

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 16, 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
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter – Caitlin Cerame, Planner

District 1

- 1. Public Hearing – COMPAMD 2014-01 Stone Creek Landing.** This is an adoption hearing for a Comprehensive Plan Amendment, known as Stone Creek Landing. The amendment proposes to change the future land use from Rural/Silviculture to Residential B for approximately 33.3 acres to allow up to 48 single family homes. The property is located on CR 210 W, west of St. Johns Parkway and east of Greenbriar. The Planning and Zoning Agency recommended approval to adopt COMPAMD 2104-01 by a unanimous vote of 7 to 0 at their November 6, 2014 meeting.

District 1

- 2. Public Hearing – PUD 1014-07 Stone Creek Landing.** Request to rezone 33.3 acres from Open Rural (OR) to Planned Unit Development (PUD) in order to develop a 44 single family unit subdivision located on CR 210, west of St. Johns Parkway and east of Greenbriar. There are no requested waivers. The Planning and Zoning Agency recommended approval of PUD 2014-07 by a unanimous vote of 7 to 0 at the November 6, 2014 meeting.

Presenter – Joy Andrews, HHS Director & Dawn Cardenas Purchasing Manager

- 3. RFP 14-90 funding approval & Contract Template to be used to create and execute final agreements between St. Johns County and nonprofit agencies and organizations as recommended by the St. Johns County Health and Human Services Advisory Council.** Each year, the County provides funding to non-profit agencies and organizations that provide health, human or social services to residents of St Johns County, Florida. The County developed and advertised an RFP that incorporated the Health and Human Services Advisory Council's (HHSAC) goals as well as input from the agencies and County Staff. Nineteen agencies submitted proposals requesting county funding. The proposals were independently evaluated and ranked by an Evaluation Committee comprised of County Staff and some members of the HHSAC and community volunteers. County HHS staff provided to the HHSAC a recommended funding amount in dollars based on a combination of considerations, including funding requested by the responding agencies, priorities and practice trends identified by the County and the community and the ranking.

Presenter – Joseph Cearley, Growth Management Department Project Manager

- 4. Public Hearing – Land Development Code Amendments for Articles II, III, IV, V, VI, VII, IX, X and XII.** This is the first hearing in a three-part series to consider changes to nine (9) Articles of the Land Development Code. This draft also implements comprehensive plan amendment proposed changes relating to the scenic and development edges in the Northwest Sector and Implementation of an Economic Redevelopment Residential Unit Exchange Program within the Vilano Beach Town Center. This series of changes creates a Special Use Permit category for Large Places of Assembly and modifies associated uses, ensures Overlay review for all non-single and two-family development within Overlay Districts, Tree Bank Fund clarifications, Optional Preliminary Subdivision Plan reviews, clarification of "Waterfront Yard" boundaries, amendment of PUD phasing, clarification of signs, and clarification of administration and enforcement of the Land Development Code. This series also addresses and revises various other sections for clarity and/or flexibility.

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

District 4

- 5. Public Hearing – NZVAR 2013-07 411 N. Roscoe Blvd. Parcel A.** This is a request for a Non-Zoning Variance to Section 6.04.07.B.2 (a – b), which outlines the requirements for Easements which may be allowed for access to up to two (2) residential Dwelling Units. The applicant is requesting a non-zoning variance to Sections 6.04.07.B.2 (a – b) which requires certain construction standards for the use of easements to serve single family lots. (The entire Code citation is included as Attachment 4 of this report.) Although a 30' easement was recorded in 2000 in compliance with the code, it encroaches significantly over the structure on Parcel A, and as such creates an exception to a title search as depicted on the survey. In addition, the driveway does not meet the 20' minimum width requirement for the stabilized surface as required in the Land Development Code. The current concrete driveway is 10 feet in width and extends from Roscoe Boulevard all along the southern property line of both parcels.

Presenter – Kim K. Del Rance, Planner

District 4

- 6. Public Hearing – ZADMAPL 2014-01 Appeal to PVZVAR 2014-05 McCook Residence.** This is an appeal filed pursuant to Ponte Vedra Zoning District Regulation Section XII.K., Appeals and Recommendations of the Ponte Vedra Zoning and Adjustment Board (PVZAB), filed by Rick and Ann McCook. Rick and Ann McCook filed an application for a zoning variance to allow for a 12 foot encroachment into the required Building Restriction Line (BRL) adjacent to Lake Road for the construction of an attached garage. The PVZAB considered the request at their October 13, 2014 hearing and denied the request by a 3 to 2 vote.

Presenter – Caitlin Cerame, Planner

District 3

- 7. Public Hearing – MAJMOD 2014-12 Wal-Mart Supercenter Building Addition.** The applicant is seeking a Major Modification to the Wal-Mart Stores Planned Unit Development (PUD) in order to construct a 4,113 square foot building addition for the package sale of alcoholic beverages, modification to the parking area and a new 11.3 square foot wall sign. The subject property is located at 2355 US Highway 1 South. A waiver is requested to Section 2.03.02 (A) of the Land Development Code to allow less than 1,000 feet between a Church and vendor of alcoholic beverages. The Planning and Zoning Agency recommended approval of the request at their October 2, 2014 meeting by a vote of 7 to 0.

Presenter – Patrick F. McCormack, County Attorney

- 8. Consider appointments to the County Canvassing Board for Special Elections.**

Presenter – Glenn Hastings, Executive Director, Tourist Development Council

- 9. Resolution approving the terms and conditions of a renewal contract between St. Johns County Visitors & Convention Bureau and St. Johns County Board of Commissioners.** On February 2, 2010, the County entered into an agreement with the St. Johns County Visitors & Convention Bureau (VCB) to provide professional advertising, marketing and promotional services aimed at attracting tourists and convention activity to the St. Johns County, Florida geographic area. The current agreement was extended for a period of 90 days to include some changes at the request of the Visitors and Convention Bureau. The extension will expire on December 16, 2014. The County and the VCB mutually seek to continue such services, subject to the amended terms and conditions contained in the proposed Renewal Agreement. The Tourist Development Council reviewed and considered the proposed Renewal Agreement at its regular meeting on August 18, 2014, and recommended consideration by the Board of County Commissioners for final approval. The County has determined that such advertising, marketing and promotional services by the VCB is a proper public purpose and is in the best interests of the citizens of St. Johns County.

Presenter – Melissa S. Glasgow, Director of Economic Development

- 10. St. Johns Law Group, P.A. Economic Development Grant Agreement.** St. Johns Law Group, P.A. submitted an application to the St. Johns County Economic Development Agency requesting economic development incentives to construct a new 6,000 square foot office building at 104 Sea Grove Main Street in St. Augustine Beach to expand its existing law firm in St. Johns County. St. Johns Law Group, P.A. proposes to maintain their 10 existing employees and create between 8-16 new jobs within the next four years, at an average wage of \$80,000. Under the 'Existing Industry' category of the County's Business Incentive Program, the project was recommended for an economic development grant equal to four (4) years ad valorem taxes on real property improvements and new tangible personal property (general County portion), and up to 100% of fees collected by the County (impact fees and water/sewer connection fees). The total estimated value of the incentive is \$38,471.

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

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CONSENT AGENDA

County Auditorium
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TUESDAY, DECEMBER 16, 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:**
 - BCC Regular Meeting October 21, 2014
 - BCC Regular Meeting November 18, 2014
 - BCC Special Meeting November 18, 2014
3. Motion to adopt a Resolution by the Board of County Commissioners of St. Johns County, Florida, approving the terms and conditions of the **Basic Ordering Agreement with the Federal Bureau of Investigation** to collocate communication equipment on a county-owned tower and authorizing the County Administrator, or designee, to execute The Basic Ordering Agreement on behalf of the County. *For information, contact Mary Ann Blount, Land Management Systems Director, at 209-0726.*
4. Motion to adopt a Resolution approving the **final plat for Coastal Oaks at Nocatee Phase 2I Unit 4.** *For information, contact Valerie Pacetti, Application Review Supervisor, Operations Division at 209-0720.*
5. Motion to adopt a Resolution approving the **final plat for Heritage Oaks at St. Johns.** *For information, contact Valerie Pacetti, Application Review Supervisor, Operations Division at 209-0720.*
6. Motion to adopt a Resolution approving the **final plat for Las Calinas Parcel 3A Unit 1 Phases 3 & 4.** *For information, contact Valerie Pacetti, Application Review Supervisor, Operations Division at 209-0720.*
7. Motion to approve the **transfer of \$367,708 from General Fund Reserves to the Supervisor of Elections department budget in order to conduct the 2015 special election ordered by the Governor.** *For information, contact Doug Timms, Director, Office of Management & Budget at 209-0566.*
8. Motion to approve a **transfer of \$28,000 from LETF Reserves (1194-59920) to be used to provide support to both the St. Francis House Homeless Shelter (\$18,000) and the Boys & Girls Clubs of Northeast Florida (\$10,000).** *For information, contact David Shoar, St. Johns County Sheriff at 824-8403.*

9. Motion to **transfer \$85,743 from General Fund Reserves (0083-59920) to Department 0080, Account 56400 to cover unanticipated additional cost of vehicles.** Funding for 18 trucks was approved for FY 15 but quotes came in \$45,145 over budget. Additionally, \$40,598 is required to purchase two vans budgeted in FY 14. *For information, contact Wil Smith, Director of Recreation & Parks at 209-0324.*
10. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **award Bid No. 15-06 Purchase of Sulfuric Acid for SJC Utility Department to Shrieve Chemical Company, Inc.** as the lowest responsive, responsible bidder at the unit price of \$1.18/gallon, 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.*
11. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **enter into negotiations, and if successful enter into an initial three (3) year continuing contract with three (3) one (1) year renewal options** in substantially the same form and format as the attached draft with Raftelis Financial Consultants, Inc. under **RFQ 15-08 for Financial and Management Consulting Services**, for the Utility Department. *For information, contact Dawn Cardenas, Purchasing Manager at 209-0152.*
12. Motion to adopt a Resolution authorizing the County Administrator, or designee, to **award Bid No: 15-21 to JPK Micro Supply Inc.** and to issue a purchase order in the amount of \$129,108.00 for the purchase of Personal Computers, as anticipated in budget. *For information, contact Dawn Cardenas, Purchasing Manager at 209-0152.*
13. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **purchase one (1) new Vac-Con Sewer Combination Cleaning System at a price of \$247,933.73 from Southern Sewer Equipment Sales and a chassis from Lou Bachrodt Freightliner at a price of \$101,919.00**, subject to the terms and conditions of the Florida Sheriff's Association & Florida Association of Counties Contract # 14-12-0904, as anticipated in budget. *For information, contact Dawn Cardenas, Purchasing Manager at 209-0152.*
14. Motion to adopt Resolution approving the terms, conditions, and requirements of the **Agreement between St. Johns County, Florida and Family Support Services of North Florida, Inc.**, authorizing the County Administrator, or designee, to execute an Agreement in substantially the same form as the attached Agreement on behalf of the County, and repealing Resolution 2014-301. *For information, contact Joy Andrews, HHS Director at 209-6088.*
15. Motion to **approve PFS AGREE 2014-02** and authorize the County Administrator to execute the **Sebastian Cove Phase II 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.*
16. Motion to **approve a transfer of \$32,200 from General Fund Reserves (0083-59920) to address security at the Main Branch Library** during operating hours to promote a safe environment for employees and patrons alike. *For information, contact Jesse Dunn, Office of Management & Budget at 209-0568.*
17. Proofs:
 - a. Proof: Request for Proposals, RFP 15-23 – Temporary Staffing Services, published November 22, 2014 and November 29, 2014 in *The St. Augustine Record*.
 - b. Proof: Request for BIDS, BID 15-20 – Remove/Dispose Auto Tires, published November 20, 2014 and November 27, 2014 in *The St. Augustine Record*.
 - c. Proof: Notice of Hearing, Special BCC Bond Mtg – Meeting December 8, 2014, published December 2, 2014 in *The St. Augustine Record*.
 - d. Proof: Request for Proposals, RFP 15-04 – Credit Counseling Services, published November 26, 2014 and December 3, 2014 in *The St. Augustine Record*.