

# 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 19, 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
- ❖ *Recognition of Hiram "Billy" Tedder Retirement*
- ❖ *Proclamation declaring May 2015 as Historical Preservation Month*
- ❖ *Proclamation recognizing May 2015 as Older Americans Month*
- ❖ *Proclamation recognizing May 17-23, 2015 as National Public Works Week*
- ❖ *Proclamation recognizing May 2015 as Civility Month*
- ❖ *Acceptance of Proclamations*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Wanda Forrest, North Florida TPO, Transportation Planning Manager**

1. **Presentation on North Florida TPO Transportation Improvement Program FY 2015/16 - 2019/20.** The TIP identifies all publicly funded highway, transit and aviation projects within the North Florida TPO area. This area includes all of Duval County and significant portions of Clay, St. Johns and Nassau Counties. This report will cover projects significant to St. Johns County.

### **Presenter - Phong Nguyen, Transportation Development Manager**

2. **2015 St. Johns County Roadway and Transportation Alternatives List of Priority Projects (LOPP).** Each year the Florida Department of Transportation (FDOT) and the North Florida Transportation Planning Organization (TPO) request from local governments their priorities for potential funding of new transportation projects to be considered for inclusion in the new fiscal year (FY 2020/21) of FDOT's Work Program. The St. Johns County Board of County Commissioners is charged with prioritizing all projects within the County, including those within municipal boundaries. The Transportation Advisory Group (TAG), consisting of County staff, representatives of the City of St. Augustine, St. Augustine Beach, Town of Hastings, St. Johns County School Board, St. Johns County Sheriff's Office, and the St. Augustine-St. Johns County Airport Authority met on April 27, 2015 to review last years priorities and to recommend this year's priorities. The attached LOPP includes recommendations of the TAG for both highway and alternatives projects. For highway list, we added five new projects from the cost feasible plan which is a component of the 2040 long range transportation plan (LRTP 2040) which identified new projects and re-prioritized some of the projects. For alternatives list, we removed three antiquated projects and kept same prioritization of remaining projects.

**Presenter - Michael Wanchick, County Administrator**

3. **Presentation of findings to the Board of County Commissioners, with possible subsequent action, regarding the community outreach survey conducted by Bruce Barcelo, Principe in Barcelo and Company, Jacksonville, Florida, related to a study of St. Johns County Resident revenue and expenditure preferences.**

**Presenter - Wil Smith, Director of Recreation & Parks**

**District 2**

4. **Consider a Transfer from General Fund Reserves to relocate the existing multi-purpose field at Pacetti Bay Middle School to accommodate the various youth sports in the World Golf Village area.** On Friday, April 23, 2015, the St. Johns County Parks and Recreation Department was notified by the St. Johns County School Board that Pacetti Bay Middle School was being expanded due to capacity issues at the school. The impact of this expansion was that the community would be losing the existing multi-purpose field located behind the school to portable classrooms. In 2009, the St. Johns County Parks and Recreation Department built the existing field to accommodate youth sports in the World Golf Village area. The field is home to the Villages Athletics Association football, flag football, soccer and lacrosse program as well as the football and soccer program for the St. Johns Middle School Sports Athletic Association. The other parks within this district are not large enough to accommodate a full size regulation field for the above listed sports thus creating a level of service deficit. This agenda item proposes to relocate the field onto the southern portion of the school board property, outside of the limits of construction for the expansion. The total cost of this project is \$63,000.00. The St. Johns County Recreation and Parks currently maintains the project site.

**Presenter - Neal Shinkre, P.E., Director of Public Works**

5. **Presentation by Public Works - Upgrades to the Solid Waste Recycling Service.** The St. Johns County Solid Waste Department will provide a presentation to the Board of County Commissioners on upcoming upgrades to its Solid Waste Recycling Collections Service.

**Presenter - Rebecca Carr, Planner**

**District 3**

6. **Public Hearing \* REZ 2015-02 6056 Costanero.** This is a public hearing for REZ 2015-02, known as 6056 Costanero, a request to rezone property from Commercial Neighborhood (CN) to Residential Mobile Home Single Family (RMH(S)). Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Residential-C 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.

**District 4**

7. **Public Hearing \* REZ 2015-03 North Roscoe Residential Lots.** This is a public hearing for REZ 2015-03, known as North Roscoe Residential Lots, a request to rezone property from Commercial General (CG) to Open Rural (OR). Staff recommends approval of the request based on the proposal's consistency with the Future Land Use designation of Residential-A and compatibility with surrounding properties. Please refer to the Staff Report for additional details. The Planning and Zoning Agency heard this item on April 2, 2015.

**Presenter - Press Tompkins, West Augustine 2014 CDBG**

**District 2**

- 8. Public Hearing \* 2014 Community Development Block Grant (CDBG) Small Cities Program First Public Hearing.** The presentation will provide an overview of the goals and objectives of the CDBG program and the total amount of CDBG funds available. The presentation will include the requirements and schedule of the 2014 CDBG grant cycle. This will be the first of two public hearings. Items that will be covered in the presentation include: • Goals and Objectives • Schedule • Requirements • Categories • Procedures • Public Participation • Project Recommendations from the Community Advisory Task Force (CATF) • Project Recommendations from Staff. The second public hearing is anticipated to be held on the June 2, 2015 Board of County Commissioners meeting. It will include the CDBG application with specific projects that will be submitted to the DEO on behalf of St. Johns County. Projects that are eligible under this grant include water and sewer improvements, street improvements, and drainage improvements. Applications are due to the DEO on or before June 22, 2015.

**Presenter - David Migut, Senior Assistant County Attorney**

- 9. Pepper/Spencer Litigation Settlement.** Litigation settlement for pending litigation in the matter of: In the Circuit Court, Seventh Judicial Circuit, St. Johns County, Case No.: CA08-1383; Division 55; St. Johns County, Plaintiff v. Edith Pepper and Dr. Lyle Spencer, Defendants

**Presenter - Glenn Hastings, Executive Director, TDC**

- 10. Amendment to the FY 2016 Arts, Culture & Heritage Grant Program Guidelines.** After consideration and recommendation by the Tourist Development Council, on January 20, 2015, the BOCC approved revisions to the 2016 Arts, Culture & Heritage Grant Program Guidelines to reinstate matching funds requirements for the Enhancement Program Event and the Reenactments & Historic Event categories. The revisions included provisions that would allow not-for-profit organizations to use the value of volunteer hours in fulfilling a portion of the matching funds requirements. On April 20, 2015, the Tourist Development Council considered, and recommended that the the 2016 Arts, Culture and Heritage Grant Program Guidelines be further amended to include procedures for using the value of volunteer hours to meet match requirements and to set the value of each volunteer hour at a cash equivalent rate of \$21.61. If the attached proposed amendment is approved by the BOCC, the changes will be effective in the FY2016 grant cycle.

**Presenter - Joseph C. Cearley, Special Projects Manager**

**District 2**

- 11. Public Hearing \* 5:01 p.m Public Hearings - LDC Amendments - West Augustine Overlay District.** This is the first public hearing in a three part series to consider changes to Article III “Special Districts” of the Land Development Code by adding a new Part 3.11.00 West Augustine Overlay District. This amendment series creates a limited commercial overlay district within the boundaries of the West Augustine Community Redevelopment Agency boundaries along W. King St. and N. Volusia Avenue. The West Augustine CRA was created in 2001 in an effort to encourage economic development within the community. In 2004, a Citizens vision plan was completed known as the “West Augustine Beyond Tomorrow” report. This Land Development Code amendment implements the vision plan by supporting the creation of a higher intensity mixed-use community to create jobs, and a range of housing opportunities, retail, dining, and entertainment uses in a neighborhood center that is compact and complementary to the surrounding neighborhoods. A majority of properties along these two corridors are zoned only for residential uses and do not permit commercial or mixed uses except by rezoning to Planned Unit Development. The proposed commercial overlay district allows commercial and mixed use development by right along the West King St., N. Volusia Ave., CR 214 and Holmes Boulevard corridors in an effort to promote economic vitality and independence within the area. Additionally, new additional uses are proposed to be implemented within the West Augustine Overlay District.

**Presenter - David Migut, Senior Assistant County Attorney**

**District 3**

- 12. Public Hearing \* First Reading of Ordinance Regulating the Use of the Treasure Beach Canals.** This Ordinance incorporates existing regulations located in Ordinances 97-54 and 99-7 regarding the Treasure Beach canals, and adds a provision requiring any property owner whose bulkhead fails to clean up any debris that enters the canals as a result of such failure. Additionally, this Ordinance prohibits living aboard any boat located on the canals. Ordinances 97-54 and 99-7, which contain the existing regulations, will be repealed, and all regulations regarding the use of the Treasure Beach canals will be located in a single ordinance. This is the first reading of the proposed Ordinance. The second reading and proposed enactment will be scheduled for a later date.

**District 3**

- 13. Public Hearing \* First Reading of Treasure Beach No Wake Zone Ordinance.** This Ordinance will establish an Idle Speed, No Wake Zone restricting boat speeds throughout the entirety of the Treasure Beach Canals. This is the first reading of the proposed Ordinance. The second reading and proposed enactment will be scheduled for a later date.

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## CONSENT AGENDA

1. **Motion to Adopt Resolution No. 2015-\_\_\_\_\_ accepting an Easement for Utilities for water and sewer service to Villa Del Mar Cluster Homes Condominium in Ponte Vedra.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
2. **Motion to Adopt Resolution No. 2015-\_\_\_\_\_ accepting one of seven 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 904 209-0762*
3. **Motion to Adopt Resolution No. 2015-\_\_\_\_\_ authorizing the Chair of the Board, on behalf of the County, to execute and deliver two County Deeds and Temporary Easement to the State of Florida Department of Transportation conveying right-of-way for State Road No. 313.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
4. **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*
5. **Motion to Adopt Resolution No. 2015-\_\_\_\_\_ approving the terms of a Purchase Agreement for sale of County property to the State of Florida Department of Transportation 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*
6. **Motion to Adopt Resolution 2015-\_\_\_\_\_, authorizing the County Administrator, or designee, to award Bid No. 15-58 to Kolob Industries LLC, 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 complete traffic signs.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*

7. **Motion to allow County staff to submit a grant application to the Florida Division of Historic Resources seeking funding for Interpretive and Educational signage in County Parks at no financial cost to the County, and to allow the County Administrator to take any necessary actions for processing the grant application.** *For more information, contact Robin Moore, Historic Resources Coordinator at 904 209-0623*
8. **Motion to Adopt Resolution No. 2015-\_\_\_\_\_ authorizing the Chair of the Board, on behalf of the County, to execute and deliver two County Deeds and a Temporary Easement to the State of Florida Department of Transportation conveying right-of-way for the State Road 9B Extension.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
9. **Motion to Adopt Resolution No. 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*
10. **Motion to Adopt Resolution No. 2015-\_\_\_\_\_ approving the terms and conditions of the lease allowing for equipment and antenna installation and authorizing the County Administrator, or designee, to execute a Communication Tower Lease Space Agreement with the City of Jacksonville Beach.** *For more information, contact Frank Kenton, Assistant Utility Director at 209-2705*
11. **Motion to Adopt Resolution 2015-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute the Interlocal Agreement.** *For more information, contact Andrew Ames, County Traffic Engineer at 209-0111*
12. **Motion to Adopt Resolution 2015-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute the new Traffic Signal Maintenance and Compensation Agreement.** *For more information, contact Andrew Ames, County Traffic Engineer at 209-0111*
13. **Motion to approve the transfer of \$3,058,261 from the Transportation Trust Fund County Commission Contingency Reserve [1131-59923] to the Transportation Trust Fund Capital Improvements Department [1114-56330-5152-56330] and authorization to amend the Petticoat-Schmitt construction contract up to the amount of \$800,000.** *For more information, contact Neal Shinkre, CR 210 / I-95 Interchange Improvements at 209-0266*
14. **Motion to Adopt Resolution No. 2015 \_\_\_\_\_ naming Mr. William G. Young as the authorized agent to sign permits, consent orders, and other related documents and records on behalf of St. Johns County for the St. Johns County Utility Department.** *For more information, contact William G. Young, Director of Utilities at 904 209-2703*
15. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Coquina Ridge Phase 2.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*

16. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Marshall Creek DRI Unit MUA-4.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
17. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Celestina Phase 1B.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
18. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Marshall Creek DRI Unit MUA-2.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
19. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Marshall Creek DRI Unit MV-4.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
20. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Marshall Creek DRI Unit SV-2A.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
21. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Windward Ranch Phase One.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
22. **Motion to Adopt Resolution 2015-\_\_\_\_\_ granting ad valorem tax exemption for historic property located at 47 Cordova 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 904 209-0623*
23. **Motion to Adopt Resolution 2015-\_\_\_\_\_ approving the provisions of a memorandum of understanding between the County and the School District regarding the use of portable classrooms by the County Parks and Recreation Department during the 2015 Summer Camp Program, and authorizing the County Administrator, or designee, to execute a memorandum of understanding in substantially the same form and format as attached on behalf of the County.** *For more information, contact Wil Smith, Director at 209-0324*
24. **Motion to transfer \$20,000 from TDT Category III - Recreation Reserve to TDT Category III - Recreation Beach Services to meet increased cost of portalet services.** *For more information, contact Billy Zeits, Assistant Director - Parks & Recreation at 904 209-0322*
25. **Motion to Adopt Resolution 2015-\_\_\_\_\_ to authorize the County Administrator, or his designee, to enter into negotiations with the top ranked firm, Fort Bend Services, Inc. and upon successful negotiations, enter into a contract for one (1) year with four (4) available one year renewals, for supply of polymer at the specified locations as described in the RFP Documents/Specifications and the firm's submitted Proposal.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*

- 26. Motion to Adopt Resolution 2015-\_\_\_\_, authorizing the County Administrator, or designee, to award Bid No: 15-19 to Southeastern Turf Grass Supply, Inc., and to enter into a contract in substantially the same form and format as attached for weed and pest control maintenance services as described in the Bid Documents/Specifications and the firm's submitted Pricing Proposal.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
- 27. Motion to Adopt Resolution 2015-\_\_\_\_, approving the terms, provisions, conditions, and requirements of the Supplementary Special Assessment Agreement between CRM Florida Properties, LLC and St. Johns County, and authorizing the County Administrator, or designee, to execute the Supplementary Special Assessment Agreement.** *For more information, contact David Migut, Senior Assistant County Attorney at 209-0810*
- 28. Motion to transfer \$31,000 from General Fund Reserves to the Recreation Facilities Maintenance Department to retrofit the St. Johns County Fairgrounds assembly building.** *For more information, contact Andrea Matzke, Assistant Director - Parks at 904 209-0572*
- 29. Motion to adopt Resolution 2015-\_\_\_\_\_ approving the final plat for Samara Lakes Parcel D Phase 3A.** *For more information, contact Valerie Pacetti, Application Review Supervisor at 904 209-0720*
- 30. Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
- 31. Approval of Minutes – 4/7/15 – Regular Minutes**
- 32. Proofs-**
- Proof: Request for Qualifications - RFQ #15-59 Appraisal & Appraisal Services- published in the St Aug Record on 04/17/15 and 04/24/15
  - Proof: Notice of Hearing – Parking Ordinance – Hearing May 5, 2015, published in the St Aug Record on 04/17/15
  - Proof: Notice of Hearing – Repealer Ordinance – Hearing May 5, 2015, published in the St Aug Record on 04/25/15
  - Proof: Request for Proposals - RFP #15-48 Security Guard Services- published in the St Aug Record on 04/23/15 and 04/30/15