

# 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, April 19, 2016 9:00 AM

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*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 2016 as St. Johns County Jewish Heritage Month*
- ❖ *Proclamation recognizing May 2016 as Older Americans Month*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

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

#### **District 5**

1. **Public Hearing \* COMPAMD 2015-08 Cordova Palms.** Transmittal Hearing for COMPAMD 2015-08, Cordova Palms, a request to amend the Future Land Use Map from Intensive Commercial (IC) to Residential-C for approximately 115.9 acres of land, amend from IC to Industrial (I) for approximately 39.4 acres of land and add a text amendment to limit the number of residential dwelling units to 750 residential units and a maximum of 150,000 square feet of commercial and retail service. The Planning and Zoning Agency recommended transmittal at its March 3, 2016 meeting with a 5-0 vote.

### **Presenter - Danielle Handy, AICP, Chief Planner**

#### **District 2**

2. **Public Hearing \* CPA(SS) 2015-03 Mill Creek Hardware.** Adoption of CPA (SS) 2015-03, Mill Creek Hardware, a request to amend the Comprehensive Plan Future Land Use Map designation from Residential-A (Res-A) to Community Commercial (CC) and to add a textual policy to limit Community Commercial uses to 45,000 square feet. The subject property is approximately 9.99 acres in area and is located along State Road 16 at its intersection with County Road 16A. The Planning and Zoning Agency recommended approval at its March 17, 2016 regular meeting with a 6-0 vote.

**Presenter - Danielle Handy, AICP, Chief Planner**

**District 2**

3. **Public Hearing \* PUD 2015-09 Mill Creek Hardware.** This is a request to rezone from Open Rural (OR) to Planned Unit Development (PUD). The subject property is approximately 9.99 acres in area and is located along State Road 16 at its intersection with County Road 16A. The Planning and Zoning Agency recommended approval at its March 17, 2016 regular meeting with a 6-0 vote.

**District 1**

4. **Public Hearing \* MAJMOD 2016-01 Aberdeen PUD.** This is a request for a Major Modification to the Aberdeen PUD to reduce the front yard setback requirement for single-family homes (excluding garages) from twenty (20) feet to fifteen (15) feet. The Planning and Zoning Agency recommended approval on March 17, 2016 with a 6-0 vote.

**Presenter - Valerie Stukes, Planner**

**District 3**

5. **Public Hearing \* REZ 2015-21 Sea Pines.** This is a request to rezone from Residential, Single Family (RS-2) with conditions to Residential, Single Family (RS-2) without conditions, thereby removing all conditions stipulated by the conditional zoning ordinance. The Planning and Zoning Agency recommended approval of the rezoning request at its March 17, 2016 meeting with a 5-1 vote.

**Presenter - Eric Clark, Engineer**

**District 2**

6. **Public Hearing \* VACROA 2015-10 - Public Hearing regarding vacating a portion of Windward Ranch Boulevard and simultaneous conveyance to a Homeowner's Association..** The applicant requests the vacation of a portion of Windward Ranch Boulevard within the Windward Ranch Subdivision and to simultaneously convey those roads to the Windward Ranch Homeowner's Association pursuant to section 336.125, Florida Statutes. The resulting private road will be used for a gate for a gated community. Based on staff's review, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation.

- ❖ 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, April 19, 2016 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 approve eight (8) positions in the Growth Management, Public Works, and Fire Rescue Departments and motion to approve the transfer of \$31,500 from General Fund Reserves [0083-59920].** *For more information, contact Stacey Stanish, Director, Administrative and Support Services at 904 209-0545*
3. **Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute an agreement with THE PGA TOUR, Inc., in substantially the same form and format as attached hereto, to provide marketing and promotions services during THE PLAYERS Tournament at a contract price not to exceed \$250,000, and subject to availability of funding, authorizing the use of tourist development tax revenues from the Administration & Special Uses Category of the St. Johns County Tourist Development Plan as a funding source.** *For more information, contact Tera Meeks, Tourism and Cultural Program Director at 209-0805*
4. **Motion to amend the previously approved FY2017 Arts, Culture and Heritage Funding Program Guidelines to include the non-substantive revisions attached hereto.** *For more information, contact Tera Meeks, Tourism and Cultural Program Director at 904 827-6892*
5. **Motion to adopt Resolution 2016 - \_\_\_\_\_ recognizing unanticipated revenue in the amount of \$2,025, increasing the General Fund revenue budget and appropriating this receipt to the Recreation Programs Department.** *For more information, contact William C. Smith, Director at 904 209-0324*
6. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the terms, conditions, and requirements of the agreement between St. Johns County, Florida and with Healthy Families St. Johns and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County.** *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6088*
7. **Motion to adopt Resolution 2016- \_\_\_\_\_, authorizing the County Administrator, or designee, to award Bid No 16-13R Fire Sprinkler Systems Maintenance, Inspection, and Repair Services to Maximum Fire Protection Inc., and to execute a contract in substantially the same form and format as the attached hereto for completion of the County portions of the scope of work at a contract price not to exceed \$10,250.00.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
8. **Motion to declare items as surplus, and authorize the County Administrator, or his designee, to dispose of same in accordance with the Section 308 of the St. Johns County Purchasing Policy and Chapter 274 of the Florida Statutes.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*

9. **Motion to adopt Resolution 2016-\_\_\_\_, authorizing the County Administrator, or his designee, to purchase two (2) new 2017 Freightliner 18 Cubic yard Dump Trucks with Tom Nehl Truck Company at a price of \$233,016.00, subject to the terms and conditions of the City of Jacksonville, contract # SC-0388-15.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
10. **Motion to adopt Resolution 2016-\_\_\_\_, authorizing the County Administrator, or his designee, to purchase Two (2) Glaval Cutaway Transit Vehicles (Buses) in accordance with FDOT Public Transit Office's Contract # TRIPS-11-CA-GB from Getaway Bus, Inc. at a total purchase price of \$223,984.00.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
11. **Motion to approve the designation of the \$18,190 in Sidewalk Fund payments by the Eagle's Cove subdivision, along with any other Sidewalk Fund payments from developers along Palm Valley Road and private contributions, to be placed in a restricted reserve account to only be used towards sidewalk improvements on Palm Valley Road from Landrum Lane to A1A as requested by the Palm Valley Community Association.** *For more information, contact Wade Schroeder, Budget Analyst at 904 209-0570*
12. **Motion authorizing County Administrator, or designee, to assemble a financing team to prepare refinancing documents to achieve annual debt service savings for the Ponte Vedra Utility Revenue Bonds Series 2006 and 2007 for later consideration by the Board,** *For more information, contact Jesse Dunn, OMB Assistant Director, at 209-0568*
13. **Motion to adopt Resolution 2016-\_\_\_ accepting a Special Warranty Deed for conveyance of a lift station site and an Easement for Utilities to serve Southaven Phase One.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
14. **Motion to adopt Resolution 2016-\_\_\_ accepting an Easement for Utilities to provide water service to the Southaven PUD Amenity Center located off International Golf Parkway and accepting a Bill of Sale conveying all personal property associated with the water system.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
15. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the terms and conditions of an Agreement for Vacation of Easement (Preserve at Ponte Vedra Subdivision) and authorizing the County Administrator, or designee, to execute said Easement.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
16. **Motion to adopt Resolution 2016-\_\_\_ accepting a Grant of Easement for Drainage Improvements (San Juan Drive) and authorizing the County Administrator, or designee, to join in the execution of the easement on behalf of the County.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
17. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the final plat for Samara Lakes Parcel D Phase Four.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
18. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the final plat for Park Place.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
19. **Minutes:** 3/1/16 Regular Meeting, 3/15/16 Regular Meeting