

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns, Vice-Chair
District 2 - Jeb S. Smith, Chair
District 3 - William (Bill) A. McClure
District 4 - Jay Morris
District 5 - Rachael L. Bennett



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael D. Wanchick, County Administrator
Patrick F. McCormack, County Attorney

Tuesday, December 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
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Phong T Nguyen, Transportation Development Division Manager

1. **A presentation by the Citizens Traffic Task Force (CTTF) relating to traffic congestion and infrastructure needs in Ponte Vedra/Palm Valley area.** A presentation will be presented by Gary Phillips, chair of the Citizens Traffic Task Force. Mr. Phillips will address traffic congestion concerns and growing infrastructure needs both for short-term and long-term demand in Ponte Vedra/Palm Valley area. The CTTF is seeking funding from the North Florida Transportation Planning Organization to conduct a comprehensive traffic study for Ponte Vedra/Palm Valley area. The CTTF is also seeking the Board's support by authorizing the BCC Chair to sign a letter of funding request to the North Florida TPO.

Presenter - Danielle Handy, Chief Planner

2. **Public Hearing * ZVAR 2015-07, Resort Lifestyle Communities.** This is a request for a Zoning Variance to the Land Development Code, Table 6.01 to allow an independent living facility with a height of 48', in lieu of the maximum height of 35' in Coastal Areas. The subject property is situated at the intersection of Palm Valley Road and Landrum Lane, specifically located at 4410 Palm Valley Road. The Planning and Zoning Agency recommended denial of ZVAR 2015-07 Resort Lifestyle Communities with a vote of 4-1 at the November 19, 2015 hearing.

District 4

3. **Public Hearing * NZVAR 2015-06, Resort Lifestyle Communities.** This is a request for a Non-Zoning Variance to various provisions of the Palm Valley Overlay District regulations including gross floor area, maximum length of buildings, minimum yard requirements/number of stories, accessory uses and structures, minimum space required between the parking area and building, and minimum roof slope. The subject property is situated at the intersection of Palm Valley Road and Landrum Lane, specifically located at 4410 Palm Valley Road. The Palm Valley Architectural Review Committee recommended approval of NZVAR 2015-06 Resort Lifestyle Communities with a vote of 3-1 at the November 19, 2015 hearing.

AFTERNOON SESSION – 1:00 P.M.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 3

4. **Public Hearing * PUD 2014-04 The Reserve PUD.** This is a request to rezone approximately 62.1 acres of land from Open Rural (OR), Residential Mobile Home (RMH) and Commercial Highway Tourist (CHT) to Planned Unit Development (PUD) to allow up to 153 dwelling units and 40,000 square feet of non-residential uses. The subject property is located off SR 207, north of Wildwood Drive and east of I-95. The Planning and Zoning Agency unanimously recommended approval of this request at its November 19, 2015 meeting.

Presenter - Rebecca Dennis, Planner

District 2

5. **Public Hearing * MAJMOD 2015-10 St. Augustine 500,000 Warehouse PUD.** This is a public hearing for MAJMOD 2015-10, known as St. Augustine 500,000 Warehouse PUD, requesting to extend the PUD phasing. Staff recommends approval of the request. Please refer to the staff report for additional details. The Planning and Zoning Agency heard this item on November 5, 2015 and voted unanimously to recommend approval of the application.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 1

6. **Public Hearing * CPA (SS) 2015-02 Batten Property.** This is a request to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential - A. The subject property is approximately 2.1 acres in size and the applicant proposes that potentially two units be permitted. The property is located off Batten Road in the Orangedale community. Although the area is designated as R/S, there is an existing rural community along Batten Road. The Planning and Zoning Agency recommended approval of this request at its November 5th, 2015 meeting with a 6-0 vote.

Presenter - John P. Burnham, P.E., Chief Engineer

District 1

7. **Public Hearing * Batten Road NZVAR 2015-012.** The applicant is requesting a non-zoning variance to Section 6.04.07.B.1, which states that Easements for access serving more than two (2) residential dwelling units shall meet all requirements of Part 6.04.00 (Roadway, Drainage & Utilities Standards). If approved, the companion application (CPA SS 15-02) would allow a maximum of two additional residential dwelling units to be constructed and use the existing easement. This would bring the maximum number of homes accessing the easement to nine (9).

Presenter - Gary L. Mackey, Transit Grant Specialist

8. **Public Hearing * Sunshine Bus Fare increase.** The Sunshine Bus Company seeks an increase in the fixed route monthly pass from \$25.00 per month to \$30.00 per month. In compliance with the American with Disabilities Act, the monthly pass will increase from \$12.50 to \$15.00 for those with disabilities, as well as elderly and students. The current \$1.00 per ride will remain the same. In 2007, the State of Florida mandated that transit systems receiving block grants from the state monitor Fare Box Recovery rates in an effort to increase the rate of fares compared to system operating cost. This increase will help meet this mandate. In 2013, a fare increase was recommended in the St. Johns County Transit Development Plan. The first public hearing was held by the LCB on June 4, 2015, at which the LCB recommended approval of the proposed increase. This will be the first fare increase since fixed route fares were introduced on 2002.

Presenter - Georgia Katz, Senior Planner

District 2

9. **Public Hearing * MAJMOD 2015-16 Markets at Murabella Phase II.** This is a public hearing for Major Modification 2015-16, known as Markets of Murabella Phase II, requesting two waivers to modify the Sunshine 16 PUD Parcel 1 commercial development. The first waiver is a request to reduce the width of the western Development Edge from 35' to 20' with enhanced landscaping, and the second waiver seeks to allow less than a 1,000' separation between a school and church for the sale of alcoholic beverages as required per Land Development Code Section 2.03.02. The property is located on the southeast corner of Murabell Parkway and State Road 16. The item was heard at the December 3, 2015 PZA hearing.

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

10. **Consider appointments to the South Anastasia Design Review Board (DRB).**
11. **Consider appointments to the Architectural Review Committee.**
12. **Consider appointments to the Mid-Anastasia Design Review Board.**

Presenter - Patrick F. McCormack, County Attorney

13. **SilverLeaf Litigation Settlements.** Litigation settlements for three pending litigation related matters, as follows: FLWAC Case No.: APP-15-0007, Department of Economic Opportunity vs. St. Johns County and White's Ford Timber, LLC, (the "DRI Appeal"); DOAH Case No.: 15-5539GM, Florida Department of Economic Opportunity v St. Johns County, (the "Compliance Proceedings"); and Case No.: 37-2015-CA-000223, White's Ford Timber, LLC v FDOT & SJC, Circuit Court, Second Judicial District, Leon County, Florida (the "Circuit Court Case").

Presenter - Jeb S. Smith, Chair of the Board of County Commissioners

District 1

14. **Public Hearing * Reconsideration of Comprehensive Plan Amendment, COMPAMD 2015-02 Veterans Parkway; and rezoning applications PUD 2015-4 Veterans Parkway; and MINMOD 2015 Durbin Crossing.** COMPAMD 2015-02 Veterans Parkway. The Board of County Commissioners heard this matter at its December 1, 2015 meeting. After the public hearing, the Board considered a motion to approve which failed 2-2, constituting a denial. Because the entire Board was not present, in this instance the Chair would ask the entire Board whether a reconsideration of the matter would be appropriate. After COMPAMD 2015-02 Veterans Parkway was denied at its December 1, 2015 meeting, the Board considered and approved a request by the applicant to withdraw companion applications PUD 2015-4 Veterans Parkway and MINMOD 2015-04 Durbin Crossing. If the Board approves a motion to reconsider COMPAMD 2015-02 Veterans Parkway, the Board may also decide to reconsider its motion to approve the withdrawal of applications PUD 2015-4 Veterans Parkway and MINMOD 2015 Durbin Crossing. In any event, the Board will not be re-hearing any of the applications on December 15, but will only be acting on any motion to reconsider (or not). A motion to reconsider may only be made by a commissioner on the prevailing side, but the motion may be seconded by any commissioner. If reconsideration is approved, any application to be reconsidered shall be re-advertised for future public hearing.

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

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CONSENT MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael D. Wanchick, County Administrator
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Tuesday, December 15, 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 authorize the County Administrator, or designee, to execute the third of three available contract extensions with PFM Group to provide financial advisory services from January 1, 2016 through December 31, 2016.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
3. **Motion to declare 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*
4. **Motion to adopt Resolution 2015 - _____, authorizing the County Administrator, or designee, to award Bid No 15-82 SR 16 & Inman Road Intersection Improvements to Florida Safety Contractors, Inc. as the lowest responsive, responsible bidder, and to execute a contract in substantially the same form and format as the attached hereto with Florida Safety Contractors, Inc. for completion of the project for a Total Contract Price of \$844,937.00. Motion also requests transfer of \$325,000.00 from Impact Fee Zone "B" Reserves to Impact Fee Zone "B" to allow for award of the contract.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
5. **Motion to adopt Resolution 2015-_____ granting ad valorem tax exemption for historic property located at 72 Spanish Street, St. Augustine, and to enter into a covenant with the property owner establishing the parameters of the exemption agreement.** *For more information, contact Robin Moore, Historic Resources Coordinator at 904 209-0623*
6. **Motion to adopt Resolution 2015- _____, authorizing the County Administrator, or his designee, to enter into a contract to purchase four (4) 2016 Ford Escape Mid-Size 4-Door Sport Utility Vehicles from Bartow Ford from Bid No: 16-07 in the amount of \$108,772.00.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
7. **Motion to approve a transfer in the amount of \$4,700,000 from Transportation Maintenance Projects (1149-55302) to Transportation Capital Projects (1114-56301) in order to properly account for the FY 2016 Pavement Management Program.** *For more information, contact Wade Schroeder, Budget Analyst at 904 209-0570*
8. **Motion to approve the transfer of \$19,331 from General Fund Reserves to the Health and Human Services Building Fund in order to facilitate final contractor payment.** *For more information, contact Jesse Dunn, Assistant Director: OMB at 904 209-0568*
9. **Motion to adopt Resolution 2015-_____ authorizing the County Administrator, or his designee, to enter into a piggyback agreement under PAEC contract #AEPA IFB 012-C with ProGrass LLC to replace existing turf at Plantation Park in the amount of \$473,411.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*

10. **Motion to Adopt Resolution 2015-_____ accepting a Warranty Deed for additional right of way along County Road 210 along with multiple Easements for drainage and utilities in connection with the Twin Creek DRI and authorizing the County Administrator to join in the execution of the documents.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
11. **Motion to Adopt Resolution 2015-_____ declaring certain County owned property (Armstrong Road) as surplus and authorizing a private sale to the adjoining property owner (Robert Lampkin and Audrey Lampkin) pursuant to the provisions set forth in Section 125.35(2), Florida Statutes.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
12. **Motion to waive Purchasing Code Section 302.6 and adopt Resolution 2015-____, authorizing the County Administrator, or his designee, to execute a contract with the University of South Florida for completion of the project for a Total Contract Price of \$117,435.** *For more information, contact Gary Mackey, Transit Grant Specialist at 904 209-0630*
13. **Motion to adopt Resolution 2015- _____ approving the terms and conditions of the Memorandum of Understanding between the North Florida Transportation Planning Organization and the Board of County Commissioners of St. Johns County in order to fund and complete a major update of the St. Johns County Transit Development Plan.** *For more information, contact Gary L. Mackey, Transit Grant Specialist at 904 209-0630*
14. **Motion to Adopt Resolution 2015-_____ approving the final plat for Windward Ranch Phase 2.** *For more information, contact Michael Roberson, Operations Manager at 209-0593*
15. **Motion to adopt Resolution 2015-__ setting a Public Hearing date of January 19, 2016 at 9:00 a.m. to hear a request for the vacation of a portion of a non-access easement within the Ponte Vedra by the Sea PSD.** *For more information, contact John Burnham, Chief Engineer at 904 209-0672*
16. **Motion to adopt Resolution 2015- _____ authorizing the County Administrator, or his designee, to grant the request by Advanced Disposal Services, LLC. Pursuant to Section 9.3 for relief by waiving the fuel differential (fuel adjustment fee) to be paid to the County for all of its collection vehicles operated in St. Johns County, commencing October 1, 2015 until such time as the County's Compressed Natural Gas Fueling Facility is operational, but no more than six months from October 1, 2015 at which time this request will be reevaluated.** *For more information, contact Neal Shinkre, P.E., Director of Public Works at 904 209-0266*
17. **Motion to adopt Resolution 2015- _____ authorizing the County Administrator, or his designee, to grant the request by Republic Services of Florida, LP. Pursuant to Section 9.3 for relief by waiving the fuel differential (fuel adjustment fee) paid to the County for up to nine (9) of its collection vehicles operated in St. Johns County, commencing October 1, 2015 until such time as the County's Compressed Natural Gas Fueling Facility is operational, but no more than six months from October 1, 2015 at which time this request will be reevaluated.** *For more information, contact Neal Shinkre, P.E., Director of Public Works at 904 209-0266*
18. **Motion to adopt Resolution 2015-____, relating to Florida Department of Environmental Protection State Revolving Loan Program; approving the terms, provisions, conditions and requirements of a drinking water State Revolving Fund Loan Agreement Ponte Vedra State Revolving Fund Loan Amendment to include the construction and financing of the previously executed Loan Agreement DW550110; authorizing the execution and delivery of said Loan Agreement Amendment on behalf of St. Johns County; and providing an effective date.** *Motion needs revision. For more information, contact Frank Kenton, Assistant Utility Director at 904 209-2705*

- 19. Motion to adopt Resolution 2015-___ approving the St. Johns County Insurance Committee recommendation, and authorizing the County Administrator or designee to negotiate and enter into an agreement with Humana to provide employee vision benefit coverage, effective January 1, 2016.** *For more information, contact Stacey Stanish, Director, Personnel Services at 904 209-0635*
- 20. Motion to approve the transfer of \$204,823 from the Health Insurance Fund Reserves [5500-59920] in order to renew the County's Stop Loss Insurance Policy with Gerber/RMTS for the calendar year 2016.** *For more information, contact Stacey Stanish, Director, Personnel Services at 904 209-0635*
- 21. Motion to adopt Resolution 2015- ___, authorizing the County Administrator or his designee to execute a contract, in substantially the same form as attached, on behalf of the County providing for Parry Pools, Inc. to complete resurfacing of the Solomon Calhoun swimming pool and deck at a price not to exceed \$310,000.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*