

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns  
District 2 - Jeb S. Smith,  
District 3 - Paul M. Waldron, Vice-Chair  
District 4 - Jay Morris  
District 5 - Henry Dean, Chair



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, February 6, 2018 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
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Cynthia A. May, Senior Planner**

#### **District 2**

1. **Public Hearing \* COMPAMD 2016-08 Grand Oaks (TRANSMITTAL).** Transmittal hearing for COMPAMD 2016-08 known as Grand Oaks, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential-C (RES-C) with a text amendment limiting the development to a maximum of 999 single family dwelling units, a maximum of 100,000 square feet of commercial space, and a maximum of 50,000 square feet of office space. The subject property is located on State Road 16, west of Interstate 95. A public hearing was held by the Planning and Zoning Agency on June 15, 2017, and a recommendation to transmit the Grand Oaks Comprehensive Plan Amendment passed by a vote of 5 to 1.

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

#### **District 2**

2. **Public Hearing \* COMPAMD 2017-04 Town of Hastings (Adoption) and Comprehensive Plan Text Amendment.** Adoption hearing for COMPAMD 2017-00 known as the Town of Hastings, a Comprehensive Plan Amendment to amend the Future Land Use Map of the St. Johns County Comprehensive Plan to include the lands of the former Town of Hastings and apply St. Johns County Land Use categories to these lands; and to amend the text of the St. Johns County Comprehensive Plan to accommodate existing FAR, density, and site specific development amendments for the former Town of Hastings. If approved and enacted the amendments are effective after dissolution of the Town of Hastings.

**Presenter - Joseph Cearley, Special Projects Mgr**

**District 2**

3. **Public Hearing \* REZ 2017-09 Town of Hastings.** This is the final adoption public hearing to zone and include lands of the former Town of Hasting into the St. Johns County official zoning atlas and to apply St. Johns County Zoning designations to these lands. This ordinance would also amend Article III of the St. Johns County Land Development Code to establish the Hastings Overlay District within the former municipal boundaries of the Town of Hastings. These amendments to the Land Development Code would create Article III, Part 3.12.00 Hastings Overlay District in order to preserve specific Land Uses and development standards not provided for by the St. Johns County Land Development Code.

**Presenter - Rebecca Lavie, Assistant County Attorney**

4. **First Reading of St. Johns County Security Ordinance.** This ordinance regulates the issuance of trespass warnings on County property. The County's current ordinances on this subject were enacted in 1980 and 1984 and are out of date. This ordinance authorizes the issuance of trespass warnings, identifies prohibited conduct that may give rise to a trespass warning being issued, prohibits the possession of weapons in County buildings, sets forth requirements for entry into controlled access County buildings, and sets forth due process requirements for the issuance of trespass warnings, including an appeal process. County staff has worked with members of the Sheriff's Office in preparing this ordinance.

**Presenter - Jesse Dunn, Director, Office of Management & Budget**

5. **Discussion and overview of Cost Recovery for Services in St. Johns County.** A Commission discussion in December has led Administration and OMB to provide an initial overview of cost recovery for services provided by St. Johns County.

**Presenter - Tera Meeks, Director, Tourism and Cultural Development**

6. **Tourist Development Tax – Discussion of a 5th Cent.** The Board of County Commissioners made a request to hear a presentation regarding the levying and use of the 5th cent of Tourist Development Tax. The presentation will include the County's eligibility to implement the tax and use of generated revenues as described by Florida Statute 125.0104.

**Presenter - Henry Dean, Chairman, County Commission**

7. **Board of County Commissioners discussion regarding South Ponte Vedra / Vilano Beach Effort.** The purpose of this item is for the Board to discuss the most recent circumstances and the current Board direction pertaining to the South Ponte Vedra / Vilano Beach special assessment effort. Since the Board's last discussion, additional information has been received which warrants a discussion by the Board.

- ❖ 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 S. Smith,  
District 3 - Paul M. Waldron, Vice-Chair  
District 4 - Jay Morris  
District 5 - Henry Dean, Chair



## CONSENT AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, February 6, 2018 9:00 AM

*Please be sure all cellular devices are turned off for the duration of the County Commission Meeting*

## CONSENT AGENDA

1. Motion to approve the **Cash Requirement Report.** *For more information, contact Allen MacDonald, County Finance Director at 819-3669*
2. Motion to **transfer \$10,000 from Law Enforcement Trust Fund Reserves to support Forward March, Inc.** in its efforts to assist veterans in need throughout the community. *For more information, contact David B. Shoar, Sheriff at 904 824-8304*
3. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the terms, conditions, and requirements of this Federally Funded Grant with the Florida Division of Emergency Management in the amount of \$100,988 through the **Hazard Mitigation Grant Program (HMGP)**, authorizing the County Administrator or his designee to execute the grant agreement on behalf of the County, and recognizing and appropriating the funds within the FY2018 General Fund and authorizing the expenditure of funds by the **Animal Control Department.** *For more information, contact Kelly Wilson, Emergency Management Coordinator at 904 824-5550*
4. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the terms, conditions, provisions, and requirements of a **Hazard Mitigation Grant Program Agreement** with the State of Florida, Division of Emergency Management, in the amount of \$383,361.00 for the state's share of the **US1 & County Road 210 Signal Improvement project;** authorizing the County Administrator, or designee, to execute the Grant Agreement on behalf of the County; amending the Fiscal Year 2018 budget to recognize and appropriate grant revenue in an amount not to exceed \$383,361 within the Fiscal Year 2018 Impact Fee Roads Zone B Fund Budget [Federal Grant 1188-55304] and to transfer \$127,787 from Impact Fee Roads Zone B Reserves [1188-59927] to Improvements Other Than Building [1188-56301]. *For more information, contact Jay Brawley, County Engineer at 209-0113*
5. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the terms, conditions, provisions, and requirements of a **Hazard Mitigation Grant Program Agreement** with the State of Florida, Division of Emergency Management, in the amount of 413,362.00 for the state's share of the **US1 & Lewis Point Road Signal Improvement project;** authorizing the County Administrator, or designee, to execute the Grant Agreement on behalf of the County; amending the Fiscal Year 2018 budget to recognize and appropriate grant revenue in an amount not to exceed \$413,362.00 within the Fiscal Year 2018 Impact Fee Roads Zone C Fund Budget [Federal Grant 1191-55304] and to transfer \$137,787 from Impact Fee Roads Zone C Reserves [1191-59927] to Improvements Other Than Building [1191-56301]. *For more information, contact Jay Brawley, County Engineer at 209-0113*

6. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the terms, conditions, provisions, and requirements of a **Hazard Mitigation Grant Program Agreement** with the State of Florida, Division of Emergency Management, in the amount of 413,362.00 for the state's share of the **US1 & Shore Drive Signal Improvement** project; authorizing the County Administrator, or designee, to execute the Grant Agreement on behalf of the County; and amending the Fiscal Year 2018 budget to recognize and appropriate grant revenue in an amount not to exceed \$413,362 within the Fiscal Year 2018 Impact Fee Roads Zone C Fund Budget [Federal Grant 1191-55304] and to transfer \$137,787 from Impact Fee Roads Zone C Reserves [1191-59927] to Improvements Other Than Building [1191-56301]. *For more information, contact Jay Brawley, County Engineer at 209-0113*
7. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the **final plat for PLAT 2017-30 Deerfield Meadows**. *For more information, contact David Suarez, Application Review Supervisor at 209-0720*
8. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the **final plat for PLAT 2017-69 Rivertown Estate Lots Phase 1-A**. *For more information, contact David Suarez, Application Review Supervisor at 209-0720*
9. Motion to adopt Resolution 2018-\_\_\_\_\_, accepting a **Grant of Easement from Hydry Company, LLC** to St. Johns County for **offsite drainage** in connection with **Twenty Mile at Nocatee Phase 5A Subdivision**. *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0805*
10. Motion to adopt Resolution 2018-\_\_\_\_\_, accepting a **Grant of Easement from Moultrie Woods Single Family Subdivision Homeowners' Association, Inc.** to St. Johns County for **future maintenance of a sidewalk along Wildwood Drive**. *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0805*
11. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the terms of an Amended Permit and **Hold Harmless Agreement between Julington Creek Plantation Property Owners' Association, Inc. and St. Johns County** and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0805*
12. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award RFP No. 18-24; Misdemeanor Probation Services**, to enter into negotiations, and upon successful negotiations, execute a contract in substantially same form and format as attached hereto with **Probation Plus, Inc.** for the provision of misdemeanor probation services in St. Johns County in accordance with RFP 18-24. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
13. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute Contract Amendment #1, in substantially the same form and format as provided, with **Wharton-Smith, Inc., to reduce the Contract Price in the amount of \$5,827,434.84**; and further authorizing the County Administrator, or designee, directly purchase equipment and revise the work (as needed) through change order to realize any additional savings to the County. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*

14. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or designee, to **purchase one (1) new Caterpillar 430F2 IT Backhoe Loader, approved as part of the 2018 budget**, at a price of \$126,092.00 from Ring Power Corporation, subject to the terms and conditions of the Florida Sheriff's Association Contract #FSA16-VEH14.0. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
  
15. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award RFP No. 18-11; Housing Inspection Services**, to enter into negotiations, and upon successful negotiations, execute a contract in substantially same form and format as attached hereto with **Universal Engineering Sciences, Inc.** for the provision of Housing Inspection Services in St. Johns County as provided in RFP 18-11. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
  
16. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the terms, conditions and requirements of the **grant agreement between St. Johns County and St. Johns Housing Partnership**, and authorizing the County Administrator or designee to execute the Agreement substantially in the form and format as attached on behalf of the County, and approving a transfer in the amount of \$117,965.29 from General Fund Special Contingency Reserves (0083-59902) to Housing-Aid to Private Organizations (0094-58200). *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6094*
  
17. Motion to adopt Resolution 2018-\_\_\_\_\_, accepting the **Homeless Management Information System agency participation agreement with St Johns Care Connect** as attached hereto and authorizing the County Administrator or designee to execute the agreement substantially in the same form and format as attached on behalf of the County. *For more information, contact Shawna Novak, Director at 904 209-6089*
  
18. A motion to adopt Resolution 2018-\_\_\_\_\_, approving the recognition and appropriation of received **FY 2017 and FY 2018 library donations** in the amount of \$5,374 amending the FY 2018 Budget. *For more information, contact Debra Rhodes Gibson, Director of Library Systems at 827-6926*
  
19. Approval of Minutes:
  - 12/19/17, BCC Regular Meeting
  
20. **Proofs:**
  - a) Proof: Request for Proposal, RFP No.: 18-26; SJC Arts and Cultural Center Market Analysis and Feasibility Study, published on November 17, 2017, and November 24, 2017, in the St. Augustine Record.
  - b) Proof: Notice of Hearing, Special Meeting, 11/21 Reorganization Meeting, published on November 16, 2017, in the St. Augustine Record.
  - c) Proof: Notice of Hearing, 12/19 Beach Restoration, published on December 07, 2017, in the St. Augustine Record.
  - d) Proof: Notice of Hearing, Treasure Beach MSBU Ordinance, published on December 09, 2017, in the St. Augustine Record.

- e) Proof: Request for Bids, Bid No.: 18-27; Purchase of Sign Shop Materials, published on December 06, 2017, and December 13, 2017, in the St. Augustine Record.
- f) Proof: Request for Bids, Bid No.: 18-29; Treasure Beach Canal System Dredging, published on December 06, 2017, and December 13, 2017, in the St. Augustine Record.
- g) Proof: Request for Bids, Bid No.: 18-32; Northwest WTP 20 Inch Water Main Extension, published on December 06, 2017, and December 13, 2017, in the St. Augustine Record.
- h) Proof: Notice of Meeting, 1/2/18 BCC Meeting Cancellation, published on December 12, 2017, in the St. Augustine Record.
- i) Proof: Request for Bids, Bid No.: 18-34; Collection, Transportation, & Disposal of Sludge, published on December 11, 2017, and December 18, 2017, in the St. Augustine Record.
- j) Proof: Request for Bids, Bid No.: 18-28; Sand Dollar Lift Station Repair, published on December 08, 2017, and December 15, 2017, in the St. Augustine Record.

