

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns, Chair  
District 2 - Jeb S. Smith,  
District 3 - Paul M. Waldron  
District 4 - Jay Morris  
District 5 - Henry Dean, Vice-Chair



## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, May 16, 2017 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 recognizing May 2017 as Foster Parent Appreciation Month
- ❖ Proclamation recognizing May 2017 as Civility Month
- ❖ Proclamation recognizing May 21-27, 2017 as National Emergency Medical Services Week
- ❖ Proclamation recognizing May 21-27, 2017 as National Public Works Week
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Billy Zeits, Assistant Director Parks and Recreation**

#### **District 3**

1. **Golf Course Master Plan Phase II.** The presentation delivered by staff and LarsenGolf will include the summary of the results of Phase I and provide the Board information regarding the authorization to proceed with Phase II of the Golf Course Master Plan. If approved by the Board Phase II will produce complete construction documents for the redesign of the golf course, and a land plan that will allow for the surplus/sale of the land that is not part of the re-designed golf course. These documents would be complete within six months. If the Commission desires to move forward with Phase II, funding is available within a golf course reserves.

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

#### **District 1**

2. **Public Hearing \* COMPAMD 2016-01 ICI/Middlebourne.** This item was continued from the March 21, 2017 meeting. It is a request to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential- B and Community Commercial with a text amendment limiting the development to a maximum of 450 single family dwelling units, a maximum of 187,500 square feet of commercial space, and a maximum of 152,500 square feet of office space. The subject property is located around the intersection of Longleaf Pine Parkway and Veterans Parkway. The Planning and Zoning Agency recommended denial with a 6-0 vote at its January 19, 2017 regular meeting.

**District 1**

3. **Public Hearing \* PUD 2016-03 ICI / Middlebourne.** This request was continued from the March 21, 2017 meeting. It is a request to rezone approximately 572 acres of land from Open Rural (OR) to Planned Unit Development (PUD) for property known as ICI/Middlebourne to allow for the development of 450 single family dwelling units, 187,500 square feet of commercial space, and 152,500 square feet of office space. The subject property is located around the intersection of Longleaf Pine Parkway and Veterans Parkway. The Planning and Zoning Agency recommended denial with a 6-0 vote at its January 19, 2017 regular meeting.

**Presenter - Beverly Frazier, Planner**

**District 1**

4. **Public Hearing \* COMPAMD 2016-09 Brylne Ricketts Trust.** Request to transmit a Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) to Residential-A (Res-A) for approximately 19.36 acres. The property is comprised of three (3) parcels of land located on the east side of State Road 13 North, just south of Swamp Oak Trail and adjacent to Rivertown Park. The Planning and Zoning Agency recommended transmittal at the April 6, 2017 regular meeting with a 7-0 vote.

**Presenter - Cynthia A May, Senior Planner**

**District 1**

5. **Public Hearing \* MAJMOD 2017-01 Twin Creeks (Heartwood) PUD - Beacon Lakes Entry Monument.** MAJMOD 2017-01 Twin Creeks (Heartwood) PUD - Beacon Lakes Entry Monument, a Request for a Major Modification to the Twin Creeks (Heartwood) PUD to establish design standards for Entry Monuments, Entry Columns, and Community Clubhouse, including Floor Area Ratio, Impervious Surface Ratio, Setbacks, and Maximum Height. The Planning and Zoning Agency held a public hearing on this application on April 20, 2016. After a brief discussion about the scale and context of the entry monument, the Planning and Zoning Agency voted 6-0 in favor of a recommendation to approve the major modification.

- ❖ 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, May 16, 2017 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 adopt Resolution 2017-\_\_\_\_\_, **accepting the St. Johns County Intergovernmental Committee's recommendation that the Committee be dissolved.** For more information, contact Rebecca Lavie, Assistant County Attorney at 209-0805
3. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Aberdeen of St. Johns Unit Six.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
4. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Shearwater Phase 1B West-3 (Replat).** For more information, contact Lisa Brown, Application Review Supervisor at 209-0692
5. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Makarios South PUD.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
6. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Shearwater Phase 1B East-3 (Replat).** For more information, contact Lisa Brown, Application Review Supervisor at 209-0692
7. Motion to approve the **Worthington Estates School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2017-03).** For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611
8. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting an **Easement for Utilities** and access, and a Bill of Sale conveying all personal property associated with the water and sewer system to serve **Crescent Key Phase Two located off US 1 South.** For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762
9. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting an **Easement for Utilities** and access to the water meter serving **FRE St. Augustine Medical Office Building located off Old Moultrie Road.** For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762

10. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting an **Easement for Utilities** and a Bill of Sale conveying all personal property associated with the water and reuse systems to serve **Burger King at Golf Park Center located off International Golf Parkway.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
11. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale and Schedule of Values** conveying all personal property associated with the water and sewer lines to serve a **Commercial Retail Store located off Stokes Landing Road and US 1 North.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
12. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale and Schedule of Values** conveying all personal property associated with the water and sewer lines to serve **Simone & Simone Administration Hall located off State Road 16.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
13. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale and Schedule of Values conveying** all personal property associated with the water and sewer lines serving **Trailmark Phase 4C (fka Whisper Creek Phase 4 Unit C) located off Pacetti Road.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
14. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale and Schedule of Values** conveying all personal property associated with the water and sewer lines to serve **Premium Seafood Retail/Raw Bar located off A1A South.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
15. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale and Schedule of Values** conveying all personal property associated with the water and sewer lines to serve **Sea View Subdivision (fka Peppertree) located off A1A South.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
16. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting **Special Warranty Deeds conveying lift station sites, Special Warranty Deeds conveying utility tracts, Easements for Access and Utilities, and Bill of Sale** conveying all personal property associated with the reuse, water and sewer systems to serve **Creekside at Twin Creeks Phase 1A, 1C and 1D located off US 1 North and CR 210.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
17. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale** and Schedule of Values conveying all personal property associated with the water lines to serve **Murabella Crossing Phase 2 Retail Building located off State Road 16.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
18. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Non-Exclusive Grant of Pedestrian Access Easement from Pine Island Acquisition Company, LLC to St. Johns County to allow public dock/boat access as required in the Palencia North Planned Unit Development approved under St. Johns County Ordinance 2005-108.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

19. **Motion to approve three (3) new positions in the Utility Department, effective 6/1/17.** *For more information, contact William G. Young, Director of Utilities at 904 209-2703*
20. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing **St. Johns County Fire Rescue to proceed with Florida Inland Navigation District (FIND) grant application in support of additional funding for a public safety docking facility.** *For more information, contact Carl Shank, Fire Rescue Chief at 904 209-1701*
21. Motion to adopt Resolution 2017 - \_\_\_\_\_, authorizing the County Administrator to **execute DEP Contract RP783 to the services from 26 May 2017 to 4 September 2017.** *For more information, contact Joel Sneed, Deputy Chief - Operations at 904 209-1770*
22. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of an agreement between the County and the **Owner, Ronald Jones, conveying title of abandoned vessel to the County,** and authorizing the County Administrator to execute same. *For more information, contact Greg Caldwell, Assistant Public Works Director at 904 209-0132*
23. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of a **Construction Agreement between St. Johns County and D.R. Horton, Inc. - Jacksonville;** authorizing the County Administrator, or designee, to execute the Construction Agreement on behalf of the County; and recognizing and appropriating revenue received **in an amount not to exceed \$406,397 within the Fiscal Year 2017 Impact Fee Roads Zone B Budget [1188] for Woodlawn Road Phase II.** *For more information, contact Jay Brawley, County Engineer at 209-0113*
24. **Motion to approve the Fiscal Year 2017 Capital Improvement Program** re-appropriation and associated budget transfers per the attached schedule. *For more information, contact Wade Schroeder, Assistant Director, OMB at 904 209-0570*
25. Motion to approve the use of up to **\$140,000 from General Fund Reserves to subsidize Beach Services for remainder of FY2017.** *For more information, contact Jesse Dunn, Director OMB at 904 209-0568*
26. **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 Joseph Giammanco, Purchasing Manager at 209-0152*
27. Motion to adopt Resolution 2017- \_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 17-31; A1A Ground Storage Tank and Booster Pump Station and execute a contract with SGS Contracting Services, Inc.,** in substantially the same form and format as the attached draft for completion of the specified scope of work at a lump sum **contract price of \$1,613,500.00.** *For more information, contact Joseph Giammanco, Purchasing Manager at 904 209-0152*
28. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute the **Multidisciplinary Team Protocol and the Circuit 7 Interagency Agreement between St Johns County and the First Coast Children's Advocacy Center/Child Protection Team.** *For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089*

29. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator or his designee to execute the Interagency Agreement between **St. Johns County Family Integrity Program and the St. Johns County School District regarding children in Foster Care.** *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
30. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of the **Agreement between the St. Johns County, Florida, and Community Partnership for Children** substantially in the same form as attached and authorizing the County Administrator, or his designee, to execute the Agreement on behalf of St. Johns County *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
31. **Motion to ratify St. Johns County Industrial Development Authority Resolution 2017-1** approving amendments to the trust indenture and loan agreement for outstanding health care revenue bonds related to the **Vicar's Landing project 2014B bonds.** *For more information, contact Melissa Glasgow, Director Office of Economic Development at 209-0552*
32. **Motion to approve Minutes:**
- April 18, 2017, BCC Regular