

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, September 20, 2016 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 September 17 - 24 as National Estuaries Week*
- ❖ *Proclamation recognizing September 18 - 24 as Child Passenger Safety Week*
- ❖ *Proclamation recognizing September 20, 2016 as IT Professionals Day*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Frank Kenton, Assistant Utility Director

1. **Ordinance to consolidate the Main and Ponte Vedra Water and Wastewater System Enterprise Funds – Second Reading.** At its August 16, 2016 BCC Meeting, the BCC authorized County Administrator, or designee, to move forward in preparing all required documents to merge the two Utility enterprise funds into one for later consideration by the Board. One of the required documents is an Ordinance to consolidate the Main and Ponte Vedra Water and Wastewater System Enterprise Funds into a single Enterprise Fund. The attached Ordinance accomplishes this. The first reading of this Ordinance occurred at the September 6 Board of County Commissioners meeting. This is the second reading of the Ordinance.

Presenter - Patrick McCormack, County Attorney

2. **Public Hearing * Water and Sewer Revenue and Refunding Bonds, Series 2016.** The resolution (a) authorizes the issuance of not exceeding \$70,000,000 Water and Sewer Revenue and Refunding Bonds, Series 2016 (the "Bonds"), to refund all the County's outstanding Ponte Vedra Utility System Revenue Bonds, Series 2006 and 2007, and all or a part of the County's outstanding Water and Sewer Revenue and Refunding Bonds, Series 2006, in order to achieve debt service savings, and to finance certain improvements to the County's water and sewer system, and the pledge of, among other things, the net revenues of the County's water and sewer system to secure payment of the Bonds under the provisions of County Resolution No. 89-84, as amended and supplemented, (b) consolidates the County's Ponte Vedra Utility System into the County Main Utility System under said Resolution No. 89-84, (c) delegates certain authority to the Chairman and/or County Administrator and (d) approves Exhibits A-F that are attached to the resolution (A=General Description of 2016 Project, B=Form of Preliminary Official Statement, C=Form of Bond Purchase Agreement with RBC Capital Markets, LLC, D=Form of Continuing Disclosure Certificate, E=Form of Registrar and Paying Agent Agreement and F=Form of Escrow Agreement). Section 5.1 of the resolution sets forth certain parameters for the sale of the Bonds such as maximum principal amount, maximum interest rate, minimum purchase price, minimum net present value savings, redemption provision parameters and final maturity date. This resolution is expected to be the last resolution that the BCC will consider regarding the Bonds.

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

3. **St. Augustine Shore Protection Plan Update.** Public works staff will provide a presentation to the Board of County Commissioners related to the US Army Corps of Engineers (USACE) Shore Protection Project (SPP) for St. Augustine Beach. The County is a local co-sponsor for this project and funds approximately 10% of the total cost of this project. The remainder funding is provided by the USACE (80%) and the Florida Department of Environmental Protection (FDEP). The FDEP also acts as a permitting agency for the project. The USACE expects a Notice of Intent (NOI) issuance by the FDEP late September 2016 followed by design and construction of the project in fiscal year 2017-2018. In anticipation of the issuance of the NOI, the South Ponte Vedra and Vilano Beach (SPVVB) Preservation Association have expressed some concerns on this upcoming project as it relates to erosion of the SPVVB shoreline. Staff plans to provide the Commission with an assessment of the SPVVB Preservation Association position and seek Board direction to take the necessary next steps for this project.

Presenter - Beverly Frazier, Planner

District 5

4. **Public Hearing * PUD 2016-06 Cordova Palms.** A request to rezone approximately 343.3 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow development of 750 residential units and 150,000 square feet of commercial, located on the west side of U.S. Highway 1 North between Big Oak Road and International Golf Parkway. The Planning and Zoning Agency recommended approval of this application at the August 18, 2016 meeting with a 5-1 vote. Please refer to the attached Growth Management Staff Report for project details and summary of the Planning and Zoning Agency meeting.

Presenter - Valerie Stukes, Planner

District 2

5. **Public Hearing * PUD 2016-05 The Enclave at World Golf.** This is a request to rezone approximately 18.5 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow a 21 unit, single-family residential subdivision. The subject property is located along Pacetti Road. The Planning and Zoning Agency recommended approval of the rezoning request at the August 4, 2016 hearing subject to the nine findings of fact found within the staff report with a vote of 5-0. Please refer to the attached Growth Management Department staff report for project details.

Presenter - Joseph Cearley, Special Projects Manager

District 2

6. **Public Hearing * PUD 2016-02 Edgewater.** This is a request to rezone approximately 10.82 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow a 19 unit, single-family residential subdivision. The subject property is located along the intersection of Racetrack Road and State Road 16. The Planning and Zoning Agency recommended approval of the rezoning request at the August 4, 2016 public hearing subject to the nine findings of fact found within the staff report with a vote of 6-0.

Presenter - Beverly Frazier, Planner

District 1

7. **Public Hearing * COMPAMD 2016-05 4560 Race Track Road.** Transmittal hearing for COMPAMD 2016-05, known as 4560 Race Track Road, a request to amend the Future Land Use Map from Rural Silviculture (R/S) to Community Commercial (CC) for approximately 14.32 acres of land and add a textual policy to limit Community Commercial uses to 90,000 square feet. The Planning and Zoning Agency recommended transmittal at the August 18, 2016 meeting with a 6-0 vote. Please refer to the attached Growth Management Staff Report for project details.

District 1

8. **Public Hearing * COMPAMD 2016-07 Project Family.** Transmittal hearing for COMPAMD 2016-07, known as Project Family, a request to amend the Future Land Use Map from Rural Silviculture (R/S) to Intensive Commercial (IC) for approximately 42.3 acres of land located at 5404 Race Track Road. The request includes a textual policy to limit the intensity of development to 175,000 square feet of recreation and 125,000 square feet of commercial, that in combination do not generate more than 700 p.m. peak hour external trips. The Planning and Zoning Agency recommended transmittal at the August 18, 2016 meeting with a 6-0 vote. Please refer to the attached Growth Management Staff Report for project details.

Presenter - Zach Moore, Planner

District 2

9. **Public Hearing * CPA (SS) 2016-04 The Marketplace.** Request for a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map designation on 9.9 acres from Community Commercial to Mixed Use. The applicant has a Major Modification application concurrent with this application to add 330,000 square feet of commercial entitlements to the overall Palm Lakes PUD. The Planning and Zoning Agency recommended approval of the Small Scale Comprehensive Plan Amendment by a vote of 5-0 at their meeting held on August 4, 2016. Please see the attached staff report for additional information.

District 2

10. **Public Hearing * MAJMOD 2016-10 Palm Lakes (The Marketplace).** Request for a Major Modification to the Palm Lakes PUD to add approximately 33.3 acres to the Palm Lakes PUD for non-residential uses including Neighborhood Business and Commercial, General Business and Commercial, and select High Intensity Commercial uses. The applicant has a Small Scale Comprehensive Plan Amendment application concurrent with this application to amend 9.9 acres of the Future Land Use Map from Community Commercial (CC) to Mixed Use (Md). The Planning and Zoning Agency recommended approval of the Major Modification by a vote of 5-0 at their meeting held on August 4, 2016. Please see the attached staff report for additional information.

Item #11 not to be heard before 1:30p.m.

Presenter - Danielle Handy, Chief Planner

District 5

11. **Public Hearing * COMPAMD 2016-03 Watermarke/Beachcomber.** Transmittal Hearing for COMPAMD 2016-03 Watermarke/Beachcomber, a request to amend the Future Land Use Map designation from Conservation and Residential-C to Residential-D for approximately 23.5 acres of land and from Conservation and Residential-C to Conservation for approximately twenty (20) acres of land; providing a text amendment to limit the maximum number of beach villas to fifty (50); limit the maximum number of hotel rooms to one-hundred twenty (120); limit commercial space to 70,000 square feet; and allow beach villas and/or hotel rooms to be converted to a maximum of seventy-nine (79) residential dwelling units. The Planning and Zoning Agency recommended approval of the transmittal request with a vote of 5-1 based on the three findings in this report at the August 4, 2016 hearing. Please refer to the attached Growth Management Staff Report for project details.

Presenter - Michael Ryan, Director of Communications

12. Consider the proposed 2017 St. Johns County Legislative Action Plan and Top Three Legislative priorities. The St. Johns County Legislative Action Plan is a focused list of priorities for which the County requests financial assistance and other support from our State and Federal legislative delegation members. Legislative priorities have historically included issues related to Florida Statutes, transportation, water quality, unfunded mandates, and a variety of other subjects. During this item, County Administration will present a list of recommended legislative priorities that was compiled with input from staff, constitutional officers, local cities, and other regional partners for the Board to consider adopting as the 2017 Legislative Action Plan. The approved Legislative Action Plan is subsequently presented to the public and submitted to the County's Legislative Delegation for consideration prior to the next legislative session. In addition, the Northeast Florida Regional Council (NEFRC) has requested that all member Counties identify and consider adopting three top legislative priorities from the Legislative Action Plan. The NEFRC Legislative Committee will subsequently identify regional priorities for the 2017 Legislative Session that will be submitted to the region's State and Federal Elected officials.

- ❖ 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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Michael D. Wanchick, County Administrator
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Tuesday, September 20, 2016 9:00 AM

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CONSENT AGENDA

- 1. Motion to approve the Cash Requirement Report** For more information, contact Allen McDonald, County Finance Director at 904 819-3669
- 2. Motion to adopt Resolution 2016 - _____, amending the St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2016.** For more information, contact Jesse Dunn, Assistant Director at 209-0568
- 3. Motion to approve the write-off of the following delinquent accounts receivable accounts, effective September 30, 2016: 4,352 EMS accounts totaling \$1,411,552.00; 309 Utility Services accounts totaling \$53,320.82; and 62 Ponte Vedra Utility Services accounts totaling \$7,780.78.** For more information, contact Jesse Dunn, Assistant Director at 209-0568
- 4. Motion to adopt Resolution 2016-_____, approving the terms, provisions, conditions and requirements of a Joint Participation Agreement to establish intergovernmental coordination and review and public transportation coordination in the comprehensive transportation process between entities outlined in the attached Joint Participation Agreement and authorizing the Chair to execute the agreement on behalf of the County.** For more information, contact Gary L. Mackey, Transit Grant Specialist at 904 209-0630
- 5. Motion to adopt Resolution 2016-_____, Approving the St. Johns County 2016 Title VI Plan and authorizing the County Administrator to sign assurances.** For more information, contact Gary L. Mackey, Transit Grant Specialist at 904 209-0630
- 6. Motion to adopt Resolution 2016-_____, approving the final plat for Bannon Lakes Phase 1A-1.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
- 7. Motion to adopt Resolution 2016-_____, approving the final plat for Shearwater Phase 1B West.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
- 8. Motion to adopt Resolution 2016-_____, approving the final plat for Preserve at Ponte Vedra Lakes.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
- 9. Motion to adopt Resolution 2016-_____, authorizing the County Administrator, or designee, to accept the Traffic Signal Maintenance and Compensation Agreement between St. Johns County and FDOT.** For more information, contact Greg Caldwell, Interim Engineering Manager at 904 209-0132

10. **Motion to adopt Resolution 2016-_____**, authorizing the County Administrator, or designee, to enter into a road maintenance cost share agreement with the Rivers Edge Plantation Homeowners Association for the milling and resurfacing of the roadways within the River's Edge development. Maximum cost to the County shall not exceed \$69,250. The development shall contribute 50% of the cost and any cost in excess of \$138,500. *For more information, contact Greg Caldwell, Interim Engineering Manager at 904 209-0110*
11. **Motion to adopt Resolution 2016 _____**, authorizing the County Administrator or his designee to enter into four agreements substantially in the form and format as attached on behalf of St. Johns County with St Johns River Water Management District for Fiscal Year 2016-2017 Cost-Share Funding Program. *For more information, contact Gordon Smith, Assistant Director, Engineering/Operations at 904 209-2709*
12. **Motion to adopt Resolution 2016-_____**, authorizing the County Administrator, or designee, to execute a Non-Exclusive Communication Tower Lease Agreement (Agreement) with Verizon and associated Memorandum of Lease in substantially the same form and format as attached hereto, and further authorizing the County Administrator, or designee, to execute any amendments thereto that do not affect the material terms, conditions or obligations of the Agreement. *For more information, contact Damon Douglas, Land Mangement Systems Project Manager at 209-0794*
13. **Motion to adopt Resolution No. 2016-_____**, approving the terms and authorizing the County Administrator, or designee, to execute a Second Amendment to License Agreement in substantially the same form and format as attached hereto, providing for equipment modification on the Ponte Vedra Annex Tower. *For more information, contact Damon Douglas, Land Management Systems Project Manager at 209-0794*
14. **Motion to adopt Resolution No. 2016-_____**, authorizing the County Administrator, or designee, to execute a lease agreement with the Florida Department of Agriculture and Consumer Services in substantially the same form and format as attached hereto, providing for the collocation of communication equipment on the County-owned tower located at 2650 Water Plant Road. *For more information, contact Damon Douglas, Land Management Systems Project Manager at 904 209-0794*
15. **Motion to adopt Resolution No. 2016-_____**, authorizing the County Administrator, or designee, to execute an Easement to Florida Power & Light Company to install guy wires at Tillman Ridge Transfer Station. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
16. **Motion to adopt Resolution No. 2016-_____**, accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer system to serve the Creeks AC Industrial Warehouse located off Hudson Way. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
17. **Motion to adopt Resolution 2016-_____**, authorizing the County Administrator, or designee, to execute a Termination of Easement for drainage improvements along Woodlawn Road. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
18. **Motion to adopt Resolution 2016-_____**, accepting a Bill of Sale and Schedule of Values conveying all personal property associated with a force main extension along North Roscoe Boulevard. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
19. **Motion to adopt Resolution No. 2016-_____**, approving the terms and conditions of a Sovereignty Submerged Lands Easement for road improvements along Race Track Road and authorizing the Chair, or designee, to execute the Easement on behalf of the County. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

20. **Motion to adopt Resolution No. 2016-_____**, accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines to serve Las Calinas, Parcel 3A, Unit 2, Phase 3B, located off US #1 North. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
21. **Motion to adopt Resolution No. 2016-_____**, authorizing the Chair of the Board to join in the execution of an Access, Utilities and Fiber Easement Agreement, on behalf of the Board, in connection with the access to the Marsh Landing Wastewater Treatment Plant in Ponte Vedra. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
22. **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 Doug Timms, Interim Purchasing Director at 209-0152*
23. **Motion to declare one, 2007 Chevy Champion Crusader 21' small bus, COA 83, VIN 1GBJG31U471144257 as surplus and authorize the County Administrator, or his designee, to donate the same to Home Again St. Johns.** *For more information, contact Doug Timms, Interim Purchasing Manager at 209-0152*
24. **Motion to accept the Local Mitigation Strategy Annual Progress Report.** *For more information, contact Linda M. Stoughton, Director at 904 824-5550*
25. **Motion to adopt Resolution 2016- _____**, approving the terms, conditions and requirements to Amendment #6 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 #6 substantially in the form as attached hereto on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6088*
26. **Motion to adopt Resolution 2016-_____**, accepting the funding recommendations of the St Johns County Health and Human Services Advisory Council as attached hereto and authorizing the County Administrator or designee to extend the current funding agreements as recommended by the Health and Human Services Advisory Council. *For more information, contact Angela Cowling, Contract Coordinator at 904 209-6099*
27. **Motion to adopt Resolution 2016-_____**, approving the terms, conditions and requirements of the Coast2Coast Rx Card and County Marketing Agreement and authorizing the County Administrator, or his designee, to execute an agreement in substantially the same form and format as attached on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6088*
28. **Motion to adopt Resolution 2016 - _____**, approving the attached Affordable Housing Grant Program Interlocal Agreement between the St. Johns County Housing Finance Authority and the Lee County Housing Finance Authority. *For more information, contact Shawna Novak, Director HHS at 209-6089*
29. **Motion to adopt Resolution 2016-_____**, approving the terms, provisions, conditions and requirements of the contract between the Board of County Commissioners of St. Johns County and the State of Florida Department of Health for operation of the St. Johns County Health Department and authorizing the Chair to execute the contract substantially in the form as attached on behalf of the County. *For more information, contact Dawn C. Allicock, MD, MPH, CPH, Director/Health Officer Florida Department of Heal at 209-2350*

30. Approval of Minutes: July 19, 2016 Regular Meeting and **July 26, 2016** Special Meeting

31. Proofs:

- a) Proof: Notice of Action, NOA Unclaimed Monies, published August 1, 2016 in the St. Augustine Record.
- b) Proof: Request for Bids, Bid REQ 16-47R, Countywide Pavement Management and Rehabilitation Continuing Services, published July 22, 2016 and July 29, 2016 in the St. Augustine Record.
- c) Proof: Notice of Meeting, Special Mtg 7/26, published on July 18, 2016 in the St. Augustine Record.
- d) Proof: Notice of Hearing, Orange Rd Vaca, published August 19, 2016 in the St. Augustine Record.
- e) Proof: Request for Bids, BID REQ 16-51 Stonegate Lift Station Improvements, published June 22, 2016 and June 29, 2016 in the St. Augustine Record.