

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 – Cyndi Stevenson

District 2 – Jeb S. Smith, Vice-Chair

District 3 – William (Bill) A. McClure

District 4 – Jay Morris

District 5 – Rachael L. Bennett, Chair



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

TUESDAY, DECEMBER 2, 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
- ❖ *Recognition of Wayne Pacetti for 40 Years of continuous, dedicated Service to St. Johns County*
- ❖ *Proclamation recognizing Five Years of Service from the University of North Florida Small Business Development Center*
- ❖ *Acceptance of Proclamation*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter – Melissa Glasgow, Director of Economic Development

- 1. St. Johns Law Group, P.A. Economic Development Grant Application.** The St. Johns County Economic Development Agency (Agency) has received an application from St. Johns Law Group, P.A. (Applicant), for economic development incentives to construct a 6,000+ square foot office building to serve as its new corporate headquarters/law firm. The Applicant opened the law firm in St. Augustine Beach in 2009, and has since grown from one attorney and one staff member to employ six attorneys and four staff. The proposed new office is to be located at 104 Sea Grove Main Street within St. Augustine Beach. This project represents a proposed expansion and relocation of an existing operation. If approved, the company intends to maintain its 10 employees and hire 6-16 new employees at an average wage of \$80,000 within the next four years, which will grow the company to 26 employees. After the Agency received the application, the Applicant subsequently withdrew its request for confidentiality. The project scored 6 points under the 'Existing

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 (Impact Fees and Water/Sewer Connection Fees) and four years Ad Valorem taxes paid by the Applicant (general County portion) on capital improvements and tangible personal property. Completion of the project is anticipated by the last quarter of calendar year 2015. With this schedule, the first annual grant payment would be anticipated during FY 17. The total estimated value of the incentive is \$38,471. In accordance with Program requirements, the Agency is required to review the application and make a written report to the the Board of County Commissioners. Staff recommends support of this incentive application.

Presenter Michael Roberson, Chief Planner

District 2

2. **Public Hearing – PUD 2012-05 TRC West King Street.** Request to rezone 1.3 acres from Residential Single-family (RS-3) to Planned Unit Development (PUD) to allow up to 8,000 square feet of commercial development. Staff recommends approval of the request, based on consistency with the Future Land Use designation of Residential-D, 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 6, 2014 meeting by a vote of 7 to 0.

District 1

3. **Public Hearing – COMPAMD 2014-03 Oxford Estates.** This is a transmittal hearing for Comprehensive Plan Amendment, known as Oxford Estates. The amendment proposes to change the Future Land Use from Rural Silviculture to Residential-B for approximately 89 acres. The property is located on the east side of Longleaf Pine Parkway and directly west of Oxford Estates Way. The Planning and Zoning Agency recommended approval to transmit COMPAMD 2014-03 by a vote of 7 to 0 at the November 6, 2014 meeting.

District 3

4. **Public Hearing – MAJMOD 2014-13 Ocean Cay.** The applicant is seeking a Major Modification to the Ocean Cay Planned Unit Development to increase lot coverage from 35% to 45% and to allow an 8-foot high fence in lieu of the 6-foot high maximum allowed by the Land Development Code. The Planning and Zoning Agency recommended approval of the request with one condition at its October 16, 2014 meeting. The condition included the prohibition of building two-story homes for lots 86-89 located in the southeastern cul-de-sac.

Presenter Suzanne Konchan, Growth Management Director

District 1

5. **Public Hearing – COMPAMD 2014-07 Durbin Creek National, LLC.** This is a transmittal hearing for Comprehensive Plan Amendment 2014-07, known as Durbin Creek National, LLC, to change the land use designation on approximately five acres of land from Rural/Silviculture (R/S) to Intensive Commercial (IC); designate those five acres plus an additional approximately 1,619 acres of land, for a total of 1,624 acres, as an Urban Service Area pursuant to Section 163.3164 (50), Florida Statutes; provide a Text Policy establishing the development rights for the property; and, adopt an update to the Capital Improvement Schedule. The property is located on the south side of Race Track Road, and east and west of I-95. The Planning and Zoning Agency recommended approval to transmit COMPAMD 2014-07 by a vote of 7 to 0 at the November 6, 2014 meeting. The Planning and Zoning Agency also requested that the companion Development Agreement (DEVAGREE 2014-01) include mitigation for school impacts using the same standards and methodology applied to Development of Regional Impact projects.

Presenter – Phong Nguyen, Manager Transportation Development Division

District 1

- 6. Public Hearing – DEVAGREE 2014-01 Durbin Creek National Development Agreement.** The Durbin Creek National, LLC Development Agreement seeks to establish a method to provide required transportation improvements coinciding with development phasing for projected development entitlements within the proposed Durbin Creek National Urban Service Area boundary, and to facilitate the donation of the SR 9B right-of-way for the SR 9B improvements proposed by FDOT. The Durbin Creek National Urban Service Area (USA) is approximately 1,624 acres proposed for land use amendment pursuant to the proposed Durbin Creek National Comprehensive Plan Amendment application (COMPAMD 2014-07). In addition, the proposed Development Agreement seeks to establish reimbursement procedures for roadway improvements constructed in the future from available Tax Increment and Road Capacity Charges within the Durbin Creek National USA deposited into a Roadway Reimbursement Trust Fund.

Presenter – Rebecca Lavie, Assistant County Attorney

- 7. Public Hearing – Animal Control Code Ordinance – 1st Reading.** Section 125.01, Florida Statutes, authorizes the Board of County Commissioners to perform acts, not inconsistent with law, that are in the common interest of the people of the County. Chapters 767 and 828, Florida Statutes, authorize counties to enact ordinances that regulate animal ownership in the interest of the public's health, welfare, and well-being. It is in the interest of the public health, welfare, and well-being to enact laws that promote humane and responsible animal ownership. In 2012, the Board of County Commissioners enacted Ordinance No. 2012-34, the Animal Control Code. Further revisions have been proposed for the Animal Control Code and the draft Ordinance is presented to the Board of County Commissioners for their consideration and discussion at this first reading. This Ordinance will repeal and replace Ordinance No. 2012-34, and be known as the St. Johns County Animal Code. Second reading of this Ordinance is scheduled for the December 16, 2014 BCC meeting.

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

- 8. Consider appointments to the Contractors Review Board.**
- 9. Consider appointments to the Library Advisory Board.**
- 10. Consider appointments to the Northwest Communication Tower Citizens Advisory Board.**

- ❖ **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 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 authorizing the County Administrator, or designee, to **execute an Easement to Florida Power & Light Company to install electrical to the Northwest Area Regional Wastewater Treatment Plant** located off International Golf Parkway. *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0726.*
4. Motion to adopt a Resolution **accepting an Amendment to Easement Agreement for Utilities from Mattamy** (Jacksonville) Homes on International Golf Parkway. *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0726.*
5. Motion to adopt a Resolution **accepting a Bill of Sale conveying all personal property associated with the water and sewer lines serving Murabella Unit 4.** *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0726.*
6. Motion to adopt a Resolution **accepting a Bill of Sale conveying all personal property associated with the water and sewer lines serving Samara Lakes Parcel D Phase 2.** *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0726.*
7. Motion to adopt a Resolution approving the terms and authorizing the County Administrator, or designee, to **execute a Lease Agreement with the Town of Hastings for space in the Historic Hastings High School for the St. Johns County Hastings Branch Library and Motion to approve the transfer of \$47,900 from General Fund Reserves and appropriate to Library Services.** *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0726*
8. Motion to adopt a Resolution **approving the terms of the attached Tower Site Ground Lease and Memorandum of Lease with T-Mobile** for the use of County-owned property located on Wildwood Drive, and authorizing the County Administrator, or designee, to execute each. *For information, contact Damon Douglas, Land Management Systems Project Manager, at 209-0794.*

9. Motion to adopt a Resolution approving the **final plat for Prairie Lakes Phases 3 & 4**. *For information, contact Valerie Pacetti, Application Review Supervisor, Operations Division at 209-0720.*
10. Motion to adopt a Resolution approving the **final plat for Whisper Creek Phase 1 Units C**. *For information, contact Valerie Pacetti, Application Review Supervisor, Operations Division at 209-0720.*
11. Motion to approve the **Agreement Terminating School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2014-04)** and Motion to approve the **revised Cedar Point School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2014-08)**. *For information, contact Phong T. Nguyen, Manager Transportation Development Division, Operations Division at 209-0613.*
12. Motion to approve the **Ashby Landing School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2014-07)**. *For information, contact Phong T. Nguyen, Manager Transportation Development Division, Operations Division at 209-0613.*
13. Motion to adopt a Resolution authorizing the County Administrator to **execute the Impact Fee Credit Agreement with the Ashford Mills DRI (IFA 2014-03)**, with a road impact fee credit of up to \$20,107,008.00. *For information, contact Phong T. Nguyen, Manager Transportation Development Division, Operations Division at 209-0613.*
14. Motion to adopt a Resolution authorizing the County Administrator or his authorized designee to **submit a State Fiscal Year 2014 Section 5339 Bus and Bus Support Facilities grant** for public transportation assistance funding through the Florida Department of Transportation, and to execute the required Joint Participation Agreement between the County and the Florida Department of Transportation; recognizing and appropriating the funding for the Fiscal Year 2015 budget. *For information, contact Gary L. Mackey, Transit Grant Specialist at 209-0630.*
15. Motion to adopt a Resolution authorizing the County Administrator or his authorized designee to **submit a State Fiscal Year 2015 Section 5339 Bus and Bus Support Facilities grant** for public transportation assistance funding through the Florida Department of Transportation and to execute the required Joint Participation Agreement between the County and the Florida Department of Transportation; recognizing and appropriating the funding within the Fiscal Year 2015 Transit Fund Budget. *For information, contact Gary L. Mackey, Transit Grant Specialist at 209-0630.*
16. Motion to adopt a Resolution authorizing the County Administrator, or designee, to **execute a contract modification on behalf of the County with the State of Florida** regarding the **U.S. 1 & Health Park Boulevard Signal Replacement project**. *For information, contact Press Tompkins, County Engineer at 209-0110.*
17. Motion to adopt a Resolution approving the terms, conditions, and requirements of the **agreement between St. Johns County, Florida and with LSF Health Systems** and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. *For information, contact Joy Andrews, HHS Director at 209-6088.*
18. Motion to adopt Resolution approving the terms, conditions, and requirements of the **agreement between St. Johns County, Florida and with Safety Shelter of St Johns County, Inc. d/b/a Betty Griffin House** and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. *For information, contact Joy Andrews, HHS Director at 209-6088.*
19. Motion to **declare the 2008 Ford F-250 Pick Up Truck, CV 1144, SJC 12827, VIN 1FTSX21R78ED50933 as surplus** and authorize the County Administrator, or his designee, to donate same to First Coast Technical College (FCTC). *For information, contact Dawn Cardenas, Purchasing Manager at 209-0152.*

20. Motion to adopt a Resolution 2014 authorizing the County Administrator, or his designee, to **purchase a furniture package in the amount of \$361,330.23 from Total Office Solutions, subject to the terms and conditions of the Florida State Contract # 425-001-1.** For information, contact Kevin Wiseman, Director of Facilities Management at 209-0195.

21. Proofs:

- a. Proof: Request for Bids, BID No. 15-15 – Purchase four 4Dr SUV 4X4S, published October 17, 2014 and October 24, 2014 in the St. Augustine Record.
- b. Proof: Notice of Hearing, Golf Course HG – Hearing November 4, 2014, published October 24, 2014 in the St. Augustine Record.
- c. Proof: Request for Bids, BID 15-21 – Purchase personal Computers, published November 3, 2014 and November 10, 2014 in the St. Augustine Record.
- d. Proof: Request for Bids, BID 15-18 – 2015 Small Ext Cargo Van 4X2, published November 3, 2014 and November 10, 2014 in the St. Augustine Record.
- e. Proof: Notice of Meeting, Special BCC Mtg – Meeting November 18, 2014, published November 7, 2014 in the St. Augustine Record.
- f. Proof: Notice of Meeting, Several Special Mtgs – for Bond Purchase, published November 7, 2014 in the St. Augustine Record.
- g. Proof: Request for Proposal, RFP #15-01 – RFP 15-01, published October 29, 2014 and November 5, 2014 in the St. Augustine Record.
- h. Proof: Notice of Public Meeting, BCC/Redevelopment Agency- Meeting Nov 4, 2014, published October 24, 2014 in the St. Augustine Record
- i. Proof: Request for Bids, BID 15-17 – Vilano Fishing Pier Repairs, published November 12, 2014 and November 19, 2014 in the St. Augustine Record.
- j. Proof: Request for Bids, BID 15-22 – Purchase 2015 ¾ ton 4X4 Ext Cab, published November 10, 2014 and November 17, 2014 in the St. Augustine Record

End of Consent Agenda