

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, August 04, 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
- ❖ *Recognition of 2015 St. Johns County Internship Program*
- ❖ *Recognition of the Retirement of Assistant County Administrator Jerry Cameron*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Allen MacDonald, Finance Director

1. **Presentation of the St. Johns County Comprehensive Annual Financial Report.**
The County's Comprehensive Annual Financial Report ("CAFR") requires approval from the Board of County Commissioners. The Report is prepared by the County Finance Department. As a final step, the Board should accept the FY 2014 CAFR as audited by Carr, Riggs & Ingram, LLC, who is the County's auditing firm. The CAFR is available on the Clerk's website, which can be accessed from the County's webpage, at the following link: <http://www.sjccoc.us/Finance/CAFR.html>. The additional SAS 114 Letter, which is required as part of the audit report, is attached. The Board will now have the opportunity for any further discussion with the auditors. The County has once again received an unqualified opinion on the fair presentation of its financial statements.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 3

2. **Public Hearing * PUD 2014-06 King's Grant PUD.** This item was continued from the June 16, 2015 meeting. This is a request to rezone approximately 772.1 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow a mixed use project, consisting of 999 dwelling units of which 74 will be age-restricted; 130,000 square feet of commercial retail and service; 200 hotel rooms; 80,000 square feet of professional and medical office; 120 bed rehabilitation hospital; and 260 bed assisted living/skilled nursing/memory care facility. The Planning and Zoning Agency recommended denial of this PUD application at its June 4, 2015 regular meeting with a 4-3 vote. The Agency cited urban sprawl, lack of public facilities, timing and the need for development standards in the southeast part of the County.

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

3. **Presentation by Public Works – Water Quality Program Update.** The St. Johns County Public Works Department will provide a presentation to the Board of County Commissioners on its Water Quality Program. In 2008, the Florida Department of Environmental Protection adopted the Basin Management Action Plan (BMAP) for the Lower St. Johns River for the implementation of Total Maximum Daily Loads (TMDL) for Nutrients. As a part of this plan, the County was required to reduce approximately 20,500 pounds of nutrients being discharged to the Lower St. Johns River Basin. Presentation will provide a brief summary of the regulatory framework establishing the BMAP, County strategy, program implementation and future County requirements related to this program.

Presenter - Jan Brewer, Environmental Division Manager

4. **Briefing on the final rule for the Definition of Waters of the United States..** On April 21, 2014, the Environmental Protection Agency (EPA) and the U.S. Army Corps of Engineers (Corps) jointly released a proposed rule amendment to the definition of “Waters of the United States” under the Clean Water Act (CWA). This is a briefing on the final rule.

Presenter - David Migut, Senior Assistant County Attorney

5. **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.

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

Presenter - Benjamin Coney, Housing Manager

6. **Resolution approving an exchange of real property and authorizing the Chair to execute the County Deed.** A property owner on Four Mile Road notified St. Johns County that a portion of their mobile home and the entire drain field are located on a CRA owned lot. This encroachment was discovered during due diligence for construction of new home. To resolve this encroachment the property owner has requested a property exchange. The property owner proposes to convey their vacant lot on the other side of the mobile home to resolve this issue. In exchange, the property owner requests that the CRA convey the lot with the encroachment issue. Both lots are the same size and value based on the Property Appraiser assessed values of the property proposed to be exchanged. The CRA has determined that it is in the best interest of the CRA to correct the property encroachment with the parcel exchange as identified. The proposed exchange of real property was advertised July 17, 2015 in accordance with Section 163.380, Florida Statutes.
7. **Resolution declaring certain CRA owned property as surplus; approving a private sale to the adjoining property owner and authorizing the Board Chair to execute the County Deed on behalf of the Board.** There has been a request from a private individual to acquire one lot adjacent to their lot for construction of affordable housing. The CRA-owned lot has no access. The assessed value of the lot is \$2,695 and the individual has offered \$5,000. Housing staff is in support of this sale and the property will be restricted for construction of affordable housing only. The CRA has determined that it is in the best interests of the CRA to sell the property. The proposed transaction was advertised on July 17, 2015 in accordance with Section 163.380, Florida Statutes.

- *Adjourn as St. Johns County Community Redevelopment Agency (CRA)*
- *Reconvene BCC Meeting*

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

8. **Consider Appointments to the Housing Finance Authority.** Currently there are two vacancies on the Housing Finance Authority. One due to an expired term and one due to a resignation. In accordance with Florida Statute 159.605, "Not less than a majority of the members shall be knowledgeable in one of the following fields: labor, finance, or commerce. The terms of the members shall be four (4) years each..." Please find attached for your review and consideration one letter requesting reappointment (Robert Marshall - District 5) and two new applications (Andrew Evener - District 4 and Curtis Craig Higgins - District 4).

Presenter - Regina D. Ross, Senior Assistant County Attorney

9. Briefing on Free Speech Zones in St. Johns County.

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

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



CONSENT MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael D. Wanchick, County Administrator
Patrick F. McCormack, County Attorney

Tuesday, August 04, 2015 9:00 AM

Please be sure all cellular devices are silenced for the duration of the County Commission Meeting

CONSENT AGENDA

1. **Motion to approve the Cash Requirement Report** *For more information, contact Allen McDonald, County Finance Director at 819-3669*
2. **Motion to Adopt Resolution 2015-_____ accepting an Easement for Utilities and Bill of Sale for water and sewer service to serve Palencia North Phase 2D off US#1 North.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
3. **Motion to Adopt Resolution 2015-_____ accepting a Grant of Sidewalk Easement for construction of a sidewalk along Wildwood Drive.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
4. **Motion to Adopt Resolution 2015-_____ accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines to serve Grey Hawk Estates subdivision on County Road 208.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
5. **Motion to Adopt Resolution 2015-_____ accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines to serve Villages of Valencia Phase 2C.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
6. **Motion to Adopt Resolution 2015-_____ accepting an Easement for Utilities for sewer service to serve Arbor Terrace Ponte Vedra and accepting a Bill of Sale conveying all personal property associated with the utility lines.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 209-0762*
7. **Motion to Adopt Resolution 2015-_____ accepting an Easement for Utilities for water and sewer service to serve Windemere at Ponte Vedra Beach Condominium.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 207-0762*
8. **Motion to Adopt Resolution 2015-_____ accepting two Bills of Sale and Schedules of Values conveying all personal property associated with the water and sewer lines serving Samara Lakes Parcel C Phase 4A and Parcel D Phase 3A.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 207-0762*

9. **Motion to Adopt Resolution 2015-_____ accepting a Special Warranty Deed for conveyance of a ten acre park site within Ashford Mills DRI pursuant to the terms of the amended and restated development order.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 904 207-0762*
10. **Motion to Adopt Resolution 2015-_____, approving the terms and conditions of the Non-Exclusive Franchise Agreements for Construction and Demolition debris between St. Johns County, Florida and eighteen independent Contractors and authorizing the County Administrator or designee to execute each one of the Non-Exclusive Franchise Agreements on behalf of the County.** *For more information, contact Wendy Hicks, Solid Waste Manager at 827-6982*
11. **Motion to Adopt Resolution 2015-_____, approving the terms, provisions, conditions, and requirements of the Supplementary Special Assessment Agreement between Patriot Ridge, LLP 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*
12. **Motion to Adopt Resolution 2015-_____, authorizing the County Administrator, or his designee, to enter into negotiations, and if successful enter into an agreement with the top ranked firm, Ellis & Associates, Inc., for the new Public Works Complex as provided in RFQ 15-74: and if an agreement cannot be reached, to negotiate and enter into an agreement with the next successively ranked respondent(s) until an agreement is reached.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*
13. **Motion to Adopt Resolution 2015-_____, authorizing the County Administrator, or his designee, to enter into negotiations and if successful enter into an agreement with the top ranked firm, Ellis & Associates, Inc. for the new Fire Station 5/11 as provided in RFQ 15-51: and if an agreement cannot be reached, to negotiate and enter into an agreement with the next successively ranked respondent until an agreement is reached.** *For more information, contact Kevin Wiseman, Director Facilities Management at 904 209-0190*
14. **Motion to declare the 1998 Pierce Fire Engine, CV 648, SJC 006435, VIN 1FV6HLCB6WH925253 as surplus and authorize the County Administrator, or his designee, to donate the same to First Coast Technical College (FCTC).** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
15. **Motion to Adopt Resolution 2015-_____, authorizing the County Administrator, or designee, to award Bid No 15-12 International Golf Parkway (IGP) Reclaimed Water and Force Main to T B Landmark Construction, Inc. for completion of Base Bid A - IGP Reuse Water Main + Base Bid B - IGP Force Main + FPL & Testing Allowances + Alternation #1 - Force Main Under I-95 for a Total Bid Price of \$3,915,533.00 and to execute an agreement in substantially the same form and format as the attached hereto.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
16. **Motion to declare items as surplus and authorize the County Administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*

- 17. Motion to Adopt Resolution 2015 - ____ approving the terms, conditions and requirements of the SRF Loan Agreement Amendment, amending the previously executed SRF Loan Agreement, number DW550110 and authorizing the County Administrator to execute the amendment on behalf of the County.**
For more information, contact Frank Kenton, Assistant Utility Director at 904 209-2705

- 18. Motion to Adopt Resolution 2015-_____ authorizing the County Administrator or his designee to enter into an agreement with the Marsh Creek Owners Association to supply reclaimed water for irrigating certain common areas.** *For more information, contact Gordon Smith, Engineering Manager at 904 209-2709*

19. Proofs:

- a. Proof: Request for Proposals, RFQ # 15-50, published April 23, 2015 and April 30, 2015 in the St. Augustine Record.
- b. Proof: Notice of St. Johns County FY2016 Administrator's Budget Hearings on May 12, 2015 and May 13, 2015 and May 14, 2015, published April 30, 2015 in the St. Augustine Record.
- c. Proof: Notice of Public Disclosure for St. Johns County Full Cost Accounting for Solid Waste Management Services, published April 30, 2015 in the St. Augustine Record.
- d. Proof: Notice to Bidders, Bid #15-41, published May 1, 2015 and May 8, 2015 in the St. Augustine Record.
- e. Proof: Notice to Bidders, Bid #15-55, published May 1, 2015 and May 8, 2015 in the St. Augustine Record.
- f. Proof: Notice to Bidders, Bid #15-53, published May 4, 2015 and May 11, 2015 in the St. Augustine Record.
- g. Proof: Notice of a cancelled meeting of May 6, 2015 of the Intergovernmental Committee, published May 5, 2015 in the St. Augustine Record.
- h. Proof: Notice of FY2016 Administrator's Budget Hearings (location change) on May 12, 2015 and May 13, 2015 and May 14, 2015, published May 8, 2015 in the St. Augustine Record.
- i. Proof: Notice of Negotiation Meetings on May 21, 2015 for collective bargaining contract negotiations, published May 11, 2015 in the St. Augustine Record.
- j. Proof: Notice of Negotiation Meetings on June 23, 2015 and July 2, 2015 for collective bargaining contract negotiations, published June 19, 2015 in the St. Augustine Record.
- k. Proof: Re-advertisement for RFP #14-51, published June 19, 2015 and June 26, 2015 in the St. Augustine Record.
- l. Proof: Notice of a cancelled meeting of July 7, 2015 of the St. Johns County Board of County Commissioners, published June 23, 2015 in the St. Augustine Record.
- m. Proof: Notice to Bidders, Bid #15-78, published June 23, 2015 and June 30, 2015 in the St. Augustine Record.
- n. Proof: Notice of a cancelled meeting of July 1, 2015 of the Intergovernmental Committee, published June 24, 2015 in the St. Augustine Record.
- o. Proof: Request for Proposals, RFQ #15-66, published June 24, 2015 and July 1, 2015 in the St. Augustine Record.
- p. Proof: Notice of a Special Meeting/Workshop of the St. Johns County Board of County Commissioner on July 6, 2015, published June 29, 2015 in the St. Augustine Record.
- q. Proof: Notice of Public Hearing of two items by the St. Johns County Board of County Commissioners/St. Johns County Community Redevelopment Agency Board on July 21, 2015, published June 30, 2015 and July 7, 2015 in the St. Augustine Record.
- r. Proof: Request for Proposals, RFQ 15-77, published July 6, 2015 and July 13, 2015 in the St. Augustine Record.

- s. Proof: Notice of Public Hearing of the St. Johns County Board of County Commissioners on July 21, 2015 regarding creating the St. Johns County Wrecker Ordinance, published July 10, 2015 in the St. Augustine Record.
- t. Proof: Notice of Public Hearing of the St. Johns County Board of County Commissioner on July 21, 2015 on establishment/Regulations affecting the Use of Land (Article III), published July 10, 2015 in the St. Augustine Record.
- u. Proof: Notice of Public Hearing of the St. Johns County Board of County Commissioner on July 21, 2015 on establishment/regulations affecting the Use of Land (Article VI), published July 10, 2015 in the St. Augustine Record.
- v. Proof: Notice of District 2 Tour, and agenda, on July 13, 2015, published July 11, 2015 in the St. Augustine Record.
- w. Proof: Notice of Negotiation Meetings on July 16, 2015 for collective bargaining contract negotiations, published July 13, 2015 in the St. Augustine Record.
- x. Proof: Notice of a Special Meeting/Workshop of the St. Johns County Board of County Commissioner on July 28, 2015, published July 14, 2015 in the St. Augustine Record.

