

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, October 04, 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
- ❖ *Proclamation recognizing October 2016 as Arts and Humanities Month*
- ❖ *Proclamation recognizing October 23-31, 2016 as Red Ribbon Week*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Howard White, Building Official

1. **St. Johns County Community Rating System Upgrade.** St. Johns County receives an upgrade in Community Rating System Program due to teamwork with several Divisions throughout the County.

Presenter - Rebecca Lavie, Assistant County Attorney

2. **Presbyterian Retirement Communities Revenue Bonds.** The Industrial Development Authority approved on September 12, 2016 (subject to approval by the County Commission) an interlocal agreement with Orange County Health Facilities Authority ("OCHFA") and other jurisdictions relating to OCHFA's issuance of Revenue Bonds for the benefit of Presbyterian Retirement Communities and its affiliates (including Wesley Manor, Inc. that operates Westminster Woods on Julington Creek). The Authority held a public hearing on September 12, 2016 and the County's approval of the financing that relates to improvements within the County is required by the Internal Revenue Code. As required by law, the County is not obligated in any way to pay debt service on these OCHFA bonds. The OCHFA bonds will refund bonds of the Industrial Development Authority that in part financed the construction of 87 residential units at Westminster Woods on Julington Creek in Fruit Cove.

Presenter - Melissa Glasgow, Director of Economic Development

District 2

- 3. Burkhardt Distributing Company, Inc. Economic Development Incentive Application.** The St. Johns County Economic Development Agency (Agency) has received an application from Burkhardt Distributing Company, Inc. (Applicant), for economic development incentives to construct a 113,000 square foot office/warehouse building to serve as its new corporate headquarters/distribution operation. The Applicant began operations in St. Johns County in 1989 and currently has 84 employees. The company expanded at the current location in 2006, and has no room for additional expansion. The proposed new facility is to be located along Agricultural Center Drive, just west of I-95 in St. Johns County. This project represents a proposed expansion and relocation of an existing operation, currently located at 3935 Inman Road. If approved, the company intends to maintain their 84 local employees and hire 6 new employees at an average wage of \$49,000 within the next three years. Additionally, the company proposes future expansion of an additional 88,500 square feet; however, the future phase is not incorporated into consideration of this incentive request. The project scored 7 points under the 'Existing Industry' category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development grant of up to 100% of fees paid to the County by the applicant (Impact Fees and Water/Sewer Connection Fees) and four years Ad Valorem taxes paid by the applicant (general County portion) on capital improvements and tangible personal property. Completion of the project is anticipated by the last quarter of calendar year 2017. With this schedule, the first annual grant payment would be anticipated during FY 19. The total estimated value of the incentive is \$426,141. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application.

Presenter - Beverly Frazier, Planner

District 3

- 4. Public Hearing * REZ 2015-25 Great Expectations.** Request to rezone 2.79 acres from Open Rural (OR) to Commercial Intensive (CI) to allow for commercial development as automobile dealership, real estate office and auction house office, specifically located at 1965 State Road 207. The Planning and Zoning Agency recommended approval of the rezoning with conditions on September 1, 2016 with a 7-0 vote. The conditions recommended include an enhanced buffer at the western zoning line within the parcel and a minimum 300 foot distance requirement from residential lots for storage tank(s).

Presenter - Cynthia A. May, Senior Planner

District 4

- 5. Public Hearing * REZ 2016-04 Preserve Pointe.** The applicant is requesting to rezone the subject property, which totals approximately 8.38 acres, from Open Rural (OR) to Residential, Single Family (RS-2). The existing Future Land Use designation of Residential-B could accommodate the construction of up to ten (10) single-family homes on 5.56 net developable acres, in accordance with a density of 2 dwelling units per net acre. Under the RS-2 zoning classification, the minimum lot area is 10,000 square feet and the minimum lot width is 90 feet. The Planning and Zoning Agency recommended approval of the rezoning by a vote of 6-0 at their meeting held August 18, 2016. Members of the Agency discussed the preservation of wetlands and a significant tree buffer along the YMCA boundary (west side); traffic associated with school drop-off and pick-up hours; and, the potential dedication of ROW along Palm Valley Road, which would include a sidewalk to be constructed on the subject property. There are no waivers requested.

Presenter - Danielle Handy, AICP, Chief Planner

District 1

6. **Public Hearing * CPA(SS) 2016-06 Joe Ashton Road.** Adoption of CPA (SS) 2016-06 Joe Ashton Road, a request to amend the Comprehensive Plan Future Land Use Map designation from Rural/Silviculture (R/S) to Residential-A (Res-A) and to add a textual policy to limit the number of dwelling units to one (1). The subject property is approximately 4.28 acres in area and is located 75 miles southeast of the intersection of County Road 13 N and Joe Ashton Road. The Planning and Zoning Agency recommended approval of the Small Scale Comprehensive Plan Amendment request at the September 1, 2016 hearing subject to the three findings of fact found within the staff report with a vote of 7-0.

Presenter - Kim K. Del Rance, Senior Planner

District 4

7. **Public Hearing * NZVAR2016-06 Tire Kingdom.** This is a request for a non-zoning variance to Land Development Code Section 3.06.09.C.2 to exceed the limit of 24 square feet per wall sign allowing for a wall sign of 61.42 square feet in the Palm Valley Overlay District. The Palm Valley Architectural Review Committee (ARC) recommended approval of the requested non-zoning variance to the Overlay standards at their meeting on August 24, 2016. This application is companion to ARCCC 2016-14, which are to be heard concurrently.

District 4

8. **Public Hearing * ARCCC2016-14 Tire Kingdom.** This is a request for design approval of a larger sign of 61.42 square feet of ADA in the Ponte Vedra Palm Valley Overlay District. This item is a companion item to NZVAR 2016-06, which will be heard concurrently. The Palm Valley Architectural Review Committee (ARC) recommended approval of the design at their meeting on August 24, 2016.

Presenter - Joseph Cearley, Special Projects Manager

District 2

9. **Public Hearing * PUD 2016-02 Edgewater.** This is a request to rezone approximately 10.82 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow a 19 unit, single-family residential subdivision. The subject property is located along the intersection of Racetrack Road and State Road 16. The Planning and Zoning Agency recommended approval of the rezoning request at the August 4, 2016 public hearing subject to the nine findings of fact found within the staff report with a vote of 6-0.

Presenter - Phong Nguyen, Transportation Division Manager

10. **Approval of the St. Johns County 2016 Transit Development Plan.** As a recipient of Block Grant funding from the Florida Department of Transportation we are required to develop and maintain a Transit Development Plan. This is a 10 year plan that establishes a strategic focus and mission to guide the development of the St. Johns County public transportation system. The plan must be updated yearly with a major update once every 5 years. For this year a major update was required. We are requesting the 2016 St. Johns County Board of County Commissioners approve this major update which will cover a ten year period from 2017 through 2026.

- ❖ 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, Vice-Chair
District 2 - Jeb S. Smith, Chair
District 3 - William (Bill) A. McClure
District 4 - Jay Morris
District 5 - Rachael L. Bennett



CONSENT MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Tuesday, October 04, 2016 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 2016-_____, approving the terms of the Help America Vote Act of 2002 (HAVA) grant agreement, authorizing the Chair to execute the agreement on behalf of the County and directing the County Administrator, or designee, to recognize the grant funds as unanticipated revenue for allocation to the Supervisor of Elections' FY 2017 budget.** *For more information, contact Vicky C. Oakes, Supervisor of Elections at 904 823-2238*
- 3. Motion to adopt Resolution 2016-_____, approving the final plat for Shearwater Phase 1B East.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
- 4. Motion to adopt Resolution 2016-_____, approving the final plat for Marshall Creek DRI Unit EV-3A.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
- 5. Staff requests authorization to proceed with design of site details for future bidding and construction of two raised pedestrian islands and raised crosswalks on Heritage Park Drive as depicted on the attached location map and, (contingent upon available annual funding) proceed with bidding and construction of the project.** *For more information, contact Greg Caldwell, Interim Engineering Manager at 209-0132*
- 6. Motion to adopt Resolution 2016-_____, authorizing the County Administrator, or his designee, to purchase two (2) 2017 Braun Ambulance from Ten-8 Fire Equipment Inc. in accordance with the terms and conditions contained in the Florida Fire Chief's Association, Florida Sheriff's Association & Florida Association of Counties Contract # FSA16-VEF12.0 at a total price of \$538,042.00.** *For more information, contact Doug Timms, Director of Office of Mangement & Budget at 209-0566*
- 7. Motion to approve the Pacetti Road Residential School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2016-02).** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*

8. Motion to adopt Resolution 2016-_____, authorizing the County Administrator, or designee, to award Bid No 16-47R Countywide Pavement Management and Rehabilitation Continuing Services to North Florida Emulsions, Inc.; Asphalt Paving Systems, Inc.; Preferred Materials, Inc.; Hubbard Construction Company; P&S Paving and Duval Asphalt Products, Inc. and to execute contracts in substantially the same form and format as the attached hereto for providing services for asphalt maintenance and rehabilitation services and striping on an as-needed basis for various roadways throughout St. Johns County. *For more information, contact Doug Timms, Director OMB at 904 209-0566*

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 Doug Timms, Interim Purchasing Director at 209-0152*

10. Approval of Minutes:

August 2, 2016 Regular Meeting
August 16, 2016 Regular Meeting
September 6, 2016 Special Meeting

11. Proofs:

- a) Proof: Request for Bids, Bid No:16-52, Lift Station Improvements Green Acres Rd., published August 17, 2016 and August 24, 2016 in the St. Augustine Record.
- b) Proof: Request for Bids, Bid No: 16-57, Restroom Cleaning Services for St. Johns County Parks, published August 18, 2016 and August 25, 2016 in the St. Augustine Record.
- c) Proof: Notice of Cancelled Meeting of the Intergovernmental Committee Meeting published August 31, 2016 in the St. Augustine Record.