

# 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, March 21, 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
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

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

1. **Third and Final hearing for Land Development Regulation Ordinance - Temporary Moratorium for up to twelve (12) months on acceptance, processing, or issuance of applications or permits for medical marijuana (Dispensing Organizations for low-THC cannabis and medical cannabis and for Medical Marijuana Treatment Centers for marijuana for medical purpo.** On March 7, 2017, the Board heard the first reading to implement a temporary moratorium on acceptance, processing, or issuance of application or permits for all forms of medical marijuana (I.E. Dispensing Organizations for low-THC cannabis and medical cannabis and for Medical Marijuana Treatment Centers for marijuana for medical purposes). A copy of the moratorium is attached for the Board's approval. The moratorium is set to run for up to twelve months. However, the moratorium may be extended by ordinance if justified by circumstances. Additionally the moratorium may be repealed by ordinance, by resolution, or upon simultaneous enactment of appropriate land development or other regulations pertaining to Medical Marijuana Treatment Centers. The Planning and Zoning Agency heard this item on its March 16, 2017 hearing. Additionally, the Board may, at this hearing, set the moratorium for a period of less than twelve months.

### **Presenter - Melissa Glasgow, Director of Economic Development**

2. **Presentation by the St. Johns County Chamber of Commerce - EDC Update.** The St. Johns County Chamber of Commerce will provide a presentation to the Board of County Commissioners on programs and activities at the St Johns County Chamber EDC.
3. **Presentation by the UNF Small Business Development Center.** Cathy Hagan, Area Director for the University of North Florida Small Business Development Center (SBDC) and Marge Cirillo, Certified Business Analyst will provide an update to the Board of County Commissioners on programs and activities at the St. Johns County SBDC office. St. Johns County has an agreement with the University of North Florida Small Business Development Center to provide services to assist new and existing businesses in St. Johns County.

**Presenter - Valerie Stukes, Planner**

**District 3**

4. **Public Hearing \* REZ 2016-14 Lots 5 & 6 Costanero Road.** Request to rezone two existing platted lots of approximately .46 acres from Commercial, Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for the construction of two single family homes.

**Presenter - Patrick Doty, Planner**

**District 3**

5. **Public Hearing \* REZ 2016-12 Windsong Acres.** Request to rezone approximately 8.3 acres from Open Rural (OR) to Residential, Single-Family (RS-3), specifically located at 2895 Old Moultrie Road.

**Presenter - Dick D'Souza, Engineer**

**District 2**

6. **Public Hearing \* NZVAR 2016-02 Chinmaya Mission Saint Augustine, a request for a non-zoning variance from the Land Development Code, Section 6.04.07.B.1, to allow a non-residential Development to access for an existing non-paved and stabilized easement..** The property owned by Chinmaya Mission Saint Augustine is proposed to house the Chinmaya Mission Church sanctuary, which is currently in review for construction approval from the county. It was brought to the attention of the applicant that county Land Development Code requires that commercial Projects be accessed from a road meeting the standards of 6.04.00. The applicant is seeking relief from bringing the existing easement that currently serves the area. There are six parcels that currently take access from the easement, including the Mission. The Mission is located approximately 1300 from the start of the easement. The Mission chose the property for their new church due to the rural and wooded nature of the area. The applicant has stated that the church is designed to maintain the natural beauty of the site and preserve as much of the natural vegetation as possible. Through the Variance process, the Mission has agreed to increase the stabilized width of the easement to 20' and to maintain the new stabilized surface.

**Presenter - Georgia Katz, Senior Planner**

**District 1**

7. **Public Hearing \* MAJMOD 2015-22, Sandy Creek.** A request for a Major Modification to the Sandy Creek Planned Unit Development to revise recreational amenities; modify a portion of the primary access; reduce the number of units that require a second access; allow signage facing I-95 to remain; allow lot owners to fence yards without encroachment in upland or perimeter buffer(s); and, extend phasing to allow an additional 5 years to complete the remaining single family (Phase 2) phase, and an additional 10 years for the multi-family and industrial (Phase 3) phases. On March 2, 2017 the Planning and Zoning Agency voted 6-1 to recommend approval of the project to the Board subject to incorporation of transportation Staff's recommendation into the PUD text.

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

**District 1**

8. **Public Hearing \* COMPAMD 2016-01 ICI/Middlebourne.** 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**

9. **Public Hearing \* PUD 2016-03 ICI / Middlebourne.** 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 - William Smith, Director**

10. **Presentation by Barth and Associates for the Phase I findings of the St. Johns County Parks and Recreation Master Plan.** Barth and Associates, on behalf of the St. Johns County Parks and Recreation Department, will present the Phase I findings of the Parks and Recreation Visioning and Master Plan. Items presented will include the evaluation of St. Johns County's existing parks and recreation system and facilities, an assessment of residents' needs and priorities and analysis of parks and facilities levels of service within existing Impact Fee Districts.

### **Presenter - Regina D. Ross, Deputy County Attorney**

11. **Agreement for Agricultural Extension Services Demonstrations and Programming at the Hasting Agricultural Extension Services Center.** Pursuant to the Smith-Lever Act of 1914 and applicable state laws, among other things, the University of Florida is charged with providing information to the public regarding agriculture, horticulture, natural resources, and youth development. The purpose of the proposed agreement (attached hereto as Attachment A) is to set forth the respective duties and obligations of the University and the County in providing agricultural extension demonstrations and programming at the Hastings Agricultural Extension Center. Entering into the proposed agreement serves a proper public purpose and the interests of local citizens.

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

12. **Consider appointments to the Arts, Culture, Heritage Funding Panel.** There are currently six (6) vacancies on the Arts, Culture, Heritage Funding Panel due to expired terms. Three (3) of the vacancies are regular member positions who reside within St. Johns County with a demonstrated interest in tourism/cultural development and promotion. Three (3) of the vacancies are member positions who reside outside of St. Johns County with a demonstrated interest in tourism/cultural development and promotion, with two of the vacancies being regular positions and one an alternate position. 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 18 applications (see attached list on page 7).

### **Presenter - Jesse Dunn, Director OMB**

13. **FY 2018 Board of County Commissioners Budget Workshop: Fire District Fund and Transportation Trust Fund.** This Board of County Commissioners (BCC) Budget Workshop is designed to both inform and establish budget guidelines for the upcoming FY 2018 County budget process and will focus on the County's Transportation Trust Fund and Fire District Fund.

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

# 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



## CONSENT MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, March 21, 2017 9:00 AM

---

*Please be sure all cellular devices are turned off for the duration of the County Commission Meeting*

## CONSENT AGENDA

1. Motion to approve the **Cash Requirement Report** For more information, contact Allen McDonald, County Finance Director at 904 819-3669
2. Motion to adopt Resolution 2017-\_\_\_\_\_, and the Memorandum of Understanding between the **North Florida Transportation Planning Organization** and the Board of County Commissioners of St. Johns County, Florida; and to approve a transfer in the amount of \$63,222 from Transportation Trust Fund Reserves (1131-59920) in order to appropriate funding for a **comprehensive traffic study for the Ponte Vedra/Palm Valley area.** For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613
3. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the final **plat for Schofield Acres.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
4. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the final **plat for Windward Ranch Phase Five.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
5. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the final **plat for Preserve At St. Johns.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
6. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on April 18, 2017 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 within the North Beach Subdivision (VACROA 2015-12 Oak Street (Schreck)).** For more information, contact Benjamin Powelson, Engineer at 209-0666
7. Motion to adopt Resolution 2017 - \_\_\_\_\_, authorizing the notice required by Section 336.10, F.S., for a public hearing on April 18, 2017 9:00 a.m. or at a date and time as soon there after as possible, to hear a request for the **vacation of the opened right-of-way of Seventh Street and the unopened right-of-way of Sixth Street located within the Vermont Heights subdivision (VACROA 2016-05 Park Place).** For more information, contact Eric Clark, Engineer at 209-0684

8. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of a **Reuse Agreement between St. Johns County, Florida, and Honours Golf - WGV, LLC, providing for irrigation with reuse water**, and authorizing the County Administrator to execute an agreement in substantially the same form and format as attached hereto on behalf of St. Johns County. *For more information, contact Gordon Smith, Assistant Director, Engineering/Operations at 904 209-2709*
9. 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*
10. Motion to adopt the recommendation by the **Tourist Development Council to approve the proposed Arts, Culture and Heritage Funding Program Guidelines** attached hereto, with said guidelines being effective for the **Fiscal Year 2018** Program. *For more information, contact Tera Meeks, Director of Tourism & Cultural Events at 904 209-4428*
11. Approval of **tennis court facility rental policy** that limits the number of facilities that may be reserved for private rentals. *For more information, contact Jamie Baccari, Community Program Manager at 209-0377*
12. Motion to adopt Resolution 2017- \_\_\_\_\_, authorizing the County Administrator or his designee to execute a purchase order on behalf of the County for the purchase of equipment for **technology upgrades for the County's Judicial Center courtrooms, courtroom annex and jail from CCS Presenting Better Solutions Inc.** at a price of \$155,185.50 *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
13. Motion to adopt Resolution 2017- \_\_\_\_\_, authorizing the County Administrator, or designee, to **award Bid No 17-02 Moultrie Crossing Master Lift Station Improvements to G&H Underground Construction, Inc.**, and to execute a contract in substantially the same form and format as the attached hereto for completion of the scope of work at a contract price not to exceed \$122,512.00. *For more information, contact Joseph Giammanco, Purchasing Manager at 904 209-0152*
14. Motion to adopt Resolution 2017 - \_\_\_\_\_, amending the **St. Johns County Fee Schedule** for services provided by St. Johns County Departments for Fiscal Year 2017. *For more information, contact Devin Cousins, Budget Analyst at 209-0569*
15. **Minutes: 1/17/17 Regular Meeting Minutes**