

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 – Vacant
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, March 17, 2015 9:00 AM#

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 declaring March 2015 as Irish Heritage Month*
- ❖ *Special Recognition of Lenora Newsome, Minutes & Records Clerk of Court Employee, retiring after 33 years of service*
- ❖ *Acceptance of Proclamation*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Patrick McCormack, County Attorney

1. **Sales Tax Revenue and Refunding Bonds, Series 2015.** The resolution (a) authorizes the issuance of not exceeding \$62,000,000 Sales Tax Revenue and Refunding Bonds, Series 2015 (the "Bonds"), to finance certain capital projects and advance refund all or a portion of the County's outstanding Sales Tax Revenue Bonds, Series 2006, in order to achieve debt service savings, and the pledge of the proceeds of the Local Government Half-Cent Sales Tax allocated to the County to secure payment of the Bonds under the provisions of County Resolution No. 86-132, as amended and supplemented, (b) delegates authority to the Chairman and/or County Administrator to determine, upon the advice of the County's financial advisor, whether to utilize bond insurance and/or a reserve account insurance policy from Assured Guaranty Municipal Corp. to further secure the Bonds, and (c) approves Exhibits A-K that are attached to the resolution (A=General Description of 2015 Project, B=Form of Purchase Contract with RBC Capital Markets, LLC, C=Form of Bonds, D=Form of Preliminary Official Statement, E=Form of Escrow Deposit Agreement, F=Form of Registrar and Paying Agent Agreement, G=Bond Insurance Policy Provisions, H=Form of Continuing Disclosure Agreement, I=Form of Insurance Agreement, J=Form of Vilano Beach Interlocal Agreement and K= Form of West Augustine Beach Interlocal Agreement). Section 6 of the resolution sets forth certain parameters for the sale of the Bonds such as maximum principal amount, maximum interest rate, minimum purchase price, minimum net present value savings, redemption provision parameters and final maturity date. This resolution is expected to be the last resolution that the BCC will consider regarding the Bonds.

- ***Recess BCC Meeting***
- ***Convene as the St. Johns County West Augustine Community Redevelopment Agency (CRA)***

2. **St. Johns County Community Redevelopment Agency Resolution/West Augustine 2005 Redevelopment Project Refinancing.** The resolution of the St. Johns County Community Redevelopment Agency authorizes the execution and delivery of a fourth interlocal reimbursement agreement (the "Interlocal Agreement") with St. Johns County in connection with the issuance by the County of its Sales Tax Revenue and Refunding Bonds, Series 2015 (the "Series 2015 Bonds"), to, among other things, refinance the cost of the 2006 West Augustine redevelopment project (the "2006 West Augustine Project") financed with the proceeds of the County's Sales Tax Revenue Bonds, Series 2006. To induce the County to issue the Series 2015 Bonds, it is necessary for the Agency to agree to reimburse the County for the debt service on the Series 2015 Bonds allocated to the 2006 West Augustine Project and pay the County other related amounts from tax increment revenues in the West Augustine Community Redevelopment Area account in the St. Johns Community Redevelopment Trust Fund, all in the manner and to the extent described in the Interlocal Agreement (attached to the resolution as Exhibit A).

- ***Adjourn as SJC West Augustine Community Redevelopment Agency***
- ***Reconvene the BCC Meeting***

- ***Recess BCC Meeting***
- ***Convene as the SJC Vilano Beach Community Redevelopment Agency (CRA)***

3. **St. Johns County Community Redevelopment Agency Resolution/Vilano Beach 2006 Redevelopment Project Refinancing.** The resolution of the St. Johns County Community Redevelopment Agency authorizes the execution and delivery of a fifth interlocal reimbursement agreement (the "Interlocal Agreement") with St. Johns County in connection with the issuance by the County of its Sales Tax Revenue and Refunding Bonds, Series 2015 (the "Series 2015 Bonds"), to, among other things, refinance the cost of the 2006 Vilano Beach redevelopment project (the "2006 Vilano Beach Project") financed with the proceeds of the County's Sales Tax Revenue Bonds, Series 2006. To induce the County to issue the Series 2015 Bonds, it is necessary for the Agency to agree to reimburse the County for the debt service on the Series 2015 Bonds allocated to the 2006 Vilano Beach Project and pay the County other related amounts from tax increment revenues in the Vilano Beach Community Redevelopment Area account in the St. Johns Community Redevelopment Trust Fund, all in the manner and to the extent described in the Interlocal Agreement.

- ***Adjourn as SJC Vilano Beach Community Redevelopment Agency***
- ***Reconvene the BCC Meeting***

4. **Transportation Improvement Revenue Refunding Bonds, Series 2015.** The resolution (a) authorizes the issuance of not exceeding \$29,000,000 Transportation Improvement Revenue Refunding Bonds, Series 2015 (the "Bonds"), to advance refund all or a portion of the County's outstanding Transportation Improvement Revenue Bonds, Series 2006, in order to achieve debt service savings, and the pledge of the County's portion of the proceeds of the Six-Cent Local Option Fuel Tax and the Constitutional Fuel Tax to secure payment of the Bonds under the provisions of County Resolution No. 92-103, (b) delegates authority to the Chairman and/or County Administrator to determine, upon the advice of the County's financial advisor, whether to utilize bond insurance from Assured Guaranty Municipal Corp. to further secure the Bonds, and (c) approves Exhibits A-F (A=Form of Purchase Contract with RBC Capital Markets, LLC, B=Form of Preliminary Official Statement, C=Form of Escrow Deposit Agreement, D=Form of Registrar and Paying Agent Agreement, E=Bond Insurance Policy Provisions, and F=Form of Continuing Disclosure Agreement). Section 6 of the resolution sets forth certain parameters for the sale of the Bonds such as maximum principal amount, maximum interest rate,

minimum purchase price, minimum net present value savings, redemption provision parameters and final maturity date. This resolution is expected to be the last resolution that the BCC will consider regarding the Bonds.

Presenter - Rebecca Carr, Planner

District 4

5. **Public Hearing * REZ 2014-12 St. Augustine North Community Retail Store.** This is a public hearing for Rezoning 2014-12, known as St. Augustine North Community Retail Store, in order to rezone the property located at 6774 US 1 North from Open Rural (OR) and Industrial Warehouse (IW) to Commercial Neighborhood (CN). Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Mixed Use and compatibility with surrounding properties. The Planning and Zoning Agency heard the item on February 19, 2015 and recommended approval 7-0. Please refer to the attached staff report for a additional information.

Presenter - Marie Colee, Assistant Program Manager

District 4

6. **Public Hearing * ZNZVAR 2015-01 - Northrop Grumman Signage - Non-Zoning Variance to Land Development Code Sections 7.02.01.A and B to allow for the placement of three (3) wall signs totaling one thousand eighty nine (1,089) square feet, exceeding the maximum allowable sign square footage of one hundred fifty (150) square feet per sign with an overall maximum of two hundred (200) square feet.** The applicant is requesting approval to allow for placement of two (2) 450 square foot internally illuminated signs on the east and west elevations and one (1) 189 square foot sign on the north elevation of a new building currently under construction. The building, when completed, will be a total of 368,565 square feet with a height of sixty-five (65) feet. The Land Development Code provides an allowance for wall signage of one and one-half (1.5) square feet of signage per linear foot of Building Frontage with a maximum of one-hundred fifty (150) square feet per sign, not to exceed two-hundred (200) square feet of Sign area per business. The building measures six hundred seventy (670) feet adjacent to US 1 North. Staff finds the request substantially meets the requirements of the Comprehensive Plan and the Land Development Code. This finding may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

Presenter - David Migut, Senior Assistant County Attorney

7. **Public Hearing * Second Reading and Enactment of Noise Ordinance.** In 2011, the Board of County Commissioners enacted Ordinance No. 2011-35, regulating the control of noise within St. Johns County. Further revisions have been proposed to more effectively regulate noise, and a new Ordinance is being presented to the Board of County Commissioners for its consideration and discussion. This Ordinance will repeal and replace Ordinance No. 2011-35. This Ordinance had its first reading at the March 3, 2015 Board of County Commissioners meeting.

Presenter - Melissa Lundquist, Assistant to the Board of County Commissioners

8. **Consider an appointment to the Library Advisory Board (LAB).** Currently there is a vacancy on the Library Advisory Board due to an expired term. The term was that of a citizen representing County Commission District 4. Please find attached for your review and consideration a recommendation from the Library Advisory Board and two applications (Kathleen Cohen, Dist. 4 and Richard "Kirk" Dougal, Dist. 5).

Presenter - Melissa Lundquist, Assistant to the Board of County Commissioners

9. **Consider appointments to the Mid Anastasia Design Review Board (DRB).** Currently there are six vacancies on the Mid Anastasia Design Review Board (DRB). Four vacancies are due to expired terms and resignations and two are due to alternate positions that have never been filled. Please find attached for your review and consideration two requests for reappointment (Thomas Ingle, Dist. 5 and Diane

Leonardi, Dist. 5) and three new applications (Thomas Inman, Dist.3, Nancy Cona, Dist. 3 and Robert Cona, Jr., Dist 3). According to Part 3.08.10(A)(2) of the Land Development Code, Mid Anastasia DRB Members shall be appointed to four (4) year terms, and may be reappointed at the discretion of the Board of County Commissioners.

- 10. Consider appointments to the Ponte Vedra Zoning and Adjustment Board (PVZAB).** Currently there are three vacancies on the Ponte Vedra Zoning and Adjustment Board (PVZAB). The three vacancies are due to expired terms. Please find attached for your review and consideration one request for reappointment from Alva A. Hollon Jr. and three new applications (John A. Cellucci, John Patton, and Thomas Baker). Ponte Vedra Zoning District Regulations, Ordinance 2011-20, Section XII.B.2 states, "Appointments of board members shall be for four (4) year terms with a total service limited to two (2) such terms."

District 1

- 11. Consider an appointment to the Health & Human Services Advisory Council (HHSAC).** Currently there is one vacancy on the Health & Human Services Advisory Council (HHSAC) due to an expired term. This position is an at large position, and may include but not limited to such areas as business, banking & finance, education, law enforcement, community religious leaders, consumers and any other interested parties comprising the general public. Attached for your review and consideration is a recommendation from the Health and Human Services Advisory Council, a request for reappointment from Dr. Michael Jenkin and seven new applications (Kathy Jones - Dist. 3, Holly Doucette - Dist. 5, Joseph Hutnan - Dist. 5, Vara Suresh - Dist. 1, Thomas Neilson - Dist. 1, Samantha Hickey - Dist. 3 and Charles Williams - Dist. 5). County Resolution 2012-344 designates members shall serve a term of two years.

Presenter - Patrick F. McCormack, County Attorney

- 12. Public Hearing * Twin Creeks/Heartwood Litigation Settlements.** Litigation settlements for three pending litigation related matters, as follows: FLWAC Case No. APP-14-004, Heartwood 23, LLC v St. Johns County and South Jacksonville Properties, LLC; Circuit Court, Seventh Judicial District, Case No. CA14-0255, Heartwood 23, LLC v St. Johns County and South Jacksonville Properties, LLC; and Section 70.51 dispute resolution matter.

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

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CONSENT AGENDA

1. Motion to approve the **Hilltop at St. Augustine School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2014-10)**. *For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613*
2. **Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
3. Motion to adopt Resolution 2015-_____ approving the terms and authorizing the County Administrator, or designee, to execute **Contract Agreements with occupants and owners of mobile homes located on County property at Riverdale Park and the Equestrian Center for security purposes**. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
4. Motion to adopt Resolution 2015-_____ accepting a **Deed of Dedication for additional right-of-way along Greenbriar Road in connection with Mill Creek Plantation subdivision**. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
5. Motion to adopt Resolution 2015-_____, approving the terms and conditions of **Joint Participation Agreement, Financial Project 418441-1-84-15, for receiving a State of Florida Public Transit Block Grant for \$379,059, 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 more information, contact Gary L. Mackey, Transit Grant Specialist at 904 209-0630*
6. Motion to adopt Resolution 2015-_____ approving the terms and conditions of a **Purchase and Sale Agreement for property required for the State Road 16/Inman Road Improvement Project** and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

7. Motion to adopt Resolution 2015-_____ approving the terms and authorizing the Chair to execute a **Conservation Easement over property located at Terra Pines on County Road 208** to mitigate for wetland impacts associated with the St. Johns County Public Works Expansion Project. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
8. Motion to approve the **Mill Creek Plantation North School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-02)**. *For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613*
9. Motion to approve the **Julington Lakes School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-03)**. *For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613*
10. Motion to adopt Resolution 2015-_____ approving the **final plat for Coastal Oaks Phase 2E Unit 2**. *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
11. Motion to adopt Resolution 2015-_____ granting an **ad valorem tax exemption for historic property located at 112 Riberia Street, St. Augustine**, and to enter into a covenant with the property owner establishing the parameters of the exemption agreement. *For more information, contact Robin Moore, Historic Resources Coordinator at 209-0623*
12. Motion to authorize the **Chariman of the Board of County Commission to send a letter to the Florida Division of Historical Resources and the State Historic Preservation Officer in support of the nomination of the Milam Residence located at 1033 Ponte Vedra Boulevard for the National Register of Historic Places**. *For more information, contact Robin Moore, Historic Resources Coordinator at 904 209-0623*
13. Motion to adopt Resolution 2015-_____, authorizing the County Administrator, or his designee, to enter into a **contract with Polston Applied Technologies to clean the Northwest Master Lift Station Wet Well Tank as proposed for the estimated cost of \$236,575.50**. *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
14. Motion to adopt Resolution 2015-_____, authorizing the County Administrator, or his designee, to award **RFP 15-23 Temporary Staffing Services and to enter into negotiations with the top ranked firms in successive order until an agreement is reached with two (2) respondents**; and further authorizing the County Administrator to execute agreements in substantially the same form and format as attached hereto with the two (2) respondents. *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
15. Motion to adopt Resolution 2015-_____, authorizing the County Administrator, or his designee, to enter into a **contract to purchase one (1) 2015 Sewer Tanker Truck from Southern Sewer Equipment Sales from Bid No: 15-44 in the amount of \$177,686.00**. *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
16. Motion to adopt Resolution 2015-_____, authorizing the County Administrator, or his designee, to execute a **contract with Williams Scotsman, Inc., in substantially the same form and format as attached, providing for the lease of two (2) mobile modular buildings and furniture at a price of \$186,851 for an eighteen (18) month term**. *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*

17. Motion to authorize the County Administrator or designee, **transfer \$117,000 from General Fund Reserves 0083-59920 to 0099-54600 to fund necessary repairs to the St. Johns County COA Adult Day Care Center.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*
18. Motion to adopt Resolution 2015-____, authorizing the County Administrator, or designee, to execute an **agreement, to provide transportation to local children participating in the 2015 Summer Camp activities facilitated by the Recreation and Parks Department.** *For more information, contact Jamie Baccari, Recreation Supervisor at 209-0377*
19. **Proofs:**
- Proof: Notice of Hearing –Display Ad, Flood Ordinance Hearing on 2/17/15, published Feb 10, 2015 in the St. Augustine Record.
 - Proof: Notice of Hearing –Display Ad, Notice of Hearing establishing Ordinance affecting Land, published Feb 9, 2015 in the St. Augustine Record.
 - Proof: Notice of Meeting – Legislative Delegation on 2/25/15, published Feb 23, 2015 in the St. Augustine Record.
 - Proof: Notice of Cancelled Meeting, Intergovernmental Meeting on 3/4/15, published Feb 27, 2015 in the St. Augustine Record.
 - Proof: Notice of Hearing – Building Code Additions – Hearing on 2/3/15 & 2/17/15, published Jan 27, 2015 and Feb 7, 2015 in the St. Augustine Record.
 - Proof: Notice of Meeting –Special Meeting on 2/12/15, published Feb 6, 2015 in the St. Augustine Record.
 - Proof: Request for Proposals RFP#15-52 – Grant Management Software, published Feb 24, 2015 & March 3, 2015 in the St. Augustine Record.
 - Proof: Request for Qualifications RFQ#15-41 – Recreation Master Plan Part 1, published Feb 4, 2015 & Feb 11, 2015 in the St. Augustine Record.
 - Proof: Notice to Bidders – Bid#15-43 Janitor Services – Fire Rescue Admin, published Feb 11, 2015 & Feb 18, 2015 in the St. Augustine Record.
 - Proof: Notice to Bidders – Bid#15-44 – Purchase Sewer Tanker Truck published Jan 29, 2015 & Feb 5, 2015 in the St. Augustine Record.
 - Proof: Notice to Bidders – Bid#15-47 Hard Surface Floor Maintenance, published Feb 9, 2015 & Feb 16, 2015 in the St. Augustine Record.
 - Proof: Request for Qualifications RFQ#15-46 – Civil Engineer Comb. Fire Station 5/11, published Feb 11, 2015 & Feb 18, 2015 in the St. Augustine Record.

