal agreement with Orange County Health Facilities Authority ("OCHFA") and the City of St. Petersburg Health Facilities Authority relating to OCHFA's issuance of Revenue Bonds for the benefit of Presbyterian Retirement Communities and its affiliates (including Wesley Manor, Inc. that operates Westminster Woods on Julington Creek). The Authority held a public hearing on March 9, 2015 and the County's approval of the project that relates to improvements within the County is required by the Internal Revenue Code. As required by law, the County is not obligated in any way to pay debt service on these bonds. The improvements to Westminster Woods in Fruit Cove include the equipping of a new dining room, kitchen and common areas and 50 assisted living units and 75 residential living units.

**Presenter - Patrick McCormack, County Attorney**

4. **City of Jacksonville, Florida Industrial Development Revenue Bonds (YMCA of Florida's First Coast Project).** The Young Men's Christian Association of Florida's First Coast, Inc. (the "YMCA"), a Florida non-profit corporation, has requested that the City of Jacksonville, Florida (the "City") issue its Industrial Development Revenue Bonds (YMCA of Florida's First Coast Project), in one or more series, in an aggregate principal amount not to exceed \$40,400,000 (the "Bonds") to provide funds to (a) refund the outstanding Jacksonville Economic Development Commission Industrial Development Revenue Refunding Bond (YMCA of Florida's First Coast Project), Series 2011, which was used to refinance the acquisition, construction, renovation, expansion, improvement and equipping of certain social service centers of the YMCA located in St. Johns County, as well as other similar centers in the City, Baker County, Clay County and Nassau County, Florida, and (b) finance a new capital project for the YMCA located in the City. The Resolution authorizes the County to enter into an interlocal agreement with the City (the "Interlocal Agreement") to allow the City to issue the Bonds as required by state law and approves the issuance of the Bonds by the City as required by federal tax law. A similar resolution was adopted by the County and interlocal agreement signed in connection with said Series 2011 Bond. The County will not be required to pay any portion of the Bonds and the Bonds will not affect or impact the County's ability to incur County debt.

**Presenter - Marie E. Colee, Assistant Program Manager**

**District 3**

5. **Public Hearing \* REZ 2014-13 Sherman Rezoning.** This is a request to rezone property located at 7573 A1A South from Commercial Highway Tourist to Residential, Single-Family (RS-2). Staff supports the request based on consistency with the Future Land Use Map designation of Residential - A (Coastal) and compatibility with the Use of surrounding properties. The Planning and Zoning Agency recommended approval by a vote of 6/0 at their March 5, 2015 meeting.

**Presenter - Rebecca Carr, Planner**

**District 2**

6. **Public Hearing \* REZ 2014-10 South Holmes RV/Boat and Self-Storage.** This is a public hearing for Rezoning 2014-10, known as South Holmes RV/Boat and Self-Storage, in order to rezone the property located at 430 South Holmes Boulevard from Open Rural (OR) and Residential Single Family 3 (RS-3) to Industrial Warehouse (IW). Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Mixed Use and development trends in the area. The Planning and Zoning Agency heard the item on March 5, 2015 and recommended approval of the rezoning.

**Presenter - Rebecca Carr, Planner**

**District 3**

7. **Public Hearing \* MAJMOD 2014-14 San Savino.** This is a public hearing for MAJMOD 2014-14, known as San Savino, in order to reduce the front yard setback from twenty-five (25) feet to twenty (20) feet for the following 17 Lots: Block 195 Lots 1-11 and Block 200 Lots 21, 22, 24, 26, 27, and 28 in Unit 7 of the St. Augustine Shores Planned Unit Development (PUD). Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Residential C and compatibility with surrounding properties. The Planning and Zoning Agency heard the item on February 19, 2015 and recommended approval 7-0. Please refer to the attached staff report for a additional information.

**Presenter - Michael Roberson, Chief Planner**

**District 1**

8. **Public Hearing \* COMPAMD 2014-03 Oxford Estates.** This is an adoption hearing for Comprehensive Plan Amendment, 2014-03, known as Oxford Estates, to modify the Future Land Use Map from Rural Silviculture to Residential-B for approximately 89 acres located on the east side of Longleaf Pine Parkway across from Oxford Estates Way. The Planning and Zoning agency recommend approval of the amendment by a 6-0 vote at the February 19, 2015 PZA meeting. Please refer to the attached Staff Report for additional details.

**District 1**

9. **Public Hearing \* MAJMOD 2014-08 Oxford Estates.** Major Modification to the Oxford Estates Planned Unit Development to add 109 acres of land and 188 single-family units. The project is located on both sides of Longleaf Pine Parkway near Oxford Estates Way. The Planning and Zoning Agency recommended approval of the application by a 6-0 vote at the February 19, 2015 PZA meeting. Please refer to the staff report for additional details.

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

**District 3**

10. **Public Hearing \* PUD 2014-14 Supportive Housing Initiative.** This is a request to rezone 13.5 acres of property located along the south side of SR 207 just south of Wildwood Drive from Commercial General (CG) and Open Rural (OR) to Planned Unit Development (PUD) to allow a supportive housing facility. The Supportive Housing Initiative is a cooperative effort between Home Again St. Johns, Salvation Army and St. Francis House to provide housing and services to the homeless individuals, families and others who may need the services. The PUD provides for 100 multi-family dwelling units and 12,400 square feet of administrative, support and service areas, which may include kitchen, cafeteria, offices, meeting rooms temporary housing, food pantry, and medical and social service areas. Please see staff report for additional information.

**Presenter - Paolo S. Soria, Assistant County Attorney**

**District 5**

11. **Public Hearing \* Land Development Code Amendments - Administrative Requirements section of the South Anastasia, Mid-Anastasia, North Coastal, and Vilano Beach Town Center Overlays and Overlay Boards. Proposal of Bylaws for the affected Overlay Design Review Boards..** The Board of County Commissioners directed staff to examine appointed citizen boards, the enabling legislation, and current bylaws for the boards. This Office, in conjunction with Board of County Commissioners administrative staff, and Support Staff for the appointed

boards have proposed amendments to the Land Development Code addressing the administrative procedures and membership requirements of the Design Review Boards for the South Anastasia, Mid-Anastasia, North Coastal, and Vilano Beach Town Center Overlays. Additionally, as required by the proposed amendments, Staff have proposed drafts of Bylaws, to be adopted by resolution of the Board of County Commissioners, that would govern the membership requirements and operating procedures of the boards. No Final Action is needed. Staff seeks further direction from the Board on whether to proceed and implement the suggested changes.

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

- 12. Consider appointments to the Adjustment & Appeals Board.** Currently there are four vacancies on the Contractors Board of Adjustment and Appeals due to expired terms. Qualifications require applicants with knowledge and/or experience in technical codes fields and those from the general public. Members are required to be a registered voter in St. Johns County. Please find attached for your review and consideration a recommendation from the Adjustment & Appeals Board and six applications for your consideration (David Caputo – Dist. 1, Jeffrey Hulsberg – Dist. 1, Thomas Baker – Dist. 4, Justin Beebe – Dist. 2, Glenn Brown – Dist. 3, and Kyle Christopher Jacobs – Dist. 1).

**Presenter - Patrick F. McCormack, County Attorney**

- 13. Public Hearing \* Twin Creeks/Heartwood Litigation Settlements.** Litigation settlements for three pending litigation related matters, as follows: FLWAC Case No. APP-14-004, Heartwood 23, LLC v St. Johns County and South Jacksonville Properties, LLC; Circuit Court, Seventh Judicial District, Case No. CA14-0255, Heartwood 23, LLC v St. Johns County and South Jacksonville Properties, LLC; and Section 70.51 dispute resolution matter.
- 14. Public Hearing \* Land Development Code Amendments - Road Right-of-Way reservation changes.** Proposed changes to Land Development Code Sub-Section 6.04.06.H Right-of-Way Protection and Acquisition in order to more closely conform with Florida Law and the Comprehensive Plan. This change permits the County to reserve future right-of-way from Development in exchange other incentives or considerations. This change would permit dedication of right-of-way in exchange for Impact Fees as is current practice, but also allow for other incentives.

- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney's Report

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## CONSENT MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, April 07, 2015 9:00 AM

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## CONSENT AGENDA

1. Motion to Approve Resolution 2015-\_\_\_\_, **approving the terms and authorizing the Chair, or designee, to execute an addendum to the October 1, 2014 agreement between the State of Florida Department of Health and the County,** which further clarifies the parties' obligations regarding maintenance and facility operations at the St. Johns County Health and Human Services Center. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
2. Motion to Adopt Resolution 2015-\_\_\_\_\_ accepting an **Easement for Utilities and Temporary Construction Easement for installation of a reuse water main along International Golf Parkway.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
3. Motion to Adopt Resolution 2015-\_\_\_\_\_ accepting an **Easement for Utilities for an existing water line off Palmera Drive East in Ponte Vedra.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
4. Motion to Approve Resolution 2015-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute the **License Agreement with L-GEO, LLC for use of a portion of County right-of-way on Pope Road.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
5. Motion to adopt Resolution 2015- \_\_\_\_ approving the County Administrator or his designee to **submit and execute a Federal Transit Administration (FTA) section 5307 grant to receive \$250,000 in Surface Transportation Program (STP) funding.** *For more information, contact Gary L. Mackey, Transit Grant Specialist at 904 209-0630*
6. Motion to **transfer \$31,724 from Beach Renourishment Reserves (3315-59920) to Beach Renourishment Engineering Services (3315-53180).** *For more information, contact Press Tompkins, County Engineer at 209-0110*
7. **Motion to adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Coquina Ridge Phase 1.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*

8. Motion to adopt Resolution 2015-\_\_\_\_\_ authorizing the County Administrator or his designee to **enter into a sixth interlocal agreement with City of St. Augustine related to water and wastewater interconnects.** *For more information, contact Gordon Smith, Engineering Manager at 904 209-2709*
9. Motion to adopt Resolution 2015-\_\_\_\_\_, approving the terms, provisions and conditions of a **Maintenance Agreement between the Florida Department of Transportation and St. Johns County (regarding the Crossroads Trailhead located on State Road 207 between Vermont Heights and Armstrong),** and authorizing the County Administrator, or deisgnee, to execute the agreement on behalf of St. Johns County. *For more information, contact Wil Smith, Director at 209-0324*
10. Motion to approve a **transfer of \$10,000 from LETF Reserves (1194-59920) to be used for local programs and services provided through St. Johns County Police Athletic League.** *For more information, contact Sheriff David Shoar, Sheriff of St. Johns County at 904 824-8304*
11. Motion to adopt Resolution 2015-\_\_\_\_\_ approving the terms and conditions of the **State of Florida Department of Health Emergency Medical Services (EMS) County Grant and appropriating \$20,293 within the General Fund's EMS Department for Fiscal Year 2015.** *For more information, contact Jeff Prevatt, Assistant Fire Rescue Chief at 209-1713*
12. **Motion to adopt a Resolution authorizing staff to prepare and submit an application for funding for the US Department of Justice-Justice and Mental Health Collaboration Program FY15 Competitive Grant.** *For more information, contact Joy Andrews, Director of Health and Human Services at 904 209-6088*
13. Motion authorizing the Chair to **execute a letter (or a letter in substantially the same form and format), notifying the Division of Elections of the County's intent to purchase election equipment,** as required under section 101.294(2) of the Florida Statutes. *For more information, contact Vicky Oakes, Supervisor of Elections at 209-0805*
14. **Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
15. *Minutes:*
  - 2/3/15 Regular Meeting
  - 3/3/15 Regular Meeting
  - 3/17/15 Regular Meeting

