

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



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Tuesday, August 15, 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 - Paolo S. Soria, Assistant County Attorney

1. **First Reading of Ordinance establishing Notice proceedings for Registered Architectural Review Associations (RARA).** Pursuant to Board Discussion this Office was directed to rescind Land Development Code section 5.03.02.H, hold a workshop with the interested and affected parties, and present recommendations for formal action of the Board. This stand-alone Ordinance is a replacement for LDC section 5.03.02.H and provides a procedure for registration and automated noticing of "architectural permits" to a registered association when the County processes such permits. This is a first reading of a proposed stand-alone ordinance and is not related, incorporated in, or codified in the Land Development Code, nor is it considered a Land Development Regulation.

Presenter - Cynthia A May, Senior Planner

2. **Public Hearing * COMPAMD 2016-08 Grand Oaks (Transmittal).** **District 2** 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.

Presenter - Beverly Frazier, Planner

3. **MAJMOD 2017-15 Sawmill Landing PUD.** **District 3** Request for a Major Modification to the Sawmill Landing Planned Unit Development (PUD) to increase maximum lot coverage by all buildings to 50% consistent with Comprehensive Plan allowances, reduce the front yard setback to fifteen (15) feet for the non-garage portion of homes, and to update the twenty-five (25) foot building setback requirement adjacent to the upland buffer consistent with Land Development Code allowances. All other provisions of the PUD remain unchanged. The Planning and Zoning Agency recommended approval of this modification at the July 20, 2017 regular meeting with a 6-0 vote.

Presenter - Danielle Handy, AICP, Chief Planner

District 4

- 4. Public Hearing * MAJMOD 2015-07 Palm Cove.** Request for a Major Modification to extend phasing and increase maximum lot coverage by all buildings per lot to 50%. To address concerns posed by the public at the Planning and Zoning Agency hearing, the applicant reduced the proposed maximum lot coverage per lot from the initial proposal of 65% to 50% and required an earlier commencement date of 2020. The Planning and Zoning Agency recommended approval of MAJMOD 2015-07 Palm Cove with a vote of 5-1 at the July 6, 2017 hearing.

Presenter - Teresa Bishop, Planning Division Manager

District 1

- 5. MAJMOD 2017-08 Bannon Lakes.** Request to modify the Bannon Lakes PUD to provide an option to allow the approved 999 dwelling units to be developed as single family or multi-family units and to modify the Master Development Plan Map to show single family on Parcel B. The applicant is also requesting a waiver to Sections 5.03.03.B.1.b and 6.03.01 of the Land Development Code pertaining to building setbacks and fire protection regulations, All other provisions and conditions of the PUD remain unchanged. The Planning and Zoning Agency recommended approval of the request with a 6-0 vote.

Presenter - Greg Caldwell, Assistant Public Works Director

- 6. Public Hearing * Second Reading of the Amended and Restated Solid Waste Ordinance.** At its July 18, 2017 meeting, the Board heard the first reading of a proposed amended and restated St. Johns County Solid Waste Ordinance. The proposed ordinance would regulate the management, collection, and disposal of Solid Waste and Recyclable Materials within the County, including solid waste collection franchises, harmonize the conflicting language and requirements of the existing solid waste ordinances, and update guidelines and standards. Staff has identified certain clarifications to the proposed ordinance since the July 18 meeting. A redline of those changes is attached to this agenda item. A conversion chart of the proposed ordinance to the existing solid waste ordinances is also attached. Staff recommends adoption and enactment of the ordinance.
- 7. Resolution Establishing Tipping Fees and Other Charges for the Disposal of Solid Waste at County Landfills.** The amended and restated Solid Waste Ordinance, scheduled for second reading and potential adoption at the Board's August 15, 2017 meeting, provides that Tipping Fees and other charges for disposal of Solid Waste at County Landfills shall be established by resolution of the Board. The attached proposed resolution would establish such Tipping Fees and charges.
- 8. Resolution Establishing Procedures for Waiver of Solid Waste Special Assessments Based on Financial Hardship.** Since at least 1994, St. Johns County has had a mechanism to allow for an exemption from payment of solid waste special assessments for certain homestead property owners based on financial hardship. The currently operative mechanism can be found in Resolution 94-161, Resolution 2009-69, and Ordinance 99-27. The amended and restated Solid Waste Ordinance, scheduled for second reading and potential adoption at the Board's August 15, 2017 meeting, would repeal Ordinance 99-27, as well as the ordinances that authorized Resolution Nos. 94-161 and 2009-69. Accordingly, the attached proposed resolution would formally rescind these now-obsolete resolutions and replace them with a procedure as authorized by the amended and restated Solid Waste Ordinance that is similar to the current procedure, with the exception that the Board may determine whether to waive solid waste special assessments in a particular year and appropriate funds for payment of waived assessments.

Presenter - Joseph Giammanco, Disaster Recovery Manager

9. **Hurricane Matthew Disaster Recovery: Board approval for eligible dredging projects and Award Bid 17-61; Vilano Boat Ramp Dredging.** 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 Vilano, Doug Crane, and Riverdale boat ramps have been identified by County staff, and reviewed by FEMA, for inclusion in the Public Assistance Program to dredge material deposited by Hurricane Matthew. Staff is confident these projects are eligible for reimbursement for FEMA and the State through the Public Assistance Program. The County estimates that the eligible costs for these projects are \$575,000 of this cost, \$282,963 is for the Vilano Boat Ramp and the County has received bids and prepared a contract for \$282,963. It is estimated 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 \$431,250, State at \$71,875, and the County at \$71,875. The County portion is requested to be transferred from General Fund Reserves.

District 3

10. **Hurricane Matthew Disaster Recovery: Request Board approval to initiating the procedural steps for an MSBU creation to fund the non-reimbursable portion from the FEMA PA grant program.** The Treasure Beach Canals Municipal Service Benefit Unit (MSBU) was created in 2013 to fund the dredging of the canals. Hurricane Matthew had a substantial impact on the canal system and pushed sand into the canals. Re-dredging the canals should qualify for reimbursement grants from the Federal and State Government, for up to 75% and 12.5% of the project cost, through the Department of Homeland Security's Federal Emergency Management Agency (FEMA) Public Assistance Program. Consistent with established policy regarding funding of dredging projects in the Treasure Beach Canals, matching funds for any new dredging should come from the property owners in the form of MSBU assessments. In order to gauge the interest of the Treasure Beach community in moving forward with a potential dredge project, County staff would facilitate two neighborhood meetings and a survey. If a majority of canal-fronting property owners submitted petitions in favor of additional MSBU assessments, an ordinance will be brought to the Board for consideration at a public hearing, meeting the requirements of Section 197.3632 Florida Statutes, and a request will be brought to initiate the dredging project.

- ❖ 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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Tuesday, August 15, 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 approve the terms and conditions of the Transfer Agreement between the Jacksonville Transportation Authority (JTA) and St Johns County** to transfer ownership of a federally funded asset (Tire Alignment Machine) to JTA. *For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630*
- 3. Motion to adopt Resolution 2017-_____**, approving the terms and conditions of a Use Agreement **for Anastasia State Park for a Beach Nourishment Project between the Board of Trustees of the Internal Improvement Fund of the State of Florida and St. Johns County** and authorizing the Chair to execute the Use Agreement on behalf of the County. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
- 4. 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 Emtec, Inc.**, in substantially the same form and format as attached, for the **SJC Auditorium and Control Room Audio/Visual and Broadcast System Upgrades, in accordance with RFP 17-29.** *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
- 5. Motion to adopt Resolution 2017-_____**, authorizing the County Administrator, or his designee, to enter into negotiations with **the top three (3) firms: Haddad Engineering, Inc, Elerty & Associates, and Kadrmas, Lee, & Jackson, Inc**, and upon successful negotiations, enter into contracts, in substantially the same form and format as attached, **with all three (3) firms, for as needed technology and security consulting services**, in accordance with RFP 17-48. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*
- 6. 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*

7. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to enter into negotiations with the top ranked firm **in successive order** until an agreement is reached, then enter into a **contract for completion of the work detailed in RFQ 17-57 Old Moultrie Road (County Road 5A)** from Lewis Point Road to State Road 312 Professional Engineering Services. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*

8. **Motion to recognize \$50,000 donated by St. Augustine Port Waterway and Beach District as unanticipated revenue**, and appropriate the funds to the Fiscal Year 2017 Special Revenue Fund Tourist Development Tax. *For more information, contact Wil Smith, Director, Parks and Recreation at 904 209-0324*

9. Motion to adopt Resolution 2017-_____, authorizing the Chair to execute local government **certifications for SFY 14/15, FY 15/16, & 17/18 SHIP annual reports**. *For more information, contact Shawna Novak, Director, HHS at 827-6089*

10. Motion to authorize staff to prepare and submit an application for funding for the **2017 Department of Housing and Urban Development NOFA for the CoC Program - Rapid Rehousing Project for St Johns County residents**. *For more information, contact Angie Cowling, Contract Coordinator at 904 209-6099*

11. **Proofs:**
 - a) Proof: Request for Bids, Bid No.: 17-60; Purchase of One Bookmobile for St. Johns County Public Library, published July 6, 2017 in the St. Augustine Record.
 - b) Proof: Notice of Hearing, 7/18 Animal Code Ordinance, published July 6, 2017 in the St. Augustine Record.
 - c) Proof: Notice of Hearing, Investment Policy Ordinance, published on July 6, 2017 in the St. Augustine Record.
 - d) Proof: Request for Bids, Bid No.: 17-65; Fencing repairs and/or Replacement at various St. Johns County Utility Department Properties, published on July 13, 2017 and July 20, 2017 in the St. Augustine Record.
 - e) Proof: Request for Bids, Bid No.: 17-68; Purchase of Cisco Emergency Responder, published on July 17, 2017 and July 24, 2017 in the St. Augustine Record.
 - f) Proof: Request for Bids, Bid No.: 17-66; Supply, Delivery and Installation of Playground Mulch, published on July 19, 2017 and July 26, 2017 in the St. Augustine Record.
 - g) Proof: Notice of Meeting, Joint Meeting with St. Johns County School Board, published on July 25, 2017 in the St. Augustine Record.
 - h) Proof: Request for Proposal, RFP No.: 17-71; CCTV, published on July 21, 2017 and July 28, 2017 in the St. Augustine Record.

12. **Motion to approve minutes:**
 - July 18, 2017, Regular BCC Meeting

