

# 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, SEPTEMBER 2, 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
- ❖ *Proclamation designating September 2014 as Childhood Cancer Awareness Month*
- ❖ *Proclamation designating September 2014 as Library Card Sign-Up Month*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

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

#### **1. County Bond Refunding Opportunities.**

### **Presenter – Melissa Glasgow, Director of Economic Development**

- 2. Wounded Warrior Project Economic Development Grant Application.** The St. Johns County Economic Development Agency (Agency) has received an application from Wounded Warrior Project (Applicant), for economic development incentives to consider relocating their national non-profit organization to St. Johns County. The applicant is evaluating two sites in St. Johns County (Nocatee and World Golf Village), as well as sites elsewhere to construct a 150,000 square foot office building to serve as its new national corporate headquarters. If approved, the Applicant proposes to create 500 new jobs within the County at an average wage of \$62,000, which would include the relocation of 220 existing employees and hiring of an additional 280 employees within the next three years. After the Agency received the application, the Applicant subsequently withdrew their request for confidentiality. The capital investment for this project is estimated to be \$44 million dollars. Including the \$31 million annual payroll, this project represents an estimated \$46.5 million economic impact, despite being tax-exempt. The applicant scored 9 points under the 'New Industry' category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development grant for

reimbursement of up to 100% of fees paid to the County by the applicant. Due to the unique nature of this project being tax-exempt, rather than providing the standard incentive program schedule, staff proposes a job creation grant to attract the high-wage corporate headquarter jobs to St. Johns County. If St. Johns County is selected, the Applicant would begin construction in 2016 and complete the project by December 31, 2017. With this schedule, it is anticipated that the first annual grant payment would be made to the Applicant during FY 18. The total estimated value of the proposed incentive is \$500,000, representing \$1,000 per job paid out over a 10-year period. Staff recommends support of this incentive application.

**Presenter – Teresa Bishop, Planning Division Manager**

**District 1**

- 3. Public Hearing – NOPC 2014-02 Ashford Mills DRI.** This is a Notice of Proposed Change (NOPC) to the Ashford Mills Development of Regional Impact (DRI). The Ashford Mills DRI contains approximately 1,521 acres of land and was approved in March 2006. The PUD zoning was approved in October 2006. The DRI is approved for 2,633 dwelling units, comprised of 1,919 single family units and 714 townhome multi-family units; 250,000 square feet retail; 30,000 square feet general office; approximately 37 acres of parks; and a K-8 school site on approximately 26.8 acres. The project also includes approximately 714 acres of conservation and open space. Residential units could be increased based upon a conversion from other uses. The Land Use Exchange Table will allow up to a maximum of 2,110 single family units and 785 townhome multi-family units should the applicant request to use the maximum conversion available. The Land Use Exchange Table also allows for conversion of the non-residential uses. The proposed NOPC does not change the entitlements of the approved DRI. The Planning and Zoning Agency recommended approval with a 6-0 vote at its July 17, 2014 meeting. The Motion included that the applicant build the road to the school site when needed by the School District.

**District 1**

- 4. Public Hearing – MAJMOD 2014-09 Ashford Mills PUD.** This is a Major Modification to the Ashford Mills PUD. This Major Modification specifically modifies the phasing schedule, transportation improvements, requests waivers to certain sections of the Land Development Code, adopts a Unified Sign Plan and provides consistency with the DRI. Consistent with the DRI, the PUD contains approximately 1,521 acres of land and was approved in October 2006. It is approved for 2,633 dwelling units, comprised of 1,919 single family units and 714 townhome multi-family units; 250,000 square feet retail; 30,000 square feet general office; approximately 37 acres of parks; and a K-8 school site on approximately 26.8 acres. The project also includes approximately 714 acres of conservation and open space. Residential units could be increased based upon a conversion from other uses. The DRI Land Use Exchange Table will allow up to a maximum of 2,110 single family units and 785 townhome multi-family units should the applicant request to use the maximum conversion available. The Land Use Exchange Table also allows for conversion of the non-residential uses. The Planning and Zoning Agency recommended approval with a 6-0 vote at its July 17, 2014 meeting.

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

- 5. Consider appointments to the Cultural Resource Review Board.**
- 6. Consider an appointment to the Planning and Zoning Agency.**
- 7. Consider appointments to the Ponte Vedra Zoning and Adjustment Board.**
- 8. Consider appointments to the Tourist Development Council.**

- ❖ **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, SEPTEMBER 2, 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:**
  - None
3. Motion to adopt a Resolution **accepting a Grant of Easement for drainage purposes for Town Center Roads Phase 3 and Lakeside at Town Center Phase 3 in Nocatee.** *For information, contact Mary Ann Blount, Land Management System Director, at 209-0762.*
4. Motion to adopt a Resolution **accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water line serving Heartwood Subdivision located off Wildwood Drive.** *For information, contact Mary Ann Blount, Land Management System Director, at 209-0762.*
5. Motion to adopt a Resolution **accepting an Easement for Utilities and an Amended and Restated Easement for Utilities for water and sewer service to serve multiple units within Innlet Beach subdivision in Ponte Vedra.** *For information, contact Mary Ann Blount, Land Management System Director, at 209-0762.*
6. Motion to adopt a Resolution **accepting two Easements for Utilities for water and sewer service to serve Coastal Point, Coastal Point A/K/A Seagate and Seagate North subdivisions.** *For information, contact Mary Ann Blount, Land Management System Director, at 209-0762.*
7. Motion to adopt a Resolution **accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines in Villages of Valencia Phase 2B off Watson Road.** *For information, contact Mary Ann Blount, Land Management System Director, at 209-0762.*
8. Motion to adopt a Resolution **approving the reallocation of assessments, adopting and approving the 2014-2015 Non-Ad Valorem assessment roll for the Ponte Vedra Wastewater Vacuum Sewer Project pursuant to Resolution 2002-245,** and authorizing the Chair, or designee, to certify and deliver the 2014-2015 assessment roll to the St. Johns County Tax Collector. *For information, contact Damon Douglas, Land Management Systems Project Manager, at 209-0794.*

9. Motion to adopt a Resolution **approving the 2014-2015 Non-Ad Valorem Assessment Rolls and Annual Assessment Rates for Private Road Grading MSBUs and Right-of-Way MSBUs** and to authorize the Chair, or designee, to certify and deliver the 2014-2015 assessment rolls to the St. Johns County Tax Collector. *For information, contact Damon Douglas, Land Management Systems Project Manager, at 209-0794.*
10. Motion to adopt a Resolution **approving the 2014-2015 Non-Ad Valorem Assessment Roll and Annual Assessment Rate for the Treasure Beach Canals MSBU** and to authorize the Chair, or designee, to certify and deliver the 2014-2015 assessment roll to the St. Johns County Tax Collector. *For information, contact Damon Douglas, Land Management Systems Project Manager, at 209-0794.*
11. Motion to adopt a Resolution **approving submission of SHIP annual report covering state FY 2011-2012, 2012-2013, and 2013-2014 to the Florida Housing Finance Corporation** and authorizing the Chair to sign required certifications for accuracy. *For information, contact Benjamin Coney, Housing Manager, at 827-6895.*
12. Motion to adopt a Resolution **adopting and placing into effect the State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) for state fiscal years 2014/2015, 2015/2016, and 2016/2017.** *For information, contact Benjamin Coney, Housing Manager, at 827-6895.*
13. Motion to adopt a Resolution **approving the terms, conditions, and requirements of the contract extension template to be used between St. Johns County and nonprofit agencies and organizations as recommended by the St. Johns County Health and Human Services Advisory Council** and to authorize the County Administrator or designee to execute the final agreement on behalf of the county. *For information, contact Raechel Meeks, Finance and Contract Manager, at 209-0694.*
14. Motion to adopt a Resolution **approving the terms, conditions, and requirements of Amendment # 1 to the Community Based Care contract # NJ206 between St. Johns County, Florida and the State of Florida, Department of Children and Families,** and authorizing the County Administrator, or designee, to execute Contract Amendment #1 on behalf of the County. *For information, contact Joy Andrews, HHS Director, at 209-6094.*
15. Motion to **transfer \$23,192 from the Recreation Maintenance Department (0080-54618) to The Golf Course Maintenance Department (4431-54603) for repaving the Golf Course parking lot.** *For information, contact Wil Smith, Director of Recreation & Parks, at 209-0324.*
16. Motion to **approve PFS AGREE 2014-01 (Deerfield Preserve Phase II)** and authorize the County Administrator to execute the Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For information, contact Phong T. Nguyen, Manager Transportation Development Division, at 209-0613.*
17. Motion to adopt a Resolution **approving the terms and conditions of the Agreement to Participate in the PetSmart/PetSmart Charities Adoption Program** and authorizing the County Administrator to execute the agreement on behalf of the St. Johns County Board of County Commissioners. *For information, contact Paul Studivant, Animal Control Manager, at 209-0748.*
18. Motion to adopt a Resolution **approving the 2014-2015 Non-Ad Valorem Assessment Rolls and Annual Assessment Rates for the Solid Waste MSBU** and to authorize the Chairman to certify and deliver the 2014-2015 assessment rolls to the St. Johns County Tax Collector. *For information, contact Wade Schroeder, OMB, at 209-0570.*

19. Motion to **transfer \$9,875 from General Fund Reserves to the 2006 Sales Tax Bonds fund, and appropriate such funds to the 06 Sales Tax Debt Service department to cover arbitrage liability expense.** *For information, contact Andrea Matzke, Budget Analyst, at 209-0572.*
20. Motion to adopt a Resolution **recognizing unanticipated revenue in the amount of \$905,000, and appropriating such funds to the Cultural Events Department's Fiscal Year 2014 expenditure budget.** *For information, contact Andrea Matzke, Budget Analyst, at 209-0572*
21. Motion to adopt a Resolution **approving the terms and condition of a License Agreement between St. Johns County, Cypress Lakes Homeowners Association of St. Johns, Inc, Unit 3, and the Homeowners Association of Cypress Lakes;** and authorizing the County Administrator to execute the agreement on behalf of the County. *For information, contact Wil Smith, Director of Recreation & Parks, at 209-0324.*
22. Proofs:
- a. Proof: Request for Proposals, RFP 14-85R – Federal Lobbying Services, published July 14, 2014 and July 21, 2014 in the St. Augustine Record.
  - b. Proof: Request for BIDS, BID No. 14-83 – Aquatic Maintenance Services, published July 9, 2014 and July 16, 2014 in the St. Augustine Record.
  - c. Proof: Misc Notice, Unclaimed Monies, published August 2, 2014 in the St. Augustine Record.
  - d. Proof: Request for Qualifications, RFQ 14-97 – Mechanical & Electrical Eng., published July 31, 2014 and August 7, 2014 in the St. Augustine Record.
  - e. Proof: Request for BIDS, BID 14-101 – Pers Prot Equip (Bunker Gear), published July 29, 2014 and August 5, 2014 in the St. Augustine Record.
  - f. Proof: Request for BIDS, BID 14-24R (REBID) – US1/Health Pk Blvd Signal, published August 5, 2014 and August 12, 2014 in the St. Augustine Record.
  - g. Proof: Request for BIDS, BID 14-102 – CNG Vehicle Conversions, published August 6, 2014 and August 13, 2014 in the St. Augustine Record.
  - h. Proof: Request for BIDS, BID 14-103 – Bulter Park w boat Ramp, published August 5, 2014 and August 1, 2014 in the St. Augustine Record.
  - i. Proof: Request for BIDS, BID 14-104 – Fire Rescue Pharm Supplies, published August 5, 2014 and August 12, 2014 in the St. Augustine Record.

*End of Consent Agenda*