

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, May 05, 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
- ❖ *Proclamation recognizing May 2015 as National Drug Court Month*
- ❖ *Proclamation recognizing May 2015 as Building Safety Month*
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Melissa Glasgow, Director of Economic Development

District 4

1. **Universal Network Realty LLC Economic Development Grant Agreement.** On April 21, 2015 the Board approved request to draft a grant agreement with Universal Network Realty LLC. The first annual grant payment would be anticipated during FY 18, with an estimated annual payout of \$45,122. The total estimated value of the incentive is \$379,611.

Presenter - Joy Andrews, Health and Human Services Director

2. **Consider reappointment of a St. Johns County representative to the Northeast Florida Community Action Agency.** This is a request to consider the reappointment of Mr. Benjamin Coney, SJC Housing/Community Development Manager, as the St. Johns County representative on the Board of Directors of the Northeast Florida Community Action Agency (NFCAA). Mr. Coney has been serving in this capacity since the Board of County Commissioners' original appointment to the NFCAA on February 3, 2004. This request is brought forth per the attached letter from Berneitha McNair, Executive Director of the Northeast Florida Community Action Agency.

Presenter - Rebecca Carr, Planner

District 2

3. **Public Hearing * MAJMOD 2015-02 Arbor Mill II.** This is a public hearing for MAJMOD 2015-02, known as Arbor Mill II, a request to add 65 single family residential units to the existing approved PUD, including an additional 36 acres of land. Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Residential-B and compatibility with surrounding properties. Please refer to the Staff Report for additional details. The Planning and Zoning Agency heard this item on April 16, 2015.

Presenter - Danielle Handy, Senior Planner

District 3

4. **Public Hearing * CPA (SS) 2014-03 Peppertree.** This is an adoption hearing for a Small Scale Comprehensive Plan Amendment, known as Peppertree. The amendment proposes to change the future land use from Residential-B to Residential-C for approximately eight (8) acres to allow a twenty-eight (28) lot, single-family residential subdivision. The property is located on the west side of State Road A1A South, south of Tropic Way and north of San Julian Boulevard on Anastasia Island. The Planning and Zoning Agency recommended adoption of CPA (SS) 2014-03 by a unanimous vote of 5-0 at the March 19, 2015 meeting.

District 3

5. **Public Hearing * PUD 2014-18 Peppertree.** This is a request to rezone 8.01 acres from Commercial Highway Tourist to Planned Unit Development to allow a maximum of twenty-eight (28) single-family residential dwelling units. The property is located on the west side of State Road A1A South, south of Tropic Way and north of San Julian Boulevard on Anastasia Island. The Planning and Zoning Agency recommended approval of PUD 2014-18 by a unanimous vote of 5-0 at the March 19, 2015 meeting. Please refer to the attached Growth Management report for project details and summary of the Planning and Zoning Agency meeting.

Presenter - Rebecca Lavie, Assistant County Attorney

6. **Public Hearing * Second reading and enactment of proposed Parking Ordinance.** The first reading of proposed revisions to the Parking Ordinance was held on April 21, 2015. The revised version adds definitions, amends fire lane requirements for compliance with NFPA standards, and makes further revisions for clarity purposes.
7. **Public Hearing * Second reading and enactment of 5th Repealer Ordinance.** The 5th Repealer Ordinance had first reading at the April 21, 2015 BCC meeting. This public hearing is for second reading and enactment of the Ordinance.
8. **Public Hearing * First reading of St. Johns County Illegal Drug Decontamination Ordinance.** The purpose of this ordinance is to provide a means by which property can be evaluated, decontaminated, and returned to use when found to be unsafe and unfit for use due to chemical contamination that may have resulted from illegal drug manufacturing, processing, refinement, or creation when hazardous chemicals were used in such process. This is the first reading of said ordinance. The proposed second reading and enactment of this ordinance is scheduled for May 17, 2015, in public hearing before the Board of County Commissioners.

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

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CONSENT MEETING AGENDA

County Auditorium
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Patrick F. McCormack, County Attorney

Tuesday, May 05, 2015 9:00:00 AM

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CONSENT AGENDA

1. **Motion to Adopt Resolution No. 2015-_____ accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer system to serve Whisper Creek Phase 1 Unit B.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
2. **Motion to Adopt Resolution No. 2015-_____ accepting an Easement for Utilities for water and sewer service to serve Woodlake subdivision Phase II and Phase III located on US #1 South near State Road 206.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
3. **Motion to Adopt Resolution No. 2015-_____ accepting a Special Warranty Deed for donation of a parcel of land for conservation purposes located within the Jack Wright Island Conservation area on State Road 13.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
4. **Motion to Adopt Resolution No. 2015-_____ accepting an Easement for Utilities and Temporary Construction Easement to allow installation of a reuse water main along International Golf Parkway.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
5. **Motion to approve Resolution No. 2015- _____ approving the terms and authorizing the County Administrator, or designee, to execute a License Agreement for use of a portion of County right-of-way on A1A South.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
6. **Motion to adopt Resolution No. 2015_____, authorizing the transfer of \$42,500 from the Aquatics Program to the Recreation Department and authorizing the County Administrator, or his designee, to execute a contract with M. Gay Constructors for the installation of field lighting.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*
7. **Motion to Adopt Resolution 2015-_____, approving the terms, provisions, conditions, and requirements of an Access and Maintenance Agreement (with First Farm) allowing for the installation, construction and maintenance of a permanent thirty foot commercial driveway, and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County.** *For more information, contact Press Tompkins, County Engineer at 904 209-0113*

8. **Motion to adopt Resolution 2015- _____, authorizing the County Administrator or his designee, to execute the revised State Highway Lighting Agreement (Financial Project #41442017801), contract ARB59 in the amount of \$25,161.19 for the period of July 1, 2015 thru June 30, 2016.** *For more information, contact Andrew Ames, County Traffic Engineer at 209-0111*
9. **Motion to adopt Resolution 2015-_____, authorizing the County Administrator, or designee, to execute the new Intelligent Transportation System (ITS) Construction and Maintenance Compensation Agreement.** *For more information, contact Andrew Ames, County Traffic Engineer at 209-0111*
10. **Motion to adopt Resolution 2015- _____, authorizing the County Administrator, or designee, to award Bid No. 15-57 to Universal Signs & Accessories, and to execute a contract on behalf of the County for one (1) year with three (3) one-year optional renewals, providing for the purchase of sign posts and sign hardware.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
11. **Motion to adopt Resolution 2015-_____ approving the final plat for Lakeside at Town Center Phase 3.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
12. **Motion to adopt Resolution 2015-_____ approving the final plat for Deerfield Preserve Phase 1.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
13. **Motion to adopt Resolution 2015-_____ approving the final plat for Riverwood by Del Webb Phase 1F.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
14. **Motion to approve the Oxford Estates II School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-05).** *For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613*
15. **Motion to approve the Ashby Landing II School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2015-06).** *For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613*
16. **Motion to adopt Resolution 2015-____, authorizing the County Administrator to execute the Impact Fee Credit Agreement with Southaven Land Associates, LLC for the Southaven PUD (IFA 2015-01), with a road impact fee credit of \$133,920.00.** *For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613*
17. **Motion to adopt Resolution 2015-____, setting a public hearing for June 2, 2015 at 9:00 a.m. in the St. Johns County Administration Building to hear VACROA 2014-02 Belden Court.** *For more information, contact Don Hallman, Review Engineer at 904 209-0684*
18. **Motion to approve the transfer of \$30,000 from General Fund Capital Outlay Reserves [0083-59927] to the HHS Facility Fund [3401-56200] and to approve the transfer of \$2,540 from the HHS Facility Fund Reserve [3401-59902] to the HHS Facility Fund [3401-56200] to complete the HHS Facility Construction Project.** *For more information, contact Devin Cousins, Budget Analyst at 904 209-0569*
19. **Motion to adopt Resolution 2015- _____, accepting and appropriating within the budget the \$10,000 awarded to the Library System by the Northeast Florida Library Information Network (NEFLIN).** *For more information, contact Harold George, Extension Services Manager at 904 827-6928*

- 20. Motion to adopt Resolution 2015-____, approving the terms, provisions, conditions, and requirements of the Memorandum of Understanding between the County and DCF and authorize the County Administrator, or his designee, to execute the Memorandum of Understanding on behalf of the County.** *For more information, contact Joy Andrews, Health and Human Services Director at 904 209-6088*
- 21. Motion to transfer \$158,210 from Public Building Impact Fees Reserve to the 2015 Sales Tax Bond Debt Service Fund, and appropriating such funds to the 2015 Sales Tax Bond Debt Service expenditure budget.** *For more information, contact Andrea Matzke, Transfer from Public Building Impact Fees Reserve at 209-0572*
- 22. Motion to adopt Resolution 2015-____ authorizing the County Administrator to execute Amendment No. 5 to DEP Contract RP730 to increase the funding increment amount of the Contract for Lifeguard Services at Anastasia State Park Recreation Area from May 22, 2015 to September 7, 2015.** *For more information, contact Joel Sneed, Deputy Operations Chief at 904 209-1770*
- 23. Motion to adopt Resolution 2015-____ approving the terms, provisions, conditions, and requirements of the reimbursement agreement between the Board of County Commissioners of St. Johns County, Florida, and the State of Florida Department of Transportation, regarding the Multi-use Trail Planning Study, and authorizing the County Administrator to execute said agreement; and Motion to Adopt Resolution 2015-____ recognizing unanticipated revenue in the amount of \$150,000 and increasing the Traffic & Transportation Department's budget and authorize its expenditure on the Multi-use Trail Planning Study.** *For more information, contact Andrew Ames, County Traffic Engineer at 209-0111*
- 24. Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
- 25. Proofs-**
- Proof: Request for Bids – Bid #15-56, 16th Street Water Booster Station, published in the St Aug Record on 04/01/15 and 04/08/15.
 - Proof: Notice of a Meeting, Certify Tax Roll, ET Meeting 4/16/15, published in the St Aug Record on 04/09/15
 - Proof: Notice of a Meeting, Transportation Advisory Group Meeting on 4/27/15 published in the St Aug Record on 04/13/15
 - Proof: Request for Bids – Bid #15-45, Criminal Justice Roof Replacement, published in the St Aug Record on 02/25/15 and 03/04/15.
 - Proof: Request for Bids – Bid #15-60, Air/Rehab Trailer for Fire Rescue, published in the St Aug Record on 04/13/15 and 04/20/15.
 - Proof: Request for Qualifications – RFQ #15-45R- Civil Engineering Fire Station 5/11, published in the St Aug Record on 04/14/15 and 04/21/15.

