

# 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 15, 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 September 19-26, 2015 as National Estuaries Week*
- ❖ *Proclamation declaring October 2015 as Florida Native Plant Month*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Georgia Katz, Senior Planner**

#### **District 4**

1. **Public Hearing \* REZ 2015-08 Sterling Roofing.** This is a request to allow .95 acres to be rezoned from OR to IW. The applicant owns the adjacent 3.78 acres zoned as IW. The applicant requests the rezoning to allow development of the entire parcel as an IW/Warehouse project.

### **Presenter - Danielle Handy, Senior Planner**

#### **District 4**

2. **Public Hearing \* PUD 2015-04 Possum Trot.** This is a request to rezone approximately 13.32 acres from Open Rural (OR) to Planned Unit Development to allow a maximum twenty-four (24) lot, single-family residential subdivision. The property is located east of Palm Valley Road along Possum Trot Road. The Planning and Zoning Agency recommended approval of PUD 2015-04 with a vote of 4-1 at the August 6, 2015 hearing.

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

#### **District 5**

3. **Public Hearing \* COMPAMD 2015-04 Tomoka Pines.** This is a request to transmit a Comprehensive Plan amendment to amend the 2025 Comprehensive Plan Future Land Use Map from Rural/Silviculture (R/S) to Residential-C and add a Comprehensive Plan Text Policy to limit the dwelling units to 44. The subject property contains 22.17 acres of land and is located on the north side of State Road 16, approximately 1/3 mile north of the Turning Point Church. This is the transmittal hearing to allow for state and regional agency review. The Planning and Zoning Agency recommended approval at its August 20, 2015 regular meeting with a 7-0 vote.

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

**District 3**

4. **Public Hearing \* CDDAMD 2015-01 Treaty Oaks Community Development District Dissolution.** This is a petition to dissolve the Treaty Oaks Community Development District. The Treaty Oaks CDD was established by the Board of County Commissioners in 2006 by Ordinance 2006-87. The District was established to serve the Treaty Grounds PUD. At the request of the owner and developer of the Treaty Grounds PUD and the Board of Supervisors of the CDD, a petition was submitted to dissolve the CDD. Pursuant to section 190.046(9), Florida Statutes, a CDD may be dissolved by County ordinance if the CDD has no outstanding financial obligations and no operating or maintenance responsibilities. Representations and affidavits submitted by the petitioner indicate no outstanding obligations or responsibilities.

**Presenter - Suzanne Konchan, AICP, Growth Management Director**

**District 2**

5. **Public Hearing \* MAJMOD 2014-04 Samara Lakes; a request for a Major Modification to the Samara Lakes PUD to modify the parks/active recreation component of the project, change the uses allowed on Parcel E and shift three (3) residential lots from Parcel E to Parcel D..** This is a request to modify the Samara Lakes PUD to remove the requirement to provide a 10 acre park and seek a waiver to the minimum active recreation standards of the land Development Code. In lieu of meeting the minimum recreation standards, the applicant proposed to donate \$300,000 to the Homeowner's Association for the improvement of existing park facilities within Samara Lakes, and \$185,000 to St. Johns County for the improvement of County owned park lands near Pacetti Bay Middle School. The applicant also seeks to change the uses allowed on Parcel E of the PUD, and shift three (3) residential lots from Parcel E to Parcel D. The Planning and Zoning Agency initially heard the item on August 20, 2015, and after extensive presentation, discussion and public input continued the item to the September 6, 2015 Planning and Zoning Agency (PZA) hearing. Staff will present the final recommendation of the PZA at the Board of County Commissioner hearing.

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

**District 1**

6. **Public Hearing \* CDD 2015-02 - Petition to establish the Bannon Lakes Community Development District.** This is a petition to establish the Bannon Lakes Community Development District (CDD 2015-02) to serve the previously approved Bannon Lakes Plan Unit Development (PUD), which contains approximately 580 acres. The Bannon Lakes PUD was approved for a maximum of 999 residential units (consisting of 849 single-family residential units and 150 multi-family/townhouse/duplex units), a maximum of 105,000 square feet of commercial space and 15,000 square feet of office space. Within the Bannon Lakes project boundary area, the applicant will preserve approximately 180 acres of wetlands. The subject property is located on the north of International Golf Parkway, east of I-95, west of U.S. Highway 1 and south of the St Johns River Water Management District (SJRWMD) owned Twelve Mile Swamp. The Bannon Lakes CDD petition is proposing to provide infrastructure improvements including, earthwork, roadway improvements, recreation improvements, water, sewer, reuse and drainage systems, wetland mitigation, landscape, hardscape, design and contingency. The capital cost for the infrastructure facilities listed above is estimated to be \$20,220,522.63.

**District 3**

7. **Public Hearing \* PUD 2014-06 King's Grant PUD.** This item was continued from the June 16 and August 4, 2015 meetings. This is a request to rezone approximately 772.1 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow a mixed use project, consisting of 999 dwelling units of which 74 will be age-restricted; 130,000 square feet of commercial retail and service; 200 hotel rooms; 80,000 square feet of professional and medical office; 120 bed rehabilitation hospital; and 260 bed assisted living/skilled nursing/memory care facility. The Planning and Zoning Agency recommended denial of this PUD application at its June 4, 2015 regular meeting with a 4-3 vote. The Agency cited urban sprawl, lack of public facilities, timing and the need for development standards in the southeast part of the County.

**Presenter - Rebecca Lavie, Assistant County Attorney**

8. **2015 Animal Code Ordinance.** This is an ordinance of the Board of County Commissioners creating the St. Johns County Animal Code. This is the first hearing of the Animal Code Ordinance with the second hearing and enactment of said Ordinance to be scheduled for the first meeting in October. The Animal Code was previously brought to the Board in December 2014 and is being brought back for a first reading. A strikethrough and underline version showing the changes between the current version and the 2014 version is attached as is a document outlining the changes being made to the ordinance as a whole.
9. **St. Johns County Illegal Drug Decontamination Ordinance.** This is the first reading of the proposed Illegal Drug Decontamination Ordinance. This ordinance was previously presented to the Board at its May 5 meeting. The ordinance presently before the Board has been revised in accordance with feedback from the Board and from the City of St. Augustine. A strikethrough and underline version showing changes between the two versions is attached. Second reading and enactment of the proposed Ordinance will be held on October 6, 2015.

- ❖ 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 approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
2. **Motion to Adopt Resolution 2015-\_\_\_\_\_ accepting a Deed of Dedication for right-of-way along County Road 210 West in connection with Stone Creek Landing, PUD.** *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 and Bill of Sale conveying all personal property associated with the water and sewer lines to serve Plantation at Ponte Vedra Unit 13.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
4. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the terms of a Purchase and Sale Agreement for purchase of property in Summer Haven and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
5. **Motion to approve PFS AGREE 2015-04 and authorize the County Administrator to execute the Lakes at Ponte Vedra Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code.** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
6. **Motion to approve PFS AGREE 2015-02 and authorize the County Administrator to execute the Oxford Estates II Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code.** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
7. **Motion to Adopt Resolution 2015 - \_\_\_\_\_ approving Amendment III to the SRF Loan Agreement WW550100.** *For more information, contact William G. Young, Director of Utilities at 904 209-2703*
8. **Motion to Adopt Resolution 2015-\_\_\_\_\_, authorizing the County Administrator, or his designee, to enter into negotiations, and if successful, subject to the availability of future funding, execute an agreement in substantially the same form as attached hereto, with the top ranked firm, Pond & Company, Inc. to Professional Architectural Services for the Sheriff's Office Training Facility as provided in RFQ 15-71.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*

9. **Motion to Adopt Resolution 2015-\_\_\_\_ , authorizing the County Administrator, or his designee, to enter into negotiations, and should future funding become identified, enter into an agreement, in substantially the same form and format at attached, with the top ranked firm, Ellis and Associates, Inc. to provide geotechnical services for the Sheriff's Office Training Facility project as provided in RFQ 15-73.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*
10. **Motion to Adopt Resolution 2015,\_\_\_\_\_, authorizing the County Administrator, or his designee, to enter into negotiations and subject to future funding, enter into an agreement, in substantially the same form and format as attached, with the top ranked firm, RAM Professional Group to provide civil engineering services for the Sheriff's Office Training Facility project as provided in RFQ 15-72.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*
11. **Motion to Adopt Resolution 2015,\_\_\_\_\_, authorizing the County Administrator, or his designee, to enter into negotiations and if successful enter into an agreement, in substantially the same form and format at attached, with Stone Engineering Group, Inc. the top ranked firm for Civil Engineering Services for the NW Fire Station project as provided in RFQ 15-69; should funding become available in fiscal year 2016.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*
12. **Motion to Adopt Resolution 2015-\_\_\_\_ , authorizing the County Administrator, or his designee, to enter into negotiations, and if successful enter into an agreement with the top ranked firm, Ellis and Associates, Inc. to provide geotechnical services for the NW Fire Station project as provided in RFQ 15-70.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*
13. **Motion to Adopt Resolution 2015-\_\_\_\_\_, authorizing the County Administrator, or his designee, to enter into negotiations and if successful enter into an agreement with the top ranked firm, Architect Design Group for Professional Architectural Services for the NW Fire Station project as provided in RFQ 15-68; should funding become available in fiscal year 2016.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*
14. **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*
15. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Coastal Oaks at Nocatee Phase 4 Units 1, 4 and 7** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
16. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Durbin Crossing Village Center Unit 4.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
17. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Twenty Mile Village at Nocatee Phase 2A.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
18. **Motion to Adopt Resolution No. 2015-\_\_\_\_, authorizing the County Administrator or his designee to execute a contract in substantially the same form of the attached contract extending the existing contract between St. Johns County, Florida, and St. Johns County Chamber of Commerce for one year for the purpose of promoting economic development within St. Johns County.** *For more information, contact Melissa Glasgow, Director of Economic Development at 904 209-0552*

- 19. Motion to Adopt Resolution 2015- \_\_\_\_\_, authorizing the County Administrator, or designee, to award RFP 14-51R SR A1A Scenic & Historic Byway Wayfinding Signs to Elton Alan, Inc. as the lowest, responsive, responsible and technically acceptable firm; and to enter into a contract with Elton Alan, Inc. for completion of the work for a Total Lump Sum of \$499,999.00 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**
- 20. Motion to Adopt Resolution 2015- \_\_\_\_\_, authorizing the County Administrator, or his designee, to execute a contract, in substantially the same form and format as attached, with Brooks Air Systems, Inc, as the authorized OEM representative for preventative maintenance services at the pricing proposed and incorporated in the agreement. For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152**
- 21. Motion to adopt Resolution 2015- \_\_\_\_\_, authorizing the County Administrator, or his designee, to award Bid No. 15-63 Environmental Laboratory Services for SJC Utility Department to ALS Group USA Corp, d/b/a ALS Environmental as the lowest responsive, responsible bidder at the submitted unit prices, 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**
- 22. Motion to Adopt Resolution 2015-\_\_\_\_\_ authorizing the County Administrator or his designee to purchase Three (3) Glaval Cutaway Transit Vehicles (Buses) in accordance with FDOT Public Transit Office's Contract no. TRIPS-11-CA-GB from Getaway Bus, Inc. at a total price of \$232,710.00 for the Council on Aging. For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152**
- 23. Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the terms, provisions, conditions, and requirements of the contract between the Board of County Commissioners of St. Johns County and the State of Florida Department of Health for operation of the St. Johns County Health Department to provide environmental health services, communicable disease control services, and primary care services from October 1, 2015 through and until September 30, 2016; and authorizing the Chair to execute the contract on behalf of the County. For more information, contact Dr. Dawn Allicock, Director of the Florida Department in Health for St Johns County at 904-209-1702**
- 24. Approval of Minutes: July 21, 2015 Regular Meeting & August 4, 2015 Regular Minutes**

