

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

District 1 - James K Johns  
District 2 - Jeb 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, October 06, 2015 9:00 AM

*Please be sure all cellular devices are turned off 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 October 2015 Gullah Geechee Month*
- ❖ *Proclamation declaring October 2015 Domestic Violence Awareness Month*
- ❖ *Proclamation declaring October 2015 Florida Manufacturers Month*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Approval of Regular Agenda
- ❖ Additions/Deletions to Regular Agenda

### **Presenter – Patrick McCormack, County Attorney**

#### **District 3**

1. **Public Hearing \* CDDAMD 2015-01 Treaty Oaks Community Development District Dissolution.** This item was continued from the September 15, 2015 BCC agenda. This is a petition to dissolve the Treaty Oaks Community Development District. The Treaty Oaks CDD was established by the Board of County Commissioners in 2006 by Ordinance 2006-87. The District was established to serve the Treaty Grounds PUD. At the request of the owner and developer of the Treaty Grounds PUD and the Board of Supervisors of the CDD, a petition was submitted to dissolve the CDD. Pursuant to section 190.046(9), Florida Statutes, a CDD may be dissolved by County ordinance if the CDD has no outstanding financial obligations and no operating or maintenance responsibilities. Representations and affidavits submitted by the petitioner indicate no outstanding obligations or responsibilities.

### **Presenter - Teresa Bishop, AICP, Planning Division Manager**

#### **District 4**

2. **DRI MOD 2015-01 Nocatee.** This item was continued from the September 1, 2015 Commission meeting. This is a request to modify the Nocatee Development of Regional Impact (DRI) Development Order to modify access points and provide the wetland impact cap of 562 acres does not apply to Regional Roadways. At the request of the County, the applicant has also provided a revised annotated Development Order incorporating the previous changes into one document. The Planning and Zoning Agency unanimously recommended approval at its August 6, 2015 regular meeting.

**District 4**

3. **Public Hearing \* MAJMOD 2015-06 Nocatee.** This item was continued from the September 1 Commission Meeting. This is a request to modify the Nocatee PUD to modify access points; roadway design; specific site design standards related to the Traditional Neighborhood and Town Center areas; exempt Regional Roadway impacts from the 562 acre cap; clarify that the fire station site was conveyed to St. Johns County; and provide design changes in various planned communities within Nocatee. At the request of the County, the applicant has also provided a revised annotated PUD Master Development Plan Text incorporating the previous changes into one document. The Planning and Zoning Agency unanimously recommended approval at its August 6, 2015 regular meeting.

**Presenter - Rebecca Dennis, Planner**

**District 2**

4. **Public Hearing \* REZ 2015-10 Adams Acres.** This is a request to rezone 9.99 acres of property on the south side of State Road 16, between Industry Center Drive and Race Track Road, from Industrial Warehouse (IW) to Commercial General (CG). The purpose of the request is to bring the existing site into compliance and also to allow for construction of up to 11,000 square feet of new general office space with associated parking. The subject property is currently used for the Daisy Adams Center, which cares for developmentally challenged individuals. The Planning and Zoning Agency heard this item at the September 3, 2015 regular PZA hearing. The PZA voted unanimously to recommend approval of the application.

**District 3**

5. **Public Hearing \* PUD 2015-06 Moultrie Woods.** This is a request to rezone approximately 7.5 acres from Planned Special Development (PSD) to Planned Unit Development (PUD). This rezoning request is to replace the remaining allowance of forty-two (42) townhomes with seventeen (17) single-family homes. The Planning and Zoning Agency heard this item at the September 3, 2015 PZA meeting. The PZA unanimously recommended approval of the application.

**Presenter - Michael Roberson, Chief Planner**

**District 3**

6. **Public Hearing \* PUD 2015-02 Lakewood Pointe.** This is a request to rezone approximately 40.84 acres from Open Rural (OR) and Residential Single-Family (RS-1) to Planned Unit Development to allow a maximum 78-lot, single-family residential subdivision. The property is located on the south side of State Road 206 in between State Road A1A and U.S. Highway One South, directly east of the Crescent Beach Church. The Planning and Zoning Agency recommended approval of PUD 2015-04 with a vote of 4-3 at the August 20, 2015 hearing.

**Presenter - Andrea Matzke, Budget Analyst**

7. **Consider authorization for the County to pursue commercial paper loan program financing for the purchase of E-911 Call Center equipment in the amount of \$847,000.**

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

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## CONSENT MEETING AGENDA

County Auditorium  
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Tuesday, October 06, 2015 9:00 AM

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## CONSENT AGENDA

1. **Motion to adopt Resolution 2015-\_\_\_ authorizing Assistant County Attorney Rebecca Lavie as a St. Johns County, Florida designated representative to sign off on certifications and assurances as required by the Federal Transit Administration.**  
*For more information, contact Gary L. Mackey, Transit Grant Specialist at 904 209-0630*
2. **Motion to Adopt Resolution 2015-\_\_\_ approving the terms, conditions, and requirements of a grant agreement between St. Johns County and the Florida Department of Economic Opportunity in the amount of \$25,000, authorizing the County Administrator or his designee to execute the grant agreement on behalf of the County, and recognizing and appropriating the funds within the FY 2015 General Fund Growth Management Department budget.** *For more information, contact Robin Moore, Historic Resources Coordinator at 904 209-0623*
3. **Motion to Adopt Resolution 2015-\_\_\_ accepting Grant of Easements to St. Johns County for drainage improvements to a drainage system located along Woodward Road.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
4. **Motion to Adopt Resolution 2015-\_\_\_ accepting an Easement for Utilities and Bill of Sale conveying all personal property associated with the water line to serve Gate Petroleum located on International Golf Parkway.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
5. **Motion to Adopt Resolution 2015-\_\_\_, approving the form and format of an Easement for Utilities granting access to allow maintenance of the Septic Tank Effluent Pumping Systems located in Ponte Vedra, and authorizing acceptance and recording of each required executed easement upon receipt by the County.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
6. **Motion to Adopt Resolution 2015-\_\_\_ accepting an Easement for Utilities for the water meters to serve Whisper Creek Phase 1C and accepting a Bill of Sale conveying all personal property associated with the water and sewer lines.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
7. **Motion to Adopt Resolution 2015-\_\_\_ accepting an Easement for Utilities and Bill of Sale conveying all personal property associated with the water and sewer lines to serve Marshall Creek DRI Unit MUA-2.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

8. **Motion to Adopt Resolution 2015-\_\_\_\_\_ accepting an Easement for Utilities and Bill of Sale conveying all personal property associated with the water and sewer lines to serve Marshall Creek Unit MUA-4.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
9. **Motion to Adopt Resolution 2015-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute Amendment No. 6 to Tower Attachment Communications Site Agreement from Nextel South Corp. for modifications to their equipment on the Ponte Vedra Annex Tower.** *For more information, contact Damon Douglas, Project Manager, Land Mgmt. Systems at 209-0794*
10. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Samara Lakes Parcel C Phase Four B.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
11. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Samara Lakes Parcel D Phase Three B.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
12. **Motion to adopt Resolution 2015-\_\_\_\_\_ setting a Public Hearing date of November 17, 2015 at 9:00am to hear a request for the vacation of a portion of Palm Street.** *For more information, contact Benjamin Powelson, Engineer at 209-0666*
13. **Motion to Adopt Resolution 2015-\_\_\_\_\_, authorizing the County Administrator, or designee, to accept the inclusion of additional signals to the previously approved Traffic Signal Maintenance and Compensation Agreement between St. Johns County and FDOT.** *For more information, contact Andrew Ames, County Traffic Engineer at 904 209-0111*
14. **Motion to Adopt Resolution 2015-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award Bid No. 15-62R, and to enter into a contract for one (1) year with four (4) available one-year renewals, with General Underground, LLC, TB Landmark Construction, Inc, and BTI HD Drilling, Inc, for directional boring services.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
15. **Motion to Adopt Resolution 2015 - \_\_\_\_\_, authorizing the County Administrator, or designee, to award Bid No 15-02 St Augustine by the Sea Grinder Pump Station to TLC Diversified, Inc. as the lowest responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached hereto with TLC Diversified, Inc. for the completion of the project for a Total Contract Value of \$877,777.00.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
16. **Motion to Adopt Resolution 2015-\_\_\_\_\_, authorizing the County Administrator, or designee, to award Bid No. 15-53 Masters Tract Wetland Cells Project to Petticoat-Schmitt Civil Contractors, Inc., and to execute an agreement in substantially the same form and format as attached hereto, with a total contract price of \$1,745,253.25.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
17. **Motion to Adopt Resolution 2015- approving the terms, conditions, and requirements of the U.S. Department of Homeland Security Port Security Grant and authorizing the County Administrator or his designee to execute the agreement on behalf of the County.** *For more information, contact Carl Shank, Fire Chief at 209-1701*

- 18. Motion to approve the FY16 Independent Agency Funding and Motion to adopt Resolution 2015-\_\_\_ approving the terms conditions and requirements of the contract template to be used to create and execute final agreements between St Johns County and nonprofit agencies as recommended by the St Johns County Health and Human Services Advisory Council and to authorize the County Administrator or designee to execute final agreements in substantially the same form as the contract template on behalf of the County.** *For more information, contact Shawna Novak, Interim HHS Director at 904 209-6089*
- 19. Motion to adopt Resolution 2015-\_\_\_ approving the terms, conditions and requirements to Amendment #4 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 #4 on behalf of the County.** *For more information, contact Shawna Novak, Interim Health and Human Services Director at 904 209-6088*
- 20. Motion to approve the write-off of the following delinquent accounts receivable accounts, effective September 30, 2015: 2,938 EMS accounts totaling \$1,409,481.09; 395 Utility Services accounts totaling \$61,833.63; 64 Ponte Vedra Utility Services accounts totaling \$6,703.12; uncollectible special assessments related to the Operating Agreement for the Convention Center totaling \$268,175; and 2 Solid Waste accounts totaling \$8,042.60.** *For more information, contact Jesse Dunn, Assistant Director at 209-0568*
- 21. Motion to adopt Resolution 2015 - \_\_\_, establishing and adopting the St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2016.** *For more information, contact Jesse Dunn, Assistant Director at 209-0568*
- 22. Motion to approve the Possum Trot PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-13).** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
- 23. Motion authorizing the County Administrator, or designee, to approve the top twelve (12) ranked firms that responded to RFQ 15-77 to submit bids to complete the construction of the new Public Works Complex ("Project"); authorizing the County Administrator, or designee to issue a bid for construction of the Project upon availability of 100% construction documents, and to enter into a Standard Fixed Price Agreement with the pre-qualified firm offering the lowest, most responsive bid to complete the Project.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*
- 24. Motion to approve the negotiated Collective Bargaining Agreement between the St. Johns County Board of County Commissioners and St. Johns County Professional Firefighters and Paramedics IAFF Local #3865 and to direct its execution by the Chair and County Administrator.** *For more information, contact Stacey Stanish, Director of Personnel Services at 904 209-0635*
- 25. Motion to Adopt Resolution 2015-\_\_\_\_\_ naming the proposed roadways which will serve to connect SR 9B to Race Track Road.** *For more information, contact Gail Oliver, PLS, CFM, County Surveyor at 209-0770*
- 26. Motion to Adopt Resolution 2015-\_\_\_\_\_ authorizing the County Administrator, or designee, to execute an agreement with the St. Johns County Chamber of Commerce, in substantially the same form and format attached hereto, which provides for development of a destination relevant visitor experience and for operation of the Ponte Vedra Beach/St. Johns County Visitors Information Center.** *For more information, contact Glenn Hastings, TDC Director at 904 209-0720*

**27. Motion to approve the transfer of \$120,000.00 from the County Commission General Fund Reserves [0083-59920] to the Growth Management Department [0101-55304-4027-56100] and authorize its expenditure by the Growth Management Department to supplement the Florida Fish and Wildlife Conservation Commission grant for the purchase of lots at Summer Haven identified on the attached map.** *For more information, contact Patrick McCormack, County Attorney at 904 209-0813*

**28. Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*

**29. Minutes:**

- 8/18/15 - Regular Meeting Minutes
- 8/25/15 - Special Meeting/Workshop BCC Minutes
- 9/1/15 - Regular BCC Minutes
- 9/8/15 - Special Meeting BCC Minutes

**30. Proofs:**

- a. Proof: Notice of Hearing, Nocatee Parkway Resolution, published 8/19/15 in the St. Augustine Record.
- b. Proof: Notice of Meeting, Cancelled Meeting Intergovernmental resume Nov 4, 2015, published 8/26/15 in the St. Augustine Record.