

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, July 18, 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 - Allen MacDonald, Finance Director

1. **Revisions to County Investment Policy.** Based on the annual review of the County's allowed investments, and the operating procedures previously approved by the Board of County Commissioners, which was conducted by the Comptroller's Office along with the County's Investment Advisor, PFM Asset Management, LLC, the Clerk's office recommends the attached changes to the OPEB and Surplus Funds Investment Operating Procedures and allowed Surplus Funds investments.

Presenter - Rebecca C. Lavie, Assistant County Attorney

2. **Public Hearing * Second Reading of Revisions to 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 revisions to the ordinance are for the purpose of consistency with proposed changes to the County's investment policy.

Presenter - Kim K. Del Rance, Senior Planner

3. **Public Hearing * ARC APPEAL 2017-01 Canal Blvd Shops (Appeal to ARCCC 2016-16 Design Review Approval).** This is an appeal filed pursuant to Land Development Code Section 9.07.04, Appeals From Decisions of the Architectural Review Committee or Design Review Board, filed by Jayne Evans on behalf of The Palm Valley Community Association. The appeal requests the Board of County Commissioners reverse the decision rendered by the ARC and deny ARCCC 2016-16. The ARC considered the request for Overlay approval at its March 20, 2017 hearing. The request was approved by a 3 to 1 vote, with Edward G. Shafer dissenting.

District 4

Presenter - Valerie Stukes, Planner

District 3

4. **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 for 33 lots in addition to a request to reduce the minimum Front Yard from 20 feet to 15 feet including the garage for 22 lots. The Planning and Zoning Agency recommended approval of the request to reduce the setback to 15', but have a 20' setback to the face of the garage with a 5-0 vote on May 4, 2017. Please see the Growth Management Report for project details. On June 20, 2017, the Board of County Commissioners continued MAJMOD 2017-03 Ashby Landing PUD to the next hearing on July 18, 2017.

District 3

5. **Public Hearing * MAJMOD 2016-09 Southshore Plaza PUD.** Request for a Major Modification to the Southshore Plaza PUD to add the Neighborhood Business and Commercial use category to the allowable uses in the PUD and to update the parking requirements to meet the current LDC. Ordinance 2005-72 approved neighborhood scale, professional office uses for up to 9,750 square feet. Specifically, permitted Uses included "professional and business office uses, as well as up to one (1) medical or dental office, as derived from the definitions within the St. Johns County Land Development Code." No other Uses were approved in the PUD. The applicant is seeking this Major Modification to allow up to 1,441 square feet of Neighborhood Business and Commercial uses, as listed in LDC, Section 2.02.01.D and up to 1,441 square feet of medical and dental uses. The previously approved uses (professional and office) would occupy the remaining office building square footage. Lastly, this Major Modification will modify PUD parking standards to reflect the minimum requirements listed in the Land Development Code. The Planning and Zoning Agency recommended approval with a 6-0 vote on June 1, 2017.

District 5

6. **Public Hearing * REZ 2016-09 Warehouse Shipping-Storage.** Request to rezone approximately 3.42 acres from Open Rural to Industrial Warehouse, to allow for the construction of a storage building. The Planning and Zoning Agency recommended approval with a 6-0 vote on June 1, 2017.

Presenter - Joseph Giammanco, Disaster Recovery Manager

7. **Hurricane Matthew Disaster Recovery: Board approval for eligible recovery projects.** In October 2016, Hurricane Matthew inflicted severe impacts to Florida, Georgia, South Carolina and North Carolina resulting in a presidential declaration for federal assistance. Through FEMA's Public Assistance Grant Program St. Johns County is qualified for up to a 75% reimbursement on eligible cost associated with Hurricane Matthew. The attached list are projects that were identified by County Staff as a result of Hurricane Matthew. In addition, the list has been initially reviewed by FEMA for inclusion into the Public Assistance Program with no uncertainties on funding eligibility. Staff is confident the attached project list is eligible for reimbursable through FEMA and the state Public Assistance grant programs. The County estimates that the eligible costs for these projects are \$11,309,076. It is estimated that FEMA will reimburse up to 75% of eligible expenditures and the State will reimburse up to 12.5% of eligible expenditures, leaving St. Johns County to fund the remaining 12.5%. Estimates for eligible reimbursement for expenses related to these projects: FEMA at \$8,481,807, State at \$1,413,634, and the County at \$1,413,634. The County portion is requested to be transferred from the appropriate Fund accounts as noted on the attached project list spreadsheet.

Presenter - Teresa Bishop, Planning Division Manager

District 1

- 8. Public Hearing * CDD 2017-01 DP1 Community Development District (CDD) (Durbin Park Pavilion).** This item was continued from the June 6 and June 20, 2017 Board of County Commissioner hearings. On June 26, 2017, the County received an amended and restated CDD Petition, which is included in this staff report package. The request is 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 stormwater; 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 \$24,761,000 in costs. The establishment of the CDD does not obligate the County to ownership, operation or maintenance of any infrastructure.

Presenter - Greg Caldwell, Assistant Public Works Director

- 9. First Reading of the Amended and Restated Solid Waste Ordinance.** The various St. Johns County ("County") ordinances on the management, collection, and disposal of Solid Waste and Recyclable Materials were last comprehensively reviewed and revised in 1999, which resulted in the adoption of the consolidated Solid Waste Ordinance, Ord. No. 1999-27. The Solid Waste Ordinance has since been amended and further updated, including in Ord. No. 2006-98, leading again to multiple operative ordinances in the area of solid waste. The Solid Waste Department, meanwhile, continues to monitor developments in the relevant statutes and regulations and to identify efficiencies and other practical considerations that require further revision of the Solid Waste Ordinance. To eliminate the patchwork of ordinances relating to solid waste, staff proposes that the Board adopt an ordinance that would address the statutory and practical considerations and serve as the comprehensive Solid Waste Ordinance. This proposed ordinance would regulate the management, collection, and disposal of Solid Waste and Recyclable Materials within St. Johns County, including solid waste collection franchises, harmonize the conflicting language and requirements of the existing solid waste ordinances, and update guidelines and standards. The proposed ordinance, including any revisions the Board may direct staff to make at this July 18, 2017 meeting, will be presented for second reading and potential adoption by the Board at a future meeting.

Presenter - Bradley Bulthuis, Assistant County Attorney

- 10. Public Hearing * Second Reading of Amendments to the St. Johns County Animal Code.** At its June 20, 2017 meeting, the Board heard the first reading of proposed amendments to the St. Johns County Animal Code. The proposed amendments, drafted as a repeal-and-replace of the current Animal Code, would (1) bring the Animal Code provisions on aggressive and dangerous animals in line with recent statutory changes, (2) remove language regarding an expired feral cat pilot program, (3) clarify procedures for issuing warnings and citations and for contesting and appealing citations, and (4) make certain formatting and structural changes for clarity and consistency. During the June 20 meeting, the Board directed staff to research a possible exemption from the provisions on aggressive animal proceedings for certain incidents involving agricultural working dogs and, if appropriate, to prepare draft language. The Board also directed staff to research and prepare draft language expressly requiring Animal Control to consider the date of an alleged animal control violation in determining whether to issue a citation. The revised draft ordinance includes language addressing these two concerns.

Presenter - Paolo S. Soria, Assistant County Attorney

- 11. A Resolution imposing a temporary moratorium on the acceptance, issuance, or approval of Right-of-Way Permits for stand-alone telecommunication poles, towers, or equipment for small wireless facilities within the County Right-of-Way in order to draft and enact an ordinance as provided for in HB 687..** HB 687 was passed by the Florida State Legislature. This office advises that the County impose a temporary moratorium on the acceptance, issuance, or approval of right-of-way permits for stand-alone telecommunication poles, towers, or equipment for small wireless facilities in the County right-of-way not to exceed 6 months in order to draft and enact an ordinance governing objective design standards for stand-alone telecommunication poles, towers, or equipment for small wireless facilities within the County Right-of-Way.

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

- 12. FY 2018 Recommended County Budget Presentation.** The annual County budget process requires a number of steps, ranging from its preparation through adoption. Florida Statutes (F.S. 129.03(3) and F.S. 200.065, Truth in Millage (“TRIM”) requirements) specify that a tentative balanced County budget must be submitted to the Board of County Commissioners as the next step in the budget process. At this point in time, the FY 2018 recommended County budget has been balanced with expenditures and adequate reserves within each County fund equal to projected fund revenues. County Administration believes the recommended County budget represents a funding level that can reasonably assure the achievement of St. Johns County’s operational needs while minimizing the tax impact on its citizenry. A follow-up Board meeting on the FY 2018 recommended County budget will be scheduled for August 1, 2017, at which time, the Board will be asked to set the tentative FY 2018 County millage rates in order to accomplish the required mailing of notices of proposed property taxes under TRIM. For practical purposes, once the tentative millage rates are set, they can still be decreased by the Board, but not increased.

- ❖ 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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Michael D. Wanchick, County Administrator
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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 Deerfield Preserve Phase 3.** For more information, contact Lisa Brown, Application Review Supervisor at 209-0692
3. Motion to adopt Resolution 2017-_____, approving the **final plat for Crosswater Village Phase 1A.** For more information, contact Lisa Brown, Application Review Supervisor at 209-0692
4. Motion to adopt Resolution 2017-_____, approving the **final plat for Ashby Landing North Phase II.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
5. Motion to adopt Resolution 2017-_____, approving the **final plat for Beachwalk Boulevard at Twin Creeks North Phase 2.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
6. Motion to adopt Resolution 2017-_____, approving the **final plat for Whisper Creek Phase 3 Unit A.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
7. Motion to approve **PFS AGREE 2017-02** and authorize the County Administrator to execute the **Project Family Proportionate Fair Share Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code and the Project Family PUD (Ord. 2017-15). For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611
8. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to **award Bid No: 17-39 Ocean Gate, Atlantic Oaks, and Marsh Creek Lift Station Improvements** and execute a contract with **US Water Services Corporation**, 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 **\$419,514.00.** For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158
9. Motion to authorize the County Administrator, or his designee, to direct staff to submit an application on behalf of the County and execute all required documents for two projects to the **Florida Department of Environmental Protection: St. Johns County Shore Protection Program (R137 - R151) and South Ponte Vedra Beach/Vilano Beach Restoration (R84 - R117).** For more information, contact Neal Shinkre, Public Works Director at 904 209-0268

10. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or designee, to **purchase two (2) new Caterpillar D80-8 80kW Generators** at a price of **\$107,856.40 from Ring Power Corporation**, subject to the terms and conditions of the National Joint Powers Alliance Contract # 080613-CAT. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
11. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to **award Bid No: 17-40 Quail Hollow, Spyglass, and Summerhouse Lift Station Improvements** and execute a contract with **US Water Services Corporation**, 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 **\$422,243.00**. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
12. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to **award Bid No: 17-43; SJC Utilities Warehouse Expansion** and execute a contract with **Core Construction Company of Jacksonville** 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 **\$1,360,000.00**. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*
13. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to **award Bid No: 17-51, 16th Street Reclaimed Water Main and Force Main Project** 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 **\$1,141,950.00**. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
14. Motion to adopt Resolution 2017 - _____, authorizing the County Administrator, or his designee, to **award Bid No. 17-44; Woodlawn Road Phase 2 Improvements**, and to execute a contract with **R.B. Baker Construction**, a division of Reeves Construction Company, 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 **\$1,589,753.60**. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*
15. 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 **United Health Care**, in substantially the same form and format as attached, for **Medical and Prescription Claims Administration Services, in accordance with RFP 17-35**. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
16. Motion to adopt Resolution 2017-_____, accepting deeds from **Winslow Farms, Ltd. and RREF III-P-EP Bannon Lakes JV, LLC** to St. Johns County conveying additional right-of-way along **International Golf Parkway** and authorizing the Chair to join in the execution of the deeds on behalf of the County. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
17. Motion to adopt Resolution 2017-_____, accepting an **Amendment to Grant of Drainage Easement** to drain stormwater run-off from County Road 210 in connection with the **Twin Creek DRI** and authorizing the County Administrator to join in the execution of the easement. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
18. Motion to adopt Resolution 2017-_____, accepting a **Corrective Easement for Utilities** for water and sewer service to serve Riverside **Cottages at the Shores located on Shores Boulevard**. *For more information, contact Mary Ann Blount, Director at 209-0762*

19. Motion to adopt Resolution 2017-_____, accepting an **Easement for Utilities, a Quit Claim Deed conveying a lift station site**, and a Bill of Sale conveying all personal property associated with the reuse, water and sewer system to serve **The Preserve at Ponte Vedra Lakes located off Ponte Vedra Lakes Boulevard**. *For more information, contact Mary Ann Blount, Director at 209-0762*
20. Motion to adopt Resolution 2017-_____, accepting a **deed from Palm Valley Holdings of Florida, LLC** to St. Johns County conveying **additional right-of-way along County Road 210 (Palm Valley Road)**. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
21. Motion to adopt Resolution 2017-_____, accepting the **Second Amendment to Access and Utility Easement** and authorizing the Chair to join in the execution of the Amendment on behalf of the County. *For more information, contact Mary Ann Blount, Director at 209-0762*
22. Motion to adopt Resolution 2017 - _____, **amending the St. Johns County Fee Schedule** for services provided by St. Johns County Departments for Fiscal Year 2017. *For more information, contact Devin Cousins, Budget Analyst at 209-0569*
23. Motion to adopt Resolution 2017-_____, approving the terms, provisions, conditions, and requirements of **an agreement with The Pointe at Ponte Vedra Condominium Association, Inc.**; authorizing the County Administrator or designee to execute the agreement; and instructing the Clerk to file the agreement in the public records. *For more information, contact Bradley Bulthuis, Assistant County Attorney at 904 209-0805*
24. Motion to adopt Resolution 2017-_____, **rescinding Resolution 2017-171; not accepting the offer of a pedestrian easement and boat dock on the Pine Island Fish Camp**; recognizing compliance with section 8.1.5 of the Palencia North PUD and policy F.1.1.2 of the Comprehensive plan; **allowing the Pine Island Fish Camp property to proceed with Final Development Plan approval** *For more information, contact Paolo S. Soria, Assistant County Attorney at 209-0809*
25. Motion to adopt Resolution 2017- _____, approving the terms, conditions and requirements to **Amendment #10 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 **#10 on behalf of the County**. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6094*
26. Motion to adopt Resolution 2017- _____, recognizing unanticipated revenue in the amount of **\$93,329.08, increasing the Fire District fund revenue** budget and appropriating this receipt to the **Fire District Fund Administration department**. *For more information, contact Jeff Prevatt, Fire Rescue Chief at 904 209-1702*
27. Motion to authorize the County Administrator, or designee, to execute all required applications and supplemental documentation for **submittal to the Florida Department for Children and Families to allow for child care certification of the St. Johns County after school programs**. *For more information, contact Jamie Baccari, Community Program Manager at 209-0377*
28. A motion to adopt Resolution 2017-_____, approving the recognition and appropriation of received FY2017 **library donations** in the amount of **\$8,675 amending the FY2017 Budget**. *For more information, contact Debra Rhodes Gibson, Director, Library Services at 904 827-6931*

29. Motion to adopt Resolution 2017-_____, recognizing a **\$50,000 donation by the Friends of the Ponte Vedra Concert Hall** as unanticipated revenue in the FY 2017 budget, and appropriating such funds to the **Cultural Events Department to allow construction of an outdoor deck at the Ponte Vedra Concert Hall.** *For more information, contact Ryan Murphy, Director at 904 209-3741*
30. Motion to adopt Resolution 2017-_____, recognizing unanticipated revenue **(associated with additional events activities) in the amount of \$3,762,001**, and appropriating such funds to the **Cultural Events Department's Fiscal Year 2017 expenditure budget.** *For more information, contact Lauren Falcey, OMB Analyst at 904 209-0567*
31. **Proofs:**
- a) Proof: Notice of Hearing, Invitation to Attend Information Meeting, published May 12, 2017 in the St. Augustine Record.
 - b) Proof: Notice of Hearing, Emergency Burn Ban, published May 12, 2017 in the St. Augustine Record.
 - c) Proof: Request for Qualifications, Bid 17-56: SJC Courthouse Server Room Fire Suppression System Installation, published on May 25, 2017, and June 1, 2017, in the St. Augustine Record.
 - d) Proof: Request for Bids, Bid No: 17-50; Liquid Biosolid Hauling, published June 3, 2017 and June 10, 2017, in the St. Augustine Record.
 - e) Proof: FY 18 Admin Hearings Schedule, published May 15, 2017 in the St. Augustine Record.
 - f) Proof: Notice of Public Hearing, BCC and PZA on Establishment of Ordinance/Regulations Affecting the Use of Land, published May 11, 2017, and June 6, 2017, in the St. Augustine Record.
 - g) Proof: Request for Proposals, Bid No: 17-48 Technology, published June 8, 2017 and June 15, 2017 in the St. Augustine Record.
 - h) Proof: Request for Bids, Bid No:17-61 Vilano Boat Ramp, published June 16, 2017, and June 23, 2017, in the St. Augustine Record.
 - i) Proof: Request for Qualifications, Bid 17-58 Pavement Management, published June 20, 2017, and June 27, 2017, in the St. Augustine Record.
 - j) Proof: Request for Bids, Bid No: 17-60 Bookmobile, published June 26, 2017, in the St. Augustine Record.

