

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 – Cyndi Stevenson

District 2 – Ron Sanchez

District 3 – William (Bill) A. McClure

District 4 – Jay Morris, Chair

District 5 – Rachael L. Bennett, Vice-Chair



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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



TUESDAY, DECEMBER 17, 2013 – 9:00 A.M.



❖Please be sure all cellular devices are silenced 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 – Chelsea Glenn, Planner

District 3

- 1. Public Hearing –MAJMOD 2013-08 Moultrie Bluff Plaza PUD (Residential).** Request to modify existing Moultrie Bluff Plaza PUD to change and clarify the phasing schedule so that Phase II, residential may begin in 2013 and be constructed simultaneously with Phase I, Commercial. Staff recommends approval of the request, with the requested waiver, based on its consistency with the Future Land Use Designation of Residential-C, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request at its October 3, 2013 meeting by a vote of 7 to 0.

Presenter – Kathy Nielsen, Application Review Manager

District 4

- 2. Public Hearing – VACPLA 2013-02 St. Augustine Circle Plat Vacation.** The subject of this Resolution is a plat vacation of St. Augustine Circle Subdivision. The property is located south of St. Augustine Park (Venetian Boulevard area) and east of US 1 North. This request will eliminate 123 lots and allow for a new PUD development of 68 lots, if approved. The companion application is the Chasewood PUD, which needs to be heard concurrently, and if the PUD is to be denied, the applicant would like to withdraw the vacation request. All technical comments have been addressed through the Development Review Process; therefore, staff has no objections. The PZA recommended approval 7 to 0 at its November 7, 2013 meeting.

Presenter – Chelsea Glenn, Planner

District 4

- 3. Public Hearing – PUD 2013-07 Chasewood PUD.** Request to rezone 38.37 acres from Open Rural (OR) and Residential, Single-family (RS-3) to Planned Unit Development (PUD) in order to develop 68 single-family units and 24,000 square feet of commercial/office space. Staff recommends approval, upon approval of the waiver, based on consistency with the Future Land Use designation of Mixed Use District and Residential-B, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request at its November 7, 2013 meeting by a vote of 7 to 0. The motion included approval of the requested waiver.

Presenter – Phong T. Nguyen, Transportation Development Division Manager

District 5

- 4. Public Hearing – DEVAGRMOD 2013-02 SR16 Property Development Agreement Modification.** The SR 16 Property Development Agreement was approved by the Board of County Commissioners on May 2, 2006 for the SR 16 Property Comprehensive Plan Amendment (aka Tomoka Forest PUD) to address identified public facility deficiencies for the development of 54 single family units. The Agreement provided no assurance of concurrency, and included provisions for the Developer to participate in a school concurrency system, proportionate fair share program, and utility agreements with the St. Johns County Utility Department if adopted after the Agreement was approved. The request seeks to terminate the Development Agreement based on the updated concurrency review finding that adequate transportation, water and wastewater capacity is available; and the stipulation that mitigation for schools through a School Concurrency Proportionate Share Mitigation Agreement is required. Two public hearings are required to modify or terminate a Development Agreement. This is the second of two required public hearings. The first public hearing was held on November 19, 2013.

Presenter – Melissa Glasgow, Director of Economic Development

- 5. Consider an Economic Development Grant Application for Project Panther** and consider a Resolution recommending Project Panther be approved as a Qualified Target Industry Business for the State of Florida QTI tax refund program to commit to pay up to \$18,000 as 20% local financial support to attract a new manufacturing company; and instructing the County Attorney to draft an Economic Development Grant Agreement of \$21,560 for later consideration by the Board upon final selection of St. Johns County as the Project Panther site.

Presenter – William G. Young, Director of Utilities

- 6. Report on the St. Johns County Utility Integrated Water Resources Plan (IWRP).** This is a presentation on the Integrated Water Resources Plan, which is a plan to develop both long and short term strategies to ensure sustainable water supply solutions for St. Johns County residents for the next 25 years.

Presenter - Gordon Smith, Utility Engineering Manager

- 7. Consider a Resolution approving Joint Defense/Common Interest Agreement** between City of Atlantic Beach, Clay County Utility Authority, City of Gainesville, City of Jacksonville Beach, JEA, City of Neptune Beach, Town of Orange Park, and St. Johns County.

Presenters – Jerry Cameron, Assistant County Administrator, Michael Rubin, Director of Construction Services, and Debra Rhodes-Gibson, Director of Library Services

8. Presentation on the Hastings Potato Growers Building.

Presenter - Doug Timms, Director of Management & Budget

- 9. Consider a budget transfer for the necessary funding from General Fund reserves and increase the borrowing authorization from the maximum of \$4 million as necessary to award the new Health and Human Services Center construction contract.**

Presenters – Patrick McCormack, County Attorney & Doug Timms, Director of Management & Budget

- 10. Consider a Resolution approving the Settlement Agreement and third Addendum to the St. Johns County/JEA Water and Wastewater Interlocal Agreement.**

- ❖ **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
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 TUESDAY, DECEMBER 17, 2013 

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. **Minutes:**
 - none
3. Motion to adopt a Resolution approving the terms and authorizing the Chair, or designee, to execute an **easement to Florida Power & Light Company** to install electrical service to the Masters Tract property. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
4. Motion to adopt a Resolution approving the **final plat for Las Calinas Parcel 3A Unit 2 Phase 3A.** *For information, contact Kathy Nielsen, Application Review Manager, at 209-0698.*
5. Motion to declare a list of **County assorted equipment items (from County Departments that are of varying conditions) as surplus** and authorize the County Administrator, or his designee, to dispose of the same in accordance with County Purchasing Policy 308 and Florida Statute 274. *For information, contact Dawn Cardenas, Purchasing Manager at 209-0152.*
6. Motion to adopt a Resolution **recognizing unanticipated revenue in the amount of \$851.64 from the family of Kyle W. Good for a bench to be placed on the St. Johns County Pier in his memory** and increasing the revenue budget for General Fund Contributions in the said amount and appropriating to the Recreation Facilities Department Other Maintenance Account. *For information, contact Wil Smith, Director of Recreation & Parks, at 209-0324.*
7. Motion to adopt a Resolution **recognizing unanticipated revenue in the amount of \$3,120 from the Friends of the St. Augustine Amphitheatre, Inc.,** increasing the revenue budget for Cultural Events Division Contributions revenue line and appropriating \$3,120 to the Cultural Events Operating Supplies expenditure line. The contribution will be used to purchase three computers for the Cultural Events Division. *For information, contact Andrea Matzke, Budget Analyst, at 209-0572.*

8. Motion to adopt a Resolution approving the terms and conditions of the **State of Florida Domestic Preparedness Strategy HazMat sustainment grant and appropriating \$14,925 in related unanticipated grant funds** within the Fire District Fund. The Grant is funded through the U.S. Department of Homeland Security – Office of Domestic Preparedness to the State Homeland Security Program. The Federal share is 100%, and requires no match from the County. *For information, contact Jeff Prevatt, Assistant Fire/Rescue Chief, at 209-1713.*
9. Motion to adopt a Resolution **approving the terms and conditions of the agreement between the St. Johns County Board of County Commissioners and the City of St. Augustine to provide for certain tourist related services and operation of the St. Augustine/St. Johns County Visitors Information Center (“VIC”)** and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. *For information, contact Glenn Hastings, TDC Director, at 209-4428.*
10. Motion to adopt a Resolution approving the terms, conditions, and requirements of the **Contract between St Johns County and EPIC Community Services, for the provision of services through the THINK! for Success Program**, and authorizing the County Administrator to execute the Contract on behalf of the County. *For information, contact Joy Andrews, HHS Director, at 209-6088.*
11. Motion to accept the **required triennial report from the St. Johns County Affordable Housing Advisory Committee.** *For information, contact Benjamin Coney, Housing Manager, at 827-6892.*
12. Motion to adopt a Resolution approving and **adopt the 2013 Local Mitigation Strategy Plan** and directing the Director of Emergency Management to notify the Florida Division of Emergency Management of the County’s Approval and adoption of the of the local mitigation strategy plan. *For information, contact Ray Ashton, Emergency Management Director, at 824-5550.*
13. Motion to adopt a Resolution **authorizing the County Administrator, or his designee, to award Bid No. 14-03 (Purchase of Hot Mix Asphalt), and to execute a contract with Oldcastle Southern Group d/b/a APAC Southeast, Inc.** to provide hot mix asphalt for an initial term of one (1) year, and up to four (4) one year renewals. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
14. Motion to adopt a Resolution authorizing the County Administrator, or his designee, **to award a contract for Bid No 14-09 Demolition & New Construction of Bartram Oaks Water Treatment Plant to Sawcross, Inc.** as the lowest responsive, responsible bidder for a Total Lump Sum Bid of \$541,500.00 and to allow County Staff to investigate and negotiate value engineering opportunities with the successful bidder that best serve the interests of St. Johns County. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
15. Motion to adopt a Resolution authorizing **the County Administrator, or his designee, to negotiate fee schedules and enter into contracts for RFQ# 14-11 Water Well Assessment & Rehabilitation Services with the three (3) ranked firms: Partridge Well Drilling Co., Inc.; Rowe Drilling Co., Inc. and Thompson Well & Pump Inc.** for initial three (3) year contract with the option to renew contracts two (2) times, each with a two (2) year term. If agreement cannot be reached with all 3 firms, authorization is requested to enter into contracts with the number firms with whom negotiated fee schedules can be reached. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*

16. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **award a contract for Bid No 14-16 – Northwest Wellfield Floridan Aquifer Production Well NW4 to Applied Drilling Engineering, Inc.** as the lowest responsive, responsible bidder for a Total Lump Sum Bid of \$117,350.00. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
17. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **purchase One (1) New Caterpillar 750KW Generator from Florida Sheriff's Association & Florida Association of Counties Contract # 13-11-0904 from Ring Power Corporation in the amount of \$261,743.00.** A generator is needed for the Utility Administration Building as it provides a central work location and hub during long term outages and natural disasters. This request was included in the approved FY 2014 budget. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
18. Motion to approve a **transfer from Fire/EMS Impact Fee Capital Reserves from Fire/EMS Impact Fee Capital Reserves (1172-59927) in the amount of \$148,250 for design and engineering related to the construction of a Nocatee Fire/Rescue Station.** *For information, contact Jerry Cameron, Assistant County Administrator at 209-6198.*
19. Motion to approve Resolution to **contract with Musco Lighting and utilize the piggy back option from the Clay County RFP #08/09-3 for the West Augustine Field Lighting Project.** *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
20. Motion to adopt a Resolution approving the **Insurance Committee recommendation for Health and Dental plan providers and authorizing the County Administrator or designee to enter into contract with Florida Blue for health benefits and Humana for dental benefits.** *For information, contact Stacey Stanish, Director of Admin/Support Services at 209-0545.*
21. Motion to adopt a Resolution approving the **Insurance Committee recommendation for Stop Loss coverage and authorizing the County Administrator or designee to enter into a contract with RMTS effective January 1, 2014.** *For information, contact Stacey Stanish, Director of Admin/Support Services at 209-0545.*

End of Consent Agenda