

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, June 20, 2017 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 - Jesse Dunn, Assistant Director, OMB

1. **Sheriff's Fiscal Year 2018 Budget Presentations.** Sheriff David B. Shoar will present his tentative budget for Fiscal Year 2018. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector and Property Appraiser are fee-based, it is not required for their budgets to be submitted to the BCC at this time. The Supervisor of Elections Vicky Oakes and Clerk of Court Hunter S. Conrad made their budget presentations to the Board on June 6, 2017.

Presenter - Rebecca Lavie, Assistant County Attorney

2. **Public Hearing * First Reading of Revisions to County's Investment Policy Ordinance.** As authorized by Section 218.415, Florida Statutes, the Board of County Commissioners has adopted a written investment policy for surplus funds pursuant to St. Johns County Resolution 2001-58, as subsequently amended. Section 218.415(16) (h), Florida Statutes, authorizes counties to enact by ordinance a list of public investments for surplus public funds consistent with the adopted investment policy. The Clerk of Court is currently in the process of revising the County's investment policy. The revisions to the ordinance are for the purpose of consistency with the proposed changes to the investment policy.

Presenter - Jesse Dunn, Director

3. **Accounting Adjustment to Health Insurance Fund and OPEB Trust Fund Regarding Retiree Healthcare Costs.** OMB requests, in line with actuarial processes for funding retiree health care, to directly apply retiree premiums toward retiree health insurance costs. Specifically, the Commission would apply the actual Fiscal Year 2016 receipts (totaling \$1,390,015) and the Fiscal Year 2017 receipts into the Health Insurance Fund.

Presenter - Shannon Acevedo, Application Review Supervisor

District 3

4. **Public Hearing * VACPLA 2017-01 Moultrie Heights- petition to vacate a portion of Moultrie Heights recorded in Plat Map Book 4, Page 51 north of Watson Road and east of US 1 Hwy South.** The subject of this request is to approve the petition for plat vacation VACPLA 2017-01 for Moultrie Heights. This request seeks to vacate lots within Block 10 as well as portions of unopened rights of way platted as Erwin Avenue, Second Street, and Vosmus Avenue within the Moultrie Heights platted subdivision. The subject property is located east of US 1 South and north of Watson Road within the Moultrie Heights subdivision plat. Property uses surrounding this property include commercial development to the west, townhomes to the east, single-family development to the south, and multi-family development to the north. The applicant, St. Augustine Land Holdings, LLC and Jones Edmunds & Associates, Inc. own all property subject to this plat vacation. Should the plat vacation be approved, the applicant plans to build 200 units of single family residential development on the site as noted on companion application, MAJMOD 2016-17 The Arbors at Valencia PUD. Staff has no objections to this plat vacation request. The Planning and Zoning Agency recommended approval of the request with a 7-0 vote on its May 18, 2017 hearing.

Presenter - Zachary Moore, Planner

District 3

5. **Public Hearing * MAJMOD 2016-17 The Arbors at Valencia.** Request for a Major Modification to the Valencia Apartments PUD to rezone and add Open Rural and Residential Mobile Home land to the PUD, change the name to "The Arbors at Valencia PUD," and to modify the approved development plan from 288 multi-family apartments to 200 single family dwelling units. The Planning and Zoning Agency recommended approval with a 7-0 vote at the hearing held on May 18, 2017.

Presenter - Cynthia A May, Senior Planner

District 2

6. **Public Hearing * PUD 2016-16 Winding Oaks (FKA Strates Crossing).** PUD 2016-16 Winding Oaks (FKA Strates Crossing), is a request to rezone approximately 219 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a 252 unit single-family development. On May 18, 2017 the Planning and Zoning Agency held a public hearing on the subject application, and voted 7 – 0 to recommend approval.

Presenter - Patrick Doty, Planner

District 3

7. **Public Hearing * PUD 2016-23 Cypress Estates PUD.** Request to rezone approximately 19 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of twenty-eight (28) single- family dwelling units, specifically located at 6521 US Highway 1 South. The Planning and Zoning Agency recommended approval with a 7-0 vote on May 18, 2017 based on nine (9) findings of fact and subject to the inclusion of a right turn lane and the widening of lots along the northern portion of the development.

Presenter - Valerie Stukes, Planner

District 3

8. **Public Hearing * MAJMOD 2017-03 Ashby Landing PUD.** MAJMOD 2017-03 Ashby Landing PUD, a request for a Major Modification to the Ashby Landing Planned Unit Development to reduce the minimum required Front Yard from 20 feet to 15 feet with the minimum setbacks of the face of the garage to remain at 20 feet. The Planning and Zoning Agency recommended approval with a 5-0 vote on May 4, 2017.

Presenter - Valerie Stukes, Planner

District 3

9. **Public Hearing * MAJMOD 2017-05 Sea View PUD.** MAJMOD 2017-05 Sea View PUD, a request for a Major Modification to the Peppertree Planned Unit Development to rename the development to Sea View Planned Unit Development and to increase the maximum Lot Coverage by Buildings for individual lots to 65%. The Planning and Zoning Agency recommended approval with a 5-0 vote on May 4, 2017.

Presenter - Teresa Bishop, Planning Division Manager

District 1

10. **Public Hearing * CDD 2017-01 DP1 Community Development District (CDD) (Durbin Park Pavilion).** Request for the establishment of the DP1 Community Development District (CDD), consisting of 261.36 acres of land, generally located north of Russell Sampson Road, west of I-95, east of St. Johns Parkway and south of Race Track Road. The subject property is zoned Durbin Park PUD (Durbin Park Pavilion), which was approved in December 2016 by the enactment of Ordinance No. 2016-64. The PUD allows up to 700,000 square feet of commercial and office uses. The CDD proposes to fund the construction, operation and maintenance of storm water; water, reuse, and sewer facilities; street lighting and other applicable electric facilities; entry monuments, common features, parking, landscaping, recreation; and on and off-site roadways. The Petitioner estimates approximately \$39,590,931.00 in costs. The establishment of the CDD does not obligate the County to ownership, operation or maintenance of any infrastructure.

Presenter - Joseph Cearley, Special Projects Manager

11. **Public Hearing * Land Development Code Amendments - Articles II and VI.** This is the final hearing for amendments to Articles II, IV, and VI of the St. Johns County Land Development Code. This revision would clarify and modify Section 2.02.04.B.12 with regard to how the height of fences, walls, or hedges is measured when there is a significant change of grade. Based on the location of the fence at the lowest or highest point of the grade change, the height of a fence, wall or hedge is determined by the height of the grade change when below or above two (2) feet. This option would allow for maximum screening from neighboring parcels when there are significant changes in grading. Additionally, staff is proposing to amend Article 6.07.02 "Height Regulation" to clarify language regarding excluded portions of structures from the existing height provisions.

Presenter - Neal Shinkre, Public Works Director

District 5

12. **FDEP Grant Agreement for SJC Hurricane Mathew Recovery.** Following Governor Scott's release of \$15.8 million in emergency funding for dune and beach repairs to St. Johns, Flagler, Volusia and Brevard Counties as a result of hurricane Matthew, on February 7, 2017, St. Johns Board of County Commissioners voted unanimously to accept \$3.75 million allocation from these emergency funds released by the Governor. The attached agreement with the Florida Department of Environmental Protection (FDEP) will allow the County to utilize these funds to address beach erosion via sand placement and dune vegetation needed as a result of Hurricane Matthew. The agreement requires a 50% cost share by St. Johns County. Location of the projects within the County will have to be consistent with the State's Hurricane Recovery Plan which primarily lists critically eroded areas between FDEP Reference (R) monuments, R67 – R117. Funds will have to be disbursed prior to July 2020. Staff recommends execution of this agreement.

Presenter - Bradley Bulthuis, Assistant County Attorney

- 13. First Reading of Amendments to the St. Johns County Animal Code.** The Board of County Commissioners has authorized the Office of the County Attorney to prepare updates to the St. Johns County Animal Code, Ord. No. 2015-68, to reflect recent statutory changes regarding dangerous dog proceedings and damage by dogs. Relatedly, in 2016, the Board considered but declined to act on a proposed amendment to the Land Development Code to allow feral cat colonies as a special use. Additionally, a related twelve-month pilot program regarding feral cats already adopted into the Animal Code expired in November 2016. This proposed ordinance, if adopted, would bring the Animal Code provisions on aggressive and dangerous animals in line with the statutory changes and would remove language regarding the now-expired feral cat pilot program. Additionally, the ordinance proposes to address certain other staff-requested changes to clarify the procedures for issuing warnings and citations and for contesting and appealing citations. The ordinance would also make certain formatting and structural changes for clarity and consistency. The ordinance is proposed as a repeal-and-replace of the existing Animal Code, for ease of reference for staff and the public.

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

- 14. Consider appointments to the Tourist Development Council.** Currently there are four vacancies on the Tourist Development Council due to expired terms. Two of these seats are for elected officials, one representative from the City of St. Augustine and the other representative from the City of St. Augustine Beach. The remaining two vacancies are for an owner/operator of a tourist accommodation subject to bed tax, and for a non-accommodation member involved in the tourist industry. Please find attached for your review and consideration a recommendation letter from the City of St. Augustine, recommending Mayor Nancy Shaver as their representative, and a recommendation letter from the City of St. Augustine Beach, recommending Mayor Rich O'Brien as their representative. Additionally, please find a letter from Tera Meeks, Director of Tourism and Cultural Development, which states the Tourist Development Council's recommendation to honor the City of St. Augustine and the City of St. Augustine Beaches' nominations, as well as the nomination to reappointment Mr. Todd Hickey to the accommodation seat. Please note that an additional recommendation letter is to be distributed via red folder for the fourth seat (non-accommodation member) following the June 19, 2017 meeting of the Tourist Development Council. Included for your review and consideration are nine applications: Glenn Beaubien (District 3), Ann E. Colby (District 5), Kevin Geddings (District 5), Todd Hickey (District 4), Janice Dusseau Jones (District 3), Diane Mataraza (District 4), Conrad Matt (District 3), Robert William Stewart (District 1) and Albert Syeles (District 5).

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

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CONSENT AGENDA

County Auditorium
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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 approve the transfer of **\$101,809 from E-911 Communications Capital Outlay Reserve to Transfer to Officers to upgrade the 911 mapping system for the Public System Answering Point** For more information, contact Victoria Ogaga, E911 Supervisor at 904 209-1478
3. Motion to adopt Resolution 2017-_____, approving the **final plat for Beachwalk Boulevard at Twin Creeks North Phase 1.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
4. Motion to adopt Resolution 2017-_____, approving the **final plat for Bennett's Acres (Replat).** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
5. Motion to adopt Resolution 2017-_____, approving the **final plat for Durbin Creek Estates.(Replat)** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
6. Motion to adopt Resolution 2017-_____, approving the **final plat for Crosswater Parkway Extension.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
7. Motion to adopt Resolution 2017-_____, approving the final **plat for Windward Ranch Phase Six.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
8. Motion to adopt Resolution 2017-_____, approving the **final plat for Windward Ranch Phase Three and Four.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
9. Motion to adopt Resolution 2017-_____, approving the **final plat for Windward Ranch Phase Seven.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
10. Motion to adopt Resolution 2017-_____, approving the **final plat for Palm Valley Gardens Unit 3 ~ Tract 7 Replat.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720

11. Motion to adopt Resolution 2017-_____, authorizing the County Administrator to execute the **Impact Fee Credit Agreement with Palm Valley Holdings of Florida, LLC (IFA 2017-01) with a total road impact fee credit of \$42,000.00.** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
12. Motion to approve the **Release of School Concurrency Proportionate Share Mitigation Agreement for Durbin Creek Estates** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
13. Motion to adopt Resolution 2017-_____, accepting an **Easement for Utilities associated with the future reuse pump to serve Bannan Lakes located off International Golf Parkway.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
14. Motion to adopt Resolution 2017-_____, accepting the **Declaration of Joint Use Pond Easements together with Drainage Easements in connection with the Bannan Lakes Development,** and authorizing the Chair to execute the documentation on behalf of the County. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
15. Motion to adopt Resolution 2017-_____, accepting a **Bill of Sale and Schedule of Values** conveying all personal property associated with the water, sewer and reuse lines to serve **Windward Ranch Phase Five off State Road 16.** *For more information, contact Mary Ann Blount, Director at 209-0762*
16. Motion to adopt Resolution 2017-_____, approving the terms, provisions, conditions, and requirements of **FDEP Grant Agreement Number 16SJ2 for the South Ponte Vedra/Vilano Beach/Summer Haven Beach Restoration Project,** and authorizing the County Administrator, or designee, to execute the Grant Agreement, along with any supplemental documentation, on behalf of the County. *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 designee, to enter into an agreement with the **St. Johns County Sheriff's Office and the Plantation Estates Home Owners Association, for the Sheriff's Office to provide traffic control over the private roads owned and maintained by the Association.** *For more information, contact Jay Brawley, County Engineer at 209-0113*
18. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to **purchase Four (4) Glaval Cutaway Transit Vehicles (Buses) in accordance with FDOT Public Transit Office's Contract # TRIPS-17-CA-GB from Getaway Bus, Inc.** at a total purchase price of \$392,872.00. *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 Two (2) Mobility Transportation Mini Buses with ADA Options in accordance with FDOT Public Transit Office's Contract # TRIPS-15-MB-NB from Nations Bus Sales** at a total purchase price of \$147,962.00 *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
20. **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*

21. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or designee, to **purchase one (1) new Challenger MT525 Tractor at a price of \$116,114.00 from Ring Power Corporation, subject to the terms and conditions of the Florida Sheriffs Association & Florida Association of Counties Contract # FSA16-VEH14.0.** *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*
22. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to **award Bid No: 17-32; Anastasia Island Treatment Plant Filter Replacement Project and execute a contract with Sawcross, Inc.,** 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 \$901,000.00. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
23. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to award **Bid No: 17-37; Ocean Village Club, Saltwater Cowboys, and Sea Place Lift Stations Upgrades 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 a lump sum contract price of \$530,240.00. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
24. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to **award Bid No: 17-38; Ponce De Leon Villas, Raintree, and Anastasia Oaks Lift Stations Upgrades 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 a lump sum contract price of \$476,360.00. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
25. Motion to adopt Resolution 2017 -_____, authorizing the County Administrator, or his designee, to enter into negotiations, and if negotiations are successful, award a contract to **Kathryn H. Provow, LLC, in substantially the same form and format as attached, for management of the SJC Amphitheatre Farmers Market, in accordance with RFP 17-33.** *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
26. Motion to adopt Resolution 2017-_____, approving the terms and conditions of the **Non-Exclusive Franchise Agreements for Commercial/Industrial Solid Waste between St. Johns County, Florida and twelve independent Contractors** and authorizing the County Administrator or designee to execute each one of the Non-Exclusive Franchise Agreements on behalf of the County. *For more information, contact Wendy Hicks, Solid Waste Manager at 827-6982*
27. Motion to adopt Resolution 2017-_____, approving the terms, provisions, conditions, and requirements of a **Memorandum of Understanding agreement between St. Johns County, Florida, and Strates Properties, LTD, to recognize the Developer's required Utility Transmission Contributions** and authorizing the County Administrator to execute the agreement substantially in the same form as attached on behalf of St. Johns County. *For more information, contact Gordon Smith, Assistant Director Engineering/Operations at 904 209-2709*
28. Motion to adopt Resolution 2017-_____, to approve the **St. Johns County Five Year Transportation Plan for years 2017- 2022 and to proceed with submission to the Florida Department of Children and Families** for final approval by the Secretary of the Florida Department of Children and Families. *For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089*

29. Motion to adopt Resolution 2017-_____, approving the terms, conditions and requirements to **Amendment #9 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 the Contract Amendment #9 on behalf of the County and recognize unanticipated revenue of \$3,011.00. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
30. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or designee, to **execute an amended economic development grant agreement substantially in the same form as attached with iDeal Deals, LLC, on behalf of St. Johns County.** *For more information, contact Melissa Glasgow, Director of Economic Development at 209-0552*
31. Motion to adopt Resolution 2017-_____, approving the terms of a **Release of Lien in exchange for full proceeds of the sale of two parcels of real property**; authorizing the County Administrator, or designee, to execute the same on behalf of St. Johns County; and directing the Clerk to record the Release of Lien. *For more information, contact Bradley Bulthuis, Assistant County Attorney at 904 209-0805*
32. Motion to adopt Resolution 2017-_____, creating and adopting **bylaws of the Northwest Communications Tower Citizens Advisory Board.** *For more information, contact Melissa Lundquist, Assistant to the Board of County Commissioners at 904 209-0563*
33. **Motion to approve minutes:**
- May 16, 2017 BCC Regular Meeting
 - May 23, 2017 BCC/City of St. Augustine Joint Meeting
34. **Proofs:**
- a) Proof: Notice of Meeting, Joint BCC and St. Augustine City Commission, published May 9, 2017 in the St. Augustine Record.
 - b) Proof: Request for Qualification, RFQ No. 17-57; Old Moultrie Road (CR 5A) from Lewis Point Rd. to SR 312 Professional Engineering Services, published May 17, 2017 and May 24, 2017 in the St. Augustine Record.
 - c) Proof: Request for Bids, Bid 17-51: 16th Street Reclaimed Water Main and Force Main Project, published on May 8, 2017 and May 15, 2017 in the St. Augustine Record.
 - d) Proof: Request for Bids, Bid No: 17-04R; St. Johns County COA Transit Center Storage Buildings, published May 3, 2017 and May 10, 2017 in the St. Augustine Record.
 - e) Proof: Request for Qualifications, Bid No: 17-44: Woodlawn Rd. Phase 2 Improvements, published May 20, 2017 and May 27, 2017 in the St. Augustine Record.
 - f) Proof: Request for Qualifications: Bid No. 17-54; Construction of Nocatee Preserve Landing, published May 22, 2017 and May 29, 2017 in the St. Augustine Record.
 - g) Proof: Request for Qualifications: Bid No. 17-49; Northwest Wells, NW-5, and NW-6 Construction Project, published May 23, 2017 and May 30, 2017 in the St. Augustine Record.