

# 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  
District 4 - Jay Morris  
District 5 - Henry Dean



## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, December 06, 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
- ❖ Reorganization of the Board
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Debra Rhodes Gibson, Library Director**

- 1. Informational presentation by the Library Advisory Board and the Friends of the Library.** As part of their oversight and advocacy roles, the Library Advisory Board and the Friends of the Library will present an update to the BCC, outlining accomplishments, challenges, and opportunities on behalf of the library system and the individual branch Friends groups. This presentation will include an update from the Library Advisory Board and the Ponte Vedra Friends of the Library.

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

- 2. Public Hearing \* CDD AMD 2016-01 Twin Creeks North CDD Contraction.** A petition to amend the Twin Creeks North CDD to remove approximately 61.79 acres. The Twin Creeks North CDD is located on the north side of CR 210. The property being removed is located just west of US 1. The approximate 61 acre parcel is not part of the residential community and receives no benefit from the CDD. The parcel is designated for flex industrial uses within the DRI and PUD. Staff recommends approval of CDD AMD 2016-01 Twin Creeks North CDD. These findings are based upon the following information: the proposed CDD Petition and support materials, potential consistency with applicable policies of the Comprehensive Plan, the Land Development Code requirements and other relevant information available to staff.

#### **District 1**

**Presenter - Valerie Stukes, Planner**

**District 5**

3. **Public Hearing \* MAJMOD 2016-12 Woodlawn PUD.** MAJMOD 2016-12 Woodlawn PUD, request for a Major Modification to the Woodlawn Planned Unit Development to reduce the front yard setback from a minimum of 20 feet to a minimum of 15 feet on specific lots owned by D.R. Horton, and to add an option to have age-restricted units within the project. Planning and Zoning Agency recommended approval with a 5-1 vote on October 20, 2016.

**Presenter - Jan Trantham, Senior Transportation Planner**

**District 1**

4. **Public Hearing \* DEVAGRMOD 2016-01 Durbin Creek National Development Agreement Modification (Second Reading).** This is the first amendment of the Durbin Creek National Development Agreement that was approved in 2015. The modification requests to increase the shopping center square footage in Phase 1A by 100,000 square feet and decrease Phase 1B by an equal amount, to clarify that the 50% of active recreation facilities can either be dedicated to the County or to a POA or CDD provided these facilities remain available for public use, and to clarify that Exhibit 11 depicts the conceptual location of the projected development phases and is subject to change as portions of the property are rezoned. The location of Phase 1A has been identified and will be restricted to the area shown on Exhibit 11 (as modified), situated between SR 9B and West Peyton Parkway. Transportation mitigation for Phase 1A has been completed by the donation of the SR 9B right-of-way to FDOT. The increase to 700,000 sq. ft. in Phase 1A does not increase project impacts with the companion decrease in Phase 1B, and identifying the specific location for Phase 1A in an area where roadway improvements/widening is currently under construction when the location was previously unknown is a positive change. This is the final public hearing that is scheduled before the Board on December 6, 2016.

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

**District 1**

5. **Public Hearing \* PUD 2016-17 Durbin Park Phase 1A.** PUD 2016-17 Durbin Park Phase 1A, a request to rezone approximately 247 acres from Open Rural (OR) to Planned Unit Development (PUD) for 700,000 square feet of non-residential development. Planning and Zoning Agency recommended approval with a 6 - 0 vote on November 3, 2016.

**Presenter - Patrick Doty, CFM, Planner**

**District 1**

6. **Public Hearing \* MAJMOD 2015-14 Villa Sovana PUD.** This is a request for a Major Modification to the Villa Sovana Planned Unit Development to eliminate the requirement for five (5) foot wide sidewalks on the south side of Villa Sovana Court. This Major Modification request also acknowledges and reflects the 2010 application for Small Adjustment to the Villa Sovana PUD that eliminated the requirement for five (5) foot wide sidewalks on the northern side of Villa Sovana Court. Sidewalks were not required to be constructed at the time each home was built, as the Developer provided a sidewalk bond for \$5,798 to ensure the construction of sidewalks within Villa Sovana. The sidewalk fund was recently renewed in 2016 and is still valid. Should this Major Modification request be approved, the sidewalk bond would be returned, and no sidewalks would be required to be constructed in the subdivision. On October 20, 2016 the Planning and Zoning Agency recommended approval by a vote of 6-0.

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

**District 1**

- 7. Public Hearing \* Transmittal hearing for COMPAMD 2016-02 WCI C.R. 210.** Transmittal hearing for COMPAMD 2016-02 known as WCI C.R. 210, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential-B (Res-B) with a proposed site-specific amendment to limit development of 818 single family dwelling units and 160,000 square feet of neighborhood commercial uses

**Presenter - Damon Douglas, Project Manager**

**District 3**

- 8. Public Hearing \* Resolution creating the Moultrie Crossing Utility Line Assessment Area and Providing Notice of Intent to use the Uniform Method of Collection, and Resolution approving an Agreement with the Tax Collector to collect the associated assessments..** The Board of County Commissioners of St. Johns County, Florida, (Board) enacted Ordinance No. 2013-21 (Ordinance) on May 7, 2013, to provide for the creation of Assessment Areas to help existing neighborhoods, with multiple owners and established residences on the majority of lots, fill in missing water and sewer line infrastructure when it would be possible to do so using existing reserves, without negatively affecting utility rates, debt capacity or bond financing. The property owners in the Moultrie Crossing subdivision (Applicants) have requested the County create an Assessment Area to finance the replacement of their privately owned lift station and the acceptance of said lift station by the St. Johns County Utility Department to insure timely and efficient maintenance and repairs in the future, and maintain essential sanitation and public health benefits. The Applicants have complied with the procedural requirements for proposed assessment areas per Section 3 of the Ordinance, including eighty percent (80%) of the affected property owners signifying approval of the contemplated Utility Line Improvements and associated Assessment Area. The St. Johns County Utility Department has presented written verification demonstrating that the contemplated Utility Line Improvements and the County's operation thereof will not adversely affect the County's outstanding water and sewer revenue bonds and the funds pledged to the payment of such revenue bonds and will not impair the County's compliance with any bond covenants contained in the applicable bond resolution. Florida Statute 197.3632 requires the Board to adopt a resolution at a public hearing clearly stating its intent to use the uniform method of collecting such an assessment prior to January 1, or if the Property Appraiser and Tax Collector agree, March 1.

- ❖ 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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### 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 2016-\_\_\_\_\_, approving the **final plat for Bannon Lakes Phase 1B-1A.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
3. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for Twenty Mile at Nocatee Phase 3B.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
4. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for Shearwater Phase 1B East-2.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
5. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for Crescent Key Phase Two.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
6. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for GreenSide at World Golf Village.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
7. Motion to adopt Resolution No. 2016-\_\_\_\_\_, approving the terms and conditions of the **Non-Exclusive Franchise Agreement for Construction and Demolition Debris with Donovan Dumpster, LLC,** and authorizing the County Administrator or designee to execute the Non-Exclusive Franchise **Agreement for Construction and Demolition Debris** on behalf of the County. For more information, contact Wendy Hicks, Solid Waste Manager at 904 827-6982
8. Motion to adopt Resolution No. 2016-\_\_\_\_\_, approving the terms and conditions of the **Non-Exclusive Franchise Agreement for Commercial/Industrial Solid Waste Collection Franchise with Donovan Dumpster, LLC,** and authorizing the County Administrator or designee to execute the Non-Exclusive Franchise Agreement on behalf of the County For more information, contact Wendy Hicks, Solid Waste Manager at 904 827-6982
9. Motion to Adopt Resolution 2016-\_\_\_\_\_, accepting a **Quit Claim Deed for right-of-way** per the Concurrency and Impact Fee Credit Agreement **from Alterra Partners, LLC.,** known as **The Lakes at Mill Creek Plantation.** For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762

10. Motion to adopt Resolution 2016-\_\_\_\_\_, accepting a **Deed of Dedication Right-of-Way from Racetrac Petroleum, Inc.** to St. Johns County for additional right-of-way along Old Moultrie Road required for a turn lane. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
11. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **purchase three (3) new 6" Mobile Diesel Pumps at a price of \$126,716.96 from Xylem Dewatering Solutions**, subject to the terms and conditions of the Florida Sheriff's Association & Florida Association of Counties Contract # FSA16-VEH14.0. *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
12. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award Bid No 16-58 St. Andrews Lift Station Improvements to US Water Services Corporation**, 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 \$212,000.00 *For more information, contact Joseph Giammanco, Purchasing Manager at 904 209-0152*
13. Motion to adopt Resolution 2016-\_\_\_\_\_, approving **amendment of the current Administrative Services Agreement with Blue Cross and Blue Shield of Florida, Inc, D/B/A Florida Blue**, modifying the Duties and Responsibilities Section III. for Claims Processing and replacing Providers Outside the State of Florida with Inter-Plan Arrangements; and authorizing the County Administrator, or designee, to execute the amendment on behalf of the County. *For more information, contact Stacey Stanish, Director, Administrative and Support Services at 209-0545*
14. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, conditions, and requirements of the **Contract Extension between St. Johns County, Florida and Department of Health** and authorizing the County Administrator, or his designee, to execute an agreement substantially in the same form as the Agreement on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6088*
15. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator or his designee to **accept \$799,754 in unanticipated Community Development Block Grant funds from HUD** and, upon finding of legal sufficiency by the Office of the County Attorney, to execute the grant agreement for the acceptance of the funds and recognizing and appropriating the funds within the Fiscal Year 2016-2017 County Budget. *For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089*
16. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, conditions, and requirements of the **Agreement between St. Johns County, Florida and SMA Behavioral Health Services, Inc.**, authorizing the County Administrator, or designee, to execute the Agreement substantially in the form as attached on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6088*
17. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, conditions, and requirements of the **agreement between St. Johns County, Florida and ACTION** and authorizing the County Administrator, or designee, to execute the agreement substantially in the same form as attached on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6088*



18. Motion to adopt Resolution 2016-\_\_\_\_\_, to provide a **State Housing Initiative Partnership Local Housing Assistance Plan technical revision** as described to serve the housing needs of very low, low, and moderate income eligible participants. *For more information, contact Shawna Novak, Director HHS at 209-6089*
19. Motion to adopt Resolution 2016- \_\_\_\_\_, approving the terms, conditions and requirements of a **grant award agreement between St. Johns County and the Florida Division of Historical Resources**, and authorizing the County Administrator or designee to execute the grant award agreement and attendant restrictive covenants on behalf of the County. *For more information, contact William C. Smith, Director at 904 209-0324*
20. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **assign the current agreement with Azar's Uniforms, Inc for supply of fire rescue uniforms, under Bid 15-85, to Galls, LLC**, under the same terms and conditions as the current agreement. *For more information, contact Joseph Giammanco, Purchasing Manager at 904 209-0152*

**21. Approval of Minutes:**

November 1, 2016 Regular Meeting  
 November 8, 2016 Regular Meeting  
 October 25, 2016 Emergency Meeting  
 October 18, 2016 Regular Meeting  
 October 4, 2016 Regular Meeting  
 October 11, 2016 Emergency Meeting

**22. Proofs:**

- a) Proof: Request for Bids, Purchase of Sodium Hydroxide – Bid No: 17-06, published September 30, 2016 in the St. Augustine Record.
- b) Proof: Notice of Meeting, WS Bonds Series 2016 – 9/29 Special Meetings, published September 23, 2016 in the St. Augustine Record.
- c) Proof: Notice of Meeting, WS Bond Pre-closing – 10/7 Special Mtg, published on October 7, 2016 in the St. Augustine Record.
- d) Proof: Request for Bids, Bid 17-06: Purchase of Sodium Hydroxide 50% and Chlorine Gas, published October 12, 2016 in the St. Augustine Record.
- e) Proof: Request for Bids, Bid No: 17-05: Purchase of Cold Bituminous Asphalt Patching Mix, published October 4, 2016 and October 11, 2016 in the St. Augustine Record.
- f) Proof: Notice of Foreclosure, Repealer Ordinances, published October 22, 2016 in the St. Augustine Record.
- g) Proof: Request for Bids, Bid No: 17-08: Purchase of Cisco Core Network Gear, published October 14, 2016 and October 21, 2016 in the St. Augustine Record.
- h) Proof: Notice of Meeting, Intergovernmental Committee Cancellation, published October 26, 2016 in the St. Augustine Record.
- i) Proof: Notice of Public Hearings 10/24-PZA Establishment of Ordinance/Regulations affecting the use of land, published October 24, 2016 in the St. Augustine Record.
- j) Proof: Notice of Meeting, Value Adjustment Board, published October 10, 2016 in the St. Augustine Record.

