

# 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, May 17, 2016 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
- ❖ *Presentation of Beacon of Tenure to Sheila Greenleaf recognizing more than 40 Years of service to the St. Johns County Sheriff's Office*
- ❖ *Proclamation recognizing May 2016 as Civility Month*
- ❖ *Proclamation recognizing May 2016 as National Foster Parent*
- ❖ *Proclamation recognizing May 2016 as National Public Works Month*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Wanda Forrest, North Florida TPO, Transportation Planning Manager**

1. **Presentation on North Florida TPO Transportation Improvement Program FY 2016/17 - 2020/21.** The TIP identifies all publicly funded highway, transit and aviation projects within the North Florida TPO area. This area includes all of Duval County and significant portions of Clay, St. Johns and Nassau Counties. This report will cover projects significant to St. Johns County.

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

2. **Public Hearing \* CPA (SS) 2015-05 St. Johns Commercial Village.** Adoption Hearing for CPA (SS) 2015-05, St. Johns Commercial Village, a Small Scale Comprehensive Plan Amendment to amend approximately 7.7 acres of land from Residential-B to Community Commercial (CC) with a text amendment to limit commercial development to those uses allowed in Commercial General zoning, car wash as accessory to a gas station and convenience store and limited to 45,000 square feet or 5,800 square feet/acre, to allow a reduction in the scenic edge to 30 feet along SR 13, provide internal connectivity between the parcels of the subject property, to provide that no development edge shall be required where the property abuts nonresidential development and to provide for tree preservation and tree plantings. The subject property is located at 600 SR 13. The Planning and Zoning Agency recommended denial at its April 21, 2016 meeting with a 4-1 vote.

#### **District 1**

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

**District 4**

3. **Public Hearing \* COMPAMD 2015-07 Nocatee Comprehensive Plan Text Amendment.** Adoption Hearing for COMPAMD 2015-07, Nocatee New Town Text Amendment to modify Objective A.1.19, as approved by Ordinance No. 2001-18 and to add Objective A.1.23 for the New Town Future Land Use designation as it applies to the Nocatee Development of Regional Impact (DRI); modify the mixed use percentages, and eliminate the Town Center Village Mixed Use Core. Nocatee is located east of US 1 North, west of the Intracoastal Waterway. The Planning and Zoning Agency recommended approval with a 4-1 vote.

**District 4**

4. **Public Hearing \* DRI MOD 2015-05 Nocatee.** Request to modify the Nocatee DRI to modify the Land Use Conversion Table, modify the affordable housing conditions, add a provision for a post-secondary education facility, remove road connections to the land south of Nocatee, and clarify the paving standard for Pine Island Road. Nocatee is located east of US 1 North, west of the Intracoastal Waterway. The Planning and Zoning Agency recommended approval at its April 7, 2016 meeting with a 4-1 vote. After the Planning and Zoning Agency meeting, the applicant revised the Education Special Condition.

**District 4**

5. **Public Hearing \* MAJMOD 2015-18 Nocatee.** Major Modification 2015-18 Major Modification to the Nocatee PUD to provide consistency with the modified Comprehensive Plan Objective and amended DRI, specifically incorporating the Land Use Conversion Table, affordable housing conditions, delete the Town Center Mixed Use Core, clarify road connections to the land south of Nocatee and clarify the paving standard for Pine Island Road. Nocatee is located east of US 1 North, west of the Intracoastal Waterway. The Planning and Zoning recommended approval at its April 7, 2016 meeting with a 3-2 vote.

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

**District 1**

6. **Public Hearing \* CPA(SS) 2016-01 Flora Park.** Adoption of CPA (SS) 2016-01, Flora Park, a request to amend the Comprehensive Plan Future Land Use Map designation from Residential-B (Res-B) to Residential-C (Res-C) and to add a textual policy to limit Residential-C uses to one (1) restaurant with a drive-through. The subject property is approximately 9.36 acres in area and is located south of Race Track Road and west of Flora Branch Boulevard. The Planning and Zoning Agency recommended approval on April 21, 2016 with a 5-0 vote.

**Presenter - Beverly Frazier, Planner**

**District 4**

7. **Public Hearing \* MAJMOD 2015-17 Marsh Harbor South PRD.** Request a Major Modification to the Marsh Harbor South Planned Rural Development (PRD) to reconfigure the internal road and lot layout, add provision to allow limited trimming in upland buffers for scenic vistas, add a temporary construction access along the FIND pipeline easement from Davis Park Road, add five acre pond in the Reserve Area to utilize fill onsite for lot development and to update timing to a single ten year phase for development. The Planning and Zoning agency unanimously recommend approval by a 5-0 vote.

**Presenter - Jan Brewer, Environmental Division Manager**

8. **Discussion of a possible amendment to Section 4.01.05.E.3 of the Land Development Code to provide clarity and penalties for unpermitted protected tree removal.** The Land Development Code Section 4.01.05.E.3 titled “Remedies for Protected Tree Removal without a permit” is intended to provide a process to correct for the unpermitted removal of protected trees. When applying this provision of the Code it was realized that the requirements for the restoration of the protected trees was not as clear as desired. Additionally, several citizens and civic groups have been in public discussions recently to request amending the Code to include penalties for unpermitted protected tree removal. Therefore, this agenda item is to seek guidance from the Board of County Commissioners concerning the revision of Section 4.01.05.E.3 of the Land Development Code to provide clarity and penalties for unpermitted tree removal.

**Presenter - Tim Wilson, CED SJC Agricultural Center**

9. **Presentation of St. Johns County Extension Services First Quarter Report and Second Quarter Calendar of Events.** This presentation will provide an overview of the St. Johns County Extension Office faculty and staff organizational structure, a brief summary of the 1st quarter 2016 outcomes and impacts that we have reported in our "Working Together" document and a brief discussion related to our upcoming calendar of events.

**Presenter - Rebecca Lavie, Assistant County Attorney**

10. **Resolution approving the issuance by Industrial Development Authority of its not to exceed \$15,725,000 Health Care Revenue and Revenue Refunding 2016 Bonds (Vicar’s Landing Project), Series 2016.** The St. Johns County Industrial Development Authority adopted a resolution at its May 9, 2016 meeting authorizing the issuance of Health Care Revenue and Revenue Refunding Bonds (the 2016 Bonds) in an amount not to exceed \$15,725,000, the proceeds of which will be loaned to Life Care Ponte Vedra, Inc. (the Borrower), the owner of the Vicar's Landing continuing care community located in St. Johns County for the purposes of (i) providing funds to refund the Health Care Revenue Refunding Bonds (Vicar's Landing Project), Series 2007, previously issued by the IDA to the Borrower; (ii) financing a portion of the costs of the acquisition, renovation, construction, expansion, improvement, and equipping of various capital improvements to the Borrower's health care facilities; (iii) funding a deposit to the Debt Service Reserve Fund for the 2016 Bonds; and (iv) paying costs of issuance of the 2016 Bonds. Issuance of the 2016 Bonds is subject to the approval of the Board of County Commissioners. Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, a public hearing and approval by the Board of County Commissioners is required before the bonds can be issued. The 2016 Bonds will be payable solely from the revenues pledged pursuant to a loan agreement entered into between the IDA and the Borrower and shall not create any liability on the part of the County. The Board's adoption of this resolution does not constitute an endorsement of the creditworthiness of the Borrower; a recommendation to any prospective purchaser to purchase the 2016 Bonds; an evaluation of the likelihood of the repayment of the debt service on the 2016 Bonds; or approval of any required permits relating to the project.

**Presenter - Darrell M. Locklear, P.E., Assistant County Administrator of Operations**

**11. Main Library / Davenport Park Parking and Access.** Modifying / relocating the driveway for Davenport Park and the Main Library has been the subject of recent discussions between the City, FDOT and County; and was discussed at a conceptual level by the City Commission at their Board meeting on April 25th. Driveway modifications are needed in response to the larger improvements at the May Street/San Carlos/San Marco intersection to better facilitate the through movement of traffic. The City owns property on three sides of the Library; thus, coordination with the City is necessary to find a solution that also accommodates the Library. At the City Commission meeting on April 25th the Commission gave their consensus for staff to move forward as necessary with the attached conceptual site/access plan. Subsequently, the attached Interlocal Agreement has been prepared in coordination with the City and outlines how the City and County move forward in making improvements to parking and access for the County Main Library and the City's Davenport Park. In summary, the driveway access on San Carlos will be eliminated after driveways are provided off US1, parking is expanded and a right-out only driveway to San Marco is provided. The improvements are to be funded by the City and FDOT.

- ❖ 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 17, 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 declare items 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 Dawn Cardenas, Purchasing Manager at 209-0152*
3. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the final plat for Preserve at Palm Valley.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
4. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the final plat for Deer Chase.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
5. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the final plat for Gran Lake Phase 1A.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
6. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the final plat for Mill Creek Plantation North Phase 1.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
7. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the final plat for Marshall Creek DRI Unit 9A.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
8. **Motion to adopt Resolution 2016-\_\_\_\_\_ setting a Public Hearing date of June 21, 2016 at 9:00 am to hear a request for the vacation of a portion of Oak Street.** *For more information, contact Eric Clark, Engineer at 209-0684*
9. **Motion to authorize County staff to submit a grant application to the Department of Economic Opportunity for a Technical Assistance Grant to update the St. Johns County Affordable Housing Study.** *For more information, contact Joseph Cearley, Special Projects Manager at 904 209-0590*
10. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the appropriation of FY 2015 library donations in the amount of \$10,838 from General Fund Reserves and the recognition and appropriation of FY 2016 library donations in the amount of \$9,111.** *For more information, contact Debra Rhodes Gibson, Library Services Director at 904 827-6931*

11. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the terms, conditions, and requirements of the agreement for the Master Trust Administration between St. Johns County, Florida and Family Support Services of North Florida, Inc., 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*
  
12. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the terms, conditions, and requirements of the Contract Extension Agreement for adoption recruitment services, in conjunction with the Heart Gallery of North Florida, between St. Johns County, Florida and Family Support Services of North Florida, Inc., authorizing the County Administrator, or designee, to execute the Contract Extension Agreement on behalf of the County.** *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6088*
  
13. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving an exchange of real property pursuant to Section 125.37, Florida Statutes.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
  
14. **Approval of Minutes: April 5, 2016 - Regular Meeting**  
**April 19, 2016 - Regular Meeting**

