

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, MAY 20, 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
- ❖ *Special Recognition for Kathy Nielson retiring after twenty five years of Service*
- ❖ *Proclamation designating May 18-24, 2014 as National Public Works Week*
- ❖ *Proclamation designating May 19-23, 2014 as Senior Corps Week*
- ❖ *Proclamation designating May 2014 as National Drug Court Month*
- ❖ *Proclamation designating May 12-16, 2014 National Small Business Week*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter – Neal Shinkre, Public Works Director

- 1. *Contracts for the Collection and Transportation of Residential Waste.*** In 2010, St. Johns County entered into a seven year agreement with two Firms; Republic Services of Florida, LP and Advanced Disposal Services, for the collection and transportation of residential waste within the County. The contract is slated to expire in July 2017; both the firms have requested extensions of their contracts. The proposed contract will amend and restate the current terms and extend the contract to July 31st 2024. The proposed negotiated contract provides the following benefits to the County: Based on negotiated rates, allows to the County to save approximately \$1.9 million (NPV) over the next three years (June 2014 – July 2017) and approximately \$9.0 million over the contract term (June 2014 – July 2024). Allows the County to provide single stream recycle services (collection of recyclables in a 32 gallon or 96 gallon container compared to the current 18 gallon bin) to its customers two and a half years ahead of its current contract expiration. All costs (estimated at over \$3.5 million), including new recycle carts and their maintenance will be provided for by the Contractors. The single stream recycle program will not only help the County increase its recycling percentage goal (recommended by the State of Florida), but will also reduce curb-side garbage, thereby reducing the amount of tonnage to be disposed to a landfill.

This providing an additional savings estimated to be over \$2.3 million (NPV). The restated terms in the contract also require the Contractors to provide for certain number of Compressed Natural Gas (CNG) vehicles to be utilized for the collection and transport of residential waste. This will provide an additional fuel savings estimated to over \$1 million (NPV).

Presenter – Neal Shinkre, Public Works Director

- 2. *Public Works Facility Design Build Criteria Package.*** On March 4th 2014, the St. Johns County Board of County Commissioners (BCC) authorized the County Administrator to take necessary procedural steps required for the construction, operation and maintenance of a compressed natural gas (CNG) fueling facility. The BCC also authorized the Administrator to explore the feasibility of locating the CNG facility at the current Public Works Complex. The corner of Industry Center Road and SR 16 remains to be the preferred location of the CNG Facility as it features several benefits including proximity to the County's current fueling operations, proximity to a natural gas pipeline, traffic safety, provision for future expansion, and County's ownership of the property. Based on proposals submitted by potential CNG Private-Public Partnership (P3) firms, the proposed location appears to provide the best cost benefit to the County. This location is also home to the County's current Public Works operations. The Public Works building has been in place for over 45 years and is well past its service life, both in terms of building age and available room for staff to service the needs of the County. The replacement of this building is one of the several deferred maintenance projects identified by the County. The savings identified from the CNG program can significantly leverage the funding of this needed Public Works Facility. Based on a preliminary analysis, significant percentage of the funding needed for the Public Works Facility can be provided by the savings from the CNG program and the consolidation of the Public Works operations.

Presenter – Suzanne Konchan, Growth Management Department Director

- 3. *Public Hearing – Revisions to the Land Development Code.*** This is the first public hearing in a three part series to consider changes to eight articles of the Land Development Code. This amendment series primarily intends to incorporate a new Special Use for Large Places of Assembly along with incidentally necessary revisions to various articles. This series also addresses the applicability of the Coastal Overlay Districts, adds an optional Preliminary Subdivision Plan review, and revises various other sections for clarity and/or to address common waiver and variance requests.

Presenter – Vickie Renna, Long Range Senior Planner

- 4. *Public Hearing - Northridge Lakes Community Development District*** The applicant, Northridge Lakes Community Development District ("District") and the property owner D.R. Horton have requested that the District be dissolved pursuant to Chapter 190, Florida Statutes. The Board of County Commissioners approved Ordinance 2003-18, establishing the District on March 18, 2003. D.R. Horton will finance the District infrastructure improvements through conventional methods and allow the Property Owners Association to operate and maintain them. This ordinance will repeal Ordinance 2003-18, which created the original District.

Presenter – Vickie Renna, Long Range Senior Planner

- 5. Public Hearing - CPA (SS) 2013-04 Moultrie Commons- Adoption Hearing.** This is a proposed Small Scale Comprehensive Plan Amendment request to amend the Future Land Use Map from Residential C to Mixed Use for property located on the east side of U.S. Highway 1 South, just north of Brainard Drive. This is an adoption hearing for CPA (SS) 2013 – 04. The Planning and Zoning Agency unanimously recommended adopting CPA (SS) 2013-04 with a 7- 0 vote at its April 17, 2014 meeting

Presenter – Vickie Renna, Long Range Senior Planner

- 6. Public Hearing - PUD 2013-16 Moultrie Commons.** Request to rezone 3.85 acres from Plan Special Development (PSD) and Commercial General (CG) to Plan Unit Development (PUD). This is an existing commercial development located on the east side of U.S. Highway 1 South, just north of Brainard Drive. Staff recommends approval of this request, approval of the one (1) waiver, based on the Future Land Use designation of Mixed Use, Land Development Code requirements, consistency with the development trends in the area and compatibility with the surrounding properties. The Planning and Zoning Agency recommends approval of this request at its April 17, 2014 meeting with a 7 – 0 vote. The motion included approval of the requested waiver.

Presenter – Mike Roberson, Senior Planner

District 1

- 7. Public Hearing - COMPAMD 2013-07 Julington Lakes.** This is a transmittal hearing for Comprehensive Plan Amendment, known as Julington Lakes. The amendment proposes to change the Future Land Use from Rural Silviculture to Residential-B for approximately 598 acres and a Text Amendment to limit the maximum amount of residential units to 512. The property is located on the north side of Longleaf Pine Parkway and directly west of Veterans Parkway. The Planning and Zoning Agency recommended approval to transmit COMPAMD 2013-07 by a unanimous vote of 6-0 at the April 3, 2014 meeting.

Presenter – Mike Roberson, Senior Planner

- 8. Public Hearing - PUD 2013-15 Cedar Point.** Request to rezone 14 acres from Open Rural (OR) to Planned Unit Development (PUD) for a 29-unit single family development. Staff recommends approval of the request, upon approval of the one (1) waiver, based on the proposals consistency with the Future Land Use designation of Residential-C, consistency with development trends in the area and compatibility with surrounding properties. The Planning and Zoning Agency recommended approval of the request at its April 17, 2014 meeting by a vote of 6 to 0.

Presenter – Gary L. Mackey, Transit Grant Specialist

- 9. Public Hearing – Program of Projects 2014.** Each year the Federal Transit Administration apportions funding for urbanized area public transportation assistance. St Johns County's apportionment for 2014 is \$924,520. Once apportionment is determined, a Program of Projects is developed and used as the basis for the Section 5307 Urbanized Area Grant submittal. Prior to grant submittal, federal guidelines require a hearing for the approval of the Program of Projects. The match requirement for this grant will be 50% for operating costs and 20% for capital. Operating costs for this year's grant is \$470,370 with the match coming from the County through the adopted annual budget for transit (\$276,489) and an FDOT Block Grant (\$342,552). The 20% match for \$454,150 in capital will come from a soft match of toll revenue credits provided by the State of Florida.

Presenter – Melissa Glasgow, Director of Economic Development

- 10. Public Hearing – First reading of the St. Johns County Business Incentive Ordinance.** The purpose of the proposed St. Johns County Business Incentive Ordinance (“Ordinance”) is to provide necessary tools to support economic development to assist in the attraction of high quality development in all areas of the County. The Ordinance updates program requirements, provides for enhanced flexibility when considering Economic Development Incentive Grant Applications and removes ambiguous language contained within the prior document.

Presenter – Patrick McCormack, County Attorney

- 11. Public Hearing – Second reading and enactment of Nuisance Abatement Amendment Ordinance.** Pursuant to Section 893.138, Florida Statutes, and St. Johns County Ordinances 2011-25, 2011-34, and 2012-10, the Board of County Commissioners authorized the creation of the Nuisance Abatement Board in order to hear and deliberate unabated public nuisances within the West Augustine Community Redevelopment Area. As a result of recent meetings with County Staff, the Sheriff’s Office, concerned citizens, and others, a new Ordinance has been drafted which would repeal and replace the existing nuisance abatement Ordinance.

Presenter – Melissa Lundquist, Assistant to Board of County Commissioners

- 12. Consider an appointment to the Nuisance Abatement Board.**

Presenter – Jay Morris, Chairman BOCC

- 13. Consider appointments to County Canvassing Board for Fall Elections.** The supervisor of Elections Office is requesting appointment of a County Commissioner to serve on the County Canvassing Board for the fall elections.

Presenter – Michael B. Rubin, Director of Construction Services

- 14. Consider a Resolution authorizing the County Administrator, or designee, to request funding in the amount of \$592,175 in order to award Bid#14-75 to F&G Construction General Contractors, Inc. and enter into an Agreement for Construction of the new Nocatee Fire Station #18.**

- ❖ **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

Michael D. Wanchick, County Administrator
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TUESDAY, MAY 20, 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:**
 - March 18, 2014 BCC Regular Meeting
 - April 15, 2014 BCC Regular Meeting
3. Motion to **transfer \$5,000 from the General Fund Reserves (0083-59920) to Department 0023**, Account 53100 to cover the cost of deaf interpreters for deaf and hard of hearing parties in civil matters to participate in their case. *For information, contact Mary Bartos, Deputy Court Administrator, at 827-5617.*
4. Motion to adopt Resolution adopting and **approving a Municipal/Governmental Unit Corporate Authorization Resolution** pertaining to banking services, authorizing the Chair and the Clerk to execute same. *For information, contact Cheryl Strickland, Clerk of Court, at 819-3669.*
5. Motion to adopt a Resolution authorizing the County Administrator, or designee, to **execute the attached form Consent to Deemed Assignment of Investment Advisory Agreement** with The PFM Group. *For information, contact Doug Timms, Office of Management and Budget, at 209-0324.*
6. Motion to adopt a Resolution approving the terms and authorizing the County Administrator, or designee, to **execute an Easement Agreement for access to property located at 7724 A1A South** accepting a Bill of Sale and Schedule of Values for water and sewer service. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762*
7. Motion to adopt a Resolution approving the terms and authorizing the County Administrator, or designee, to **execute a Lease Agreement for Space with Rural Health Care, Inc. for the Treatment of Primary Health and Dental Care.** No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*

8. Motion to adopt a Resolution **accepting a Bill of Sale and Schedule of Values for the sewer line at 241 North Roscoe Boulevard** in Ponte Vedra. No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
9. Motion to adopt a Resolution **accepting an Easement for Utilities for installation of a reuse water main along International Golf Parkway.** No funding is required. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
10. Motion to adopt a Resolution **accepting a Grant of Drainage Easement for replacement of an existing pipe under Wildwood Drive.** *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
11. Motion to **adopt a Resolution approving the final plat for Durbin Crossing South Parcel Y – Phase One.** *For information, contact Valerie Pacetti, Application Review Supervisor, Development Review Division, at 209-0720.*
12. Motion to adopt a Resolution **approving the final plat for Greenleaf Lakes Phase 2.** *For information, contact Kathy Nielson, Application Review Manager, Development Review Division, at 209-0698.*
13. Motion to adopt a Resolution **approving and authorizing the transfer of an amount not to exceed \$291,000 from the Tree Bank Fund Reserves** to the HHS Facility Fund for landscaping at the new Health Center site located at 200 San Sebastian View, St. Augustine. *For information, contact Michael Rubin, Construction Services Director, at 209-0915.*
14. Motion to adopt a Resolution **approving the terms and conditions of the contract between St. Johns County, Florida and the St. Johns County Council on Aging** to provide transit services and be reimbursed for those services from JPA FP#-418441-1-84-13, and authorizing the County Administrator, or designee, to execute the Contract on behalf of the County. *For information, contact Gary Mackey, Transit Grant Specialist, at 209-0630.*
15. Motion to adopt Resolution **approving the terms and conditions of Joint Participation Agreement, Financial Project 418441-1-84-14, for receiving a State of Florida Public Transit Block Grant for \$368,536,** to recognize the revenues and to adjust the St. Johns County Transit Revenue and Expenditure budget to account for the revenues; and to authorize the County Administrator or his authorized designee to execute any other documents or Supplemental Joint Participation Agreements for the purpose of Scope Changes and/or funding adjustments and all other documents as may be required. *For information, contact Gary Mackey, Transit Grant Specialist, at 209-0630.*
16. Motion to approve Resolution authorizing the County Administrator, or his designee, to **enter into a cost share agreement with the St. Johns River Water Management District** and to recognize unanticipated revenue in the amount of \$78,215.78 for the Engineering Alternatives analysis for the Elkton Drainage District. *For information, contact Press Tompkins, P.E., County Engineer, at 209-0110.*
17. Motion to adopt Resolution **approving the terms, conditions and provisions of the Economic Development Grant Agreement with Ideal Deals, LLC,** and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For information, contact Melissa Glasgow, Director of Economic Development, at 209-0552.*
18. Motion to adopt Resolution authorizing the County Administrator to **execute Amendment No. 4 to DEP Contract RP730** to increase the funding increment amount of the Contract for services from May 23, 2014 to September 1, 2014. *For information, contact Carl Shank, Fire Rescue Chief, at 209-1701.*

19. Motion to adopt Resolution authorizing the County Administrator, or designee, to **execute the new Traffic Signal Maintenance and Compensation Agreement**. *For information, contact Andrew Ames, Assistant County Engineer, at 209-0111.*

20. Proofs:

- a. Proof: Notice of Hearing, Investments HG – Hearing April 15, 2014, published April 5, 2014 in the St. Augustine Record.
- b. Proof: Notice of meeting, COA Partnership Mt- Meeting April 16, 2014 published April 10, 2014 in the St. Augustine Record.
- c. Proof: Request for Bids, Bid No. 14-32 NW4 Wellhead, published April 9, 2014 and April 16, 2014 in the St. Augustine Record.
- d. Proof: Request for Bids, Bid No. 14-81 Wastewater Sludge Disposal, published April 4, 2014 and April 11, 2014 in the St. Augustine Record.
- e. Proof: Request for Bids, Bid No. 14-82 Purchase 2015 Roll-off Truck, published April 1, 2014 and April 8, 2014 in the St. Augustine Record.
- f. Proof: Request for Bids, Bid No. 14-86 WTP/CR2209 Water Main Ext, published April 9, 2014 and April 16, 2014 in the St. Augustine Record.
- g. Proof: Request for Bids, Bid No. 14-89 Budget Publishing Software, published April 9, 2014 and April 16, 2014 in the St. Augustine Record.
- h. Proof: Request for Qualifications, RQF 14-84 Emergency Repair-Housing, published April 25, 2014 and May 2, 2014 in the St. Augustine Record.
- i. Proof: Display Ad, Notice of Intent – Section 5307 Grant, published April 29, 2014 in the St. Augustine Record.
- j. Proof: Display Ad, FY 2015 Administrator's Budget Hearings, published May 7, 2014 in the St. Augustine Record.
- k. Proof: Notice of Meeting, Special BCC/SCH BD Meeting May 19, 2014, published May 7, 2014 in the St. Augustine Record.

End of Consent Agenda