

# 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, JUNE 17, 2014 – 9:00 A.M.**

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*❖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 – Mayor Tom Ward, Town of Hastings**

1. Discussion regarding the Hastings Library Lease Renewal

### **Presenter – Cheryl Strickland, Clerk of Court**

2. **Public Hearing – Second reading and Enactment of the Investment Policies Ordinance.** This is the second reading of an Ordinance which adopts the List of Permitted Investments Pursuant to the Requirements of Section 218.415, F.S.

### **Presenter – Doug Timms, Director OMB**

3. **Constitutional Officers' Budget Presentations.** Presentation of the Constitutional Officer's tentative budgets for Fiscal Year 2015. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector and Property Appraiser are fee-based, it is not required for their budgets to be submitted to the BCC at this time. Each Constitutional Officer, as available, will make a brief oral presentation to the BCC relative to their respective tentative budget.

**Presenter – David B. Shoar, St. John County Sheriff**

- 4. Resolution approving the terms and authorizing the County Administrator, or designee, to execute a Purchase and Sale Agreement for property required for the Sheriff's Office Training Facility.** WE Entertainment, LLC, the owner of 49.2 acres of property located at the end of Agricultural Center Drive has offered to sell property for \$925,000. Acquiring this property will allow the sheriff to design, construct and operate a training facility for the constant and required training of his sworn and non-sworn personnel. The property is currently surrounded by a privately-owned firing range to the north, Interstate 95 to the east, and undeveloped property under a conservation easement to the west. This property is highly conducive for the proposed use as a new training facility, which will include, through a phased implementation process, a driving track, firing range, instructional classrooms, tactical storage facility, and other training needs.

**Presenter – Don Hallman, P.E., Transportation Development Engineer**

**District 4**

- 5. Public Hearing - NZVAR 2014-01 Meuse Lot Division.** This is a Non-Zoning Variance request to two sections of the Land Development Code. The first is to Section 6.02.01.B.3.a which would allow a lot to be accessed by an easement in a platted subdivision. The second is to Section 5.01.01.C.3, which requires platting for the creation of more than 2 lots from a parent parcel. The property is located in BCC District 4.

**Presenter – Georgia Katz, Senior Planner**

**District 3**

- 6. Public Hearing – COMPAMD 2013-04 Valencia Apartments.** This is the adoption hearing for Comprehensive Plan Amendment 2013-04, Valencia Apartments. The amendment proposes to change the Future Land Use from Residential C to Residential D for approximately 31.57 acres, and a Text Amendment to limit the density to a maximum of 288 multifamily units. The property is located on East Watson Road off U.S. 1 South, north of St. Augustine Shores. The Planning and Zoning Agency recommended approval to transmit COMPAMD 2013-04 by a unanimous vote of 7-0 at the December 19, 2013 meeting. On February 4, 2014, the Board of County Commissioners approved transmittal by a unanimous vote of 5-0. The PZA recommended approval to adopt COMPAMD 2103-04 by a unanimous vote of 6-0 on May 1, 2014.

**Presenter – Georgia Katz, Senior Planner**

**District 3**

- 7. Public Hearing - PUD 2013-12 Valencia Apartments.** This is a public hearing to consider the Planned Unit Development application PUD 2013-12 Valencia Apartments. The property is located on East Watson Road off U.S. 1 South, north of St. Augustine Shores. The Valencia Apartments PUD is an apartment complex that would allow up to 288 multi-family units in nine buildings. The PZA recommended approval of PUD 2013-12 by a unanimous vote of 6-0 at the May 1, 2014 meeting.

**Presenter – Valerie Pacetti, Application Review Supervisor, Development Services Division**

**District 3**

- 8. Public Hearing – VACPLA 2013-03 Moultrie Heights.** The subject of this Resolution is a plat vacation of Moultrie Heights. The property is located east of US 1 South and north of East Watson Road. This request will eliminate 142 lots and allow for a new PUD development of 288 apartment units, if approved. The companion application is the Valencia Apartments 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 Planning and Zoning Agency recommended approval (6/0) at its May 1, 2014 meeting.

**Presenter – Robin Moore, Cultural Resource Coordinator**

- 9. Certified Local Government Designation.** The Florida Division of Historical Resources notified St. Johns County that the National Park Service has officially approved the County as a Certified Local Government (CLG) effective May 5, 2014. Recognized by the State and Federal governments, this certification acknowledges that a local government meets basic historic preservation management standards, and gives more authority to a local government in the management of its historic resources. Recognition as a CLG is effective in inter-governmental coordination, and allows a local government access to additional grant funding opportunities offered only to CLGs within the State of Florida.

**Presenter – Phong Nguyen, Division Manager, Transportation Development**

- 10. 2014 Roadway & Transportation Alternatives List of Priority Projects (LOPP).** Each year the Florida Department of Transportation (FDOT) and the North Florida Transportation Planning Organization (TPO) request from local governments their priorities for potential funding of new transportation projects to be considered for inclusion in the new fiscal year (FY 2019/20) of FDOT's Work Program. The St. Johns County Board of County Commissioners is charged with prioritizing all projects within the County, including those within municipal boundaries. The Transportation Advisory Group (TAG), consisting of County staff, representatives of the City of St. Augustine, St. Augustine Beach, Town of Hastings, St. Johns County School Board, St. Johns County Sheriff's Office, and the St. Augustine-St. Johns County Airport Authority met on February 21, 2014 to review last year's priorities and to recommend this year's priorities.

**Presenter – Rebecca Lavie, Assistant County Attorney**

- 11. Public Hearing – Second reading and Enactment of Fourth Repealer Ordinance.** In support of the Board's goals and objectives, the Office of the County Attorney is continually working to identify ordinances that have been superseded by statute or that are outdated, redundant, or no longer in the public interest. Once identified, these ordinances can be removed from the County Code, thereby providing the public with more efficient access to the County's ordinances that are still in effect. This ordinance is the first step in this process. It identifies ordinances that have either been repealed or that have been superseded by state law. It removes the ordinances that have already been repealed from the County Code, and it repeals the superseded ordinances and directs their removal from the County Code, as well.

**Presenter – Melissa Lundquist, Assistant to Board of County Commissioner**

- 12.** Consider an appointment to the Housing Finance Authority

**Presenter – Glenn Hastings – TDC Director**

- 13.** Discussion of Tourism Promotion Agreements for St. Johns County Visitors and Convention Bureau and St. Johns Cultural Council

**TIME CERTAIN 1:30 P.M.**  
**SPECIAL MEETING**

**Presenter – Patrick F. McCormack, County Attorney**

**1:30 p.m. – Closed Session** - The Board of County Commissioners will hold a special public meeting on Tuesday, June 17, 2014, beginning at 1:30 p.m., in the County Administration complex located at 500 San Sebastian View, St. Augustine, Florida. The meeting will be held in the County Auditorium. The purpose of the special public meeting will be to announce and to hold a private attorney-client meeting. The special private attorney-client meeting will be held in accordance with Section 286.011(8), Florida Statutes, and will be confined to settlement negotiations and litigation expense strategy pertaining to the lawsuit between *Seagate Homes, LLC, et al. v St. Johns County*, Case No. CA10-2962. St. Johns County is a party to that lawsuit. The special private attorney-client meeting will be held in the BCC Executive Conference Room adjacent to the Auditorium.

- A. *Call to order of Special Meeting by Chair.*
- B. *County Attorney requests a Private Attorney/Client Meeting to commence at 1:30 p.m.*
- C. *Chair announces the Closed Client/Attorney Meeting in the Board's Executive Conference Room and specific names of persons attending the meeting.*
- D. *At conclusion of meeting the Chair will reconvene the Special Meeting and announce termination of the Closed Attorney/Client Settlement Meeting.*

❖ *End of Special Meeting Agenda*

- ❖ **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

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TUESDAY, JUNE 17, 2014

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## 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:** May 20, 2014
  - May 30, ~~2014~~ BCC Regular Meeting
  - June 3, 2014 BCC Regular Meeting
3. Motion to adopt a Resolution adopting and approving a **Resolution of Lodge, Association or Other Similar Organization pertaining to banking services**, authorizing the Chair and the Clerk to execute same. *For information, contact Cheryl Strickland, Clerk of Court, at 819-3669.*
4. Motion to approve the updated **Maximus full cost allocation plan effective for FY 2014 and approve any necessary reserve transfers**. *For information, contact Doug Timms, OMB, at 209-0566.*
5. Motion to adopt a Resolution authorizing the Chair of the Board, or designee, to execute a **County Deed to convey the tennis courts property on Red Cox Drive** to the City of St. Augustine and accept the terms of an Amendment to the Interlocal Agreement between St. Johns County and the City of St. Augustine and authorize the County Administrator, or designee, to execute said Amendment. No funding required. *For information, contact Mary Ann Blount, Land Management System Director, at 209-0762.*
6. Motion to adopt a Resolution **approving the final plat for Las Calinas Parcel 3A Unit 2 Phase 4**. *For information, contact Valerie Pacetti, Application Review Supervisor, Development Review Division, at 209-0720.*
7. Motion to adopt a Resolution **approving the final plat for Oakridge Unit One**. *For information, contact Valerie Pacetti, Application Review Supervisor, Development Review Division, at 209-0720.*
8. Motion to adopt a Resolution **approving the final plat for Ocean Cay**. *For information, contact Valerie Pacetti, Application Review Supervisor, Development Review Division, at 209-0720.*
9. Motion to adopt a Resolution **approving the final plat for Northridge Lakes Phase 1**. *For information, contact Valerie Pacetti, Application Review Supervisor, Development Review Division, at 209-0720.*

10. Motion to adopt a Resolution **granting ad valorem tax exemption for historic property located at 110 Iberia Street, St. Augustine**, and to enter into a covenant with the property owner establishing the parameters of the exemption agreement. *For information, contact Kaitlin Dorn, Environmental Specialist, at 209-0792.*
11. Motion to adopt a Resolution **recognizing unanticipated revenue in the amount of \$29,080** from the St. Augustine Port, Waterway and Beach District and appropriating to the FY 2014 Marine Rescue Department. *For information, contact Joel Sneed, St. Johns County Fire Rescue Deputy Operations Chief, at 209-0324.*
12. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to execute the **revised State Highway Lighting Agreement (Financial Project #41442017801), contract ARB59 in the amount of \$24,428.30** for the period of July 1, 2014 thru June 30, 2015. This agreement will assist in covering the maintenance costs associated with the streetlights along certain sections of SR 5 (US 1 South) and SR A1A (May Street and the Vilano Bridge) for which the County is responsible. *For information, contact Neal Shinkre, Public Works Director, at 209-0266.*
13. Motion to declare **property 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 information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
14. Motion to adopt a Resolution approving, in substantially the form presented, the terms, provisions, conditions, and requirements, regarding the **transfer of funds from the Elkton Drainage District Reserves (\$2,500) to the Elkton Drainage District Operations Budget for maintenance**. *For information, contact Press Tompkins, Jr., County Engineer, at 209-0113.*
15. Motion to adopt a Resolution **to extend the existing refund period agreement with Sunshine Land Holdings, LLC, from 6 years to 7 years**. *For information, contact Gordon Smith, Utility Engineering Manager, at 209-2709.*
16. Motion to adopt a Resolution approving the terms, conditions and provisions of the **proposed Agreement for Extension Services with the University of Florida**, and authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto. *For information, contact Jerry Cameron, Assistant County Administrator, at 209-0530.*
17. Motion to adopt a Resolution authorizing staff to prepare and submit an **application for funding for Emergency Solutions Grant under Florida Department of Children and Families Office on Homelessness Grant Program 2014**. *For information, contact Joy Andrew, HHS Director, at 209-6088.*
18. 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 (NSP) on behalf of St. Johns County that would **approve a budget amendment to allow the County to move NSP funds between line items to reflect the actual expenditures incurred**. No funding required. *For information, contact Benjamin Coney, Housing Manager, at 827-6892.*
19. Motion to adopt a Resolution **accepting a Deed of Dedication for right-of-way** to maintain drainage facilities located west of Varella Avenue. *For information, contact Mary Ann Blount, Land Management System Director, at 209-0762.*
20. Motion to adopt a Resolution **recognizing unanticipated revenue in the amount of \$3,646**, increasing the revenue budget for 0001-34724 - Tax Exempt Admissions (\$1,296) and 0001-36603 - Contributions (\$2,350) and appropriating these receipts to the Recreation Programs Department Special Events Account 0079-54801. *For information, contact Wil Smith, Director of Recreation and Parks, at 209-0324.*

21. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **award Bid No 14-32 Northwest Wellfield Floridan Aquifer Production Well NW4 Wellhead to Sawcross, Inc.** as the lowest responsive, bidder and to execute an agreement in substantially the same form and format as attached hereto. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
22. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **award Bid No 14-74 CR 214 WTP (Lime Softening) Demolition to Samsula Waste, Inc.** as the lowest responsive, bidder and to execute an agreement in substantially the same form and format as attached hereto. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
23. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **award Bid No 14-86 Northwest WTP/CR 2209 Raw Water Main Extension to S. E. Cline Construction, Inc.** as the lowest responsive, bidder and to execute an agreement in substantially the same form and format as attached hereto. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
24. A motion to adopt a Resolution **approving the revisions to the Library Advisory Board By-Laws and Terms of Appointment**, in order to provide continuity and stability to the Board and effectively accomplish staggered terms of appointment on the LAB. *For information, contact Debra Rhodes Gibson, Library System Director, at 827-6931.*
25. Motion to adopt a Resolution authorizing the County Administrator, or designee, to **execute a contract**, in substantially the same form and format as attached, with the **St. Johns County School District to provide transportation services.** *For information, contact Betsy Clarkson, Recreation Superintendent, at 209-0335.*
26. Motion to adopt a Resolution approving the terms and authorizing the Chairman to execute a Grant Award Agreement between St. Johns County and the Florida Department of Environmental Protection, **recognizing unanticipated revenue in the amount of \$121,244.50 and increasing the General Fund Revenue (0001-33130) increasing the expenditure budget of the Recreation and Parks Department (0079-55306) in the same amount and authorizing its expenditure by the Recreation and Parks Department and authorizing the transfer of \$121, 244.00 from the Tree Bank Fund Reserves and authorizing its expenditure by the Recreation and Parks Department.** *For information, contact Wil Smith, Director Recreation and Parks, at 209-0324.*
27. Motion to authorize staff to **purchase new furniture for the Community Based Care Department** through Total Office Solutions for the new HHS building. *For information, contact Joy Andrew, HHS Director, at 209-6088.*
28. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to enter into a **Takeover Agreement with Fidelity and Deposit Company of Maryland to complete the construction of the Masters Tract Regional Stormwater Treatment Facility** as previously contracted with Sayar Enterprises, Inc. d/b/a Southern Development Corp. *For information, contact Press Tompkins, County Engineer, at 209-0110.*
29. Proofs:
  - a. Proof: Request for Bids, Sale of Property – 4401 Cypress Lakes Blvd., published May 21, 2014 and May 28, 2014 in the St. Augustine Record.
  - b. Proof: Request for Qualifications, RFP 14-95 – GIS Technology Services, published May 22, 2014 and May 29, 2014 in the St. Augustine Record.
  - c. Proof: Request for Bids, Bid No. 14-93 - 2014 NE WTP HSP SYS Improve, published May 23, 2014 and May 30, 2014 in the St. Augustine Record.

- d. Proof: Notice of Hearing, Ord-Business Incen-Hearing June 3, 2014, published May 24, 2014 in the St. Augustine Record.
- e. Proof: Request for Qualifications, StJohnsCountyRequest – Utility Engineering Service, published May 26, 2014 and June 2, 2014 in the St. Augustine Record.
- f. Proof: Notice of Meeting, Firefighter Union Mt – Meeting Schedule, published May 27, 2014 in the St. Augustine Record.

*End of Consent Agenda*