

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

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



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, May 1, 2018 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 2018 as National Drug Court Month
- ❖ Proclamation recognizing May 2018 as National Foster Parent Appreciation Month
- ❖ Proclamation recognizing May 2018 as Older Americans Month
- ❖ Proclamation recognizing May 6-12, 2018 as National Public Service Recognition Week
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Casey Keough, Planner**

#### **District 4**

1. **Public Hearing \* NZVAR 2017-15 Palm Valley Vet.** PVZVAR 2017-15 Palm Valley Vet Hospital, request for a Non-Zoning Variance to Section 3.06.04.A.1, 3.06.04.A.8 and 3.06.05.A.7 of the St. Johns County Land Development Code to allow for a flat roof line on a portion of the building, the length of a building parallel, or within forty-five (45) degrees parallel, of a Palm Valley Overlay District Delineated Roadway to exceed the 120 foot maximum and to additionally allow for a fence to be located closer to the Palm Valley Delineated Roadway than the building; specifically located at 3783 Palm Valley Road. NZVAR 2017-15 is a companion application with ARCCC 2017-13; both applications were heard by the Palm Valley Architectural Review Committee on March 28, 2018. The PVARC recommended approval with a unanimous vote, 5-0.

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

#### **District 2**

2. **Public Hearing \* PUD 2016-16 Winding Oaks (FKA Strates Crossing).** PUD 2016-16 Winding Oaks (FKA Strates Crossing), is a request to rezone approximately 219 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a 252 unit single-family development. On May 18, 2017 the Planning and Zoning Agency held a public hearing on the subject application, and voted 7 – 0 to recommend approval. On June 20, 2017 the Board of County Commissioners held a public hearing on this item and voted to continue it to August 1, 2017. Prior to the deferred hearing, the Applicant requested a continuance from August 1st to a date uncertain to allow more time to address the issues discussed by the Board on June 20th.

**Presenter - Shannon Acevedo, Senior Supervising Planner**

**District 2**

3. **Public Hearing \* PRD 2017-01 Southwind Plantation.** Request to rezone approximately 102 acres from Open Rural (OR) to Planned Rural Development (PRD) to allow for the development of 20 single-family residential units, located west of Cabbage Hammock Road and south of County Road 208. The Planning and Zoning Agency recommended approval with a 5-0 vote.

**Presenter - Joseph Cearley, Special Projects Manager**

4. **Public Hearing \* Land Development Code Amendments - Articles II, VI, IX, and XII. First Reading.** These amendments would clarify provisions regulating fences on vacant lots, clarifying the measurement of fence height, and modifying the review process for 2APS retail package sales of alcoholic beverages. Other amendments would include removing boat and recreational vehicle parking from Article II, Part 2.04.00 Prohibited Uses and placing the restriction within Article VI, Part 6.08.00 Supplemental Design Standards for Specified Uses. Currently, there are several Pride cases seeking relief from this prohibited use. By removing this section from Prohibited Uses would allow an applicant to seek relief through a Zoning variance approvable by the Planning and Zoning Agency. Finally, this amendment would modify provisions and procedures within Article VI, Part 6.08.00 Supplemental Design Standards for regulating kennels. This amendment would expand upon existing text for kennels by specifying other similar uses and would create a new use for other types of facilities that board domestic animals for a temporary period of time as well as provide other services.

**Presenter - Wil Smith, Director, Parks and Recreation**

**District 2**

5. **Riverdale Park Property Purchase.** Recently, the St. Johns County Land Management Department was contacted by a resident seeking to sell property to St. Johns County at a purchase price of \$135,000. The property is located adjacent to and contiguous with Riverdale Park (see attached memo and map). It includes 8 parcels totaling approximately 1 acre. If acquired, the property could provide for additional parking at Riverdale Park, which includes a one-lane boat ramp, an associated dock with floating dock, 2 pavilions with benches and a restroom facility. The Park is heavily used by residents, visitors and fisherman. Frequently on weekends, the 25-space parking area is usually at or beyond capacity. The property lies within Park Impact Fee Zone D, which currently has a fund balance of \$44,836. Additionally, the property is eligible for a Florida Inland Navigation District Waterways Assistance Program Grant. In order to qualify, the County would need to pre-acquire the property, then seek reimbursement through the grant program for 50% of the acquisition costs. Grant applications are due in April 2019. Here, Staff seeks approval by the Board to move forward with obtaining an appraisal, and negotiating a proposed purchase and sale agreement. If negotiations are successful, the proposed agreement will be presented to the Board for final consideration.

**District 4**

6. **Palm Valley Landing Wharf Easement.** At the direction of the Chair of the Board of County Commissioners, during its last regularly scheduled meeting, this item is presented for the Board's consideration. The Ponte Vedra/Palm Valley Greenway Alliance (Alliance) seeks to construct a 2,000 square foot wharf at the end of Canal Blvd. in Palm Valley. The wharf will allow for public access to the Atlantic Intracoastal Waterway in an area where public access is limited. The Alliance has a contractor that is willing to donate the materials and labor needed to construct the wharf, and will build it to industry standards. The Alliance will be solely responsible for securing and maintaining all required permits necessary for completion of the project. In order to gain access to the proposed construction site, the Alliance seeks an easement for ingress and egress over the County's right-of-way. Upon completion of the project, the Alliance has proposed transferring ownership of the wharf to the County. Alternatively, the Alliance seeks a continued easement that will provide for public access to the wharf. Here, Staff seeks Board direction regarding: (1) granting the requested ingress/egress easement for construction and access; and (2) acceptance of the proposed wharf.

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

7. **Consider appointments to the Arts, Culture, Heritage Funding Panel.** Currently there are seven (7) vacancies on the Arts, Culture, Heritage Funding Panel. Six (6) of these vacancies are due to expired terms and one (1) is due to a resignation of a member. Four (4) of the vacancies are member positions who reside within St. Johns County, one of which is an alternate, and three (3) of the vacancies are member positions who reside outside of St. Johns County, one of which is an alternate. All members are required to demonstrate an interest in tourism/cultural development and promotion. St. Johns County resident members serve two (2) year terms and non-residents serve one (1) year terms. Please find attached for your review and consideration a recommendation from the Arts, Culture, Heritage Funding Panel and seven (7) applications: Lisa Johnson Cook – District 4, Susanne Schuenke – District 4, Rod Morris – District 1, George Fetherston – District 4, John E. Graham (Non-Resident), Diane Ruggiero (Non-Resident) and Jacob C. Sinatra (Non-Resident). Additionally, please find a letter from George Fetherston, requesting reappointment for an additional term.
8. **Consider an appointment to the Ponte Vedra Zoning & Adjustment Board.** Currently there is one vacancy on the Ponte Vedra Zoning and Adjustment Board. The vacancy is due to a resignation. Please find attached for your review and consideration one application from Harry L. Graham, along with a recommendation from the Ponte Vedra Zoning & Adjustment Board. Ponte Vedra Zoning District Regulations, Ordinance 2011-20, Section XII.B.2 states, "Appointment of board members shall be for a four (4) year term with a total service limited to two (2) such terms" The suggested motion below reflect such terms.

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

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## CONSENT AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, May 1, 2018 9:00 AM

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## CONSENT AGENDA

1. **Motion to approve the Cash Requirement Report.** *For more information, contact Allen MacDonald, County Finance Director at 819-3669*
2. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the final **plat for 54 North Roscoe (Replat).** *For more information, contact David Suarez, Application Review Supervisor at 209-0720*
3. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the final **plat for PLAT 2018-05 Rivertown - Parcel 23 - Phase 1.** *For more information, contact David Suarez, Application Review Supervisor at 209-0720*
4. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the notice required by Section 336.10, F.S., for a **Public Hearing on June 5, 2018 at 9:00am** or at a date and time as soon thereafter as possible to hear a request for the **vacation of a portion of Oak Street, between Tenth and Eleventh Streets east of A1A in North Vilano (VACROA 2016-04 Oak Street).** *For more information, contact David Suarez, Engineer at 209-0720*
5. **Motion to transfer \$100,000 from General Fund Reserves [0083-59920] to Growth Management Services Consulting Services [0101-53150] to fund a Housing linkage Fee Study** and adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **proceed with an application to the Florida Department of Economic Opportunity for the purpose of applying for the Community Planning Technical Assistance Grant Funding for fiscal year 2018-2019** and authorizing the County Administrator to execute any documents necessary to apply for the grant. *For more information, contact Suzanne Konchan, Director, Growth Management at 904 209-0712*
6. Motion to adopt Resolution 2018-\_\_\_\_\_, accepting **Grant of Easements to allow for improvements to an existing ditch south of Sunset Park Subdivision.** *For more information, contact Gail Oliver, Director, Land Management System at 209-0770*
7. Motion to adopt Resolution 2018-\_\_\_\_\_, recognizing and **appropriating \$23,720 from the Ponte Vedra Athletic Association into the General Fund Parks and Recreation Facilities** department budget for the purchase and **installation of shade structures at Davis Park baseball fields.** *For more information, contact Wil Smith, Director of Parks and Recreation at 209-0324*
8. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute a grant agreement with the **Florida Department of Economic Opportunity**, in substantially the same form and format as attached hereto, providing for completion of a plan to identify and **maximize local economic opportunities** created by the portion of the **Palatka-to-St. Augustine Trail situated in Hastings.** *For more information, contact Wil Smith, Director, Parks and Recreation at 209-0324*

9. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, **to award Bid No: 18-45; Vilano Beach Boat Ramp Dock Repairs**, and execute a contract with **Rush Construction, Inc. dba Rush Marine** in substantially the same form and format as attached draft for completion of the specified scope of work at a lump sum **contract price of \$169,950.10**. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
10. **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 Jaime Locklear, Purchasing Manager at 209-0158*
11. A motion to adopt Resolution 2018-\_\_\_\_\_, approving the recognition and **appropriation of received FY 2018 State Aid to Libraries Grants in the amount of \$1,939** amending the FY 2018 Budget. *For more information, contact Debra Rhodes Gibson, Director, Library Services at 827-6962*
12. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the terms, conditions and requirements to **Amendment #12 to the Community Based Care contract NJ206 between St. Johns County, Florida and the State of Florida, Department of Children and Families**, and authorizing the County Administrator, or designee to execute the Contract Amendment #12 on behalf of the County **and recognize unanticipated revenue of \$162,771.00**. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
13. Motion to transfer **\$4,453 from General Fund Reserves to the '11 Flagler Estates CRA debt service fund** to satisfy debt service obligations for FY 2018. *For more information, contact Jesse Dunn, Director, Office of Management & Budget at 904 209-0568*
14. Motion to approve Minutes:
- 03/06/18, BCC Regular
  - 03/20/18, BCC Regular
  - 04/03/18, BCC Regular
15. **Proofs:**
- a) Proof: Request for Bids, Bid No.: 18-52; Courier Services for the St. Johns County Utility Department, published on March 9, 2018, and March 16, 2018, in the St. Augustine Record.
  - b) Proof: Notice of Hearing, Planning and Zoning Ordinance Hearing on March 15, 2018 and April 3, 2018, published on March 10, 2018, in the St. Augustine Record.
  - c) Proof: Request for Bids, Bid No.: 18-41; Shores WWTP Master Pump Station Replacement, published on March 12, 2018, and March 19, 2018, in the St. Augustine Record.
  - d) Proof: Request for Bids, Bid No.: 18-58; Purchase of Antiscalant, published on March 17, 2018, and March 24, 2018, in the St. Augustine Record.
  - e) Proof: Request for Bids, RFP No.: 18-30; Medical and Prescription Claims Administration Services, published on March 21, 2018, and March 28, 2018, in the St. Augustine Record.
  - f) Proof: Notice of Hearing, Adoption of Ordinance 99-51, as amended and supplemented, published on March 24, 2018, in the St. Augustine Record.
  - g) Proof: Request for Bids, Bid No.: 18-56; Janitorial Services for Public Works Administration, Fleet Maintenance, and Road & Bridge, published on March 28, 2018, and April 4, 2018, in the St. Augustine Record.
  - h) Proof: Request for Bids, Bid No.: 18-57; Ocean Oaks, Food Lion, and Cypress Lakes Lift Station Upgrades, published on March 28, 2018, and April 4, 2018, in the St. Augustine Record.

