

# 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, MARCH 4, 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
- ❖ *Proclamation designating March 11, 2014 as International Women's Day*
- ❖ *Proclamation designating March 2014 as James E. Browning Day*
- ❖ *Acceptance of Proclamation*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter – Georgia Katz, Senior Planner**

#### **District 2**

- 1. Public Hearing – Rehearing for MAJMOD 2013-02 Sunshine 16 Parcel 4.** This is a rehearing for MAJMOD 2013-02 a Major Modification to the Sunshine 16 Planned Unit Development Text and Map to add Parcel 4, a 17.57 acre parcel with a designated density of 52 units. The property is located south of SR 16 about a quarter mile east of the intersection of Pacetti Road and International Golf Parkway. This modification request was originally heard on October 3, 2013 by the Planning and Zoning Agency, which recommended by unanimous vote to approve the Major Modification. The PZA reheard the item on February 20, 2014 and reconfirmed its recommendation. On November 19, 2013, the Board of County Commissioners, by a unanimous vote, approved the Major Modification. The Ordinance was transmitted to the state for recording. However, due to a question regarding notice of the previous hearing, the applicant has requested a rehearing of this request. The project facts and details remain the same and the purpose of the hearing is to perfect the record. Please refer to the Growth Management Report for project facts and details. At the February 20, 2014, Planning and Zoning Agency meeting the PZA by unanimous vote recommended approval of MAJMOD 2013-02 to the Board of County Commissioners.

**Presenter – Georgia Katz, Senior Planner****District 2**

- 2. Public Hearing – Rehearing for COMPAMD 2013-01 Sunshine 16 Parcel 4.** This is a rehearing for COMPAMD 2013-01. This is a proposed Comprehensive Plan Amendment request to amend the Future Land Use Map from Residential B to Residential C for approximately 17.57 acres located on SR 16 about a quarter mile east of Pacetti Road and International Golf Parkway, including a proposed Text amendment that limits the total number of units to 52. This amendment was originally heard on October 3, 2013 by the Planning and Zoning Agency, which recommended by unanimous vote the adoption of this amendment. The PZA reheard the item on February 20, 2014 and reconfirmed its recommendation. On November 19, 2013, the Board of County Commissioners by a unanimous vote approved the adoption of this amendment. The amendment and Ordinance were transmitted to the state for review and recording. However, due to a question regarding notice of the previous hearing, the applicant has requested a rehearing of this request. The project facts and details remain the same and the purpose of the hearing is to perfect the record. At the February 20, 2014 Planning and Zoning Agency Meeting, the Planning and Zoning Agency by a unanimous vote recommended adoption of COMPAMD 2103-01.

**Presenter – Teresa Bishop, AICP, Long Range Planning Manager****District 1**

- 3. Public Hearing – DRI 2012-01 Twin Creeks - Application for Development of Regional Impact (DRI) Substantial Deviation Request.** The Twin Creeks Development of Regional Impact (DRI) was approved in 2005 and has not developed. This Substantial Deviation request reduces the overall number of dwelling units, increases the non-residential uses, revises the development schedule and revises the proposed mitigation provisions, especially in the categories of transportation and schools. There are two property owners within the DRI; South Jacksonville Properties, LLC (Falcon) which is designated as the Master Developer, and Heartwood 23, LLC (Heartwood). Both of these entities have obligations under the proposed amended DRI. These entities are in disagreement as to entitlements, obligations and timing of such obligations. As such, the Planning and Zoning Agency (PZA) had continued this item from December 19, 2103, January 16, 2014, and February 6, 2014 to February 20, 2014. On February 20, the PZA recommended approval with a vote of 6-1 based on the attached version of the Development Order, with applicant agreed upon revisions that will include changes to the timing of certain transportation mitigation conditions. Florida Statute requires DRIs to be scheduled and heard by the Board of County Commissioners within 90 days after the notice of the Regional Council that a public hearing may be set, unless an extension is requested by the applicant. The Regional Council notified the County May 9, 2013, and the applicant requested three extensions since the notification.

**Presenter – Mary Ann Blount, Land Management Systems Director**

- 4.** Consider sale of the property on Lighthouse Avenue to the St. Augustine Lighthouse and Museum. The Junior Service League of St. Augustine, Inc., a Florida not-for-profit corporation, Lessee (“JSL”) entered into a Lease with the County in 1982 for the property on Lighthouse Avenue. With consent of the County, JSL entered into a Sub-Lease with the Saint Augustine Lighthouse and Museum, Inc., a Florida not-for-profit corporation, (“SAL&M”) in 1998 to use the property for community meetings, cultural and historical facility by the public. SAL&M has leased the property from the County at a cost of \$1.00 per year since 1982. Pursuant to the terms of the lease the County is obligated to pay for the insurance and any maintenance over \$1,000. The SAL&M has executed and presented a purchase and sale agreement with an offer \$150,000 to purchase the County property. Full ownership of the property will provide further grant opportunities to continue preserving this historical site and the site will remain accessible to the public.

**Presenter – Press Tompkins, County Engineer**

5. **Public Hearing – 2013 Community Development Block Grant (CDBG) Small Cities Program Second Public Hearing.** Under resolution 2013-260, the Board of County Commissioners authorized staff to submit an application to the Department of Economic Opportunity (DEO) for the 2013 CDBG grant cycle. The grant requires two public hearings prior to submittal of the application. The first public hearing was held on the January 21, 2014 BCC meeting and primarily provided an overview of the goals and objectives of the CDBG program. This is the second Public Meeting and requires the County to list the specific projects within the CDBG program. The County's grant application will be to the Florida Department of Economic Opportunity (DEO) under the Neighborhood Revitalization category in the amount of \$750,000.00 under the 2013 Small Cities Community Development Block Grant (CDBG) program. As a requirement of the grant, for each activity that is proposed, at least 70% of the funds must benefit low and moderate income households.
6. **Fair Housing Workshop.** In conjunction with the 2013 CDBG 2<sup>nd</sup> Public Hearing, a Fair Housing Workshop will be conducted by a representative from Fred Fox and Associates to provide fair housing education for the general public, local elected officials and professional involved in housing activities.
7. **2013 Community Development Block Grant (CDBG) Small Cities Program Community Development Plan.** Under Resolution 2013-260, the Board of County Commissioners authorized staff to submit an application to the Department of Economic Opportunity (DEO) for the 2013 CDBG grant cycle. The grant requires the County to adopt a Community Development Plan. This item provides the long term and short term objectives for the County's Development Plan.

**Presenter – Neal Shinkre, P.E., Director of Public Works**

8. **Compressed Natural Gas.** On October 1, 2013, the St. Johns County Board of County Commissioners (BCC), directed staff to take necessary steps toward conversion of a portion of their fleet to Compressed Natural Gas (CNG). This presentation will provide the Commission with an update of the County's progress on this project. Staff will also request approval from the Commission related to the following items required to move this project toward implementation: 1) Execute a grant agreement with the North Florida Transportation Planning Organization (TPO) for reimbursement of funds to convert up to 130 County Fleet vehicles to CNG; 2) Advertise an unsolicited Private-Public-Partnership (P3) proposal received by the County from NoPetro, a Florida based company, for the construction, operation and maintenance of a CNG facility; 3) Advertise a Request-for-proposal (RFP) for procurement of a CNG fuel package necessary to convert new Gasoline/Diesel vehicles to CNG; 4) Allow staff to make necessary adjustments to the FY 2014 budget to purchase approximately 48 vehicles necessary for the CNG program.

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

9. **Public Hearing – Second reading 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 – Glenn Hastings, Tourist Development Executive Director**

- 10.** Consider approval of the proposed TDC Art, Culture and Heritage Funding Program Guidelines, Application, Scoring Rubric and related documents for use in the FY 2015 and subsequent years with minor modifications.

- ❖ **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

500 San Sebastian View

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TUESDAY, MARCH 4, 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:**
  - December 17, 2013 - Regular Meeting
  - January 21, 2014 – Regular Meeting
  - January 29, 2014 - Special Meeting
  - February 4, 2014 – Regular Meeting
  - February 7, 2014 – Special Meeting
3. Motion to adopt a Resolution accepting a **Grant of Drainage Easement and Temporary Construction Easement for installation of a new storm drain on Miranda Road** in Ponte Vedra. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
4. Motion to adopt a Resolution accepting an **Easement for Utilities for water and sewer service to Players Club Villas Condominium** in Ponte Vedra. *For information, contact Ann Blount, Land Management Director, at 209-0762.*
5. Motion to adopt a Resolution approving the **final plat for Coastal Oaks at Nocatee Phase 2C.** *For information, contact Kathy Nielsen, Application Review Manager, at 209-0698.*
6. Motion to adopt a Resolution approving the **final plat for Riverwood by Del Webb Phase 2A.** *For information, contact Kathy Nielsen, Application Review Manager, at 209-0698.*
7. Motion to adopt a Resolution approving the **final plat for Coastal Oaks at Nocatee Phase 2E-1.** *For information, contact Kathy Nielsen, Application Review Manager, at 209-0698.*
8. Motion to adopt a Resolution authorizing the County Administrator or his designee to **sign the State Highway Lighting Agreement (Financial Project # 41442017801) and recognize unanticipated revenue** in the amount of \$11,858.40 and increasing the 2014 revenue budget for the Transportation Trust Fund - Road & Bridge Other Maintenance (1122-54603) in said amount. *For information, contact Neal Shinkre, Public Works Director, at 209-0266.*
9. Motion to adopt a Resolution allowing the County Administrator to **execute the Interlocal Agreement between St. Johns County and the Supervisor of Elections for polling places.** *For information, contact Vicky Oakes, Supervisor of Elections, at 823-2238.*

10. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **award a contract for Bid No 14-17 Anastasia Island WWTP Modifications to Sawcross, Inc.** as the lowest responsive, responsible bidder for a Total Lump Sum Bid of \$1,114,000.00 (Base Bid + Alternate #3) and to award remaining alternates as needed at a later date. This item is budgeted under funding source AI WWTP 2013 Process Modifications (4488-56302). *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
11. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **award a contract for Bid No 14-20 Innlet Beach Well #1 Rehabilitation to Complete Services Well Drilling, Inc.** as the lowest responsive, responsible bidder for a Total Lump Sum Bid of \$222,000.00. This item is budgeted under funding source SRL Capital Projects – 2014 Well #1 Rehab (4461-56302). *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
12. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **award Bid No. 14-30, and to execute a contract, in substantially the same format as attached hereto, with W & G Maintenance, to provide annual hard-surface flooring maintenance services** for an initial term of one (1) year, and up to three (3) one year renewals. This item is budgeted under funding source 0032-53120 (Contractual Services). *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
13. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **enter into negotiations with, and if negotiations are successful, enter into contract with the top five (5) ranked firms for Geotechnical Services.** If an agreement cannot be reached with one or more of the top five (5) ranked firms, authorization is requested to begin negotiations with the next ranked respondent and continue until an agreement is reached with five (5) respondents. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
14. Motion to adopt a Resolution authorizing the County Administrator, or designee, to **submit an application seeking funding assistance through the Florida Inland Navigation District Waterways Assistance Program Grant for the Vilano Beach Fishing Pier Renovation Project.** *For information, contact Wil Smith, Recreation & Parks Director, at 209-0324.*
15. Motion to adopt a Resolution **approving the terms and conditions of the Florida Department of Health Bureau of Emergency Medical Services EMS County grant** and appropriating \$15,952 in related unanticipated grant funds within the General Fund's EMS Department. *For information, contact Jeff Prevatt, Assistant Fire Rescue Chief, at 209-1713.*
16. Motion to adopt a Resolution authorizing the County Administrator, or designee, on behalf of the St. Johns County Public Library System, to **submit an application, and any other associated paperwork, for a Library Services and Technology Grant in the amount of \$13,500.00** from the Florida Department of State, Division of Library and Information Services. This item requires matching funds in the amount of \$3375 that will be provided in-kind using existing salaries to administer the grant. *For information, contact Debra Rhodes Gibson, Library System Director, at 827-6925.*
17. Motion to approve the negotiated **contract 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 information, contact Stacey Stanish, Administrative Support Services Director, at 209-0545.*
18. Proofs:
  - a. Proof: Notice to Bidders, Bid No. 14-24, published 01/29/14 and 02/05/14.
  - b. Proof: Notice to Bidders, Bid No. 14-69, published 01/29/14 and 02/05/14.
  - c. Proof: Notice to Bidders, Bid No. 14-70, published 01/29/14 and 02/05/14.
  - d. Proof: Notice to Bidders, Bid No. 14-71, published 01/29/14 and 02/05/14.

- e. Proof: Notice of Public Disclosure, Full Cost Accounting for Solid Waste Management Services, published 02/14/14.
- f. Proof: Notice to Bidders, Bid No. 14-18, published 02/08/14 and 02/15/14.
- g. Proof: Notice to Bidders, Bid No. 14-23, published 02/11/14 and 02/18/14.
- h. Proof: Notice to Bidders, RFQ No. 14-73, published 02/13/14 and 02/20/14.
- i. Proof: Notice to Bidders, RFQ No. 14-72, published 02/13/14 and 02/20/14.
- j. Proof: Notice of Meeting, St. Johns County Transportation Advisory Group Public Meeting on February 21, 2014, published 02/20/14.
- k. Proof: Notice of Meeting, Special Board of County Commissioners Workshop on February 25, 2014, published 02/20/14.

*End of Consent Agenda*