

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, September 01, 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 to commemorate the 450th Anniversary of St. Augustine's Founding*
- ❖ *Proclamation declaring September 13-19, 2015 as Child Passenger Safety Week*
- ❖ *Proclamation declaring September 2015 as Library Card Sign-Up Month*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Neal Shinkre, P.E., Director of Public Works

District 4

1. **Update on Nocatee Parkway Alternative Bicycle Route Analysis.** The St. Johns County Public Works Department will provide a brief presentation on their findings related to identifying a contiguous bicycle route along Nocatee Parkway corridor between Intracoastal Waterway and Crosswater Parkway. Various associations and individual members of the bicycle community have requested the County to allow bicycling along Nocatee Parkway from Davis Pond Road to Crosswater Parkway. This section of the Nocatee Parkway is designated as a Limited Access Roadway; by its designation (section 316.091, Florida Statutes), cannot be utilized by a bicycle, motor-driven cycle, or any other vehicle which by its design or condition is incompatible with the safe and expedient movement of traffic. Further research indicates that Florida Statutes, section 336.08 allows the County to change such designations by resolution. Undesignating this section as a Limited Access Roadway allows bicycling connectivity from east of the Intercoastal Waterway to the existing County biking facilities along Crosswater Parkway and offers a benefit to the bicycle community. Staff supports the undesignation as it serves in the best interest of the public.

Presenter - Kim K. Del Rance, Planner

District 5

2. **Public Hearing * NZVAR2015-07 Hotel Vilano: ISR exception, setback encroachment and building height exception.** This is a request for a Non-Zoning variance to Section 6.01.01 Table 6.01 and Comprehensive Plan Policy A.1.11.3 in accordance with 2025 Comprehensive Plan Policy A.1.11.3 (13) to exceed the maximum Impervious Surface Ratio (ISR) of 75% within the TCMU District to allow the construction of a hotel. The proposed hotel has a maximum ISR of 87%. Second, this is a request for relief from LDC Section 3.10.05.C.1.d and e. Setbacks to allow for encroachment into rear and side yard setbacks to allow for elevated sidewalks for

building exits. Third, this is a request for a variance from Section 3.10.05.B.1. to exceed the maximum building height and overall height by one (1) foot. The project is located in the Vilano Beach Town Center.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 4

3. **DRI MOD 2015-01 Nocatee.** Request to modify the Nocatee Development of Regional Impact (DRI) Development Order to modify access points and provide the wetland impact cap of 562 acres does not apply to Regional Roadways. At the request of the County, the applicant has also provided a revised annotated Development Order incorporating the previous changes into one document. The Planning and Zoning Agency unanimously recommended approval at its August 6, 2015 regular meeting.

District 4

4. **Public Hearing * MAJMOD 2015-06 Nocatee.** This is a request to modify the Nocatee PUD to modify access points; roadway design; specific site design standards related to the Traditional Neighborhood and Town Center areas; exempt Regional Roadway impacts from the 562 acre cap; and clarify that the fire station site was conveyed to St. Johns County. At the request of the County, the applicant has also provided a revised annotated PUD Master Development Plan Text incorporating the previous changes into one document. The Planning and Zoning Agency unanimously recommended approval at its August 6, 2015 regular meeting.

Presenter - Rebecca Dennis, Planner

District 2

5. **Public Hearing * COMPAMD 2015-01 Wards Creek - Adoption Hearing.** This is a request to adopt a Comprehensive Plan amendment to amend the Future Land Use Map from Agricultural-Intensive to Residential-B. The subject property contains 37.19 acres of land and is located off CR 16A. The applicant proposes 67 residential units. This is the transmittal hearing to allow for state and regional agency review. The Planning and Zoning Agency unanimously recommended adoption of this item at the August 6, 2015 PZA hearing.

District 2

6. **Public Hearing * PUD 2015-01 Wards Creek.** This is a request to rezone 37.2 acres from Open Rural (OR) to Planned Unit Development to allow for a sixty-seven (67) single-family residential lot development located in the Northwest Sector of the County. This application has a companion Comprehensive Plan Amendment to change the Future Land Use from Agriculture-Intensive to Residential-B. The Planning and Zoning Agency unanimously recommend approval of this item at the August 6, 2015 PZA meeting with the condition that all pedestrian accesses comply with Florida and ADA accessibility standards.

Presenter - Jan Brewer, Environmental Division Manager

7. **Resolution supporting a statewide ban on Hydraulic Fracturing, Acid Fracturing and Well Stimulation Treatments.** This Resolution will provide the official St. Johns County position on the matter of hydraulic fracturing, acid fracturing and well stimulation treatments ("fracking") to the Florida Legislature and the Governor. The Resolution supports a statewide ban on hydraulic fracturing, acid fracturing and well stimulation in order to protect the state's aquifers and authorizes the chair of the Board of County Commissioners to send a letter to the Legislature and the Governor.

Presenter - Michael Ryan, Communications Manager

- 8. Consider the proposed 2016 St. Johns County Legislative Action Plan and Top Three priorities.** The St. Johns County Legislative Action Plan is a focused list of priorities for which the County requests financial assistance and other support from our State and Federal delegation members. Legislative priorities have historically included issues related to Florida Statutes, transportation, water quality, unfunded mandates, and a variety of other subjects. During this item, County Administration will present a list of recommended items from the constitutional officers, local cities, and staff for the Board to consider adopting as the 2016 Legislative Action Plan. The approved Legislative Action Plan is subsequently presented to the public and submitted to the County's Legislative Delegation for consideration prior to the next legislative session. In addition, the Northeast Florida Regional Council (NEFRC) has requested that all member Counties identify and consider adopting the top three legislative priorities from the individual plans that most significantly represent the critical needs and concerns of our communities and constituents for incorporation in a regional legislative priority guide. The NEFRC Legislative Committee will subsequently compile the submitted issues and identify regional priorities for the 2014 Legislative Session. The guide will be submitted to the region's State and Federal Elected officials. Upon approval by the board, the Top Three Priorities will be submitted to the NEFRC for inclusion in the regional guide.

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

- 9. Consider appointments to the Recreation Advisory Board.** Currently there are three vacancies on the Recreation Advisory Board. All are due to expired terms. Please find for your review and consideration a letter of recommendation from the Recreation Advisory Board and two (2) requests for reappointment with their original applications (William R. Browne - District 1 and Marci Skinner - District 1). The Recreation Advisory Board recognizes that Ms. Skinner has completed her third term; however, the Recreation Advisory Board respectfully requests that the Board of County Commissioners make an exception and reappoint Ms. Skinner to a fourth term. Regarding the third vacancy, the Recreation Advisory Board is currently reviewing applications to fill this seat. Please note that per Section 7-2.0303, all appointments must be for a term of two (2) years.

- ❖ 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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Michael D. Wanchick, County Administrator
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Tuesday, September 01, 2015 9:00 AM

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CONSENT AGENDA

1. **Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
2. **Motion to Approve Resolution No. 2015-_____, approving the terms and authorizing the County Administrator, or designee, to execute a Lease Agreement, in substantially the same form and format as attached, with Rural Health Care, Inc. d/b/a Azalea Health for space at W. Lattin Street, Hastings, Florida.** *For more information, contact Mary Ann Blount, Director, Land Management Systems at 209-0764*
3. **Motion to Adopt Resolution No. 2015-_____, accepting a Deed of Dedication for Palm Valley Road off Nocatee Parkway in Ponte Vedra.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
4. **Motion to Adopt Resolution 2015-_____, approving the 2015-2016 Non-ad Valorem Assessment Roll for the Treasure Beach Canals MSBU and to authorize the Chair, or designee, to certify and deliver the 2015-2016 assessment roll to the St. Johns County Tax Collector.** *For more information, contact Damon Douglas, Land Management Systems Project Manager at 209-0794*
5. **Motion to Adopt Resolution 2015-_____, approving the 2015-2016 Non-ad Valorem Assessment Rolls for Private Road Grading MSBUs and Right-of-Way MSBUs and to authorize the Chair, or designee, to certify and deliver the 2015-2016 assessment roll to the St. Johns County Tax Collector.** *For more information, contact Damon Douglas, Land Management Systems Project Manager at 209-0794*
6. **Motion to Adopt Resolution 2015-_____, terminating the Road Improvement Assessments for the Rusty Anchor/Wendover Road Maintenance MSBU.** *For more information, contact Damon Douglas, Land Management Systems Project Manager at 209-0794*
7. **Motion to Adopt Resolution 2015-_____, approving the reallocation of assessments, adopting and approving the 2015-2016 Non-ad Valorem assessment roll for the Ponte Vedra Wastewater Vacuum Sewer Project pursuant to Resolution 2002-245, and authorizing the Chair, or designee, to certify and deliver the 2015-2016 assessment roll to the St. Johns County Tax Collector.** *For more information, contact Damon Douglas, Land Management Systems Project Manager at 209-0794*
8. **Motion to execute and issue Certificate of Public Convenience and Necessity to Century Ambulance Service, Inc., effective until September 1, 2018.** *For more information, contact Jeff Prevatt, Assistant Fire Rescue Chief at 904 209-1702*

9. **Motion to Adopt Resolution 2015-___ approving the terms, conditions, and requirements of the U.S. Department of Homeland Security Staffing for Adequate Fire and Emergency Response (SAFER) Grant and authorizing the County Administrator or his designee to accept the grant award on behalf of the County.**
NA For more information, contact Carl Shank, Fire Chief at 209-1701
10. **Motion to Adopt Resolution 2015-___ approving the terms, conditions, and requirements of a grant agreement between St. Johns County and the Florida Division of Historical Resources in the amount of \$29,150, authorizing the County Administrator or his designee to execute the grant agreement on behalf of the County, and recognizing and appropriating the funds within the FY 2015 General Fund Growth Management Department budget.** *For more information, contact Robin Moore, Historic Resources Coordinator at 904 209-0623*
11. **Motion to Adopt Resolution 2015-___ approving the final plat for Sebastian Cove Phase 2.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
12. **Motion to Adopt Resolution 2015-___ approving the final plat for Riverwood by Del Webb Phase 2E.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
13. **Motion to Adopt Resolution 2015-___ approving the final plat for Reserve at Greenbriar Phase Two A.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
14. **Motion to Adopt Resolution 2015-___ approving the final plat for Lakeside at Town Center Phase 4.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
15. **Motion to Adopt Resolution 2015-___ approving the final plat for Arbor Mill Phase One.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
16. **Motion to Adopt Resolution 2015-___, approving the 2015-2016 Non-Ad Valorem Assessment Rolls and Annual Assessment Rates for the Solid Waste MSBU and to authorize the Chairman to certify and deliver the 2015-2016 assessment rolls to the St. Johns County Tax Collector.** *For more information, contact Wade Schroeder, Office of Management & Budget at 209-0570*
17. **Motion to Adopt Resolution 2015-___, approving the terms and conditions of the lease allowing for equipment and antenna installation and authorizing the County Administrator, or designee, to execute a Government Entity Tower License Agreement with Crown Castle.** *For more information, contact Frank Kenton, Assistant Utility Director at 904 209-2705*
18. **Motion to Adopt Resolution 2015 -___, approving the terms, provisions, conditions and requirements for the Fiscal Year 2016 Letter of Agreement, with Florida Drug Testing Inc., to provide the drug screening and related services and authorizing the County Administrator to execute the Agreement on behalf of the County.** *For more information, contact Ralph Cumberbach, St. Johns County Adult Drug Court Coordinator at 904 827-5620*
19. **Motion to Adopt Resolution 2015- ___ approving the terms, conditions, provisions, and requirements of St Johns County's State Aid to Libraries Grant Application, Grant Agreement, and authorizing the Chair of the Board of County Commissioners to execute the Grant Application and Grant Agreement on behalf of the County.** *For more information, contact Debra Rhodes Gibson, Library Director at 827-6926*
20. **Motion to approve the disposal of 196 cubic feet of county finance records which includes (in the attachment) disbursement records, receipt and revenue reports, bank statements, equipment and vehicle usage and maintenance reports, and financial reports pursuant to F.S. 257.36(6) & 119.021(2).** *For more information, contact Cheryl Strickland, Clerk of Court at 904 819-3641*

21. Minutes: July 6, 2015 – Special Meeting

22. Proofs:

- a. Proof: Notice to Bidders, Bid #15-62R, Directional Boaring Services published July 15, 2015 and July 22, 2015 in the St. Augustine Record.
- b. Proof: Notice of Hearing, Dispose of Real Property on August 4, 2015, published July 17, 2015 in the St. Augustine Record.
- c. Proof: Notice of Negotiation Meetings on July 29, 2015 for IAFF Collective Bargaining negotiations, published July 24, 2015 in the St. Augustine Record.
- d. Proof: Request for Bids, Bid #15-02, St. Augustine by the Sea Pump Station published July 27, 2015 and August 3, 2015 in the St. Augustine Record.
- e. Proof: Notice of Negotiation Meetings on August 10, 13, and 25, 2015 for IAFF Collective Bargaining negotiations, published August 4, 2015 in the St. Augustine Record.
- f. Proof: Notice of Negotiation Meetings on August 12, 2015 for Carpenters #2038 Union Collective Bargaining negotiations, published August 5, 2015 in the St. Augustine Record.
- g. Proof, Misc. Public Notice, Unclaimed Monies – 5 amounts held, published August 7, 2015 in the St. Augustine Record.
- h. Proof, Notice of Meeting, First Coast Manufacturing Meeting on Aug 11, 2015, published August 7, 2015 in the St. Augustine Record.
- i. Proof, Notice of Special Meeting, BCC Growth Mgmt Workshop- Aug 25, 2015, published August 12, 2015 in the St. Augustine Record.

