

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, October 20, 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 proclaiming Red Ribbon Week*
- ❖ *Proclamation proclaiming Active Forestry Week*
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Dennis Hollingsworth, CFC, St. Johns County Tax Collector

1. **Report of Excess Fees for Fiscal Year 2014-15.** In compliance with Florida Statute, 218.36, the St. Johns County Tax Collector Dennis Hollingsworth will present a report of excess fees collected for the 2014-2015 Fiscal Year. These Excess Fees have already been estimated as a part of the County budget process and therefore they do not necessarily represent additional County revenue.

Presenter - Phong T. Nguyen, Transportation Development Division Manager

2. **Florida Department of Transportation (FDOT) proposed alternatives to improve traffic flow at the intersection of U.S.1 and San Carlos Avenue as well as A1A (May Street/San Marco Avenue) at San Carlos in St. Augustine.** A representative from FDOT District 2 will present the alternatives being proposed by FDOT to improve traffic flow at the intersection of U.S.1 and San Carlos Avenue as well as A1A (May Street/San Marco Avenue) at San Carlos in St. Augustine

Presenter - Benjamin Powelson, Engineer

District 4

3. **Public Hearing * PLNAPPL 2015-4 Ponte Vedra Beach Preserve (Appeal to PVZVAR 2015-02 Maximum Fill Variance).** Appeal by Nancy Condron of a decision by the Ponte Vedra Zoning & Adjustment Board approving the zoning variance (PVZVAR 2015-2) granted to GreenPointe Communities, LLC to Section VIII.I of the Ponte Vedra Zoning District Regulations (PVZDR) to allow fill in excess of the maximum allowances. This item was originally heard on May 11, 2015, and again on July 13, 2015 at the Ponte Vedra Zoning & Adjustment Board.

Presenter - Danielle Handy, Chief Planner

District 4

4. **Public Hearing * PUD 2015-05 Palm Valley Gardens.** This is a request to rezone approximately five (5) acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow an eight (8) lot, single-family residential subdivision, located on the east side of North Roscoe Boulevard, north of Canal Boulevard and south of Solana Road, along with an affordable housing bonus petition to provide a minimum of four (4) affordable housing dwelling units in the incorporated area of the City of St. Augustine at 79 Masters Drive. The Planning and Zoning Agency recommended approval of the Workforce/Affordable Housing Density Bonus Petition and PUD 2015-05 with a vote of 6-0 at the September 3, 2015 hearing.

Presenter - Danielle Handy, AICP, Chief Planner

District 2

5. **Public Hearing * COMPAMD 2014-09 Indianhead Biomass - Transmittal Hearing.** This is a request to transmit a Comprehensive Plan amendment to amend the Future Land Use Map from Residential-B (Res-B) to Rural/Silviculture (R/S) for approximately 108 acres of land located off of Adams Acres Road. This is the transmittal hearing to allow for state and regional agency review. The Planning and Zoning Agency recommended transmittal at its September 17, 2015 regular meeting with a 6-0 vote.

Presenter - Joseph Cearley, Special Projects Manager

6. **Discussion of various Land Development Code Amendment Topics.** This item is a discussion item on several items possible changes to the Land Development Code. Staff will be seeking general direction from the Board on the following topics: 1) The potential to allow mobile food vendors within additional commercial and industrial zoning designations as a Special Use Permit; 2) Modifying the process for single-family zoned property owners to maintain chickens on their site; and, 3) Revising the method of calculating open space and/or active recreation in Planned Unit Developments, specifically allowing storm water ponds to meet some or all of those requirements.

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

7. **Consider appointment to the Recreation Advisory Board.** Currently there is one vacancy on the Recreation Advisory Board, which is due to an expired term. In this package is a letter of recommendation from the Recreation Advisory Board, along with an application for Mr. Casey VanRysdam (District - 5) . Please note that per Section 7-2.0303, all appointments must be for a term of two (2) years.

Presenter - Katie Sapp, Economic Development Specialist

8. **Discussion of boards and committees project recommendations..** By consensus of the Board of County Commissioners in January 2014, the Chair made a request to the County Administrator to review, update, and create a more consistent method for maintaining appointed boards and committees. To accomplish this, a diverse team collaborated over several months. This team includes Administration, Commission Office, County Attorney's Office, MIS, and Staff Support from each board. Recommendations have been provided for review.

- ❖ 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 approve the Public Official Bond for Clerk of Courts, George Lareau, in the amount of \$5,000 for the period 9/22/15 – 9/22/18.** *For more information, contact George Lareau, Clerk of Court at 209-0666*
3. **Motion to Adopt Resolution 2015-____, accepting an Easement for Utilities for water and sewer service to serve Camping World on Outlet Mall Boulevard off State Road 16 and authorizing the County Administrator, or designee, to join in the execution of the Easement.** *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 Adopt Resolution 2015-____, authorizing the Chair to execute the contract between St. Johns County and Jacksonville Area Legal Aid, Inc. to provide legal services to indigent persons residing within St. Johns County.** *For more information, contact Patrick F. McCormack, County Attorney at 209-0805*
6. **Motion to Adopt Resolution 2015-____, setting a Public Hearing date of November 17, 2015 at 9:00 am to hear a request for the vacation of a portion of Palm Street.** *For more information, contact Benjamin Powelson, Engineer at 209-0666*
7. **Motion to approve the Lakewood Pointe PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-12).** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
8. **Motion to Adopt Resolution 2015-____, authorizing the County Administrator to execute the Impact Fee Credit Agreement with South Jacksonville Properties, LLC and Twin Creeks Ventures, LLC (IFA 2015-04) with a total road impact fee credit of \$38,226,000.00.** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
9. **Motion to approve the Peppertree PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-14).** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*

10. **Motion to Adopt Resolution 2015-_____ approving the final plat for Las Calinas Parcel 3A Unit 1 Phase 4 Replat.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
11. **Motion to Adopt Resolution 2015-_____ approving the final plat for Oxford Estates Phase Two.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
12. **Motion to Adopt Resolution 2015-_____ approving the final plat for Julington Lakes Phase 1.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
13. **Motion to Adopt Resolution 2015-_____ approving the final plat for Twenty Mile at Nocatee Phase 2B.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
14. **Motion to Adopt Resolution 2015-_____, approving the terms, provisions, conditions, and requirements of an agreement between St. Johns County, Florida, and Six Mile Creek Community Development District for the provision of utility water and sewer unit connection fee refund and authorizing the County Administrator to execute the agreement on behalf of St. Johns County.** *For more information, contact Gordon Smith, Engineering Manager at 904 209-2703*
15. **Motion to approve the extension of the 2015 tax roll prior to completion and adjustments of the Property Value Adjustment Board parcels.** *For more information, contact Dennis W. Hollingsworth, C.F.C., St. Johns County Tax Collector at 904 209-2280*
16. **Motion to declare the attachments 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*
17. **Motion to Adopt Resolution 2015-_____, authorizing the County Administrator, or designee, to execute a lease agreement in substantially the same form and format as attached hereto, allowing the United State Army Corps of Engineers to place and operate a RIOS on County-owned property.** *For more information, contact Wil Smith, Director, Parks and Recreation at 209-0324*
18. **Motion to Adopt Resolution 2015-_____, authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto, providing for financial assistance and operation of The Players Community Senior Center by the St. Johns Council on Aging, Inc.** *For more information, contact Diane Gorski, Supervisor at 904 209-0346*
19. **Motion to Adopt Resolution 2015-_____, authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto, providing for financial assistance and operation of senior programming at Trout Creek Community by the Council on Aging, Inc.** *For more information, contact Diane Gorski, Supervisor at 904 209-0346*
20. **Motion to Adopt Resolution 2015-_____, approving the terms, conditions, and requirements of the U.S. Department of Homeland Security, FY 2014 State Homeland Security Grant Program, authorizing the County Administrator or his designee to execute the agreement on behalf of the County, and recognizing and appropriating the grant within the Fiscal Year 2016 General Fund Interoperable Radio Department.** *For more information, contact Jeff Prevatt, Assistant Fire Rescue Chief at 904 209-1702*

21. Approval of Minutes: 09/15/15 Regular Minutes & 09/24/15 Special Meeting

22. Proofs:

- a. Proof: Request for Proposals, RFQ #15-84, Digital Orthophotography, published Aug 25, 2015 and Sept 1, 2015 in the St. Augustine Record.
- b. Proof: Notice to Bidders, Bid #15-80 – SR 16 WTP Storage Tank, published Sept 9, 2015, and Sept 16, 2015 in the St. Augustine Record.
- c. Proof: Notice to Bidders, Bid #15-83 – Riverside Lift Station Rehab, published Sept 1, 2015, and Sept 8, 2015 in the St. Augustine Record.
- d. Proof: Notice to Bidders, Bid #15-85 – SJC Fire Rescue Uniforms, published Sept 4, 2015, and Sept 11, 2015 in the St. Augustine Record.
- e. Proof: Notice to Bidders, Construction Bid #15-81 – Woodlawn Road Improvements, published Sept 18, 2015, and Sept 25, 2015 in the St. Augustine Record.
- f. Proof: Notice to Bidders, Bid #16-02 – Personal Computers, published Sept 21, 2015, and Sept 28, 2015 in the St. Augustine Record.
- g. Proof: Notice to Bidders, Bid #15-82 – SR16/Inman Road Intersection, published Sept 25, 2015, and Oct 2, 2015 in the St. Augustine Record.
- h. Proof: Notice of Meeting, Special Budget Meeting – BCC Meeting Sept 8, 2015, published August 31, 2015 in the St. Augustine Record.
- i. Proof: Notice of Meeting, IAFF Collective Bargaining Meeting – Meeting Sept 8, 2015, published August 31, 2015 in the St. Augustine Record.
- j. Proof: Notice of Meeting, Carpenters Negotiation Meeting – Meeting Sept 29, 2015, published Sept 26, 2015 in the St. Augustine Record.
- k. Proof: Notice of Meeting, Meeting Schedule - IAFF Negotiation Mtgs – published Sept 11, 2015 in the St. Augustine Record.
- l. Proof: Notice of Meeting, Special Budget BCC Meeting – Sept 24, 2015, published Sept 14, 2015 in the St. Augustine Record.

