

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

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



## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, February 21, 2017 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 recognizing St. Johns County Agritourism Corridor*
- ❖ Acceptance of Proclamation
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Carl Shank, Fire Rescue Chief**

#### **District 5**

- 1. Non-renewal of St. Johns County lifeguard services for Anastasia State Park.** Since 1998, St. Johns County has provided lifeguard services through annual contract to Anastasia State Park. St. Johns County Fire Rescue (SJCFR), who is responsible for this contract and response, was notified late 2016 that the State does not intend to renew this contract for lifeguard services, nor is there an intent to provide other lifeguard services, leaving this 3.5 mile beach unprotected except for Park Rangers. From Memorial Day to Labor Day, SJCFR through this contract would provide coverage for two lifeguard towers in the busiest section of Anastasia State Park beach. Not providing lifeguard coverage to this area is a potential threat to the public safety on this beach.

### **Presenter - Eric Clark, Engineer**

#### **District 2**

- 2. Public Hearing \* NZVAR 2016-11 (Miller).** Request for a Non-Zoning Variance from Land Development Code Sections 5.01.01.C.1, 6.02.01.B.3, 6.04.07.B.2.a. and 6.04.07.B.2.b to allow for subdivision of an existing platted lot without a replat and for a home to be constructed with an existing fifteen (15) foot wide easement providing ingress/egress to the site in lieu of the thirty (30) foot wide easement requirement, and to utilize an existing stabilized section for access within a platted subdivision.

#### **District 2**

- 3. Public Hearing \* NZVAR 2017-01 Abdulghani.** NZVAR 2017-01 Abdulghani, a request for a non-zoning variance from the Land Development Code, Section 6.04.07.B.1, to allow for an additional unit to take access from an easement that already allows access for two or more units.

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

4. **Discussion of potential Land Development Code amendments.** This is a discussion item on several possible changes to the Land Development Code. Staff will be seeking general direction from the Board of County Commissioners regarding the following topics: 1) Discussion of measurement of fence height when on or near a grade change or erected atop a retaining wall. 2) Allowing stormwater ponds to account for a specified percentage of open space requirements within Planned Unit Developments.

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

5. **Consider an appointment to the Planning and Zoning Agency.** Currently there is one (1) vacancy on the Planning and Zoning Agency due to an expired term. Please find attached for your review and consideration fifteen applications (see 4th page of the agenda packet for listings) and a recommendation from the PZA to reappoint Mike Koppenhafer.

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

6. **Discussion on Medical Marijuana.** Amendment 2, which legalized medical marijuana, was approved by 71% of the voters in the State of Florida and 72.33% of St. Johns County voters during the November 8, 2016 general election. On going discussions on a state-wide level have evolved over local government response. Additionally inquiries have been made to staff and various proposals have been discussed. Amendment 2 requires the Department of Health to promulgate rules 6 months after the effective date of the amendment and to issue identification cards 9 months after approval. Add St. Johns County may response in the immediate through 3 general methods: 1) Temporary moratorium on all permits related to medical marijuana treatment centers; 2) implementation of a licensing regulatory scheme limiting the number of dispensing entities; 3) implementation of zoning regulations for location and development standards; 4) rely on the State for any further regulation. Additionally the Board may direct staff to implement a combination of the above. All options except for relying on existing local and state regulations will require an ordinance and official action by the Board of County Commissioners. Staff is prepared to make a presentation and seeks direction from the Board of County Commissioners to embark on one of these actions.

**Presenter - Jesse Dunn, Director OMB**

7. **FY 2018 Board of County Commissioners Budget Workshop: Overall County Budget and the General Fund.** 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. The projected FY 2018 total County budget largely outlining the General Fund will be discussed. A subsequent agenda item will discuss both the Transportation Trust and Fire District Fund. In addition, the five-year period through FY 2022 will be projected. Initial FY 2018 budget guidelines will be discussed.

- ❖ 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  
Patrick F. McCormack, County Attorney

Tuesday, February 21, 2017 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 819-3669
2. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Miller's Place (Replat)**. For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
3. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Lakewood Pointe**. For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
4. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Schofield Acres**. For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
5. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Las Calinas Parcel 3A Unit 1 Phase 6**. For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
6. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Shearwater Phase 1B West 2 (Replat)**. For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
7. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator to execute the **Impact Fee Credit Agreement with The Avail Group, LLC (IFA 2016-03) with a total road impact fee credit of \$6,500.00**. For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611
8. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting the Deed of Dedication for right-of-way from **Durbin Creek National, LLC., for road improvements along Race Track Road**. For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762
9. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting an Easement for Utilities and a Bill of Sale and Schedule of Values conveying all personal property associated with the water meters serving the **Trailmark Amenity Center in the Trailmark Subdivision (fka Whisper Creek) located off Pacetti Road**. For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762
10. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a Special Warranty Deed conveying a lift station site and a Bill of Sale conveying all personal property associated with the **water and sewer lines serving Ashby Landing South located off Dobbs Road Cutoff**. For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762

11. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a Bill of Sale and Schedule of Values conveying all personal property associated with the **water and sewer lines to serve Tadpole Prep located off State Road 16.** For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762
12. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting an Easement for Utilities and a Bill of Sale conveying all personal property associated with the **water and sewer lines to serve Marshall Creek DRI Unit EV-3A.** For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762
13. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a Special Warranty Deed conveying a lift station site, an Easement for Utilities, and a Bill of Sale conveying all personal property associated with the reuse, **water and sewer systems to serve Park Place located off State Road 16.** For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762
14. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting two Easements for Utilities to provide **water and sewer service to Eagle's Cove located off Palm Valley Road** and accepting a Bill of Sale conveying all personal property associated with the water and sewer system. For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762
15. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting an Easement for Utilities and a Bill of Sale and Schedule of Values conveying all personal property associated with **the water meters serving the Markets at Capulet located at the corner of State Road 16 and Murabella Parkway.** For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762
16. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator or designee to submit the acknowledgement to **participate in the Public Assistance Alternative Procedures Pilot Program for Debris Removal including the accelerated debris removal - increase federal cost share,** the one-time incentive for a FEMA-accepted debris management plan and for reimbursement of straight time force account labor costs for debris removal. For more information, contact Greg Caldwell, Assistant Public Works Director at 904 209-0132
17. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No; 17-20 to New Venture of Jacksonville Inc. DBA High Tech Commercial Cleaning** and to execute a contract substantially in the same form and format as attached in an amount not to exceed \$57,780 for one (1) year with four (4) available one-year renewal for **Restroom Cleaning Services for St. Johns County Beaches.** For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152
18. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **purchase four (4) 2017 Ford F-250 Pickup Trucks 4X4 from Duval Ford in accordance** with the terms and conditions contained in the **Florida Fire Chief's Association, Florida Sheriff's Association & Florida Association of Counties Contract # FSA16-VEL24.0** at a total price of \$169,336.00. For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152
19. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **purchase three (3) 2017 Ford F-150 Pickup Trucks 4X2 from Duval Ford in accordance** with the terms and conditions contained in the **Florida State Contract Contract # 25100000-16-1** for a total price of \$110,469.00. For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152

20. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **purchase six (6) 2017 Ford F-150 Extended Cab Pickup Trucks 4X4 from Duval Ford in accordance** with the terms and conditions contained in the **Florida State Contract Contract # 25100000-16-1** for a total price of \$245,961.50. *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
21. 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 Joseph Giammanco, Purchasing Manager at 209-0152*
22. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No; 17-11 to New Venture of Jacksonville Inc. DBA High Tech Commercial Cleaning and Boro Building & Property Maintenance, Inc.** and to execute contracts substantially in the same form and format as attached for a total combined cost not to exceed \$182,011.70 for one (1) year with four (4) available one-year renewal **for Janitorial Services** for the specified facilities throughout St. Johns County. *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
23. Motion to **approve the addition of one new position fully funded by the HUD Community Development Block Grant funds** and will have no additional financial cost to the County Health and Human Services, Housing and Community Development Department. *For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089*
24. Motion authorizing the County Administrator or designee to execute the attached amendment to the **Permission and Hold Harmless Agreement, providing that Contractor A. J. Johns pay \$21,000 to the County to restore the Property.** *For more information, contact Billy Zeits, Assistant Director at 209-0322*
25. Motion to adopt Resolution 2017-\_\_\_\_\_, **recognizing and appropriating insurance proceeds in the amount of \$101,428 within the Fiscal Year 2017 Fire District Fund Budget.** *For more information, contact Devin Cousins, Budget Analyst at 904 209-0569*
26. Motion to adopt Resolution 2017-\_\_\_\_\_, **recognizing and appropriating insurance proceeds in an amount not to exceed \$13,500 within the Fiscal Year 2017 General Fund Budget [Ponte Vedra Annex Dept.0033].** *For more information, contact Devin Cousins, Budget Analyst at 904 209-0569*
27. Motion **to ratify the terms of the Industrial Development Authority as stated in the November 14, 2016 Minutes of the Industrial Development Authority.** *For more information, contact Melissa Lundquist, Assistant to the Board of County Commissioners at 904 209-0563*
28. **Approval of Minutes:**  
December 20, 2016 Regular Meeting

29. **Proofs:**

- a) Proof: Notice of Meeting, Notice of Cancelled Meetings of the Intergovernmental Committee, published January 11, 2017 in the St. Augustine Record.
- b) Proof: Request for Bids, Bid No: 17-02, Moultrie Crossing Lift Station Improvements, published January 11, 2017 and January 18, 2017 in the St. Augustine Record.
- c) Proof: Notice of Meeting, Legislative Delegation Public Meeting and Public Forum, published on January 14, 2017 in the St. Augustine Record.
- d) Proof: Notice of Meeting: 2/7 BCC Private Meeting, published February 1, 2017 in the St. Augustine Record.
- e) Proof: Request for Bids, Bid No: 17-27: Treasure Beach Canal System Dredging, published January 27, 2017 and February 3, 2017 in the St. Augustine Record.
- f) Proof: Notice of Hearings: Land Use Regulations, published January 24, 2017 in the St. Augustine Record.
- g) Proof: Request for Bids, Bid No.: 17-28 Butler Park Boat Ramp Dredging, published February 1, 2017 and February 8, 2017 in the St. Augustine Record.

