

# 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 20, 2018 9:00 AM

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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 designating February 2018 as Career and Technical Education Month
- ❖ Proclamation designating February 25, 2018 as St. Johns River State College Day
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Benjamin Powelson, Engineer**

#### **District 4**

1. **Public Hearing \* VACROA 2017-04 -Public Hearing to vacate a portion of Debbies Way.** The applicant requests the vacation of a portion of Debbies Way, near the intersection of Nocatee Parkway and Palm Valley Road, east of 20 Mile Road. Based on staff's review, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation.

### **Presenter - Shannon Acevedo, Planner**

#### **District 3**

2. **Public Hearing \* REZ 2017-15 Content First Street Rezoning.** Request to rezone Lots 16, 17, and 18 of Mickler's Subdivision from Commercial, General (CG) to Residential, Single Family (RS-3) to allow single-family homes on each lot, located west of A1A South and north of Palmetto Road. The subject property is located west of A1A South and north of Palmetto Road within the Micklers Subdivision Plat . On January 18, the Planning and Zoning Agency voted 6-0 to recommend approval of the rezoning request based on four (4) findings of fact.

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

3. **Public Hearing \* County Impact Fee Update First Hearing.** Updated impact fee study – Announce adoption hearing and seek BCC direction. This is a public hearing to announce the adoption hearing of an updated impact fees schedule (including public education) for March 6, 2018 at 9:00am and to seek direction from the Board of County Commissioners. The proposed ordinance is based upon a Technical Memorandum prepared by James C. Nicholas, Ph.D dated February 5, 2018 for the county reflecting the most current data and assessment regarding impact fees in the categories of roads, public buildings, law enforcement, fire and rescue, and parks and recreation. A second Memorandum is prepared for the St. Johns County School District which addresses school impact fees. On February 6, 2018 the School District Board voted to request the Board adopt the fee schedule as presented in the Technical Memorandum (see attached letter).

**Presenter - Joseph Giammanco, Disaster Recovery Manager**

4. **The Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery Sub-recipient Agreement with Florida Department of Economic Opportunity.** Request authorization for County Administrator to enter into agreement with Florida Department of Economic Opportunity (DEO) through a Sub-recipient agreement for Community Development Block Grant Disaster Recovery (CDBG-DR) funds totaling \$45,837,520 and authorize additional full-time employees (FTEs) and funding to manage the Grant Program. See attached Memo.

**Presenter - Paolo S. Soria, Senior Assistant County Attorney**

5. **Public Hearing \* A Resolution by the Board of County Commissioners of St. Johns County, Florida, approving an exchange of real property pursuant to section 125.37, Florida Statutes, in connection with Library Boulevard and La Pasada Circle in Ponte Vedra; accepting an easement for access and utilities; and accepting an amended to an existing easement and restrictive.** This application exchanges Property owned in fee simple by St. Johns County, for an access and utility easement on the same Property. This is companion to PUD 2017-06 Ponte Vedra Square Shopping Center. The effect of this resolution is to turn the Library Boulevard and La Pasada Circle, currently public roads, to private roads. The new owner will maintain the private roads and the landscaping on the roads, as well as enhance the existing landscaping. The County and the affected adjacent property owners maintain legal access through these rights-of-way onto public roads through a series of easements. Please see the staff report for additional details.

**District 4**

**Presenter - Kim K. Del Rance, Senior Planner**

**District 4**

6. **Public Hearing \* PUD 2017-06 PV Square Shopping Center.** PUD 2017-06 Ponte Vedra Square Shopping Center, request to rezone approximately 10.8 acres from Commercial, General (CG) and Single Family Residential District (R-1-D) to Planned Unit Development (PUD) to allow for existing structures to be incorporated and to provide a Unified Sign Plan. The western part of the subject property is a shopping center that was developed in the 1980's before the existence of the Palm Valley Overlay District and the eastern portion is the right of way located in the Ponte Vedra Zoning District and Ponte Vedra Overlay District. This application has a companion Resolution conveying the rights of way of Library Boulevard and La Pasada Circle to the applicant in exchange for an access and utility easement for the County. On December 20, 2017 the Ponte Vedra and Palm Valley Architectural Review Committee recommended approval with suggested changes that the applicant has incorporated into the text. On January 18, 2018 the PZA recommended approval unanimously, and on January 8, 2018 the Ponte Vedra Zoning and Adjustment Board also recommended unanimous approval. Please see the attached Growth Management staff report for a full analysis of the project.

**Presenter - Jesse Dunn, Director OMB**

7. **FY 2019 Board of County Commissioners Budget Calendar and Initial Budget Guidelines.** This Board of County Commissioners (BCC) Budget Workshop is designed to both inform and establish initial budget guidelines for the upcoming FY 2018 County budget process.

**Presenter - Paolo S. Soria, Senior Assistant County Attorney**

8. **Update on Medical Marijuana.** This is a brief presentation and update on Medical Marijuana, as well as seeking direction from the Board of County Commissioners on four (4) possible options. St. Johns County currently has a moratorium in place on Dispensaries until March 31, 2018. This Moratorium does not affect the ability of a licensed Medical Marijuana Treatment Center to locate and establish a cultivation facility (cannabis farm), to process Medical Marijuana for consumption in St. Johns County, or to provide at-home delivery to qualified patients residing in St. Johns County. Although there is current state litigation and pending bills, upon review none of the proposed changes or the proposed litigation regarding whether smoking constitutes a Medical Use will impact the current limitations and pre-emptions allowed to the County regarding zoning, permitting, and development standards. Due to the way Section 381.986 is worded, Local Governments have a choice of either banning Dispensing Facilities from the area of jurisdiction or allow them in the same manner as Pharmacies. None of the currently filed bills as of the date of this Agenda item affect the current pre-emption or ability to regulate Dispensaries as provided in June of 2017.

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

- 9. Consider appointments to the Affordable Housing Advisory Committee (AHAC).** The purpose of the Affordable Housing Advisory Committee (AHAC) is to review established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan and recommend specific action or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. Currently there are three vacancies on the Affordable Housing Advisory Committee (AHAC). Two are due to resignations and one is due to the passing of a member. Pursuant to, and in accordance with, Section 420.9076, Florida Statutes, the three vacancies are required to be: 1. A citizen who is actively engaged in the banking or mortgage banking industry; 2. A citizen who is a representative of those areas of labor actively engaged in home building; 3. A citizen who is actively engaged as a Real Estate Professional. The AHAC finds it necessary to fill two of these vacancies as soon as possible to ensure a quorum. The third vacancy will be readvertised and filled at a later date once application(s) meeting the specific requirement are received. Please find attached for your review and consideration a recommendation from the AHAC and 5 applications (Geoffrey S. Litchney – District 5, Alexander Mansuer – District 5, Trudy Padille – District 3, Karl F. Vierck – District 3 and Brian Ward – District 1).
- 10. Consider appointments to the Library Advisory Board (LAB).** Currently there are three vacancies on the Library Advisory Board due to expired terms. Please find attached for your review and consideration a recommendation from the Library Advisory Board, reappointment requests from Mary F. Geer, Michael B. Macnamara and Antoinette Sirani, along with seven (7) applications (Mary F. Geer, District 2, Michael B. Macnamara, District 2, Susan Richbourg Parker, District 5, Antoinette Siriani, District 2, Robert William Stewart, District 1 and Lisa Taylor, District 5 and Karen S. Zander, District 5).

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

- 11. Board Direction regarding the use of Pier Park parking lot for special events..** Following authorization by the Board of County Commissioners (Board), the County Administrator executed a sixty (60) day extension of the agreement with the St. Augustine Beach Civic Association (Civic Association) for continued operation of the Wednesday Farmers Market, located at the St. Johns County Pier Park parking lot. The Civic Association subsequently requested a long-term extension of the agreement, which would allow the event to continue in the parking lot. At the Board's direction, this item is submitted to discuss available options for use of Pier Park parking lot moving forward and to direct County Administration to implement any such option directed by the Board.

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

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### CONSENT AGENDA

- 1. Motion to approve the Cash Requirement Report.** *For more information, contact Allen MacDonald, County Finance Director at 819-3669*
- Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the Chair to execute the attached Certificate Regarding Matching Funds as required by the Department of State, Division of Elections to **award the Supervisor of Elections a 2017-2018 Help America Vote Act of 2002 (HAVA) grant**, recognizing the grant award as unanticipated revenue and directing the County Administrator, or designee, to allocate the funds to the Supervisor of Elections' FY 2018 budget. *For more information, contact Vicky C. Oakes, Supervisor of Elections at 904 823-2238*
- Motion to adopt Resolution 2018-\_\_\_\_\_, accepting a **Final Release of Lien, Warranty, Easement for Access and Utilities, and Bill of Sale and Schedule of Values** conveying all personal property associated with the reuse, water and sewer systems to serve **Creekside at Twin Creeks Phase 1B**. *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
- Motion to adopt Resolution 2018-\_\_\_\_\_, accepting a **Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values** conveying all personal property associated with the water and sewer lines to serve **Arbor Mill Phase Two** located off County Road 16A. *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
- Motion to adopt Resolution 2018-\_\_\_\_\_, accepting a **Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values** conveying all personal property associated with the water and sewer lines to serve **Treaty Oaks Phase 1 Units 3 and 4** located off State Road 207. *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
- Motion to adopt Resolution 2018-\_\_\_\_\_, accepting an **Easement for Access and Utilities for a water meter** to serve **Shores Liquors located off State Road 16** and Kenton Morrison Road. *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
- Motion to adopt Resolution 2018-\_\_\_\_\_, accepting a **Warranty for work performed at Treaty Oaks Amenity Center** located off State Road 207. *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*

8. **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 Jaime Locklear, Assistant Purchasing Manager at 209-0158*
9. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or designee, to award **Bid No: 18-27; Purchase of Sign Shop Materials**, to the lowest, responsive, responsible bidders, and to execute contracts, materially similar to the attached, with Osburn Associates, Inc and Vulcan, Inc dba Vulcan Signs, for the purchase of sign shop materials, on an as needed basis, in accordance with Bid No: 18-27. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
10. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award **Bid No: 18-28 Sand Dollar Lift Station Repair** to the lowest, responsive, responsible bidder, at the lump sum price of \$119,490.00, and to execute a contract with Hinterland Group, Inc., in substantially the same form and format as the attached draft, for completion of the specified scope of work provided in Bid No: 18-28. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
11. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award **Bid No: 18-32, Northwest WTP 20 Inch Water Main Extension** and execute a contract with G&H Underground Construction, Inc., in substantially the same form and format as the attached draft for completion of the specified scope of work at an amount of \$222,020.00. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*
12. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award **Bid No: 18-29; Treasure Beach Canal System Dredging**, and to execute a contract with Waterfront Property Services LLC dba Gator Dredging, in substantially the same form and format as the attached draft, for completion of the specified scope of work at a lump sum contract price of \$947,000.00. *For more information, contact Jamie Locklear, Assistant Purchasing Manager at 904 209-0158*
13. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or designee, to **purchase one (1) new 2017 Challenger MT525 Tractor** with 25' Diamond Boom Mower at a price of \$171,626.00 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*
14. Motion to adopt Resolution 2018 -\_\_\_\_\_, authorizing the County Administrator, or his designee, to assign the current continuing agreement with **Ellis & Associates, Inc. to ECS Florida, LLC under RFQ No. 17-17; Professional Services** due to transfer of assets. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0159*
15. Motion to approve reserve transfer not to exceed \$228,000 from Utility Services Fund Reserves (4426-5992) in order to **adjust salaries commensurate with licensure and current market conditions for licensed Water and Wastewater Operator personnel**. *For more information, contact Bill Young, Utility Director at 904 209-2703*

16. Motion to adopt Resolution 2018-\_\_\_\_\_, accepting **St. Johns Housing Partnership contract extension** agreement, 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*
17. Motion to adopt Resolution 2018-\_\_\_\_\_, accepting **St. Johns Welfare Federation d/b/a BayView Assisted Living at Buckingham Smith amended contract extension** agreement substantially in the same form as attached hereto and authorizing the County Administrator or designee to execute the agreement on behalf of the County. *For more information, contact Shawna Novak, Director at 904 209-6089*
18. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to take the necessary steps to utilize **SHIP funds to rebuild three homes**. *For more information, contact Shawna Novak, Director, HHS at 827-6089*
19. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the recognition and appropriation of **unanticipated contributions in the amount of \$6,671**, amending the FY2018 **Beach Fund budget**. *For more information, contact Mike Golubovich, Beach Services Superintendent at 904 209-0599*
20. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute a **Transfer and Assumption Agreement**, in substantially the same form and format as attached hereto, providing for the orderly transfer and assumption of all of the assets and indebtedness of the Town of Hastings to the County in accordance with applicable provisions of Florida law and the **Dissolution Ordinance**; and requiring the recognition and appropriation of funds within the St. Johns County Board of County Commissioners Fiscal Year 2018 budget, the use of General Fund and Utility Services Funds reserves, and the approval of 6.4 FTEs as cited in the background information. *For more information, contact Regina D. Ross, Deputy County Attorney at 904 209-0805*
21. Motion to adopt Resolution 2018-\_\_\_\_\_, recognizing and appropriating a Department of Homeland Security **FEMA Hurricane Irma Grant of Reimbursement** funds in an amount not to exceed \$4,585,889 and a State of Florida Division of Emergency Management Grant of Reimbursement funds an amount not to exceed \$764,315 within the Fiscal Year 2018 and the transfer of the County grant match of \$657,087 from **Solid Waste Fund Reserves**, \$90,057 from General Fund Reserves, and \$17,150 from **Utility Services Fund Reserves**. *For more information, contact Joseph Giammanco, Disaster Recovery Manager at 209-0152*
22. Motion to adopt Resolution 2018-\_\_\_\_\_ recognizing and appropriating a Department of Homeland Security **FEMA Hurricane Matthew Grant** in an amount not to exceed \$3,459,180 and a **State of Florida Division of Emergency Management Grant** in an amount not to exceed \$576,530 within the Fiscal Year 2018; and Motion to approve the transfer of \$576,530 as the required grant match from the Transportation Trust Fund Reserves. *For more information, contact Joseph Giammanco, Disaster Recovery Manager at 209-0152*
23. **Motion to approve Minutes:**
  - January 16, 2018, BCC Regular Meeting

24. **Proofs:**

- a) Proof: Request for Bids, Bid No.: 18-31; Bannon Lakes Ground Storage Tank and Booster Pump Station, published on December 16, 2017, and December 23, 2017, in the St. Augustine Record.
- b) Proof: Request for Bids, Bid No.: 18-36; Crane Lake, Remington, and Merganzer Lift Station Upgrades, published on December 22, 2017, and December 29, 2017, in the St. Augustine Record.
- c) Proof: Request for Qualifications, RFQ No.: 17-62R; Contractor Pre-Qualification for Development, Installation and Implementation of Access Control Security System for SJC Detention Center, published on December 20, 2017, and December 27, 2017, in the St. Augustine Record.
- d) Proof: Request for Bids, Bid No.: 18-08; Northwest WTP 12-MGD Expansion – Engineering Services, published on December 21, 2017, and December 28, 2017, in the St. Augustine Record.
- e) Proof: Request for Qualifications, RFQ No.: 18-05; Contractor Qualification for As-Needed Small Scale Construction, Renovation, and Repair Services, published on December 27, 2017, and January 03, 2018, in the St. Augustine Record.
- f) Proof: Notice of Meeting, Meeting for BCC and PZA regarding the Use of Land, Town of Hastings, published on October 05, 2017, and January 30, 2018, in the St. Augustine Record.
- g) Proof: Request for Qualifications, RFQ No.: 18-35; Traffic Count Program, published on January 04, 2018, and January 11, 2018, in the St. Augustine Record.



