

# 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 1, 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
- ❖ Summer Internship Recognition Ceremony-Student Interns
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Rebecca Lavie, Assistant County Attorney**

- 1. Flagler Hospital Revenue Bonds.** The St. Johns County Industrial Development Authority (IDA) adopted a resolution at its July 10, 2017 meeting authorizing the issuance of Hospital Revenue Bonds (the Bonds) in an amount not to exceed \$110,000,000, the proceeds of which will be loaned to Flagler Hospital for the purposes of (i) financing, reimbursing or refinancing all or a part of the costs of capital projects composing a "health care facility" within the meaning provided in Chapter 159, Florida Statutes, at the Hospital's existing facilities and certain facilities to be developed, all located or to be located within the County (the Project), (ii) refunding the IDA's outstanding Hospital Revenue Refunding Bonds (Flagler Hospital, Inc. Project), Series 2010A and Hospital Revenue Refunding Bonds (Flagler Hospital, Inc. Project), Series 2010B and (iii) paying the costs of issuing the Bonds. Issuance of the Bonds is subject to the approval of the Board of County Commissioners. Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, a public hearing and approval by the Board of County Commissioners is required before the bonds can be issued. Following the publication of a Notice of Hearing, a public hearing was held by the IDA on July 10, 2017, during which comments and discussion concerning the issuance of the Bonds were requested and allowed. The Bonds will be payable solely from the revenues pledged pursuant to a loan agreement entered into between the IDA and the Borrower and shall not create any liability on the part of the County. The Board's adoption of this resolution does not constitute an endorsement of the creditworthiness of the Borrower; a recommendation to any prospective purchaser to purchase the Bonds; an evaluation of the likelihood of the repayment of the debt service on the Bonds; or approval of any required permits relating to the project.

**Presenter - Damon Douglas, Project Manager**

2. **Consider a Proposal for Public-Private Partnership to construct a VA Community Based Outpatient Clinic.** Following a solicitation process on the open market that did not yield a lease contract, the U.S. Department of Veterans Affairs (VA) issued a sole source solicitation to the County to lease built-to-suit space for a new St. Augustine Community-Based Outpatient Clinic (CBOC) adjacent to the St. Johns County Health and Human Services Center. In order to determine the feasibility of the project and move forward with negotiations, the County hired an Architectural and Engineering firm to estimate the costs of the VA's construction requirements and assist in negotiations to reduce expensive building components. The VA amended the solicitation on November 18, 2016 to reduce some of the requirements, but the estimated construction cost still exceeded the County's ability to recoup the construction expense within a reasonable period. Due-diligence efforts to reconcile the disparity between the anticipated costs and revenues revealed an opportunity to enter into a Public-Private Partnership that would provide the CBOC at the desired location without incurring cost to the County. The County has received a proposal and approval is needed to solicit competing offers. After evaluation of all proposals, staff will bring the highest ranked proposal to the Board for consideration.

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

3. **Proposed FY 2018 Tentative Millage Rates and Date of First Public Hearing.** The State of Florida, through the Truth in Millage Act (TRIM), obligates that the County follow a precise process in the establishment of its annual budget. A Recommended Budget was prepared and presented to the Board of County Commissioners (BCC) on July 18, 2017. Following the development and presentation of a recommended budget, the County is obligated to provide certain information concerning that budget to the Property Appraiser. This information includes the proposed Millage rates for each of the County's dependent taxing districts and the establishment of a date, time and location of the first public hearing for Millage rate and budget adoption. This information is placed on the Department of Revenue DR-420 forms and forwarded to the Property Appraiser. Those forms provide the basis for the "TRIM" notice mailed by the Property Appraiser to property owners in St. Johns County. The BCC will need to approve tentative Millage rates (see the attached sheet) for the County's TRIM mailing and approve September 05, 2017 @ 5:30 PM in the County Auditorium as the Date, Time and Place of the first public hearing for the adoption of the FY 2018 Annual Budget. For practical purposes, once the tentative Millage rates are set, they can still be decreased but not increased.

**Presenter - Danielle Handy, AICP, Chief Planner**

**District 2**

4. **Public Hearing \* COMPAMD 2015-06 Steeplechase.** Transmittal Hearing for COMPAMD 2015-06 Steeplechase, a request for a Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) and Park/Recreation to Residential- B for approximately 851.6 acres, and add a textual policy to limit development to 980 single-family residential dwelling units. The subject property is located east of Pacetti Road, south of County Road 16A, and north of County Road 208. The Planning and Zoning Agency recommended denial of transmittal of COMPAMD 2015-06 Steeplechase with a vote of 4-3 on May 18, 2017 based on four findings of fact as provided in the staff report.

**Presenter - Eric Clark, Engineer**

**District 1**

5. **Public Hearing \* NZVAR 2017-02 Century Acres Lane Lot Addition.** NZVAR 2017-02 Century Acres Lane Lot Addition, 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 provides access for two or more units and Section 6.04.07.B.2.b for a minimum twenty (20) foot wide stabilized surface with eight (8) inch thick LBR 40 material.

**Presenter - Shawna Novak, Director, HHS**

- 6. Public Hearing \* St. Johns County HUD CDBG FY 2017-2018 Annual Action Plan, and SF-424 Universal Application and Certificates.** St. Johns County must submit to the Department of Housing and Urban Development (HUD), an Annual Action Plan detailing how HUD grant funds will be utilized in the upcoming grant year to meet the goals and objectives identified in the Five Year Consolidated Plan. The plan must be submitted to HUD, for review and approval, by Wednesday, August 16th, 2017. HUD has 45 days to review this plan. HUD will not release any grant funds until an approved plan is in place. St. Johns County has been allocated funding for FY 2017/18 under the Community Development Block Grant (CDBG) of \$826,849. Once an approved plan is in place, HUD will execute contracts with St. Johns County for receipt of these funds. In accordance with HUD regulations, the draft Annual Action Plan was published for a 30 day public comment period which ended on July 31, 2017. A public hearing, taking comments on the plan, was held on July 21, 2017.

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

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## CONSENT MEETING AGENDA

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Tuesday, August 1, 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 terms, conditions, and requirements of a grant agreement with the **Florida Division of Emergency Management in the amount of \$ 84,678 through the Emergency Management Performance Federal Grant**, authorizing the County Administrator, or his designee, to execute the grant agreement on behalf of the County, and recognizing and appropriating within the FY 2017 General Fund Emergency Management Department. *For more information, contact Linda Stoughton, Emergency Management Director at 904 824-5550*
3. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, conditions, and requirements of a grant agreement with the **Florida Division of Emergency Management in the amount of \$ 105,806 through the Emergency Management Preparedness & Assistance Grant**, authorizing the County Administrator, or his designee, to execute the grant agreement substantially in the same form as attached, on behalf of the County, and recognizing and appropriating within the FY 2017 General Fund Emergency Management Department. *For more information, contact Linda Stoughton, Emergency Management Director at 904 824-5550*
4. Motion to deny **ARC APPEAL 2017-01 Canal Boulevard Shops by approving a revised order, determining that the design as agreed upon and settled by both Appellant and Appellee**, is consistent with the St. Johns County Comprehensive Plan, the Palm Valley Overlay District, and the Canal Shops PUD, specifically located at 154 Canal Boulevard, subject to one (1) condition, and three (3) findings as provided in the attached Final Order. *For more information, contact Kim K. Del Rance, Senior Planner at 904 209-0586*
5. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Shearwater Phase 1B East-4 (Replat)**. *For more information, contact Lisa Brown, Application Review Supervisor at 209-0692*
6. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Southaven Phase IIA**. *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
7. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Oak Haven (Replat)**. *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
8. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Shearwater Phase 1B West-4 (Replat)**. *For more information, contact Lisa Brown, Application Review Supervisor at 209-0692*

9. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 17-49, Northwest Wells NW-5 and NW-6 Construction 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 \$1,602,000. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
10. 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 Creeks 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*
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. *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
12. 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*
13. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, conditions, and requirements of the **Interlocal Agreement for Landscape Maintenance of Certain County Road Rights-of-Way between St. Johns County and the Durbin Crossing CDD**; authorizing the County Administrator, or designee, to execute the Interlocal Agreement; and directing the Clerk to file the Interlocal Agreement in the official records. *For more information, contact Bradley Bulthuis, Assistant County Attorney at 904 209-0805*
14. Motion to adopt Resolution 2017-\_\_\_\_\_, **recognizing unanticipated revenue in the amount of \$750, increasing the County Attorney's budget**, and appropriating this receipt. *For more information, contact Regina D. Ross, Deputy County Attorney at 209-0805*
15. Motion to approve the terms, conditions, and requirements of a Reciprocal Easement Agreement and Rescission of Easement with the **Hastings Drainage District regarding Canal 4**, and authorizing the Chairman of the Board of County Commissioners to execute the same, on behalf of the County. *For more information, contact Bradley Bulthuis, Assistant County Attorney at 904 209-0805*
16. Motion to authorize the County Administrator, or his designee, to **execute a release, on behalf of St. Johns County, releasing Kase Development, LLC**, from any liens, claims, or other obligations arising out of the Unit Connection Fee Ten Year Promissory Note dated January 20, 2009, and recorded in Book 3159, Pages 882-884, of the official records of St. Johns County; and directing the Clerk to record the release. *For more information, contact Rebecca C. Lavie, Assistant County Attorney at 904 209-0805*
17. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **Library System's revised policies and procedures**. *For more information, contact Debra Rhodes Gibson, Library Director at 827-6926*
18. Motion to approve minutes:
  - **June 6, 2017**, Regular Meeting
  - **June 20, 2017**, Regular Meeting