

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns
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, June 2, 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
- ❖ Presentation recognizing the 2015 Transportation Rodeo Winners
- ❖ *Proclamation proclaiming June 1-5, 2015 as Code Enforcement Week*
- ❖ Acceptance of Proclamation
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Melissa Glasgow, Director of Economic Development

District 3

1. **Ansbacher Law, P.A Economic Development Incentive Application.** The St. Johns County Economic Development Agency (Agency) has received an application from Ansbacher Law (Applicant) requesting economic development incentives to construct a 10,800 square foot office building to serve as its new St. Augustine law office. If approved, the proposed new office is anticipated to be constructed at 1650 US1 South within the City of St. Augustine. The company proposes to hire 10-13 new employees in St. Johns County at an average wage of \$60,385 within the first two years, and possibly consider relocation of the headquarters from Jacksonville to St. Augustine. The total estimated value of the incentive is \$24,363, with an estimated annual payout of \$12,181.

Presenter - Robin Moore, Historic Resources Coordinator

District 1

2. **Public Hearing * LMA 2015-01 Historic Landmark Designation for Hartley's Store.** St. Johns County Land Development Code Sec. 3.01.03 applies county-wide and establishes procedures for application to and review by the Cultural Resources Review Board and the BCC for properties seeking a County Landmark designation. This historic designation contributes to stimulating business investment for commercial projects, and higher property value retention for residential neighborhoods. The current application submitted on March 5, 2015 and was presented to the Cultural Resources Review Board in a public hearing on May 4, 2015. The Cultural Resources Review Board voted unanimously to recommend St. Johns County Historic Landmark designation for the "Hartley's Store," to the Board of County Commissioners.

Presenter - Rebecca Carr, Planner

District 5

3. **Public Hearing * MAJMOD 2014-18 Grafft's Landing.** This is a public hearing for MAJMOD 2014-18, known as Grafft's Landing, a request to extend the PUD phasing by five (5) years. Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Mixed-Use, and compatibility with surrounding properties. Please refer to the Staff Report for additional details. The Planning and Zoning Agency heard this item on May 7, 2015 and recommended approval on a vote of 7-0.

District 3

4. **Public Hearing * REZ 2015-06 Dobbs Road Warehouse.** This is a public hearing for REZ 2015-06, known as Dobbs Road Warehouse, a request to rezone property from Industrial Warehouse with conditions (IW) to Industrial Warehouse (IW) in order to remove the conditions, Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Mixed-Use and compatibility with surrounding properties. Please refer to the Staff Report for additional details. The Planning and Zoning Agency heard this item on May 7, 2015 and unanimously recommended approval.

Presenter - Phong Nguyen, Transportation Development Manager

District 1

5. **Public Hearing * Nine Mile Gang Development Agreement Termination (DEVAGRMOD 2013-03).** The Nine Mile Gang Development Agreement (DEVAGREE 2009-03) was approved by the Board of County Commissioners on July 20, 2010 to demonstrate financial feasibility for public infrastructure for the Nine Mile Gang Comprehensive Plan Amendments (CPA). The request seeks to terminate the Agreement based on the results of the recent Application for Concurrency Determination (CONMAJ 2014-19) for the revised plan of development (Bannon Lakes PUD), consisting of 849 single family units, 150 multi-family units, 105,000 sq. ft. of retail space and 15,000 sq. ft. of office space. The Development Agreement is proposed to be replaced by a Proportionate Fair Share Agreement (PFS AGREE 2015-01) to mitigate transportation impacts, a School Concurrency Proportionate Share Mitigation Agreement to mitigate school impacts, and a separate Utility Agreement to address the utility infrastructure needs. Two public hearings are required to modify or terminate a Development Agreement. This is the first of two required public hearings. The second public hearing is scheduled for June 16, 2015.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 4

6. **Public Hearing * CPA (SS) 2015-01 T's Learning Center.** This is a request to amend the Comprehensive Plan Future Land Use Map from Rural/Silviculture (R/S) to Intensive Commercial (IC) for approximately 2.37 acres of land located at 11300 US 1 North. The subject property is vacant and zoned Commercial Intensive (CI). The applicant is requesting the amendment to bring the Future Land Use Map into conformity with the zoning. The IC Future Land Use Map designation is consistent with the CI zoning. The CI zoning allows highway commercial and high intensity commercial uses with large offices, institutional and tourist-oriented uses and at this time, the applicant is proposing a 13,000 square foot day care center and 12,000 square feet of retail commercial. The Planning and Zoning Agency recommended approval with a 7-0 vote at its April 16, 2015 meeting.

Presenter - Danielle Handy, Senior Planner

District 1

7. **Public Hearing * PUD 2014-15 Lakes at Mill Creek Plantation.** This is a request to rezone 39.99 acres from Open Rural (OR) to Planned Unit Development to allow a maximum of seventy-three (73) single-family residential dwelling units. The property is located west of Longleaf Pine Parkway and east of Rubicon Drive on the north side of Greenbriar Rd. The Planning and Zoning Agency recommended approval of PUD 2014-15 by a unanimous vote of 7-0 at the May 7, 2015 meeting.

District 4

8. **Public Hearing * PUD 2014-12 Lakes at Ponte Vedra.** This is a request to rezone 22.52 acres from Open Rural (OR) to Planned Unit Development to allow a maximum of sixty-eight (68) single-family residential dwelling units. The property is located north of Linkside Circle and southwest of Marsh Cove Drive. The Planning and Zoning Agency recommended approval of PUD 2014-12 by a vote of 6-1 at the April 16, 2015 meeting.

Presenter - Rebecca Lavie, Assistant County Attorney

9. **First reading of proposed Towing Ordinance.** The proposed ordinance updates certain outdated provisions of the County's current towing ordinance, bringing it in line with the requirements of the Florida Administrative Code. The proposed second reading and enactment of proposed Towing Ordinance is scheduled for the Board of County Commissioners meeting of June 16, 2015.

Presenter - Regina Ross, Senior Assistant County Attorney

10. *Time Certain 2:00 p.m.* - **First Reading of Proposed One-Cent Infrastructure Surtax Ordinance.** On May 19, 2015, the Board of County Commissioners ("Board") directed the County Attorney to prepare an ordinance providing for a countywide special election regarding levy of a 1% local government infrastructure surtax. The initial draft is attached for first reading. In sum, the proposed ordinance provides for the following: (1) levy of a 1% local government infrastructure surtax upon all authorized taxable transactions occurring within the County (subject to voter approval); (2) statutory authorization to levy the surtax; (3) a general description of projects that may be funded by surtax revenues; (4) citizen review of public projects and surtax revenue expenditures; (5) a call for a countywide special election on November 3, 2015, seeking voter approval of imposing a 1% surtax; and (6) directions to the Supervisor of Elections to insure notice of the November 3, 2015 special election. Again, this is the first reading of the proposed draft ordinance; therefore, no formal action by the Board is required at this time. This first reading does however provide the Board an opportunity to gather public comment and to provide additional direction to the County Attorney in revising the draft.

Presenter - Don Hallman, Engineer

District 3

11. **Public Hearing * VACROA 2014-02 - Beldon Court. Public Hearing regarding vacating a portion of an easement in Moultrie Foreside subdivision.** This request is for the vacation of a portion of an easement in the rear of a lot on Belden Court in the Moultrie Foreside subdivision. The applicant requests the vacation of a portion of an existing drainage easement along the rear of their property. Although the subject property is an easement, it follows the procedures outlined under road vacations. No party will be unreasonably affected by the requested vacation, and staff has no objections to the request. Please see Staff Report for additional details.

Presenter - Valerie Pacetti, Application Review Supervisor

District 2

- 12. PLAT 2015-03 Samara Lakes Parcel C Phase Four A.** The subject of this Resolution is Final Plat approval for Samara Lakes Parcel C Phase Four A. This plat consists of 5.62 acres and contains 21 single family lots. The subject property is located south of State Road 16 and west of Pacetti Road within the Samara Lakes PUD. The roads are dedicated to St. Johns County. A Required Improvements Bond in the amount of \$87,714.74, which is the amount required to complete the roads and drainage, has been submitted to the Clerks' office. A Required Improvements Bond in the amount of \$47,571.34 will be required for maintenance. This plat includes a general note that requires a \$2,000/lot park in lieu payment at the time impact fees are due. Water and sewer will be provided by SJCU.

Presenter - Suzanne Konchan, Growth Management Director

District 3

- 13. Request for Deferment of Impact Fees.** This request is to defer Impact Fees in the amount of \$2,944.12 assessed on a temporary office structure for a maximum period of 2 ½ years. New construction planned for completion within two years is anticipated to replace the modular temporary office the additional six months is necessary to facilitate its removal. The subject property is located at 201 Simone Way north of State Road 206 east of US 1 S and is occupied by the St. Augustine Youth Center a boys home facility. The facility received a Certificate of Occupancy in March 2013. The modular office is needed to support the Mobile Crisis Team which assesses children who are having behavioral health issues. The need for this service was identified as a number one priority for St. Johns County and was established by grant through the efforts of St. Augustine Youth Services in conjunction with the Sherriff's Department, St. Johns County School Board along with other mental health child serving agencies. Within the 2 ½ year period the new construction will have been completed and appropriate Impact Fees paid and the modular office removed.

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

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CONSENT MEETING AGENDA

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CONSENT AGENDA

1. **Motion to Adopt Resolution 2015-_____ setting a Public Hearing date of July 21, 2015 at 9:00am to hear a request for the vacation of a portion of Shea Lane.** *For more information, contact Benjamin Powelson, Engineer-Transportation Development Division at 209-0666*
2. **Motion to Adopt Resolution 2015-_____ approving the final plat for Marshall Creek DRI Unit EV-4/EV-5B.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
3. **Motion to Adopt Resolution 2015-_____ approving the petition to vacate a portion of the Hastings Heights plat.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
4. **Motion to Adopt Resolution 2015-_____ approving the final plat for Crossings at Bartram Entrance.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
5. **Motion to Adopt Resolution 2015-_____, approving the terms, provisions, conditions, and requirements of the Agreement allowing for the Construction and Maintenance of County Road 2209, from north of North Arabella Way to south of Russell Sampson Road, as well as the construction of an elevated pedestrian walkway which will cross CR 2209; and authorizing the County Administrator, or designee, to execute the Agreement, along with any supplemental documentation, on behalf of the County.** *For more information, contact Press Tompkins, P.E., County Engineer at 209-0110*
6. **Motion to Adopt Resolution 2015-_____ authorizing an Easement Application to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for an Easement for Utilities for water and sewer service located at Butler Beach Park West.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
7. **Motion to Adopt Resolution 2015-_____ accepting an Easement for Utilities for an existing water line behind residences off Palmera Drive in Ponte Vedra.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
8. **Motion to Adopt Resolution No. 2015-_____ authorizing the Chair of the Board, on behalf of the County, to execute and deliver a County Deed to the State of Florida Department of Transportation conveying right-of-way along State Road No. 207.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

- 9. Motion to Adopt Resolution 2015-_____, authorizing the County Administrator, or his designee, to purchase Four (4) Glaval Cutaway Transit Vehicles (Buses) from FDOT Public Transit Office Transit Research Inspection Procurement Services Contract # TRIPS-11-CA-GB from Getaway Bus, Inc. in the amount of \$457,704.00.**
For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152
- 10. Motion to authorize the County Administrator, or his designee, to enter into negotiations with Larsen Golf, the number one ranked firm, for St. Johns Golf Club Master Plan and Architectural Design Services as provided in RFQ 15-11R.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
- 11. Motion to Adopt Resolution 2015-_____ approving the terms, conditions, and requirements of the Contract Extension Agreement between St. Johns County, Florida and Family Support Services of North Florida, Inc., authorizing the County Administrator, or designee, to execute the Contract Extension Agreement on behalf of the County,** *For more information, contact Joy Andrews, Health and Human Services Director at 904 209-6088*
- 12. Motion to Adopt Resolution 2015-_____ approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida and Community Based Care of Central Florida, Inc., authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County.** *For more information, contact Joy Andrews, Health and Human Services Director at 904 209-6088*
- 13. Motion to Adopt Resolution 2015-_____ approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida and Family Support Services of North Florida, Inc., authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County.** *For more information, contact Joy Andrews, Health and Human Services Director at 904 209-6088*
- 14. Motion to Adopt Resolution 2015-_____, authorizing the County Administrator or designee, on behalf of the St. Johns County Public Library System, to submit an application, and any other associated paperwork, for a National Historical Publications and Records Commission Grant in the amount of \$34,502.00 on behalf of the Hastings Library.** *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*
- 15. Motion to Adopt Resolution 2015-_____ supporting a Transportation Exception Plan, for children and adolescents, as submitted by Flagler Hospital to the Florida Department of Children and Families** *For more information, contact Jerry Cameron, Assistant County Administrator at 209-0152*
- 16. Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
- 17. Approval of Minutes: 4/21/15 Regular Meeting**

