

# 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, August 18, 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
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Michael Roberson, Chief Planner**

#### **District 1**

1. **Public Hearing \* COMPAMD 2015-02 Veteran's Parkway.** This is a request to transmit a Comprehensive Plan amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential-C and add a Comprehensive Plan Text Policy to limit the number of dwelling units to 146. The subject property contains 102.38 acres of land and is located along the west side of Veteran's Parkway, north of Veteran's Park and south of Race Track Road. This is the transmittal hearing to allow for state and regional agency review. The Planning and Zoning Agency recommended approval at its July 16, 2015 meeting with a 7-0 vote.

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

#### **District 2**

2. **Public Hearing \* COMPAMD 2014-02 SilverLeaf DRI - Adoption Hearing.** This is a Comprehensive Plan Amendment related to the SilverLeaf Development of Regional Impact (DRI). The applicant proposes changes to the DRI boundary and related Future Land Use Map amendments. The lands proposed for future land use designation amendments are both within the boundary of the existing DRI, and outside the current DRI boundary. The lands lying outside the DRI currently are proposed to be incorporated into the DRI as a component of the companion NOPC application. The Future Land Use Map amendments include: the addition of approximately 51.75 acres of land into the DRI and change in Future Land Use designation from Rural/Silviculture (R/S) to Residential - C; the addition of approximately 772.06 acres of land into the DRI and change in Future Land Use designation from R/S to Mixed Use; the addition of approximately 1.75 acres of land into the DRI and change in Future Land Use designation from R/S to Residential - C; a change of the Future Land Use designation from Residential - B to Residential - C for approximately 15.05 acres of land within the DRI; a change of Future Land Use designation from Residential - C to Mixed Use for approximately 92.71 acres of land within the DRI; a change of Future Land Use designation from Mixed Use to

Residential – C for approximately 688.11 acres of land within the DRI. These proposed changes reposition and modify the proposed development pattern within the SilverLeaf DRI and result in approximately 825.56 acres being added into DRI boundary with no change in the approved DRI residential or non-residential entitlements. The Planning and Zoning Agency recommended approval subject to the applicant and the FDOT reaching an agreement regarding the First Coast Expressway by a 7-0 vote.

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

**District 2**

3. **Public Hearing \* NOPC 2014-03 SilverLeaf DRI.** This Notice of Proposed Change (NOPC) to the SilverLeaf DRI proposes to: add approximately 825 acres of land into the existing DRI with no change in the approved entitlements; change the name from SilverLeaf Plantation to SilverLeaf; modify the phasing and build-out dates; modify the roadway network and the transportation mitigation plan. Although there are no changes in the approved entitlements, the applicant has allowed for a golf course to be developed in certain areas, removed the academic village, and has relocated the Town Center north. The applicant has proposed to remove Special Condition #24(b) that pertains to the First Coast Expressway right-of-way. At this writing, this issue remains unresolved. The Planning and Zoning Agency recommended approval with a 7-0 vote finding the NOPC was not a substantial deviation and conditioned on the property owner and FDOT resolving the First Coast Expressway right-of-way dispute through the property prior to the Board of County Commissioners hearing, and should the dispute not be resolved that Special Condition #24(b) be reinstated into the Development Order.

**Presenter - Rebecca Dennis, Planner**

**District 1**

4. **Public Hearing \* DRI MOD 2015-02 Twin Creeks (Heartwood).** This is a public hearing for DRI MOD 2015-02, known as Twin Creeks (Heartwood), a proposed amendment to the approved Development Order to bring the DRI in compliance with the Heartwood Settlement Agreement. Changes include an overall transportation proportionate share mitigation of \$7 million dollars, a requirement that any acreage of Community Parks not constructed shall be mitigated by a payment to the County at \$200,000 per acre, a fourth full median opening on CR 210, and use of 160 acres of wetlands owned by South Jacksonville Properties, LLC, for use as meeting the open space requirements of this development. Staff recommends approval of the request. The Planning and Zoning Agency heard this item on July 20, 2015 and unanimously recommended approval.

**Presenter - Rebecca Dennis, Planner**

**District 1**

5. **Public Hearing \* MAJMOD 2015-08 Twin Creeks (Heartwood).** This is a public hearing for MAJMOD 2015-08, known as Twin Creeks (Heartwood), a proposed major modification to the Heartwood portion of the Twin Creeks PUD to bring the PUD in compliance with the Heartwood Settlement Agreement and the DRI Development Order. Staff recommends approval of the request. Please refer to the staff report for additional details. The Planning and Zoning Agency heard this item on July 20, 2015 and unanimously recommended approval.

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

**District 1**

6. **Public Hearing \* DRI MOD 2015-03, New Twin Creeks Development of Regional Impact (DRI) (South Jacksonville Properties, LLC).** This is a Development of Regional Impact (DRI) Development Order (DO) modification to the property owned by South Jacksonville Properties, LLC and Twin Creeks Ventures, LLC. The Development Order modifications are in accordance with the Settlement Agreement approved in April 2015 and include the sharing of 160 acres with Heartwood 23. LLC for wetland mitigation and open space requirements, revised transportation mitigation, an option for advancement of the CR 210 six-lane within the DRI boundaries, revision of school site acreages and revision of phasing. This DRI allows up to 2,280 dwelling units, 989,000 square feet of retail/service, 700,000 square feet of office, 1.9 million square feet of industrial, and 120 hotel rooms. The Planning and Zoning Agency unanimously recommended approval at its July 16, 2015 meeting.

**District 1**

7. **Public Hearing \* MAJMOD 2015-04 New Twin Creeks PUD (South Jacksonville Properties, LLC).** This is a Major Modification to the Twin Creeks PUD (Ordinance No. 2006-03) to provide consistency between the DRI development Oder, as amended, and the PUD zoning. Consistent with the DRI, the PUD allows up to 2,280 dwelling units, 989,000 square feet of retail/service, 700,000 square feet of office, 1.9 million square feet of industrial, and 120 hotel rooms. Phase I includes the development of 600,000 square feet of retail/service, 600 single family and 500 multi-family dwelling units. The Planning and Zoning Agency unanimously recommended approval at its July 16, 2015 meeting.

**Presenter - Rebecca Dennis, Planner**

**District 1**

8. **Public Hearing \* CDD 2015-01 Creekside at Twin Creeks Community Development District.** This is a public hearing for CDD 2015-01, known as Creekside at Twin Creeks Community Development District (CDD), a petition to establish the Creekside at Twin Creeks CDD to cover approximately 255 acres of land and 592 single family dwelling units, south of CR210 and immediately west of old CR210. The CDD encompasses a portion of the overall Twin Creeks DRI owned by South Jacksonville, LLC and Twin Creeks Ventures LLC. In addition to the general powers of a CDD, the petition seeks approval for special powers for parks recreation and security facilities. Staff recommends approval of the petition.

- ❖ 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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Tuesday, August 18, 2015 9:00 AM

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## CONSENT AGENDA

- 1. Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the terms and authorizing the County Administrator, or designee, to execute a Temporary Access Easement to an antenna tower site located off Wildwood Drive in St. Augustine, Florida.** *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 for an existing water line off Palmera Drive East in Ponte Vedra.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
- 3. Motion to Adopt Resolution 2015-\_\_\_\_\_, accepting a Drainage Easement Agreement for Lakeside at Town Center Phase 4 in Nocatee and authorizing the County Administrator, or designee, to execute the Agreement.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
- 4. Motion to re-appropriate half-cent sales tax revenues in the amount of \$19,443 from the General Fund to the 2012 Sales Tax Bond debt service fund to support the debt service obligation for FY 2015.** *For more information, contact Andrea Matzke, Budget Analyst at 904 209-0572*
- 5. Motion to Adopt Resolution 2015-\_\_\_\_\_, authorizing the County Administrator, or his designee, to negotiate with, and if negotiations are successful, to enter into contract with the responding firm, Consumer Debt Counselors, Inc for credit counseling, homebuyer education services for the SJC Housing Department according to the requirements of RFP No: 15-04.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
- 6. Motion to Adopt Resolution 2015-\_\_\_\_\_, authorizing the County Administrator, or his designee, to negotiate with, and if negotiations are successful, to enter into a contract with the top ranked firm, Giddens Security Corporation to provide security guard services for St. Johns County Facilities according to the requirements of RFP No: 15-48.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*

7. **Motion to Adopt Resolution 2015-\_\_\_\_\_**, authorizing the County Administrator, or his designee, to award Bid No. 15-78 Purchase of Poly/Ortho Blend for SJC Utility Department to American Water Chemicals, Inc. d/b/a Alkema Solutions, Inc. as the lowest responsive, responsible bidder at the unit price of \$5.40/gallon, 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*
8. **Motion to declare the items as surplus and authorize the County Administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
9. **Motion to Adopt Resolution 2015-\_\_\_\_**, authorizing the County Administrator, or his designee, to award Bid No. 15-54 to W.W. Gay Mechanical Contractor, Inc. and to execute an agreement in substantially the same form as the attached draft to provide the services provided in Bid No. 15-54. *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*
10. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the terms, conditions, and requirements of the contract between St. Johns County and the Council on Accreditation and authorizing the County Administrator or designee to execute the contract on behalf of the County.** *For more information, contact Joy Andrews, Health and Human Services Director at 904 209-6088*
11. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Southaven Phase 1.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
12. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Shearwater Phase 1.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
13. **Motion to Adopt Resolution 2015-\_\_\_\_\_ authorizing the Sheriff of St. Johns County, Florida, or designee, to submit an application seeking funding assistance through the Florida Department of Law Enforcement Federal Fiscal Year 2015 Edward Byrne Memorial Justice Assistance Grant (JAG).** *For more information, contact Jesse Dunn, Assistant Director: OMB at 904 209-0568*
14. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the terms, provisions, conditions, and requirements of a Cost-Sharing Agreement between St. Johns County, St. Johns County School Board, and Croquet Endeavors, LLC, and authorizing the County Administrator or designee, to execute the contract on behalf of the County.** *For more information, contact Rebecca Lavie, Assistant County Attorney at 209-0805*
15. **Motion to Adopt Resolution 2015-\_\_\_\_**, approving the terms, provisions, conditions, and requirements of a Construction Agreement between St. Johns County and D.R. Horton, Inc. Jacksonville, and authorizing the County Administrator, or designee, to execute the contract on behalf of the County. *For more information, contact Rebecca Lavie, Assistant County Attorney at 209-0805*
16. **Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
17. **Minutes: BCC Special Meeting - July 28, 2015**