

# 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, JANUARY 21, 2014 – 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
- ❖ *Proclamation declaring February 2014 as St. Johns County Library System Bird Month*
- ❖ *Acceptance of Proclamation*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter – Patrick F. McCormack, County Attorney & Melissa S. Glasgow, Director of Economic Development**

1. Consider a Resolution authorizing the tax-exempt financing by St. Johns County Industrial Development Authority of bonds to finance capital improvements to Vicar's Landing Continuing Care Facility owned and operated by Life Care Ponte Vedra, Inc.

### **Presenter – Commissioner Cyndi Stevenson**

2. Consider authorizing the Chairman of the Board of County Commissioner to execute a letter to the St. Johns County Legislative Delegation requesting support for appropriations in the 2014 legislative session to provide funding for a Florida Assertive Community Treatment (FACT) Team to serve residents of St. Johns County.

### **Presenter – Chelsea Glenn, Planner**

#### **District 4**

3. **Public Hearing – REZ 2013-06 Airport Rezoning.** Request to rezone property owned by the St. Augustine – St. Johns County Airport Authority from Residential, Single Family (RS-3) and Commercial General (CG) to Airport Development (AD). Staff recommends approval of the request based on consistency with the Future Land Use Designation of Airport District, consistency with development trends in the area, and compatibility with

surrounding properties. The Planning and Zoning Agency recommended approval of the request at its December 5, 2013 meeting by a vote of 6 to 0.

**District 5**

4. **Public Hearing – REZ 2013-08 Big Oaks Road South.** Request to rezone approximately 31 acres of property from Industrial Warehouse (IW) to Open Rural (OR). Staff recommends approval of the request based on consistency with the Future Land Use Designation of Airport District, consistency with development trends in the area, and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request at its December 5, 2013 meeting by a vote of 6 to 0.

**Presenter – Teresa Bishop, AICP, Long Range Planning Manager**

**District 3**

5. **Public Hearing –COMPAMD 2012-01 St. Johns Market Place.** This is an adoption hearing for the proposed Comprehensive Plan Amendment request to amend the Future Land Use Map from Residential B and Intensive Commercial to Business and Commerce Park and Mixed Use with text amendment for approximately 282.58 acres of land located on the north side of SR 207, east of I-95. The Planning and Zoning Agency recommended adoption of COMPAMD 2012-01 with a 6-0 vote at its December 5, 2013 meeting.

**District 3**

6. **Public Hearing –MAJMOD 2012-09 St. Johns Market Place.** This is a request to modify the existing Oldfield Forest PUD now known as St. Johns Marketplace. This request was made concurrently with the St. Johns Marketplace Comprehensive Plan Amendment and Rezoning. This modification allows for up to 250 multi-family residential dwelling units, which may be developed as assisted living or regular multi-family units. The subject property is located along the eastern portion of the overall St. Johns Marketplace property. A wetland separates the Mixed Use designation from the Twin Lakes single family residential neighborhood located east of the subject property. This portion of the St. Johns Marketplace is proposed to be designated Mixed Use on the Future Land Use Map. The proposed development is consistent with the proposed Future Land Use. The Planning and Zoning Agency recommended approval of this request at its December 5, 2013 meeting with a 5-1 vote.

**District 3**

7. **Public Hearing –REZ 2013-01 St. Johns Market Place.** This is a request to rezone approximately 216 acres from PUD (Oldfield Forest PUD) to Commercial Intensive (CI) and Commercial Warehouse (CW). This request was made concurrently with the St. Johns Marketplace Comprehensive Plan Amendment and Major Modification. The Planning and Zoning Agency recommended approval of this request at its December 5, 2013 meeting with a 6-0 vote.

**Presenter – Chelsea Glenn, Planner**

**District 4**

8. **Public Hearing – ARC APPEAL 2013-01 Dunkin' Donuts at Ponte Vedra Square.** This is an appeal filed pursuant to Land Development Code Section 9.07.04, Appeals From Decisions of the Architectural Review Committee or Design Review Board, filed by Ellen Avery-Smith, Esq. on behalf of St. Johns Donuts, Dunkin' Donuts franchisee. The appeal requests the Board of County Commissioners reverse the decision rendered by the ARC and approve ARCCC 2013-17. The ARC considered the request for Overlay approval at its November 20, 2013 hearing. The request was denied by a vote of 4 to 0.

**District 1**

**Presenter – Teresa Bishop, AICP, Long Range Planning Manager**

- 9. Public Hearing –DRI 2012-01 Twin Creeks.** The Twin Creeks Development of Regional Impact (DRI) was approved in 2005 and has not developed according to the DRI plan. This DRI Substantial Deviation request reduces the overall number of dwelling units, increases the non-residential uses and revises the development schedule and revises the proposed mitigation provisions of the Development Order, especially in the categories of transportation and schools. There are two individual property owners within the DRI, South Jacksonville Properties, LLC (Falcon) who is designated as the Master Developer in the DRI and Heartwood 23, LLC. Both of these entities have obligations under the proposed amended DRI. At this time, these entities are in disagreement as to entitlements and obligations. As such, the Planning and Zoning Agency continued this item to January 16, 2014.

**Presenter – Press Tompkins, County Engineer**

- 10.Public Hearing – 2013 Community Development Block Grant (CDBG) Small Cities Program.** This will be the first of two public hearings. The presentation will provide an overview of the goals and objectives of the CDBG program and the total amount of CDBG funds available. The presentation will include the requirements and schedule of the 2013 CDBG grant cycle.

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

- 11.Public Hearing – First Hearing of Ordinance amending Ordinance 2011-46.** First reading of an Ordinance of the Board of County Commissioners, St. Johns County, Florida, Sale or Service to Persons under Twenty-One of Alcoholic Beverages, to remove finding of continuous willful and wanton conduct and to reduce the minimum citation number to two (2) before suspension or revocation of an establishment's Special Use Permit or Business Tax Receipt.

**Presenter – Ryan Murphy, Cultural Events Manager**

- 12.**Consider Amphitheatre Choice Membership Outdoor Deck & Patio Construction Project Proposal and Recognition of Unanticipated Revenue.

**Presenter – Melissa A. Lundquist, Assistant to the County Commissioners**

- 13.**Consider an appointment to the Northwest Communications Tower Citizens Advisory Board.

**Presenter – Commissioner Cyndi Stevenson**

- 14.**Consider an appointment to the Public Safety Coordinating Council.

**Presenter – Glenn Hastings, Executive Director of the Tourist Development Council**

- 15.**Consider a Resolution approving revisions to the by-laws of the Arts, Culture & Heritage Funding Panel.

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

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## CONSENT AGENDA

County Auditorium  
500 San Sebastian View

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

TUESDAY, JANUARY 21, 2014

## 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:**
  - Regular Meeting November 5, 2013
  - Special Meeting November 19, 2013
  - Regular Meeting November 19, 2013
  - Special Meeting December 2, 2013
  - Regular Meeting December 3, 2013
  - Special Meeting, December 10, 2013
3. Motion to adopt a Resolution authorizing a **property exchange between Flagler Estates Road and Water Control District and St. Johns County** and authorizing the Board Chair, or designee, to execute the County Deed. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
4. Motion to adopt a Resolution **accepting a Grant of Easement** to St. Johns County for future maintenance of a sidewalk around a mail kiosk **located adjacent to Heron Landing Road** right-of-way. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
5. Motion to adopt a Resolution approving the terms and authorizing the Chair, or designee, to execute the **Maintenance and Hold Harmless Agreement associated with the Nocatee Canoe/Kayak Launch Ramp**. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
6. Motion to adopt a Resolution accepting an **Easement for Utilities** for water and sewer service **to Silver Creek Assisted Living Facility on State Road 207**. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
7. Motion to adopt a Resolution authorizing the Chair of the Board, on behalf of the County, to execute and deliver a **County Deed and Perpetual Easement to the State of Florida Department of Transportation conveying right-of-way for State Road No. 313**. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
8. Motion to adopt a Resolution approving and authorizing the Execution of the **Construction and Maintenance Agreement for the State Road A1A Scenic and Historic Coastal Byway Signs**. *For information, contact Press Tompkins, P.E., County Engineer, at 209-0110.*

9. Motion to adopt a Resolution approving the **Final Plat for Glen St. Johns Phase 2A**. *For information, contact Kathy Nielsen, Application Review Manager, at 209-0698.*
10. Motion to adopt a Resolution approving the **Final Plat for Samara Lakes Parcel D Phase One**. *For information, contact Kathy Nielsen, Application Review Manager, at 209-0698.*
11. Motion to adopt a Resolution approving **amendment of the contract between St. Johns County and the St. Johns County Council on Aging, Inc.**, to provide the remaining \$74,700, budgeted for Fiscal Year 2014 for transportation programs and services to include \$24,724 for a Veterans Initiative Grant (Capital Investment Match) and \$49,976 for operating the Sunshine Bus program during Fiscal Year 2014; and authorizing the County Administrator, or designee, to execute the amendment in accordance with the contract provisions on behalf of the County. *For information, contact Gary L. Mackey, Transit Grant Specialist, at 209-0630.*
12. Motion to adopt a Resolution authorizing the **acquisition of real property by the Housing Finance Authority of St. Johns County in connection with the Neighborhood Stabilization Grant Program** with closing contingent upon due diligence and fulfillment of NSP requirements and provisions and authorizing a transfer of \$15,000 from Housing DRI General Fund Reserves. *For information, contact Benjamin Coney, Housing Manager, at 827-6892.*
13. Motion to adopt a Resolution authorizing the **execution of a Sub-Grant Agreement Modification with the Department of Economic Opportunity for the Neighborhood Stabilization Program** on behalf of St. Johns County that would provide an extension to allow the County to utilize remaining NSP program income funds. *For information, contact Benjamin Coney, Housing Manager, at 827-6892.*
14. Motion to **approve a Sign Technician position**, that was inadvertently removed in the 2014 budget, and a transfer in the amount of \$33,460 from the Transportation Trust Fund Reserves to the associated salary and benefit accounts related to this position. *For information, contact Neal Shinkre, P.E., Director of Public Works, at 209-0266.*
15. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to negotiate with, and if negotiations are successful, to **enter into contract with the responding firm, St. Johns Housing Partnership for rehabilitation services for the SHIP Program**. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
16. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **enter into a contract to purchase thirteen (13) 2014 ½ Ton Extended Cab Pickup Trucks 4X2, 6 ½' Bed from Don Reid Ford from Bid No: 14-36** in the amount of \$256,750.00. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
17. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **enter into a contract to purchase five (5) 2014 ½ Ton (6,800 GVWR) 4X4 Extended Cab Pickup Trucks from Rountree-Moore Ford from Bid No: 14-37** in the amount of \$125,495.00. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
18. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **purchase Two (2) Standard Cutaway Transit Vehicles (Buses) from FDOT Public Transit Office Transit Research Inspection Procurement Services Contract # TRIPS-11-CA-TP from Creative Bus, Inc.** in the amount of \$127,268.00. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
19. Motion to adopt a Resolution approving the terms, conditions, and requirements of the **Agreement 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 information, contact Joy Andrews, Health & Human Services Director, at 209-6088.*

20. Motion to adopt a Resolution approving the terms, conditions, and requirements of the **Agreement between St. Johns County, Florida and SMA Behavioral Health Services, Inc.**, authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For information, contact Joy Andrews, Health & Human Services Director, at 209-6088.*
21. Motion to approve and allow the Board of County Commission Chair to **submit a letter to the St. Johns County Legislative Representatives in the Florida Senate and House supporting regional hazardous material teams and their funding.** *For information, contact Carl Shank, Fire Rescue Chief, at 209-1701.*
22. Motion to approve a Resolution authorizing the County Administrator, or his designee, to direct staff to **submit an application** on behalf of the County and execute all required documents **to the St. Johns River Water Management District, for cost share funding.** *For information, contact Press Tompkins, P.E., County Engineer, at 209-0110.*
23. Proofs:
- a. Proof: Notice to Bidders, Bid #13-55, Purchase 15-Passenger Van, as published in the St. Augustine Record on 05/13/13 and 05/20/13.
  - b. Proof: Notice to Bidders, Bid #14-09, Demolition and Construction of Bartram Oaks Water Treatment Plant, as published in the St. Augustine Record on 09/11/13 and 09/18/13.
  - c. Proof: Notice of Meeting, Special Meeting Workshop September 26, 2013, as published in the St. Augustine Record on 09/23/13.
  - d. Proof: Notice to Bidders, Bid #14-02, Commercial solid Waste Collection Services, as published in the St. Augustine Record on 09/25/13 and 10/02/13.
  - e. Proof: Notice to Bidders, Bid #13-25R, CR210 @ I-95 Phase 2 Re-Bid, as published in the St. Augustine Record on 09/23/13 and 09/30/13.
  - f. Proof: Notice of Hearing, Tobacco Ordinance Hearing November 19 & Dec 3, 2013, as published in the St. Augustine Record on 11/12/13.
  - g. Proof: Notice of Hearing, Hazmat Cost Recovery Nov 19 & Dec 3, 2013, as published in the St. Augustine Record on 11/12/13.
  - h. Proof: Notice of Meeting, Special BCC Meeting November 19, 2013, as published in the St. Augustine Record on 11/12/13.
  - i. Proof: Notice to Bidders, Bid #14-37, Five Pickup Trucks, as published in the St. Augustine Record on 11/07/13 and 11/14/13.
  - j. Proof: Notice to Bidders, Bid #14-36, Twelve ½ Ton Pickups, as published in the St. Augustine Record on 11/07/13 and 11/14/13.
  - k. Proof: Request for Qualifications, RFQ #14-31, Heavy Tow/Recovery Company, as published in the St. Augustine Record on 11/06/13 and 11/13/13.
  - l. Proof: Notice to Bidders, Bid #14-13, Special Ops Storage Building, as published in the St. Augustine Record on 11/06/13 and 11/13/13.
  - m. Proof: Notice of Hearing, Repeal Ordinances, as published in the St. Augustine Record on 11/19/13 and 12/03/13.
  - n. Proof: Notice to Bidders, Bid #14-14, New Health Center, as published in the St. Augustine Record on 11/08/13 and 11/15/13.
  - o. Proof: Notice to Bidders, Bid #14-30, Hard Surface Floor Maintenance, as published in the St. Augustine Record on 11/11/13 and 11/18/13.
  - p. Proof: Notice of Meeting, Negotiation Meeting November 21 and December 3, 2013, as published in the St. Augustine Record on 11/18/13.
  - q. Proof: Request for Proposals, RFP #14-26, HHS Funding, as published in the St. Augustine Record on 11/13/13 and 11/20/13.
  - r. Proof: Notice to Bidders, Bid #14-42, Two 4-Door Sedans, as published in the St. Augustine Record on 11/13/13 and 11/20/13.
  - s. Proof: Notice to Bidders, Bid #14-41, Five Small 4-Door SUVs, as published in the St. Augustine Record on 11/13/13 and 11/20/13.
  - t. Proof: Notice of Meeting, Ethics/Sunshine Training December 2, 2013, as published in the St. Augustine Record on 11/21/13.

- u. Proof: Request for Proposals, RFP #14-25, Financial Literacy & Foreclosure Intervention Services, as published in the St. Augustine Record on 11/15/13 and 11/22/13.
- v. Proof: Notice to Bidders, Bid #14-17, Anastasia Island WWTP, as published in the St. Augustine Record on 11/18/13 and 11/25/13.
- w. Proof: Notice to Bidders, Bid #14-02R, Commercial Solid Waste Collection, as published in the St. Augustine Record on 11/19/13 and 11/26/13.
- x. Proof: Notice of Meeting, Transportation Special Workshop Meeting December 10, 2013, as published in the St. Augustine Record on 11/26/13.
- y. Proof: Notice of Bids, Bid #14-20, Innlet Beach Well #1 Rehabilitation, as published in the St. Augustine Record on 11/20/13 and 11/27/13, as published in the St. Augustine Record on 11/26/13 and 12/03/13.
- z. Proof: Request for Proposals, RFP #14-35, Mobile Device Management Solution, as published in the St. Augustine Record on 11/26/13 and 12/03/13.
- aa. Proof: Notice to Bidders, Bid #14-45, Purchase 2014 4X2 SUV, as published in the St. Augustine Record on 11/26/13 and 12/03/13.
- bb. Proof: Notice to Bidders, Bid #14-46, Small 2014 SUV 4X2, as published in the St. Augustine Record on 11/26/13 and 12/03/13.
- cc. Proof: Notice to Bidders, Bid #14-47, Four 2014 4X2 Pickups, as published in the St. Augustine Record on 11/26/13 and 12/03/13.
- dd. Proof: Notice of Meeting, Collective Bargaining Meeting December 12 & 18, 2013, as published in the St. Augustine Record on 12/09/13.
- ee. Proof: Request for Letters of Interest, Concessionaire Services, as published in the St. Augustine Record on 12/12/13 and 12/19/13.
- ff. Proof: Notice to Bidders, Bid #14-44, Portable Restroom Rental, as published in the St. Augustine Record on 12/12/13 and 12/19/13.
- gg. Proof: Notice to Bidders, Bid #14-50, Purchase Four ½ Ton Pickups, as published in the St. Augustine Record on 12/11/13 and 12/18/13.

*End of Consent Agenda*