

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, MARCH 18, 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
- ❖ *Special Recognition of St. Johns County Awards and Accomplishments*
- ❖ 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, Economic Development Director

1. Consider a motion to adopt a Resolution approving the issuance of tax-exempt obligations (Glenmoor Project) by the St. Johns County IDA in an aggregate amount not to exceed \$57,145,893.75 to restructure debt repayment obligations of Life Care St. Johns, Inc.

Presenter – Phong T. Nguyen, Transportation Development Division Manager

District 5

2. **Public Hearing – DEVAGRMOD 2013-04 H.E. Wolfe Development Agreement Modification.** The H.E. Wolfe Development Agreement (DEVAGREE 2006-05) was approved by the Board of County Commissioners on November 15, 2006 to demonstrate financial feasibility for the H.E. Wolfe Trust Comprehensive Plan Amendments (CPA). The agreement also demonstrated adequate transportation capacity for issuance of a Final Certificate of Concurrency (CONMAJ 2006-30) for the development of 801 residential units and 181,603 sq. ft. of commercial and office uses. The concurrency certificate is expired for all public facilities except transportation, which remains in effect for 10 years, consistent with the H.E. Wolfe Trust Development Agreement, and will otherwise expire on November 15, 2016. The request seeks to terminate the Development Agreement based on the results of a new Application for Concurrency Determination (CONMAJ 2013-06) for the development of 345 single family units. The roadway improvements previously contemplated by the H.E. Wolfe Development Agreement are no longer necessary for concurrency approval given the reduced number of units proposed in the Southaven PUD. All trips in excess of those required for the reduced plan of development will be forfeited

upon termination of the Development Agreement. 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 February 18, 2014.

Presenter – John P. Burnham, P.E., Chief Engineer

District 1

- 3. Public Hearing – NZVAR 2013-06 Bishop Property.** This is a request for a Non-Zoning Variance to Section 6.04.07.B.1, which states, “Easements for access serving Multi-Family Dwelling Projects (except Townhomes), non-residential Projects, or Easements serving more than two (2) residential Dwelling Units shall meet all requirements of Part 6.04.00 (Roadway, Drainage & Utilities Standards). There are currently two Dwelling Units and one unimproved lot that are served by an existing Easement, and the Applicant is proposing a fourth by establishing a lot for a family member.

Presenter – Caitlin Cerame, Planner

District 3

- 4. Public Hearing - REZ 2013-04 Continental Auto/Truck Service Center.** This is a request to rezone 9.9 acres from Commercial Highway Tourist (CHT) to Commercial Intensive (CI). Staff recommends approval of the request based on consistency with the Future Land Use designation of Mixed Use District, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request on February 6, 2014 by a vote of 7 to 0.

Presenter – Suzanne Konchan, AICP, Growth Management Director

- 5. Public Hearing – St. Johns County 2014 Comprehensive Plan Text Amendments Transmittal Hearing.** This is a transmittal hearing for a Comprehensive Plan Amendment amending the text of the Future Land Use Element of the Comprehensive Plan. The amendments can be generally categorized as changes made to: Reflect current state law; Modify outdated timing standards; Clarify policies; and Change policy to reflect current BCC goals. The Planning and Zoning Agency is scheduled to make a recommendation on these amendments at the March 6, 2014 hearing.

Presenter – Melissa A. Lundquist, Assistant to Board of County Commissioners

- 6.** Consider appointments to the Contractors Board of Adjustment & Appeals.
- 7.** Consider an appointment to the Industrial Development Authority.

Presenter – David M. Migut, Assistant County Attorney

- 8. Public Hearing – First reading of Nuisance Abatement Board amendment ordinance.** Pursuant to Section 893.138, Florida Statutes, and Section 4, St. Johns County Ordinance 2011-25 and 2011-34, the Board of County Commissioners authorized the creation of the Nuisance Abatement Board in order to hear and deliberate unabated public nuisances within the West Augustine area. Meetings with County Staff, Sheriff's Office, and others have created the amending ordinance.

Presenter – Press Tompkins, County Engineer

- 9.** Consider an Emergency Proclamation Declaring a Local State of Emergency in Certain Coastal Areas.

This item was added at the meeting.

- 10.** West Augustine Lighting contract approval with M. Gay Constructors.

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

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CONSENT AGENDA

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TUESDAY, MARCH 18, 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:**
 - November 19, 2013 - Amended Regular Meeting
 - January 29, 2014 - Special Meeting
 - February 4, 2014 – Regular Meeting
 - February 7, 2014 – Special Meeting
3. Motion to adopt Resolution approving the terms and authorizing the Chairman to execute a **Grant Award Agreement between St. Johns County and the Florida Fish and Wildlife Conservation Commission, recognizing unanticipated revenue in the amount of \$208,265.00** and increasing the General Fund Revenue (0001-33130) and increasing the expenditure budget of the Environmental Division (0104-55304) in the same amount and authorizing its expenditure by the Environmental Division. *For information, contact Jan Brewer, Environmental Division Manager, at 209-0617.*
4. Motion to adopt Resolution approving the terms of a **Purchase Agreement for purchase of property needed for the Armstrong Park Trailhead/Bike Path** in connection to the Rails-to-Trails Project and authorizing the County Administrator, or designee to execute the agreement on behalf of the County. *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0762.*
5. Motion to adopt Resolution accepting a **Warranty Deed from Mattamy (Jacksonville) Partnership to St. Johns County conveying Tract M-1 reserved for future right-of-way in the Worthington recorded plat.** *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0762.*
6. Motion to adopt Resolution accepting **an Easement for Utilities for water service to Palencia Elementary School on Palencia Village Drive.** *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0762.*
7. Motion to adopt Resolution approving the terms and authorizing the County Administrator, or designee, to **execute five Maintenance and Hold Harmless Agreement associated with construction of pavers and overflow parking spaces for the public in Nocatee.** *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0762.*

8. Motion to adopt Resolution authorizing the County Administrator, or designee, **to award Bid No. 14-21 Marsh Landing WTP High Service Pumps Upgrade to TLC Diversified, Inc. (TLC)**, lowest responsive, responsible bidder; and to enter into a contract with TLC for completion of the work for a Total Lump Sum of \$470,000.00. *For information, contact Doug Timms, Management and Budget Director, at 209-0566.*
9. Motion to adopt Resolution authorizing the County Administrator, or designee, **to award Bid No. 14-22 Plantation WTP High Service Pump Station Improvements to TLC Diversified, Inc. (TLC)**, the lowest responsive, responsible bidder; and to enter into a contract with TLC on behalf of the County for completion of the work for a Total Lump Sum of \$659,000.00. *For information, contact Doug Timms, Management and Budget Director, at 209-0566.*
10. Motion to adopt Resolution to authorize the County Administrator, or his designee, to **enter into a contract for one (1) year with four (4) available one year renewals, with Arwood Waste, for commercial solid waste collection services as described in the Documents/Specifications for Bid No: 14-02R and the firm's submitted Bid Proposal.** *For information, contact Doug Timms, Management and Budget Director, at 209-0566.*
11. Motion to **approve the Sunshine 16 Parcel 4 School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2014-01).** *For information, contact Phong Nguyen, Transportation Development Division Manager, at 209-0613.*
12. Motion to adopt a Resolution **revising the County's Fiscal Year 2014 Fee Schedule to reflect revision and addition of fees (related to a Children's Triathlon event)** with an effective date of March 18, 2014. *For information, contact Jesse Dunn, Management and Budget Assistant Director, at 209-0568.*
13. Proofs (*The St. Augustine Record*):
 - a. Proof: Notice of Meeting, Collective Bargaining on February 28, 2014, published 02/27/14.
 - b. Proof: Notice of Meeting, Tour of JaxPort on March 3, 2014, published 03/01/14.
 - c. Proof: Notice to Bidders, Bid No. 14-48, published 02/26/14 and 03/05/14.
 - d. Proof: Notice of Hearing, CDBG Grant Second Public Hearing on March 4, 2014, published 02/22/14.
 - e. Proof: Notice of Hearing, Repealer Ordinance on March 4, 2014, published 02/22/14.