

# 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, JUNE 3, 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
- ❖ *Presentation by Dr. Dawn Allicock recognizing St. Johns County as a Florida Department of Health Healthy Community Champion*
- ❖ *Recognition of the Ponte Vedra Women's Civic Alliance for Family Integrity Program Donation*
- ❖ *Proclamation designating June 2-6, 2014 as Code Enforcement Officers Appreciation Week*
- ❖ *Acceptance of Proclamation*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter – Cheryl S. Strickland, Clerk of Courts**

1. **Public Hearing – First reading of Investment Policies Ordinance.** This is the first reading of an Ordinance which adopts the List of Permitted Investments Pursuant to the Requirements of Section 218.415, F.S. Second reading and enactment of this Ordinance is scheduled for June 17, 2014.

### **Presenter – Patrick McCormack, County Attorney/Melissa Glasgow – Director of Economic Development**

2. **Resolution Authorizing the Interlocal Agreement between St. Johns County IDA and Orange County Health Facilities Authority related to OCHFA's issuance of tax-exempt obligations (PRC Obligated Group) in an aggregate amount not to exceed \$70,000,000.** Presbyterian Retirement Communities, Inc. and its affiliates (PRC Obligated Group) has requested St. Johns County Industrial Development Authority (IDA) to enter into an Interlocal Agreement with Orange County Health Facilities Authority (OCHFA), and the Board of County Commissioners, to approve, for the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, and the Act, related to the issuance by OCHFA of tax-exempt obligations not to exceed \$70,000,000 for the benefit of Presbyterian Retirement Communities and its affiliates, which include Wesley Manor, Inc., that

operates Westminster Woods on Julington Creek in Fruit Cove. The purpose of the bonds will be to refund the IDA's First Mortgage Revenue Bonds (Presbyterian Retirement Communities Project) Series 2004A, reimburse various capital expenditures both within St. Johns County and outside of the County, and to finance various capital improvements at the PRC Obligated Group's facilities throughout the state of Florida, including Westminster Woods on Julington Creek in Fruit Cove. Improvements to Westminster Woods on Julington Creek in Fruit Cove are estimated to cost \$15,000,000 and include (i) construction of a skilled nursing rehabilitation unit comprising of approximately 20 beds and approximately 25,000 square feet, (ii) improving the common areas and (iii) construction approximately 50 residential units. The IDA approved this request at their meeting on May 12, 2014, and a TEFRA Hearing was held on May 22, 2014. Said Obligations shall not constitute a debt, liability or obligation of the County, the State of Florida or of any political subdivision thereof, but will be payable out of funds pledged and assigned under a Loan Agreement between the Borrower and the OCHFA.

**Presenter – Phong Nguyen, Division Manager, Transportation Development**

- 3. Wanda Forrest, North Florida TPO Transportation Planning Manager will present the North Florida TPO Transportation Improvement Program (TIP) for fiscal years 2014/15 through 2018/19.** The TIP identifies all publicly funded highway, transit and aviation projects within the North Florida TPO area which includes Clay, Duval, Nassau and St. Johns Counties.

**Presenter – Don Hallman, P.E., Transportation Development Engineer**

**District 2**

- 4. Public Hearing - NZVAR 2014-02 Burchfield Family.** This is a Non-Zoning Variance request to two sections of the Land Development Code. The first is to Section 6.04.07.B.1, to allow more than 2 residential dwelling units to be accessed by an easement rather than constructing a road to County local road standards. The applicants would like to make 2 divisions for their daughters. Each lot will be over 1 acre. The second is to Section 5.01.01.C.1, which requires platting for the creation of more than 2 lots from a parent parcel. The property is located in BCC District 2.

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

**District 1**

- 5. 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. The proposed Substantial Deviation request was submitted in June 2012. There are two property owners within the DRI; South Jacksonville Properties, LLC (Falcon), who is designated as the Master Developer, and Heartwood 23, LLC (Heartwood). These two property owners have not reached agreement as to the development of the property and have separated. On April 16, 2014, Falcon submitted a revised DRI Substantial Deviation Application and proposed Development Order that removes the Heartwood 23, LLC property from the Substantial Deviation request. The overall DRI remains approximately 3,037 acres in size of which approximately 2,405 acres (Falcon property) is subject to the proposed Development Order submitted with this revised application and as provided in this proposed Development Order, the approximate 632 acres (Heartwood property) remain under Resolution 2005-208. Florida Statutes require DRI applications to be scheduled and heard by the Board of County Commissioners within 90 days after notice of the Regional Council that a public hearing may be set, unless an extension is requested by the applicant. The applicant has requested several extensions for this request since the Regional Council notification. The Planning and Zoning Agency recommended approval at its May 15, 2014 meeting.

**Presenter – Melissa Glasgow, Director of Economic Development**

- 6. Public Hearing – Second reading and Enactment of 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. Enacting the new Ordinance would best serve the public interest by facilitating the expansion and relocation of targeted businesses and industries within the County, as well as encouraging development of speculative space for industrial and office projects. The Ordinance, which rescinds Ordinance No. 2006-99, 2006-138, 2011-39, and 2012-17, is hereby attached for approval and enactment by the Board of County Commissioners of St. Johns County.

**Presenter – Suzanne Konchan, AICP, Growth Management Department Director**

- 7. Public Hearing – Land Development Code Amendments for Articles II, III, IV, V, VI, VII, VIII, and IX.** 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 – Rebecca Lavie, Assistant County Attorney**

- 8. Public Hearing – First reading of Fourth 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 – Jay Morris, Chairman BOCC**

- 9. 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.

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

*End of Regular Agenda*

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### AGENDA

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## CONSENT

County Auditorium  
500 San Sebastian View

Michael D. Wanchick, County Administrator  
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TUESDAY, JUNE 3, 2014

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### 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:**
  - May 6, 2014 BCC Regular Meeting
3. Motion to adopt a Resolution approving the terms and authorizing the County Administrator, or designee, to **execute a certain Purchase and Sale Agreement for Permanent Drainage Easement** (in the amount of \$1,300) needed for the intersection improvements to Kings Estate Road and Kings Road. *For information, contact Mary Ann Blount, Land Management Director, at 209-0762.*
4. Motion to approve the **Heritage Oaks School Concurrency Proportionate Share Mitigation Agreement** (CONSCA 2014-03). *For information, contact Phong T. Nguyen, Manager Transportation Development Division, at 209-0613.*
5. Motion to approve the **Cedar Point School Concurrency Proportionate Share Mitigation Agreement** (CONSCA 2014-04). *For information, contact Phong T. Nguyen, Manager Transportation Development Division, at 209-0613.*
6. Motion to approve the **Deerfield Preserve Phase 2 School Concurrency Proportionate Share Mitigation Agreement** (CONSCA 2014-05). *For information, contact Phong T. Nguyen, Manager Transportation Development Division, at 209-0613.*
7. Motion to adopt a Resolution **approving the final plat for Oxford Estates Phase One.** *For information, contact Valerie Pacetti, Application Review Supervisor, Development Review Division, at 209-0720.*
8. Motion to declare obsolete **VHS Radio Equipment items as surplus** and authorize the County Administrator, or his designee, to donate same to Putnam County EMS. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
9. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **award Bid No 14-01R Deep Creek West Regional Stormwater Treatment Facility** Modifications to Turnbull Environmental, Inc. (in the amount of \$1,417,500) as the lowest responsive, and to execute an agreement in substantially the same form and format as attached to the bid document. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*

10. Motion to adopt a Resolution authorizing the County Administrator, or designee, to **award Bid No 14-48 Countywide Roadway Striping Services (FY 14)** to McShea Contracting, LLC, Rose Services, Inc. & Southern States Pavement Markings, Inc. as responsive, responsible bidders, and to execute agreements in substantially the same form and format as attached with each. *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 Bid No: 14-77 to Tom Nehl Truck Company**, and to execute a purchase order in the amount of \$345,600.00 for the purchase of three (3) 2014 Eighteen Cubic Yard Dump Trucks, 66,000 GVWR. *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: 14-81 to H & H Liquid Sludge Disposal, Inc.**, and to enter into a contract in substantially the same form and format as attached for collection, transportation, and disposal of wastewater sludge as described in the Bid Documents/Specifications and the firm's submitted Bid Proposal. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
13. Motion to adopt a Resolution authorizing the County Administrator, or his designee, to **award Bid No: 14-82 to Tom Nehl Truck Company**, and to execute a purchase order in the amount of \$139,100.00 for the purchase of one (1) 2015 Roll-off Truck. *For information, contact Dawn Cardenas, Purchasing Manager, at 209-0152.*
14. Motion to adopt a Resolution authorizing the County Administrator, or designee, to **execute the North Florida Utility Coordinating Group Resolution** approving intervention in administrative challenges to Florida Department of Environmental Protection's adoption of proposed rules relating to the adoption of minimum flows for the Lower Santa Fe and Ichetucknee Rivers and associated priority springs and any other documents associated with this project. *For information, contact Gordon Smith, Utility Engineering Manager, at 209-2709.*
15. Motion to adopt a Resolution **recognizing unanticipated donation revenue in the amount of \$9,528.61** and increasing the General Fund Animal Control Donations revenue [0001-34645] and Animal Control Department expenditure budget line items. *For information, contact Paul Studivant, Animal Control Manager, at 209-0748.*
16. Motion to adopt a Resolution **approving the terms, conditions, and requirements of Amendment # 18 to the Community Based Care contract # NJ204** 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 #18 on behalf of the County and recognizing unanticipated revenue in the amount of \$78,570.00, increasing the revenue budget for Community Based Care Fund Human Services State Grant (1400-33460) by \$74,942 and increasing the revenue budget for Community Based Care Fund Human Services Federal Grant (1400-33160) by \$3,628 and appropriating to the applicable Community Based Care Department expenditure lines (1401). *For information, contact Joy Andrew, HHS Director, at 209-0694.*
17. Proofs:
  - a. Proof: Notice of Hearing, Ordinance 2012-10 – Hearing May 20, 2014, published May 9, 2014 in the St. Augustine Record.
  - b. Proof: Request for Proposals, RFP 14-85 – Federal Lobbying Services, published May 2, 2014 and May 9, 2014 in the St. Augustine Record.
  - c. Proof: Notice of Meeting, Pre-Eval CNG Facility – Meeting May 19, 2014, published May 10, 2014 in the St. Augustine Record.