

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns, Vice-Chair
District 2 - Jeb S. Smith, Chair
District 3 - William (Bill) A. McClure
District 4 - Jay Morris
District 5 - Rachael L. Bennett



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Tuesday, June 21, 2016 9:00:00 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 Jim and Jean Harden and the Emergency Services and Homeless Coalition*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Jesse Dunn, Assistant Director, OMB

- 1. Constitutional Officers' Fiscal Year 2017 Budget Presentations.** Presentation of the Constitutional Officer's tentative budgets for Fiscal Year 2017. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector and Property Appraiser are fee-based, it is not required for their budgets to be submitted to the BCC at this time. Each Constitutional Officer will make a brief oral presentation to the BCC relative to their respective tentative budget. The tentative presentation order will be Supervisor of Elections Vicky Oakes, followed by the Clerk of Court Hunter S. Conrad, followed by Sheriff David B. Shoar.

- 2. Communication Surcharge Fund Reserve Transfer.** The Communications Surcharge Fund accounts for the additional \$12.50 fine levied on all moving violations cited in St. Johns County under Florida Statute 318.21(9). The funds are to be used toward an intergovernmental radio communication program approved by the Department of Management Services, and allocated by the Board of County Commissioners. A recent meeting of the Intergovernmental Communications Committee cited a request to utilize \$268,117 to upgrade the local report writing system to unify countywide law enforcement communications and GPS tracking for the SJSO, SAPD, and SABPD. The Communication Surcharge Fund received \$162,897 in surcharge fees in Fiscal Year 2015 and is projected to receive approximately \$133,000 in revenues for each Fiscal Year 2016 and 2017. The Fund currently has a current balance of \$396,901 uncommitted.

Presenter - Joseph Cearley, Special Projects Manager

- 3. LDC Discussion of potential amendments to Article II Zoning Districts and Special Uses and Article VII Signs.** This is a discussion item on two potential amendments to the Land Development Code: 1)expanding the commercial zoning designations within St. Johns County that allow mobile food vendors; and, 2) Revising Article VII, Part 7.10.00 "Race Track Road Signs" to amend the boundaries of the sign overlay district governing signage. Mobile food vending was discussed at a prior Board of County Commissioners meeting on October 20, 2015, where direction was given to staff to produce a survey and publish on the County website and other media outlets. The survey ran for two months and results indicate that the community is largely in favor of allowing mobile food trucks within other commercial zoning designations throughout the County. Staff is seeking direction as to whether pursue these Land Development Code amendments.

Presenter - Kevin Wiseman, Facilities Management Director

- 4. Follow up presentation regarding the Treasure Beach Canals MSBU.** Follow up presentation to the Board regarding the MSBU funded dredging of the Treasure Beach Canals.

Presenter - Danielle Handy, AICP, Chief Planner

District 3

- 5. Public Hearing * MAJMOD 2015-26 Villages of Valencia.** MAJMOD 2015-26 Villages of Valencia, a request for a Major Modification to the Villages of Valencia Planned Unit Development to allow an additional thirty (30) residential dwelling units and to update phasing. The subject property is located east of U.S. Highway One, west of Shores Boulevard, south of Deltona Boulevard, and north of Graciela Circle. The Planning and Zoning Agency recommended approval on April 21, 2016 with a 5-0 vote.

Presenter - Jan Trantham, Senior Transportation Planner

District 3

- 6. PFS AGREE 2016-02 Villages of Valencia Phases 3 & 5 Proportionate Fair Share Agreement.** Valencia Developer 2, LLC (Owner) has proposed a Proportionate Fair Share Agreement (Agreement) to mitigate for proportionate transportation impacts to CR 5A (Old Moultrie Road) pursuant to Section 11.09.04.B of the Land Development Code to meet transportation concurrency requirements for additional residential units in Phases 3 and 5 of the Villages of Valencia PUD. The project's proportionate fair share is calculated to be \$40,649.00 as detailed in Exhibit B of the Agreement. The Agreement provides for the payment of the proportionate share within two years of approval of the Agreement with payments, or required prior to Plat approval based on the percentage of development on each plat, whichever is sooner. The proportionate share funds are allocated to be used by the County for improvements to Link 54.1 (CR 5A from Kings Estate Rd to Lewis Point Rd), Link 54.2 (CR 5A from Lewis Point Rd to Southpark Blvd), and/or Link 54.3 (CR 5A from Southpark Blvd to SR 312); or other capacity improvement within the project's impact area. Road impact fee credit for the total proportionate share of \$40,649.00 is included as a component of the Agreement to be awarded when the proportionate share payment has been received. Proportionate Fair Share Agreements are typically scheduled on the Consent Agenda after approval of associated rezonings or modifications. At the request of the applicant, this item is scheduled on the Regular Agenda following the associated Major Modification to the PUD (MAJMOD 2015-26) so that pending construction plans may be approved without additional delay.

Presenter - Jan Trantham, Senior Transportation Planner

District 3

7. **CONSCA 2016-01 Villages of Valencia Phases 3 & 5 - School Concurrency Proportionate Share Mitigation Agreement.** The proposed Villages of Valencia Phases 3 & 5 School Concurrency Proportionate Share Mitigation Agreement (Agreement) is between St. Johns County, the School District of St. Johns County, and Valencia Developers II, LLC (Applicant/Owner) to mitigate for 111 additional single family lots in the approved Villages of Valencia PUD. Major Modification (MAJMOD 2015-26) scheduled on this same agenda requests approval for thirty (30) units to be added to the PUD. This Agreement covers units currently approved in the PUD that did not obtain construction plan approval prior to school concurrency adoption (81 single family units) and the 30 units proposed to be added to the PUD. The proportionate share mitigation of \$183,057.00 or \$1,649.00 per dwelling unit is required to be paid prior to Construction Plan approval. The Agreement also authorizes school impact fee credits in the amount of the proportionate fair share payment to be awarded when the payment has been received by the School District. The Agreement was approved by the St. Johns County School Board on February 9, 2016; and has been pending at the County until the associated Major Modification to the PUD (MAJMOD 2015-26) has been approved. Pursuant to the School Concurrency Interlocal Agreement, the proposed Agreement must also be approved and executed by the BCC. School Concurrency Proportionate Share Mitigation Agreements are typically scheduled on the Consent Agenda after approval of associated rezonings or modifications. At the request of the applicant, this item is scheduled on the Regular Agenda following the associated Major Modification to the PUD (MAJMOD 2015-26) so that pending construction plans may be approved without additional delay.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 2

8. **Public Hearing * CPA (SS) 2016 - 02 St. Road 16 Self Storage.** This is a request to amend the Future Land Use Map from Rural/Silviculture (R/S) to Mixed Use. The subject property contains approximately 8.77 acres of land and is currently zoned Open Rural (OR). The applicant has submitted a companion application to rezone the subject property to PUD. The subject property is located on SR 16, just east of International Golf Parkway. The Planning and Zoning Agency recommended approval at its May 5, 2016 meeting with a 6-0 vote.

District 2

9. **Public Hearing * PUD 2015-15 SR 16 Self Storage.** This is a request to rezone approximately 8.77 acres of land from Open Rural to Planned Unit Development (PUD) to allow neighborhood, office and cultural/institutional uses. The applicant proposes approximately 230,000 square feet of commercial self storage and RV/Boat storage. The subject property is located on SR 16, just east of International Golf Parkway. The Planning and Zoning Agency recommended approval of this request with a 6-0 vote at its May 5, 2016 meeting.

Presenter - Paolo S. Soria, Assistant County Attorney

10. Discussion of Registered Architectural Review Associations (LDC 5.03.02.H).

The Board of County Commissioners directed this office and staff to address the relationship between the Building Code, the Land Development Code and the Registered Architectural Review Associations (RARA) found in LDC 5.03.02.H. This section of the code requires that prior to obtaining an Architectural Permit, which ranges from a Building Permit to clearance sheets to exterior changes, that approval from a registered association (usually a HOA) be obtained. There are exemptions and alternative measures to proceed without obtaining such approval. The purpose is to avoid costly and unnecessary expenses between the requirements of the building code or county ordinance and the requirements of the private architectural standards in a HOA. While it has proven to be a popular program amongst the HOAs, Growth Management and Building Services staff have noted customer dissatisfaction from individuals seeking to pull building permits.

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

11. Consider extending the terms of three (3) out of county members of the Arts, Culture, Heritage Funding Panel.

There are currently three out of county members on the Arts, Culture, Heritage Funding Panel (ACHFP), whose terms have expired. In order for the ACHFP to properly review and score recently submitted Category II funding applications, it is imperative that the ACHFP have a minimum of seven (7) members partake in the application scoring process. It is requested that the Board of County Commissioners extend the terms of John Graham, Meri Mass and Trudy D. Wild to expire on September 30, 2016, since these members are already experienced and knowledgeable regarding the new guidelines and scoring criteria required to review current application submittals. Please find attached for your review and consideration the current ACHFP Roster and the recent applications of John Graham, Meri Mass and Trudy D. Wild.

12. Consider appointments to the Health and Human Services Advisory Council...

In order to ensure continuity, it is recommended that the current membership of the Health and Human Services Advisory Council be sunset and new members appointed in accordance with the recently created and adopted bylaws of the Health and Human Services Advisory Council. The initial terms of the new members will be as follows: One (1) regular member shall be appointed to a one-year term; Two (2) regular members shall be appointed to two-year terms. Two (2) regular members shall be appointed to three-year terms. Two (2) regular members shall be appointed to four-year terms. Initial appointee members serving an initial term of less than four-years may serve for another two consecutive four-year terms. Initial appointee members serving for four years may only serve for one (1) additional term. Please find attached for your review and consideration recommendations from the Health and Human Services Advisory Council, along with seven (7) current applications. They are as follows: Colon, Eric J. (District 5), Cover, William A. Jr. (District 3), Daley, Charles (District 3), Haley, Tara (District 2), Jenkin, Michael A. (District 5), Marzullo, Denise (District 2) and Nazworth, Shannon (District 5).

13. Consider appointments to the Library Advisory Board. In order to ensure continuity, it is recommended that the current membership of the Library Advisory Board be sunset and new members appointed in accordance with the recently created and adopted bylaws of the Library Advisory Board. The initial terms of the new members will be as follows: One (1) regular member shall be appointed to a one-year term; Two (2) regular members shall be appointed to two-year terms. Two (2) regular members shall be appointed to three-year terms. Two (2) regular members shall be appointed to four-year terms. Initial appointee members serving an initial term of less than four-years may serve for another two consecutive four-year terms. Initial appointee members serving for four years may only serve for one (1) additional term. Please find attached for your review and consideration recommendations from the Library Advisory Board, along with seventeen (17) current applications. They are as follows: Blair, Annice Evand (District 3), Capra, John R. (District 5), Cohen, Kathleen (District 4), Dvornick Katherine (District 1), Edwards, Mary Roseland (District 3), Geer, Mary F. (District 2), Goldman, Angelica (District 3), Jensen, Patricia M. (District 1), Laurencelle, Patricia (District 5), Longo, Melvin C. (District 5), Macnamara, Michael B. (District 2), McCaughan, George F. (District 4), O'Donnell, Barbara (District 3), Schlegel, Keith W. (District 5), Siriani, Antoinette (District 2), St. Jean, Catherine Avery (District 3) and Ward, Francis E. (District 5).

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

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CONSENT MEETING AGENDA

County Auditorium
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Tuesday, June 21, 2016 9:00:00 AM

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CONSENT AGENDA

- 1. Motion to approve the Cash Requirement Report.** *For more information, contact Allen MacDonald, County Finance Director at 904 819-3669*
- 2. Motion to adopt Resolution No. 2016-____, approving the attached Interlocal Agreement for continued membership in the First Coast Workforce Development Consortium.** *For more information, contact Regina D. Ross, Senior Assistant County Attorney at 209-0805*
- 3. Motion to approve the Oxford Estates Phase IV School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2016-04).** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
- 4. Motion to Adopt Resolution 2016-____ approving the final plat for Ashby Landing South.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
- 5. Motion to Adopt Resolution 2016-____ approving the final plat for Creekside at Twin Creeks Phase 1C.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
- 6. Motion to Adopt Resolution 2016-____ approving the final plat for Shearwater Phase 1-4 (Replat)** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
- 7. Motion to Adopt Resolution 2016-____ approving the final plat for Pineland Bay Drive Extension.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
- 8. Motion to adopt Resolution 2016-____, authorizing the County Administrator to execute the Impact Fee Credit Agreement with Twin Creeks Development Associates, LLC and Twin Creeks Ventures, LLC (IFA 2016-01) with a total maximum park impact fee credit of \$3,230,458.00.** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*

9. **Motion to adopt Resolution No. 2016-_____ accepting property for a park site within the Twin Creeks Development of Regional Impact and authorizing the Chair of the Board to execute two easements, on behalf of the County, in connection with construction of the park and other improvements.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
10. **Motion to Adopt Resolution No. 2016-_____ approving the terms and conditions of a Special Use Authorization between St. Johns County and St. Johns River Water Management District authorizing St. Johns County to trim or remove decayed, injured or wind damaged trees along the right-of-way of International Golf Parkway.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
11. **Motion to Adopt Resolution No. 2016-_____ accepting an Easement for Utilities to provide water and sewer service to Arbor Mill Phase One.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
12. **Motion to adopt Resolution No. 2016-_____ accepting a Deed of Dedication Right-of-Way and associated documents in connection with the roundabout at Debbies Way and 20 Mile Road in Nocatee.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
13. **Motion to Adopt Resolution No. 2016-_____ accepting an Easement for Utilities for an existing sewer force main and lift station at Summerhouse Beach & Racquet Club Condominiums located off A1A South.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
14. **Motion to Adopt Resolution No. 2016-_____ approving the terms and authorizing the County Administrator, or designee, to execute a Purchase and Sale Agreement for a Permanent Water and Wastewater Utility Easement needed for improvements to the St. Andrews Court lift station.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
15. **Motion to Adopt Resolution No. 2016-_____ accepting a Bill of Sale and Scheduled of Values conveying all personal property associated with the water and sewer lines to serve Dunkin Donuts at State Road 207.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
16. **Motion to Adopt Resolution No. 2016-_____ accepting two (2) Easements for Utilities for an existing water line off Oak Hill Drive.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

17. **Motion to Adopt Resolution 2016-_____ accepting a Special Warranty Deed conveying a lift station site to serve Deerfield Preserve Phase 1 off State Road 207.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

18. **Motion to Adopt Resolution No. 2016-_____ accepting a Special Warranty Deed conveying a lift station site and a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines to serve Andalusia Phase I off Wildwood Drive.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

19. **Motion to Adopt Resolution No. 2016-___ accepting a Temporary Turnaround Easement at the dead end of Willow Lake Drive located in Gran Lake Subdivision of Pacetti Road.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

20. **Motion to adopt Resolution No. 2016-___, approving the terms, conditions, and requirements of a grant modification agreement with the Florida Division of Emergency Management in the amount of \$7,500.00 through the State Homeland Security Grant Program, authorizing the County Administrator or his designee to execute the grant agreement on behalf of the County, and recognizing and appropriating within the FY 2016 General Fund Emergency Management Department.** *For more information, contact Linda M. Stoughton, Emergency Management Director at 904 824-5550*

21. **Motion to Adopt Resolution 2016-___ approving the terms, conditions and requirements of the Amended and Restated Managed Pharmacy Benefits Services Agreement along with Rider 1 with CaremarkPCS Health, LLC and authorizing the County Administrator, or designee, to execute the Contract and Letter of Agreement on behalf of the County.** *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6088*

22. **Motion to adopt Resolution 2016-___, authorizing the County Administrator or his designee, to execute the Third Amendment to the Advanced Metering Infrastructure Agreement.** *For more information, contact Frank Kenton, Assistant Utility Director at 904 209-2705*

23. **Motion to declare the attachments 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*

24. **Motion to adopt Resolution 2016-_____, authorizing the County Administrator, or his designee, to enter into negotiations with, and if negotiations are successful, enter into contract with the top ranked firm, Eisman & Russo, Inc., for RFQ 16-41 Professional Construction Engineering and Inspection Services for the current Capital Improvement Project for the widening of Race Track Road.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*

25. **Motion to adopt Resolution 2016-_____, authorizing the County Administrator, or his designee, to enter into negotiations with, and if negotiations are successful, enter into contract with the top ranked firm, Carr, Riggs & Ingram, LLC for RFP 16-45 Auditing Services of the St. Johns County financial statements.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
26. **Motion to adopt Resolution 2016 - _____, authorizing the County Administrator, or his designee, to assign the current agreement with Alcalde & Fay for federal lobbying services, under RFP 14-85R, to The Gaboton Group, LLC, under the same terms and conditions as the current agreement.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
27. **Motion to adopt Resolution 2016 - ___, authorizing the County Administrator, or his designee, to assign the current agreement with Arwood Waste for commercial solid waste collection services, under Bid No: 14-02R, to Advanced Disposal Services Jacksonville, LLC.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152.*
28. **Approval of Minutes: May 3, 2016 Regular Meeting and May 17, 2016 Regular Meeting**
29. **Proofs:**
- a) Proof: Request for Proposals, RFP #16-45 for Auditing Services, published May 2, 2016 in the Florida Times-Union.
 - b) Proof: Request for Proposals, RFP #16-45 for Auditing Services, published May 2, 2016 and May 9, 2016 in the St. Augustine Record.
 - c) Proof: Notice of Proposed Exchange of County Property, published on May 5, 2016 and May 12, 2016 in the St. Augustine Record.
 - d) Proof: Request for Proposals, RFP #16-37 Management and Operations of St. Johns County Transit System, published May 5, 2016 and May 12, 2016 in the St. Augustine Record.
 - e) Proof: Request for Proposals, RFP #16-42 for Disaster Debris Management Services, published May 5, 2016 and May 12, 2016 and May 19, 2016 in the St. Augustine Record.

