

# 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, March 15, 2016 9:00 A.M.

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*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 March 2016 as Motorcycle Safety Awareness Month*
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Joseph Cearley, Special Projects Manager**

1. **Public Hearing \* Land Development Code Amendments - Article II "Zoning Districts and Special Uses", and Article IX "Administration" modifying and creating uses for Domestic Hens and Feral Cat Colonies.** This is the final adoption hearing to consider changes to Article II "Zoning Districts and Special Uses" and Article IX "Administration of the Land Development Code. This series of changes creates Special Use permit categories for Domestic Hens and Feral Cat Colonies, for a period not to exceed one year, and also modifies associated uses. These changes were considered originally before the Board of County Commissioners on January 19, 2016. It was the direction of the Board of County Commissioners to create a Special Use permit procedure, for a period not to exceed one year, that would implement the Feral Cat Colony policies within the Animal Control Ordinance that was approved on November 03, 2015; and to create a Special Use permit procedure to allow female chickens (hens) within the rear yard of properties zoned residential.

### **Presenter - Melissa Glasgow, Director of Economic Development**

2. **Presentation by the Economic Development Council of the St. Johns County Chamber of Commerce.** The Economic Development Council will provide a presentation to the Board of County Commissioners on programs and activities at the St. Johns County Chamber EDC.

**Presenter - Neal Shinkre, Public Works Director**

3. **Time Certain 11:00 a.m. - Water Quality Program Update.** The St. Johns County Public Works Department will provide a presentation to the Board of County Commissioners on their proposed Crop Alteration Program (CAP) and request approval to take the next steps toward its implementation. 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. On August 4th 2015, the St. Johns County Public Works Department provided a presentation to the Board of County Commissioners on its Water Quality Program. Primarily, staff presented a summary of its completed projects and a proposal to take the next steps for design and construction of an Elkton Canal (also referenced as Parker Canal) Regional Storm Water Treatment (RST) facility. The nutrient reductions achieved upon the implementation of the Elkton Canal RST were anticipated to meet remainder of the County's TMDL BMAP requirements. At the meeting, the Board directed staff to hold the implementation of Elkton Canal RST and create a Water Quality Task Force to further investigate feasibility of water quality projects via Agricultural Partnerships that could not only meet the County's TMDL BMAP requirements but were more cost effective compared to the Elkton Canal RST project. The proposed CAP has been received very favorably, by both the Florida Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD) and is anticipated to cost effectively meet the remainder of the County's TMDL BMAP requirements.

**Presenter - Eric Clark, Engineer**

**District 3**

4. **Public Hearing \* VACROA 2015-04 - Public Hearing regarding vacating a portion of Escambia Street.** The applicant requests the vacation of an unopened, unimproved portion of Escambia Street within the Ocean Grove Subdivision, lying between Lot 1 Block 14, and Lot 8 Block 15. Based on staff's review, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation. Staff anticipates we will have no objections to the request.

**Presenter - Teresa Bishop, AICP, Planning Division Manager**

**District 2**

5. **Public Hearing \* MAJMOD 2015-19 Windward Ranch (fka Encanta) PUD.** This is a request to modify the Windward Ranch PUD (fka Encanta PUD) to change the name of the development from Encanta to Windward Ranch, allow for the relocation of bike lanes from portions of the minor collector roadways and provide a multi-purpose path along the linear park areas, add on-street parking for the main recreation area, adjust the preservation area, decrease the minimum lot width and size standards, and remove the interconnectivity access point to Whisper Ridge. The PUD contains approximately 431.3 acres of land, consisting of 165.8 acres of wetlands and is approved for up to 580 residential dwelling units and 90,000 square feet of non-residential commercial/office uses and is under construction. The Planning and Zoning Agency recommended approval, with a 6-0 vote, at its February 18, 2016 meeting.

**Presenter - Rebecca Dennis, Planner**

**District 1**

6. **Public Hearing \* CDD 2015-04 Twin Creeks North CDD (South Jacksonville Properties, LLC).** This is a public hearing for CDD 2015-04, known as Twin Creeks North Community Development District (CDD), a petition to establish the Twin Creeks North CDD to cover approximately 953 acres of land. Staff recommends approval of the petition. Please refer to the Staff Report for additional details.

**Presenter - Phong T Nguyen, Transportation Development Division Manager**

7. **Consider a local match for a Transportation Planning Organization (TPO) requested comprehensive traffic study for the Ponte Vedra/Palm Valley area.** On December 15, 2015, Gary Phillips, chair of the Citizens Traffic Task Force, (CTTF) presented to the Commission concerns relating to traffic congestion and growing transportation infrastructure needs in the Ponte Vedra/Palm Valley area. The CTTF seeks funding from the North Florida Transportation Planning Organization (TPO) to conduct a comprehensive traffic study for Ponte Vedra/Palm Valley area. On December 15, 2015, the Board of County Commissioners authorized the Chair to sign a letter of funding request to the North Florida TPO in support of this effort. The County submitted the funding request to the TPO on February 22, 2016 along with the BCC Chairman's letter and the CTTF's letter of request; however, the TPO is requesting a commitment of a 50% local match in order to be considered for funding consideration. The estimated cost to conduct a comprehensive traffic study is approximately \$250,000; therefore, the 50% local match needed is \$125,000, contingent upon the final cost determination. Staff is seeking Board direction regarding the required 50% local match. Potential funding sources identified by staff for this match could be proportionate share payments from the Lakes at Ponte Vedra (\$63,222 per RES 2015-334), Transportation Trust Fund reserves and community contributions. Additionally, the project could be presented with a phased scope over a couple of years or the project could be delayed a year to further address the funding needs. Staff notes that approval of the study is subject to approval by the TPO. A commitment by the Board of County Commissioners, to provide a local match, does not guarantee that the TPO will fund the study; however, lack of a written commitment will disqualify the request from consideration this year.

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

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## CONSENT MEETING AGENDA

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## 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 2016-\_\_\_\_\_ accepting Universal Network Realty LLC's Modification to Grant of Easement for drainage purposes.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
3. **Motion to adopt Resolution 2016-\_\_\_\_\_ accepting an Easement for Utilities for a water line off Palmera Drive East.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
4. **Motion to adopt Resolution 2016-\_\_\_\_\_ accepting an Amended and Restated Easement for Utilities by the Oakbridge Homeowners Association for the Innlet Beach Subdivision.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
5. **Motion to adopt Resolution 2016-\_\_\_\_\_ accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer system serving Samara Lakes Parcel D, Phase 3B on Colorado Springs Way.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
6. **Motion to adopt Resolution 2016-\_\_\_\_\_ accepting a Special Warranty Deed for conveyance of a lift station site, an Easement for Utilities and Bill of Sale to serve Palencia EV4 - Costa Del Sol.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
7. **Motion to adopt Resolution 2016-\_\_\_\_\_ authorizing the Chair of the Board, on behalf of the County, to execute a Non-Exclusive Grant of Easement to JEA to allow for installation of underground electrical distribution facilities within County right-of-way.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
8. **Motion to adopt Resolution 2016-\_\_\_\_\_ authorizing the County Administrator, or designee, to execute the Permanent Work Area Easement (for the placement of sand resulting from dredging the Intracoastal Waterway in the Summerhavem area) between FIND and St Johns County as necessary to complete this task.** *For more information, contact Press Tompkins, P.E., County Engineer at 904 209-0110*
9. **Motion to Adopt Resolution 2016-\_\_\_\_\_ authorizing the County Administrator, or designee, to execute a Construction Agreement and authorize expenditure of Developer Contribution of \$71,501.00, for State Road 207 at Dobbs Road Cutoff Median modification, to satisfy Traffic Concurrency of Ashby Landing PUD.** *For more information, contact Press Tompkins, P.E., County Engineer at 904 209-0110*

10. **Motion to adopt Resolution 2016-\_\_\_\_\_ authorizing the execution of a railroad reimbursement agreement for the installation of grade crossing traffic control devices (Rodriquez Street), and future maintenance and adjustment of said devices and providing for the expenditure of funds.** *For more information, contact Press Tompkins, P.E., County Engineer at 904 209-0173*
11. **Motion to adopt Resolution 2016-\_\_\_\_\_ authorizing the execution of a railroad reimbursement agreement for the installation of grade crossing traffic control devices (5th Street (US1) Crossing), and future maintenance and adjustment of said devices and providing for the expenditure of funds.** *For more information, contact Press Tompkins, P.E., County Engineer at 904 209-0113*
12. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the final plat for Riverwood by Del Webb Phase 3C Unit 1.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
13. **Motion to adopt Resolution 2016-\_\_\_\_\_ approving the final plat for Cedar Point.** *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
14. **Motion to approve the Makarios South PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2016-03).** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
15. **Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award Bid #15-17R and to execute an agreement with the lowest qualified bidder, Sieg & Ambachtsheer, Inc. for completion of the Vilano Fishing Pier Repairs at a total contract price of \$1,021,408.00.** *For more information, contact Kevin R. Wiseman, Facilities Management Director at 904 209-0195*
16. **Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award RFP#16-27 Transportation of Cadavers and enter into negotiations with, and if negotiations are successful, on behalf of the County, enter into a contract with the top ranked firm, Kotrady Hudgins Funeral Services, LLC.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
17. **Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to award Bid #16-31 to (1) Bound Tree Medical, LLC, (2) Henry Schein Inc., (3) Midwest Medical Supply Co., LLC, (4) Quad Med, Inc., and to enter into a contract with each firm respectively to provide pharmaceutical supplies to the St. Johns County Fire Rescue.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*
18. **Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to award Bid No 15-81 Woodlawn Road Improvements to Besch & Smith Civil Group, Inc., and to execute a contract in substantially the same form and format as the attached hereto for completion of the County portions of the scope of work at a contract price not to exceed \$2,441,773.21. (2) Motion to approve a transfer of \$500,000 from Impact Fee Zone B Reserves to allow for completion of the County's portion of the scope of work provided in Bid No 15-81 Woodlawn Road Improvements.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
19. **Motion to adopt Resolution 2016- \_\_\_\_\_, authorizing the County Administrator, or his designee, to enter into a contract to purchase one (1) 2016 Roll-Off Truck from Tom Nehl Truck Company from Bid No: 16-33 in the amount of \$151,261.00.** *For more information, contact Dawn Cardenas, Purchasing Manager at 209-0152*

20. **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*
21. **Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to award Bid No 16-19 Lift Station Upgrades WGV Turnberry & Southeast Quadrant to PBM Constructors, Inc., and to execute a contract in substantially the same form and format as the attached hereto for completion of the County portions of the scope of work, with a contract price not to exceed \$359,500.** *For more information, contact Dawn Cardenas, Purchasing Manager at 904 209-0152*
22. **Motion to adopt Resolution 2016-\_\_\_\_\_ setting a Public Hearing date of April 19, 2016 at 9:00 a.m., or at a time and place as soon thereafter as possible, to hear a request for the vacation and simultaneous conveyance of a portion of Windward Ranch Boulevard.** *For more information, contact Eric Clark, Engineer at 209-0684*
23. **Approval of Minutes: February 16, 2016** - Regular Meeting