

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

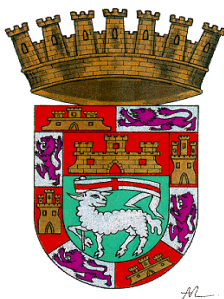
District 1 – Cyndi Stevenson

District 2 – Ron Sanchez, Chair

District 3 – Ray A. Quinn

District 4 – Phillip J. Mays

District 5 – Ken Bryan, Vice-Chair



REGULAR MEETING AGENDA

County Auditorium

500 San Sebastian View

Michael D. Wanchick, County Administrator

Patrick F. McCormack, County Attorney

TUESDAY, AUGUST 3, 2010 – 9:00 A.M.

❖*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
- ❖ Invocation – Commissioner Ken Bryan
- ❖ Pledge of Allegiance – Commissioner Ron Sanchez
- ❖ *Proclamation declaring the month of August 2010 as St Augustine Boys & Girls Club Month*
- ❖ *Acceptance of Proclamation*
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Public Comment
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter – Jesse Dunn, Assistant Director of Management & Budget

1. Consider the Proposed Fiscal Year 2011 Millage Rates and finalize the First Public Hearing date for the Fiscal Year 2011 Annual Budget for St. Johns County.

Presenter – Wade Schroeder, Office of Management & Budget

2. Consider a Resolution regarding St. Johns County Transportation Improvement Revenue Bonds, Series 2006/Bond Projects and amending and supplementing County Resolution No. 2006-443 for the purpose of amending the 2006 project description.

Presenter – Michael Blackford, Planning/Zoning Manager, Growth Management

District 3

3. **Public Hearing – REZ 2010-03 SR 207 Interchange Northeast Rezoning.** This is a request to rezone 9.90 acres from Commercial Highway and Tourist (CHT) to Commercial Intensive (CI) for the development of all uses allowed in CI zoning. Subject property is located on north of SR 207 and east of I-95 within a Mixed Use District Node. The Planning Division finds the request to rezone to CI substantially meets the requirements of the Comprehensive Plan and the Land Development Code. The Planning and Zoning Agency recommended approval of this request by a 6/0 vote at their July 15th meeting.

District 4

- 4. Public Hearing - PUD 2009-01 Canal Boulevard Shops Planned Unit Development.** This is a request to rezone approximately 1.55 acres from an Open Rural (OR) to Planned Unit Development (PUD) in order to develop up to 8,100 square feet of commercial space. This area is located on Canal Blvd. between Roscoe Rd. and Wilderness Trail. The Planning Division finds the request to rezone to Planned Unit Development (PUD) does substantially meet the requirements of the Comprehensive Plan and the Land Development Code. The site is designated Residential B and a PUD rezoning is required for any new commercial sites. The PZA recommended unanimous approval at their June 3, 2010 meeting.

Presenter – Jason Cleghorn, Planner, Growth Management

District 1

- 5. Public Hearing – NOPC 2010-01 Nocatee Notice of Proposed Change.** This application is a request for a proposed change to the previously approved Nocatee Development of Regional Impact Development Order, Resolution 2001-30, as amended, filed under the provision of subsection 380.06(19) of the Florida Statutes. Changes proposed are: The proposed change includes a request to modify the Nocatee Development Order to add a two acre parcel as “Added Lands”. The lands would be added to the Twenty Mile Village and no additional development rights are being sought. Staff recommends approval of the Notice of Proposed Change and finds it generally consistent with the Comprehensive Plan and that the changes proposed therein do not constitute a substantial deviation. The PZA recommended this NOPC for approval at their June 17th meeting by unanimous vote.

Presenter – Michael Roberson, Planner, Growth Management

District 3

- 6. Public Hearing – Appeal of a decision by the Planning and Zoning Agency, pursuant to Section 9.07.03 of the Land Development Code (PLANAPPL 2010-01 Kings Trace.** This is an appeal filed pursuant to Section 9.07.03 of the Land Development Code regarding decisions of the Planning and Zoning Agency (PZA). The PZA issued a final decision regarding a Minor Modification to the side setback requirement for a single-family residence. The PZA denied the application by a 3-2 vote. The Agency found that the request did not fully meet the definition of a Variance because the hardship was created by the owner. This application was presented to the Board of County Commissioners (BCC) on 15 June 2010 but was continued to be heard on the August 3rd BCC meeting. The BCC indicated the neighbors were not in support of the variance, however; the applicant was under the impression they were supportive. The continuation provides the applicant time to readdress the neighbor’s concerns. At this time, the County has not received any additional information from the applicant regarding the neighbor’s support. The subject property is located in Kings Trace PUD, at 309 Mystic Castle Drive.

Presenter – Phong Nguyen, Transportation Planning Manager

District 2

- 7. Public Hearing - DEVAGREE 2009-05 - SR 16 CPA Development Agreement.** This is the first of two required public hearings for the SR 16 CPA Development Agreement. The proposed Agreement is associated with the SR 16 Comprehensive Plan Amendment (COMPAMD 2009-04) to address adequate transportation capacity, and the provision of adequate water and wastewater capacity for the development of up to 330,000 sq. ft. of commercial uses, including a maximum of 200,000 sq. ft. of retail uses in the proposed CPA. The Development Agreement is still in draft form pending applicant response to outstanding staff comments, and finalizing the project’s proportionate share mitigation. Staff will continue to work with the Applicant to finalize the Agreement. The proposed Development Agreement will be in final form for the 2nd public hearing scheduled for August 17, 2010.

Presenter – Georgia Katz, Long Range Planning, Principal Planner

District 2

8. Public Hearing - 2009-04 SR 16 - Comprehensive Plan Amendment. The subject Comprehensive Plan Map amendment, proposed by Sunshine Land Holding, LLC, for 33.29 acres, original request was to change the land use for this parcel from Residential B to Intensive Commercial. The Board transmitted this request to the Department of Community Affairs (DCA) at the March 16, 2010 meeting. However, the Board requested the applicant and the Murabella Community residents to work together to discuss the proposed land use designation. As a result, the applicant, Murabella residents, Commissioner Sanchez and County Staff met several times that resulted in an agreement to change the proposed land use designation to Community Commercial and add a new policy to the Future Land Use Element to limit the overall proposed project size, provide size limitations on the proposed commercial for stand alone and in a larger business centers and design standards to ensure compatibility with the adjacent neighborhood and address the Big Box concerns. This amendment is part of the December 2009 regular cycle and is required to be adopted in this amendment package. For this reason staff requests the Board continue this item to August 17, 2010 for final action.

Presenter – Teresa Bishop, AICP, Long Range Planning Director

9. Public Hearing - 2025 Comprehensive Plan. The 2025 Comprehensive Plan was transmitted by the Board of County Commissioners to the Department of Community Affairs (DCA) on March 16, 2010. The DCA issued its Objections, Recommendations and Comments (ORC) Report on May 28, 2010. The ORC Report provided objections with recommended actions the County must consider prior to adoption of the 2025 Comprehensive Plan. DCA issued objections to objectives and polices in the Land Use, Infrastructure, Coastal Management/Conservation and Capital Improvements Elements. The DCA objections mainly pertained to clarifying policies to provide consistency with Florida Statute, incorporate energy policies into the Land Use Element, define a mixture of uses allowed in the mixed use districts and clarify terms and concepts used in the Plan. Staff has addressed these objections according to the DCA's recommendations and revised the Plan as necessary. In addition, the Florida Wildlife Federation (FWF) participated in the review of the 2025 Plan. Staff met with FWF representatives and made agreed upon changes. The Planning and Zoning Agency recommended approval on June 17, 2010. The 2025 Comprehensive Plan is part of the December 2009 cycle of amendments, which are required to be adopted in a package. For this reason, staff requests the Board continue this item to August 17, 2010 for final action.

Presenter – Melissa Lundquist, BCC Coordinator

10. Consider two appointments to the Adjustment & Appeals Board.

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

End of Regular Agenda

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CONSENT AGENDA

County Auditorium
500 San Sebastian View

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

TUESDAY, AUGUST 3, 2010

CONSENT AGENDA

1. **Approval of the Cash Requirement Report.** *For information, contact Allen MacDonald, County Finance Director at 819-3669, and a copy of this report is available in the County Commission office.*
2. **Sheriff Bonds:**
 - Cancel: Gloria Benyacko
 - Stephen Duncan
 - Peter Dorpema
3. **Minutes:** - None.
4. Motion to adopt a **Resolution approving the terms and authorizing the County Administrator, or designee, to execute a certain Purchase and Sale Agreement for property required for Segment III of the Volusia Street/Four Mile Road Improvement Project.** *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
5. Motion to adopt a **Resolution approving the terms and authorizing the County Administrator or designee to execute a Modification of Lease for Children and Families for space located at the Health and Human Services Center.** *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
6. Motion to adopt a **Resolution accepting a Corrective Easement for Utilities and Bill of Sale for water service to Pacetti Road Pet Spa on Pacetti Road.** *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
7. Motion to adopt a **Resolution accepting a Roadway Drainage Easement Agreement and authorizing the Chair to join in the execution of said easement and a First Amendment to Construction, Drainage and Maintenance Easement, on behalf of the County, in connection with Valley Ridge Boulevard in Nocatee.** *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
8. Motion to adopt a **Resolution accepting a Quit Claim Deed from the City of St. Augustine and approving the terms and conditions of a Conservation Easement required for the Council on Aging Riverhouse Observation Pier Project and authorizing the Chair to execute the Conservation Easement on behalf of the County.** *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*

9. Motion to adopt a **Resolution approving the terms and conditions of a License to Use/Hold Harmless Agreement between St. Johns County and Vilano Town Center Partners, LLC, and authorizing the Chair of the Board to execute the agreement on behalf of the County.** *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
10. Motion to adopt a **Resolution authorizing the County Administrator, or designee, to execute an Easement to Florida Power & Light Company to install electrical service to the lift station for the Duval/St. Johns Street Drainage Improvement Project in the West St. Augustine Area.** *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
11. Motion to adopt **Resolution approving the final plat for Bartram Park Unit Three-B.** *For information, contact Kathy Nielsen, Applications Review Manager, at 209-0698.*
12. Motion to adopt a **Resolution recognizing unanticipated revenue in the amount of \$3,725.00, for the purchase of an aerator for the Solomon Calhoun Community Center Pool** and increasing the revenue budget for General Fund Donations and appropriating to the Recreation Programs Operating Supplies. *For information, contact Wil Smith, Assistant Director Parks & Recreation, at 209-0324.*
13. Motion to adopt a **Resolution authorizing the County Administrator, or designee, to execute a FDOT Maintenance Agreement for the A1A Scenic and Historical Coastal Byway - Northern Gateway Sign.** *For information, contact Wil Smith, Assistant Director Parks & Recreation, at 209-0324.*
14. Motion to approve **Community Base Care's application and fees for FY 2011 membership to the Florida Coalition for Children (FCC) and designating \$334.35 of the that fee to cover a lobbyist component.** Dues for St Johns County will be \$7,252.62 for FY 2011 based on our annual budget, majority being funded by the DCF State Grants. *For information, contact Ven Thomas, Health & Human Services Director, at 209-0688.*
15. Motion to authorize the **County Administrator, or his designee, to award Bid No. 10-74 Purchase of SJC Fire Rescue Equipment to Elite Fire & Safety Equipment, Inc.; Municipal Equipment Co.; Hall-Mark Fire Apparatus; Dana Safety Supply; and Ten-8 Fire Equipment, Inc. and negotiate agreements for a term of one (1) year with three (3) one year extensions.** The estimated annual expenditure for FY11 is approximately \$90,000.00. *For information, contact Joe Burch, Purchasing Director, at 209-0152.*
16. Motion to authorize the **County Administrator, or his designee, to award Bid No. 10-70 Turnkey Odor & Corrosion Control Program for SJC Utility Department to Premier Chemicals, LLC. and enter into a contract with Premier Chemicals, LLC. for an initial term of one (1) year with three(3) one year extensions.** *For information, contact Joe Burch, Purchasing Director, at 209-0152.*
17. Motion to authorize the **County Administrator, or his designee to award Bid No. 10-42 Lab Services for the SJC Utility Department to Advanced Environmental Laboratories, Inc., and award a contract with Advanced Environmental Laboratories, Inc. for an initial term of one (1) year with four (4) one year extensions.** *For information, contact Joe Burch, Purchasing Director, at 209-0152.*
18. Motion to authorize the **County Administrator, or his designee, to award Bid No. 10-33 Solana Road/PGA Tour Blvd./Marsh Landing Parkway Traffic Signal to American Lighting & Signalization, Inc. as the lowest responsive bidder for a Total Lump Sum Bid of \$161,380.00** and award a contract for same. *For information, contact Joe Burch, Purchasing Director, at 209-0152.*

19. Motion to authorize the **County Administrator, or his designee, to award Bid No. 10-73 West Augustine Improvements Sanitary Lift Station to Masci Corporation as the lowest responsive bidder for a Total Bid of \$295,782.00** and award a contract for the same. *For information, contact Joe Burch, Purchasing Director, at 209-0152.*
20. Motion to **declare County Vehicle CV#201, a 1995 Freightliner Ambulance, as surplus and authorize the County Administrator to donate it to the St. Johns County Sheriff's Office to be used by the SWAT/Dive Team.** *For information, contact Joe Burch, Purchasing Director, at 209-0152.*
21. Motion to adopt a **Resolution approving the terms, and authorizing the Chairman to execute an Interlocal Agreement with the Ponte Vedra Municipal Service District for the joint participation in the construction of the upgraded pedestrian railing and column system on the Southerly side of Corona Road between Ponte Vedra Blvd. and Rutile Dr.** *For information, contact H.P. Tomkins, County Engineer, at 209-0115.*
22. Motion to adopt a **Resolution approving and authorizing the adjustments of certain speed zones within St. Johns County as per the FY 2010 Traffic Engineering Investigation and Study prepared by Prosser Hallock, Inc.** The roadways with speed zone changes are as follows: Agricultural Center Drive, Cracker Swamp Road, Dobbs Road, George Miller Road, Hastings Blvd, Kings Estate Road/Hilltop Road, Morrison Road, Old Hastings Road, Reid Packing House Road, Rolling Hills Drive, Russell Sampson Road, St. Ambrose Church Road, Vermont Blvd./Allen Nease Road, Watson Road, and Winifred Masters Road. *For information, contact H.P. Tomkins, County Engineer, at 209-0115.*
23. Proofs:
- a. Proof: Notice to Bidders, Bid #10-83, published June 18, 2010 in the Ponte Vedra Recorder.
 - b. Proof: Notice to Bidders, Bid #10-63R, published July 1, 2010 and July 8, 2010 in the St. Augustine Record.
 - c. Proof: Notice to Bidders, Bid #10-81, published June 26, 2010 and July 3, 2010 in the St. Augustine Record.
 - d. Proof: Notice to Bidders, Bid #10-85, published June 26, 2010 and July 3, 2010 in the St. Augustine Record.
 - e. Proof: Notice to Bidders, Bid #10-06R, published June 29, 2010 and July 6, 2010 in the St. Augustine Record.
 - f. Proof: Notice to Bidders, Bid #10-73, published June 3, 2010 and June 10, 2010 in the St. Augustine Record.
 - g. Proof: Notice of Administrator's Budget Hearings on May 11, 2010 through May 13, 2010, published May 7, 2010 in the Ponte Vedra Recorder.

End of Consent Agenda