

# 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 07, 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 – Ellen Leroy-Reed, Executive Director of the Friends of the Guana Tolomato Matanzas National Estuarine Research Reserve**

**District 5**

1. **Presentation and consideration of a letter of support for Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR).**

**Presenter - Georgia Katz, Senior Planner**

**District 1**

2. **Public Hearing \* DRIMOD 2017-01 Northeast Interchange Quadrant.** Request to modify the Saint Johns DRI Condition II.A to allow conversion of uses and add a Land Use Equivalency Table (a/k/a Land Use Conversion Table), to allow conversion of uses within the Interchange Parcels, revise DRI MDP Map for the NE Interchange Quadrant Parcels, including allow Single Family Age Restricted (SFAR) and Multi-Family (MFAR) on Parcels 1-14 and prohibit industrial if any residential occurs first and a reciprocal provision in the event Industrial development precedes residential development, add Commercial use to Parcels 9-13, provide for limited Commercial on Parcel 14 for aged restricted facilities, and update build out dates for the development as allowed by legislative extensions of time.

**District 1**

3. **Public Hearing \* MAJMOD 2016-13 Northeast Interchange Quadrant.** Major Modification 2016-13 Major Modification 2016-13 Major Modification to the Interchange Parcels PUD located within the Saint Johns DRI, to add to the Northeast Interchange Parcels 1-14 Single Family Age Restricted (SFAR) and Multi-Family Age Restricted (MFAR) uses, prohibit Industrial uses if any SFAR or MFAR occurs and a reciprocal provision in the event Industrial development precedes residential development, adds standard to address incompatibility between uses regarding building height, provide height limitations on Parcels 5 & 14, add development standards for SFAR and MFAR, reduce the building setback to 20' for certain residential uses in all Interchange parcels, and incorporate legislative extensions of time into the DRI and PUD. There is one waiver requested one to allow a reduction to parking for MFAR.

**Presenter - Shannon Acevedo, Application Review Supervisor**

**District 4**

4. **Public Hearing \* VACPLA 2016-02 Second Avenue- petition to vacate a portion of Hilden Subdivision near the intersection of US 1 North and Da Vinci Boulevard.** The subject of this request is to approve the petition for plat vacation VACPLA 2016-02 for Second Avenue. This request seeks to vacate lots within Block 16 and Block 17 as well as a portion of unopened right of way platted as Second Avenue within the Subdivision of Hilden platted subdivision. The subject property is located east of US 1 North and south of Da Vinci Boulevard within the Hilden subdivision. Property uses surrounding this property include residential single-family homes to the north and east and an auto repair shop to the south. The applicant owns all properties subject to this plat vacation. Should the plat vacation be approved, the applicant plans to build an assisted living facility on the site. Staff has no objections to this plat vacation request. The Planning and Zoning Agency recommended approval of the request with a 6-0 vote on its February 16, 2017 hearing.

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

**District 2**

5. **Public Hearing \* NZVAR 2017-03 Huff Residence.** Request for a Non-Zoning Variance from the platting requirements of Land Development Code, Section 5.01.01, located at 5040 St. Ambrose Church Road.

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

6. **First 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 purposes).** On February 21, 2017, this Board directed this office 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 eventual 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. Additionally, the Board may, at this hearing or subsequent hearing, set the moratorium for a period of less than twelve months. This is the first of a three part hearing process required by section 125.66, Florida Statutes, and 163.3174, Florida Statutes. The next hearing will be a recommendation before the Planning and Zoning Agency on March 16, 2017, and final adoption by the Board of County Commissioners on March 21, 2017. The second public hearing must be at a time after 5:00 p.m. on a weekday unless a majority plus one of the Board of County Commissioners votes to hold it at a time other than after 5:00 p.m.

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

7. **Consider an appointment to the North Coastal Design Review Board (DRB).** Currently there is one (1) vacancy on the North Coastal Design Review Board due to an expired term. This vacancy was advertised October 31 through December 1, 2016. One application was received. Please find attached for your review and consideration a recommendation from the North Coastal Design Review Board, along with the reappointment request and application from Rita Clare-Salzler (District 5).

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

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## CONSENT MEETING AGENDA

County Auditorium  
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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 approve the Cordova Palms School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2017-01).** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
3. **Motion to approve PFS AGREE 2016-06 and authorize the County Administrator to execute the Mill Creek Hardware Proportionate Fair Share Agreement,** finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
4. **Motion to approve modification of the Bannon Lakes Proportionate Fair Share Agreement (DEVAGRMOD 2016-02)** and authorize the County Administrator to execute the Amended and Restated Bannon Lakes Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
5. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the final plat for Moultrie Woods II.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the final plat for Julington Lakes - Phase 3.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
7. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the final plat for Durbin Crossing Townhomes Phase III.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
8. Motion to adopt Resolution 2017-\_\_\_\_\_, **approving the final plat for Shearwater Phase 1-8 (Replat).** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
9. 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*

10. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale and Schedule of Values conveying all personal property associated with the sewer system serving Gander Mountain** located off Outlet Mall Boulevard. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
11. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting an **Easement for Utilities and a Bill of Sale conveying all personal property associated with the water system to serve Lion Gate One**, LLC located off International Golf Parkway. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
12. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting an **Easement for Utilities and a Bill of Sale conveying all personal property associated with the reuse, water and sewer system to serve Bannon Lakes Phase 1A-1** located off International Golf Parkway. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
13. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Temporary Construction Easement from The School Board of St. Johns County to St. Johns County in connection with the Ray Road Improvements Project**. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
14. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Grant of Easement for offsite drainage in connection with the roadway right-of-way dedication of an extension of Crosswater Parkway in Nocatee**. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
15. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the **Chair to execute a County Deed for property identified as Pond Easement 110C in the Bartram Park Impact Fee Credit Agreement**. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
16. Motion to adopt Resolution 2017- \_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to **execute a Second Amendment to Communications Tower Agreement, in substantially the form and format as attached** hereto, with **New Cingular Wireless PCS, LLC**, and further authorizing the County Administrator, or designee, to execute any amendments thereto that do not affect the material terms, conditions or obligation of the Agreement. *For more information, contact Damon Douglas, Project Manager at 209-0794*
17. Motion to adopt Resolution 2017- \_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to **execute a Seventh Amendment to Tower Attachment Communications Site Agreement, in substantially the form and format as attached** hereto, with **SprintCom, Inc.**, and further authorizing the County Administrator, or designee, to execute any amendments thereto that do not affect the material terms, conditions or obligation of the Agreement. *For more information, contact Damon Douglas, Project Manager at 209-0794*
18. Motion to adopt Resolution 2017\_\_\_\_\_, authorizing the County Administrator, or his designee, to **purchase two (2) 2017 Ford F-450 Service Body Trucks with Cranes 4X2 from Duval Ford** in accordance with the terms and conditions contained in the **Florida State Contract Contract # 25100000-16-1** for a total price of \$153,585.78. *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
19. 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*

20. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 17-23; Matanzas Bridge Inlet Pipelines Replacement and execute a contract with J.D. Hinson Company**, in substantially the same form and format as the attached draft for completion of the specified scope of work at a lump sum contract price of \$2,395,875.58. *For more information, contact Joseph Giammanco, Purchasing Manager at 904 209-0152*
21. Motion to adopt Resolution 2017 - \_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No:17-18, US 1 and Ray Road Turn Lane, and to execute a contract with Kirby Development**, in substantially the same form and format as the attached draft for completion of the specified scope of work at a lump sum contract price of \$354,853.60. *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
22. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, conditions, and requirements of the **contract for the Emergency Solutions Grant between St Johns County and Home Again St. Johns, CoC Lead Agency**, and authorizing the County Administrator or designee to execute the Contract on behalf of the County. *For more information, contact Angela Cowling, Contract Coordinator at 904 209-6099*
23. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, conditions, and requirements of the **contract for TANF Grant between St Johns County and Home Again St. Johns, CoC Lead Agency**, and authorizing the County Administrator or designee to execute the contract substantially in the same form as attached on behalf of the County. *For more information, contact Angela Cowling, Contract Coordinator at 904 209-6099*
24. Motion to adopt Resolution 2017- \_\_\_\_\_, authorizing the **Chair to sign and execute Modification Number 4 to the CDBG Subgrant Agreement between the Department of Economic Opportunity and St. Johns County**. *For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089*
25. Motion to approve the **transfer of \$55,000 from Parks Zone A Impact Fees Reserves to Parks Zone A Consulting Services** to fund an initial plan for County owned recreation **property located adjacent to Pacetti Bay Middle School**. *For more information, contact Billy Zeits, Assistant Director, Recreation & Parks at 904 209-0322*
26. Motion to adopt the recommendation of the **Northwest Tower Committee for utilizing Tower Funds in the amount of \$1,960.84** to pay Carter Environmental Services for **the capture and relocation of a Gopher Tortoise from Aberdeen Park**, and authorizing transfer of these funds from the Tower Capital Outlay Reserve account to the Contractual Services account, finding that this use of funds is consistent with the intent of St. Johns County Resolution 99-117, Section 5. Transfer of \$1,960.84 from NW Recreation Projects Capital Outlay Reserve (1200-59927) to Contractual Services (1200-53120). *For more information, contact Jamie Baccari, Community Program Manager at 209-0377*
27. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or designee, to **submit a grant application on behalf of St. Johns County to the Florida Inland Navigation District Waterways Assistance Program for Canopy Shores Park, Phase I**, design, engineering and permitting of a fishing pier and floating dock *For more information, contact William C. Smith, Director at 904 209-0324*
28. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or designee, to **submit a grant application on behalf of St. Johns County to the Florida Inland Navigation District Waterways Assistance Program Grant for the Palm Valley West Boat Ramp, Phase I**, design, engineering and permitting. *For more information, contact William C. Smith, Director at 904 209-0324*
29. **Minutes:** February 7, 2017 Regular Meeting.