

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 – James K. Johns
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, April 21, 2015 9:00 AM

Please be sure all cellular devices are turned off 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
- ❖ *Oath of Office for incoming District 1 Commissioner James K. Johns*
- ❖ *Proclamation recognizing the service of Representative Ronald "Doc" Renuart*
- ❖ *Proclamation recognizing April 22, 2015 as Earth Day*
- ❖ *Proclamation recognizing April 2015 as Child Abuse Prevention Month*
- ❖ *Proclamation recognizing the anniversary of the St. Johns County Agricultural Center*
- ❖ *Proclamation recognizing National Public Safety Telecommunicators Week*
- ❖ *Proclamation recognizing as National Animal Control Officers Week*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Regina D. Ross, Senior Assistant County Attorney

1. **Presentation on the St. Johns County Mediation Program.** Marie C. Joy, Executive Director of County Court Mediation Services, will make a presentation regarding the success of the St. Johns County Mediation Program and the various services it offers the residents and businesses of St. Johns County.

Presenter - Melissa Glasgow, Director of Economic Development

2. **Presentation by the St. Johns County Chamber of Commerce - Economic Development Council Annual Report.** The St. Johns County Chamber of Commerce will provide a presentation to the Board of County Commissioners on programs and activities at the St. Johns County Chamber EDC.
3. **Marshall Real Estate Amended Economic Development Grant Agreement.** On April 7, 2015 the Board approved request to revise incentive agreement with Marshall Real Estate. The first annual grant payment would be anticipated during FY 15, with an estimated annual payout of \$6,468. The total estimated value of the incentive is \$66,417.

Presenter - Melissa Glasgow, Director of Economic Development

- 4. Universal Network Realty, LLC Economic Development Incentive Application.** The St. Johns County Economic Development Agency (Agency) has received an application from Universal Network Realty, LLC requesting economic development incentives to develop a 62,756 square foot Class A speculative office building as Phase 2 of their Fort Wade Road Professional Office Center. The proposed new office building is to be located next to the Advanced Disposal headquarters in Nocatee. Construction is expected to begin in June, 2015 and be available for occupancy in early 2016. The project scored 5 points under the 'Speculative Development' category of the current County's Business Incentive Program (Ordinance 2014-30), which makes it eligible for expedited permitting and an economic development grant for reimbursement of up to 100% of fees paid to the County by the applicant (Impact Fees) and four years Ad Valorem taxes paid by the applicant (general County portion) on capital improvements. The project is located outside of the County's utility service area so no water/sewer connection fees are being included in this incentive proposal. With this schedule, the first annual grant payment would be anticipated during FY 18. The total estimated value of the incentive is \$379,611. In accordance with Program requirements, the Agency is required to review the request and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application.

Presenter - Regina D. Ross, Senior Assistant County Attorney

- 5. Public Hearing * Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing to consider reissuance of Revenue and Revenue Refunding Bonds (Bolles School Project), Series 2011.**

Presenter - Georgia Katz, Senior Planner

District 3

- 6. Public Hearing * COMPAMD 2014-05 Tringali Family Farm.** This is an adoption hearing for a Comprehensive Plan Amendment, known as the Tringali Family Farm. The amendment proposes to change the future land use from Rural/ Silviculture to Agricultural-Intensive for approximately 54 acres to allow up to three single family homes, one for the owner and one each for his two daughters. The property is located on the east side of U.S. 1 South approximately 1 mile south of SR 206. The Planning and Zoning Agency recommended adoption of COMPAMD 2014-05 by a unanimous vote of 6-0 at the March 5, 2015 meeting.

Presenter - Kim K. Del Rance, Planner

District 5

- 7. Public Hearing * NZVAR2015-01 Hotel Vilano (FAR).** This is a request for a Non-Zoning variance to Section 6.01.01 Table 6.01 and Comprehensive Plan Policy A.1.11.3 in accordance with 2025 Comprehensive Plan Policy A.1.11.3 (13) to exceed the maximum Floor Area Ratio (FAR) of 80% within the TCMU District to allow the construction of a hotel. The proposed hotel is requesting a maximum FAR of 150%. The project is located in the Vilano Beach Town Center. This item is a companion item to VBTCDR 2014-05.

District 5

- 8. Public Hearing * VBTCDR 2014-05 Hotel Vilano (FAR).** This is a request for conceptual design approval of a hotel in the Vilano Beach Town Center Overlay District. This item is a companion item to NZVAR 2015-01.

Presenter - Michael Roberson, Chief Planner

District 3

9. **Public Hearing * MAJMOD 2014-19 Ashby Landing.** This is a public hearing for MAJMOD 2014-19, known as Ashby Landing, to add Neighborhood Business and Commercial uses, eight (8) single-family residential units and to reduce the minimum lot width from 53 feet to 43 feet. The applicant is also requesting a waiver to allow a rezoning (Major Modification) application on land within one year of approval of the last rezoning. The Ashby Landing PUD rezoning was approved in November 2014. Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Mixed Use and compatibility with the surrounding area. The Planning and Zoning Agency recommended approval a by 6-0 vote during the March 19, 2015 meeting. Please refer to the attached staff report for additional information.

Presenter - David Migut, Senior Assistant County Attorney

10. **Public Hearing * Pepper/Spencer Litigation Settlement.** Litigation settlement for St. Johns County v. Edith Pepper and Dr. Lyle Spencer; Circuit Court, Seventh Judicial Circuit, Case No. CA08-1383.

Presenter - Rebecca Lavie, Assistant County Attorney

11. **First reading of proposed Parking Ordinance..** This is the first reading of proposed revisions to the Parking Ordinance. The revised version adds definitions, amends fire lane requirements for compliance with NFPA standards, and makes further revisions for clarity purposes.
12. **First reading of 5th Repealer Ordinance..** This is the 5th Repealer Ordinance presented to the Board for its consideration. This Ordinance repeals County Ordinances and directs the Clerk of Court to removed said repealed ordinances from the County Code. Second reading and enactment of this repealer ordinance is scheduled for May 5, 2015.

- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney's Report

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CONSENT MEETING AGENDA

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Tuesday, April 21, 2015 9:00 AM

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CONSENT AGENDA

1. **Motion to adopt Resolution 2015 - ____ approving and adopting the St. Johns County Local Mitigation Strategy Plan.** *For more information, contact Linda Stoughton, Emergency Management Director at 904 824-5550*
2. **Motion to adopt Resolution No. 2015 - ____ recognizing unanticipated donation revenue in the amount of \$7,470.17 and increasing the General Fund Animal Control Donations revenue [0001-34645] and Animal Control Department expenditure budget line items.** *For more information, contact Brian Pinkerton, Admin Coordinator Animal Control at 904 209-0737*
3. **Motion to Adopt Resolution No. 2015-____ approving the terms, conditions and requirements between Johns County the Children's Home Society, Inc. and authorizing the County Administrator, or designee, to execute the agreement on behalf of the county.** *For more information, contact Joy Andrews, Director of Health and Human Services at 904 209-6088*
4. **Motion to adopt Resolution No. 2015-____ approving the terms, conditions and requirements to Amendment #3 to the Community Based Care contract NJ206 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 #3 on behalf of the County.** *For more information, contact Joy Andrews, Director of Health and Human Services at 904 209-6088*
5. **Motion to approve the reclassification of four existing positions and the addition of two new positions by the Health and Human Services Department, Family Integrity Program.** *For more information, contact Joy Andrews, Health and Human Services Director at 904 209-6088*
6. **Motion to authorize staff to prepare and submit an application for funding for the 2015 Emergency Solutions Grant under Florida Department of Children and Families Office on Homelessness.** *For more information, contact Joy Andrews, Director of Health and Human Services at 904 209-6088*
7. **Motion to adopt Resolution No. 2015-____, authorizing the County Administrator, or his designee, to execute a purchase order for one (1) new Hazardous Materials Tractor/Trailer at a price of \$440,819.62 from Hackney, Inc., subject to the terms and conditions of the National Joint Powers Alliance Contract # 090512-VTH.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*

8. **Motion to adopt Resolution No. 2015-____, authorizing the County Administrator or designee to execute an amendment in substantially the same form and format as attached to provide for after-hours pool access by SJCFR personnel participating in marine rescue training.** *For more information, contact Joel Sneed, Deputy Chief of Operations, St. Johns County Fire at 209-1770*
9. **Motion to approve the Fiscal Year 2015 Capital Improvement Program re-appropriation and associated budget transfers per the attached schedule.** *For more information, contact Wade Schroeder, Budget Analyst, Office of Management & Budget at 904 209-0570*
10. **Motion to adopt Resolution No. 2015-_____ accepting a Grant of Easement for installation of a drainage pipe off Basque Road in Treasure Beach subdivision.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
11. **Motion to adopt Resolution No. 2015-_____ accepting an Easement for Utilities for water and sewer service along Outlet Mall Boulevard off State Road 16.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
12. **Motion to Adopt Resolution No. 2015-_____ accepting one of two easements for Utilities needed for an existing sewer force main in Marshall Creek subdivision off US #1 North.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
13. **Motion to approve Resolution No. 2015-_____, approving the terms and authorizing the County Administrator, or designee, to execute a Lease Agreement with Municipal Service District of Ponte Vedra Beach for an office in the St. Johns County Ponte Vedra Annex.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
14. **Motion to adopt Resolution No. 2015-_____ approving the terms and authorizing the Chair, or designee, to execute a Temporary Access Easement to a communications tower site located off County Road 204 in Hastings.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
15. **Motion to adopt Resolution No. 2015-_____ accepting one of eight Easements for Utilities needed for installation of a sewer force main off County Road 210 in Ponte Vedra.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
16. **Motion to adopt Resolution No. 2015-_____ accepting an Easement for Utilities for water and sewer service to Nations Bus Sales and accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer system.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
17. **Motion to adopt Resolution No. 2015-_____ accepting a Temporary Grant of Easement for drainage purposes located in the property plat of Deerfield Preserve Phase, for public safety purposes until the subdivision is platted and authorizing the County Administrator, or designee, to execute the Easement.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
18. **Motion to adopt Resolution No. 2015-_____ approving the terms of a Purchase and Sale Agreement for purchase of property in Summer Haven 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*

19. **Motion to adopt Resolution No. 2015-_____ approving the terms and authorizing the County Administrator, or designee, to execute an Amendment to Lease Agreement with Rural Health Care, Inc. for space in the former Health & Human Services Building located at 1955 U.S. 1 South.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
20. **Motion to adopt Resolution No. 2015-_____ approving the terms and authorizing the County Administrator, or designee, to execute Amendment No. 1 to the Revocable License with the U.S. Department of Veterans Affairs for the continued operation of the St. Augustine Community Based Outpatient Clinic at 1955 U.S. 1 South.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
21. **Motion to adopt Resolution No. 2015-_____ approving the terms and authorizing the County Administrator, or designee, to execute a Purchase and Sale Agreement for acquisition of property to improve buffering between an existing waste water treatment plant and adjacent neighborhoods and future improvements to the existing plant and authorizing the transfer in the amount of \$210,000 from Ponte Vedra Utility Reserves (4479-59920) to Ponte Vedra Waste Water Treatment - Land (4473-56100).** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
22. **Motion to adopt Resolution No. 2015-_____ approving the final plat for Celestina Phase 1A.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
23. **Motion to adopt Resolution No. 2015-_____ approving the final plat for Delespine Estates.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
24. **Motion to approve PFS AGREE 2014-04 and authorize the County Administrator to execute the Stone Creek Landing Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code.** *For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613*
25. **Motion to adopt Resolution No. 2015-_____ approving the final plat for Sandy Creek Phases 2A and 2B.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
26. **Motion to approve the Stone Creek Landing School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-04).** *For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613*
27. **Motion to adopt Resolution No. 2015-_____ approving the final plat for Town Center Roads Phase III.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
28. **Motion to adopt Resolution No. 2015_____, authorizing the County Administrator, or his designee, to award Bid # 15-45 and execute an agreement with the lowest qualified bidder, Advanced Roofing, Inc. for completion of the Criminal Justice Roof Replacement at a total contract price of \$315,000.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*

29. **Motion to Adopt Resolution No. 2015-____, classifying timber located on the Rayonier and Terrapointe Tracts within the Moses Creek Basin 9 Regional Off-Site Mitigation Area as surplus property, and authorizing the County Administrator, or his designee, to solicit quotes for sale of the property to the highest bidder as required by the St. Johns River Water Management District.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
30. **Motion to approve the Request for Approval to utilize England, Thims & Miller to complete the design for a segment of Race Track Road from CR 2209 to the proposed 9B Connector and Motion to adopt Resolution 2015 - ____ authorizing the County Administrator, or his designee, to award Task Order #1 with England, Thims & Miller for \$695,000 to complete the design and permitting for a segment of Race Track Road from CR 2209 to the proposed 9B Connector.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
31. **Motion to approve addition of a new Recycling Coordinator to the Solid Waste Department effective May, 2015.** *For more information, contact Neal Shinkre, P.E., Director of Public Works at 209-0266*
32. **Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
33. **Motion to adopt Resolution No. 2015 ____, approving the terms and authorizing the Chair, or designee, to execute a Memorandum of Agreement between St. Johns County and St. Johns River Water Management District for the Basin 9 Regional Offsite Mitigation Area..** *For more information, contact Ryan Mauch, Environmental Supervisor at 209-0621*
34. **Motion to adopt Resolution No. 2015 ____, approving the terms and authorizing the Chair, or designee, to execute a conservation easement over property located within Basin 9 Regional Offsite Mitigation Area to mitigate for wetland impacts associated with future County Public Works projects.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
35. **Motion to adopt Resolution No. 2015 ____, approving the terms, provisions and conditions of the contract between the Early Learning Coalition of North East Florida and St. Johns County, and authorizing the County Administrator or designee to execute a contract in substantially the same form and format as attached hereto on behalf of St. Johns County.** *For more information, contact Jamie Baccari, Program Manager, at 209-0377*
36. **Motion to adopt Resolution No. 2015 ____, approving the terms, provisions and conditions of a Maintenance Agreement between the Florida Department of Transportation and St. Johns County (regarding the Crossroads Trailhead located on State Road 207 between Vermont Heights and Armstrong), and authorizing the County Administrator, or designee, to execute the agreement on behalf of St. Johns County.** *For more information, contact Wil Smith, Director at 209-0324*
37. **Motion to adopt Resolution 2015-____ recognizing unanticipated revenue of \$4,000,000 and increase Race Track Road Improvements Project 5050 expenditure budget by \$4,000,000. (1114-56330; 5050-56330) None** *For more information, contact Press Tompkins, County Engineer at 209-0110*
38. **Minutes:**
- 2/17/15 Regular Meeting

39. Proofs:

- Proof: Request for Qualifications RFQ# 15-27 PW Complex Arch Services, published in the St Aug Record on 03/18/15 and 03/25/15.
- Proof: Request for Qualifications RFQ# 15-11R SJ Golf Club Architect Design, published in the St Aug Record on 03/17/15 and 03/24/15.
- Proof: Request for Qualifications RFQ# 15-42R Arch Services Fire Station 5/11, published in the St Aug Record on 03/26/15 and 04/02/15.
- Proof: Misc Notice, SJC Extension Education Field Day Trip on April 10, 2015, published in the St Aug Record on 04/03/15
- Proof: Bid # 15-58, Purchase Traffic Signs, published in the St Aug Record on 03/30/15 and 04/06/15
- Proof: Bid # 15-57, Sign Posts/Hardware, published in the St Aug Record on 03/11/15 and 03/18/15
- Proof: Notice of Meeting, Refunding Bonds Spec- Meeting on April 15, 2015, published in the St Aug Record on 04/01/15
- Proof: Notice of Meeting, Noise Ordinance - Hearing on March 17, 2015, published in the St Aug Record on 03/06/15
- Proof: Notice of Meeting, BCC/COMM Dev Agency - Meeting on March 17, 2015, published in the St Aug Record on 03/07/15
- Proof: Notice of Meeting, Special BCC Mtgs - Bonds Several Meetings Dates- , published in the St Aug Record on 03/09/15
- Proof: RFP# 15-49, Supply of Polymer – PT1 AD, published in the St Aug Record on 03/11/15 and 3/18/15