

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

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



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, November 21, 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
- ❖ Proclamation recognizing the 15th Anniversary of the St. Johns County Adult Drug Court
- ❖ Acceptance of Proclamation
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

#### **Presenter - Michael D. Wanchick, County Administrator**

- 1. Emergency Management Update and discussion on extension of Local State of Emergency.** St. Johns County Emergency Proclamation No. 2017-4 declared a state of local emergency due to the severe threat and the potential of Hurricane Irma to create excessive rainfall, high tides, tropical storm and/or hurricane-force winds, which posed a serious threat to public health and safety and caused flooding, beach erosion, and property damage. Hurricane Irma caused extensive damage to private and public property in St. Johns County. The Board of County Commissioners issued Emergency Proclamation Nos. 2017-5, 2017-6, 2017-7, 2017-8, 2017-9, 2017-10, 2017-11, 2017-12, 2017-13, and 2017-14 which each extended Emergency Proclamation No. 2017-4 in one week increments. St. Johns County continues to exert efforts to address emergency conditions and assist affected citizens. Extending the declaration of state of local emergency facilitates St. Johns County's ability to effectively respond to emergency conditions and mitigate disaster effects.

#### **Presenter - Shannon Acevedo, Planner**

- 2. Public Hearing \* REZ 2017-11 2391 US Highway 1 South.** Request to rezone 3.91 acres from Commercial, Intensive (CI) to Commercial, Warehouse (CW) to provide greater flexibility in maximum Floor Area Ratio, specifically located at 2391 US 1 South. On October 5, 2017, the Planning and Zoning Agency voted 6-0 to recommend approval of the rezoning request based on five (5) findings of fact. **District 3**

**Presenter - Beverly Frazier, Planner**

**District 3**

3. **MAJMOD 2017-15 Sawmill Landing PUD.** Request for a Major Modification to the Sawmill Landing Planned Unit Development (PUD) to reduce the front yard setback to fifteen (15) feet for the non-garage portion of homes; to update the twenty-five (25) foot building setback requirement adjacent to the upland buffer consistent with Land Development Code allowances; and, to increase the maximum lot coverage by buildings from 35% to 50% on individual lots. On August 15, 2017 the Board made a motion and voted 4-1 to deny the Major Modification based on concerns that the increase in lot coverage presents unacceptable concerns with respect to compatibility with surrounding properties. At the request of the applicant, the Board voted to reconsider that vote to allow revisions to be made to the Master Development Plan map and text to remove those changes associated with increasing building coverage standards and to continue the item to the September 5 hearing. On September 5, this item was continued to the October 3, 2017 hearing. The revised and original modification MDP documents are included in Attachment 1 of the staff report.

**District 3**

4. **Public Hearing \* PUD 2017-04 Blind Ventures.** PUD 2017-04 Blind Ventures, a request to rezone approximately 2.98 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for development of 23,940 square feet of Office/Professional and Neighborhood Commercial uses, specifically located on the southwest corner of the intersection of Kings Estate Road and Old Moultrie Road. The Planning and Zoning Agency recommended approval of PUD 2017-04 Blind Ventures with a vote of 6-0 at the October 5, 2017 hearing based on nine (9) findings of fact as provided. Details regarding the rezoning request and the proposed development plan are included in the Growth Management staff report.

**District 1**

5. **Public Hearing \* MAJMOD 2017-09 CR 210 Town Center PUD.** Request a Major Modification to the CR 210 Town Center PUD to add approximately 154.4 acres of land for a total of 198.9 acres, increase commercial development from 445,000 square feet to 1,450,000 square feet within the Intensive Commercial Future Land Use designation, and add 187,000 square feet of non-residential uses consistent with the Rural/Silviculture Future Land Use designation. The Planning and Zoning Agency approved a motion to continue this item at the October 5, 2017 meeting to allow the applicant opportunity to revise the requested waivers regarding signage based on concerns expressed during the hearing. The applicant provided revisions to the Unified Sign Plan and associated waivers on October 18, 2017 which were presented to the Planning and Zoning Agency on November 2, 2017. The Agency voted 4-2 to recommend approval of the modification with the proposed USP and associated waivers. Details regarding the Master Development Plan, including the Unified Sign Plan, are included in the Growth Management staff report.

**Presenter - Darrell M. Locklear, Assistant County Administrator of Operations**

6. **Palm Lakes PUD - The Markets Discussion of Development Transportation Mitigation.** The developer, Sunshine Land Holdings, LLC has requested a discussion with the Board of County Commissioners regarding the transportation mitigation associated with the proposed Palm Lakes PUD - The Markets, located at the southeast quadrant of SR16 and the future CR2209 intersection.

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

- 7. Consider appointments to the Tourist Development Council.** Currently there are two vacancies on the Tourist Development Council due to expired terms. The vacancies are for an owner/operator of a tourist accommodation subject to the bed tax and for a non-accommodation member involved in the tourist industry. Please find attached for your review and consideration a letter from Tera Meeks, Director of Tourism and Cultural Development, expressing the Tourist Development Council's recommendations and thirteen applications: Michael Gordon (District 4), Conrad Matt (District 3), Marielena Scibelli (District 3), Danny Berenberg (District 4), Thomas Dolan (District 5), Joanne O'Keefe (District 2), Daniel Pasky (District 4), Albert Syeles (District 5), Glenn Beaubien (District 3), Ann E. Colby (District 5), Sid Dua (District 5), Mya Patel (District 5) and Robert William Stewart (District 1). Additionally, please note that the appointment of Mr. Danny Berenberg would require the suspension of BCC Rule 2.203.G prior to the motion to appoint and reinstatement following the appointment. Should Mr. Berenberg be appointed, he would be required to file a letter of resignation from the Arts, Culture, Heritage Funding Panel effective immediately. BCC Rule 2.203.G reads as follows: "Any member of a Board/Committee may apply for service on another Board/Committee if he/she first resigns from the current Board/Committee on which he/she serves, unless applying for dual status. If a member is granted dual status and appointed to a second Board/Committee, then resigns the position on the original Board/Committee, it will count as an automatic removal from both Board/Committees."
  
- 8. Consider an appointment to the North Florida TPO Citizen Advisory Committee.** The North Florida Transportation Planning Organization (TPO) Citizen Advisory Committee has one vacant position designated for a St. Johns County representative. This vacant position is for an at-large member. The TPO has forwarded the application of Mr. Austin Chapman for review and consideration for a nomination to the vacant position.

**Presenter - Joseph Giammanco, Disaster Recovery Manager**

- 9. Recognition and Appropriation of Hurricane Irma Disaster Recovery Grant of Reimbursement Funds.** In September 2017, Hurricane Irma inflicted severe impacts to the entire State of Florida resulting in a presidential declaration for federal assistance in categories A through G of FEMA's Public Assistance Program. As part of the initial recovery process, the County took the necessary actions to save lives, protect public health and safety, and prevent damage to improved public health and safety, and prevent damage to improved public property. 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% (with some exceptions). To date, the County has estimated \$14,052,947 in costs related to Hurricane Irma; specifically, \$10,596,469 for debris removal, \$2,057,454 for emergency activation, and \$1,399,024 for inundated roads. Based on this estimate, it is anticipated that FEMA and the State will reimburse \$10,539,711 and \$1,756,618 respectively, requiring the County to fund the remaining \$1,756,618. The County's 12.5% portion is requested herein to be transferred from the following fund reserves: \$1,324,558 from Solid Waste Reserves for debris removal, \$257,182 from appropriate funds for emergency activation (largely the General Fund), and \$174,878 from the Transportation Trust Fund for inundated roads.

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

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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-\_\_\_\_\_, amending the **St. Johns County Fee Schedule** for services provided by St. Johns County Departments for **Fiscal Year 2018**. For more information, contact Devin Cousins, Budget Analyst at 209-0569
3. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Aberdeen (D.R.Horton-Phase 3)**. For more information, contact David Suarez, Application Review Supervisor at 209-0720
4. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Crosswater Village Phase 1B**. For more information, contact David Suarez, Application Review Supervisor at 209-0720
5. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Celestina Phase 4D**. For more information, contact David Suarez, Application Review Supervisor at 209-0720
6. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Treaty Oaks Phase 1 Units 3 and 4**. For more information, contact David Suarez, Application Review Supervisor at 209-0720
7. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Celestina Phase 4C**. For more information, contact David Suarez, Application Review Supervisor at 209-0720
8. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Shearwater Phase 1B East-5**. For more information, contact David Suarez, Application Review Supervisor at 209-0720
9. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Shearwater Phase 1B West-5**. For more information, contact David Suarez, Application Review Supervisor at 209-0720
10. Motion to approve a General Fund Reserve Transfer **(0083-59920) In the amount of \$195,000 to Library Services (0078-54600) for Fire Sprinkler Replacement**. For more information, contact Mike Dalton, Director of Facilities Management at 904 209-0190
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 serving Trailmark Phase 4A (fka Whisper Creek) located off Pacetti Road**. For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770
12. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale** and Schedule of Values conveying all personal property associated with a **force main extension along North Roscoe Boulevard**. For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770

13. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale** and Schedule of Values conveying all personal property associated with utilities serving the **Bannon Lakes Amenity Center located off International Golf Parkway.** *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
14. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale** and Schedule of Values conveying all personal property associated with the **utilities** serving **Whisper Creek Phase 3 Unit A (aka Trailmark) located off Trailmark Drive.** *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
15. 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 **Elementary School "M" (aka Picolata Crossing Elementary School) located off Pacetti Road.** *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
16. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale** conveying all personal property associated with the reuse, **water and sewer system** to serve **International Golf Parkway for Bannon Lakes located off International Golf Parkway.** *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
17. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting an **Easement for Utilities serving Windward Ranch Phase Two located off State Road 16.** *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
18. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Bill of Sale** conveying all personal property associated with the **utility lines serving Treaty Oaks Phase 1 Unit 2 located off State Road 207,** an Easement for Utilities, and a Special Warranty Deed conveying a lift station site. *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
19. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting an **Easement for Utilities and a Bill of Sale** and Schedule of Values conveying all personal property serving **Southaven Phase IIA located off International Golf Parkway.** *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
20. Motion to adopt Resolution 2017-\_\_\_\_\_, approving a **Purchase and Sale Agreement for a permanent Drainage Easement for improvements along Four Mile Road.** *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
21. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Non-Exclusive Grant of Drainage Easement from Southaven Land Associates, LLC** to St. Johns County in connection with the Southaven PUD. *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
22. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms and conditions of a **First Amendment to Air Rights Easement in connection with the Hotel located on the St. Johns County Convention Center property at the World Golf Village** and authorizing the Chair of the Board to execute the Amendment on behalf of the County. *For more information, contact Patrick McCormack, County Attorney at 209-0805*
23. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County to apply for a **State Revolving Fund loan** in an updated amount with the Florida Department of Environmental Protection for the construction of the **Ponte Vedra Utility, Player's Club Water Reclamation Facility** and interconnecting projects, establishing pledged revenues, and designating authorized representatives. *For more information, contact William Young, Director of Utilities at 904 209-2703*
24. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of a **Memorandum of Agreement between City of Atlantic Beach, Clay County Utility Authority, City of Gainesville, City of Jacksonville Beach, JEA, City of Neptune Beach, Town of Orange Park, and St. Johns County to assess groundwater resource sustainability in Northeast Florida** and authorizing the County Administrator, or his designee, to execute on behalf of St. Johns County the Memorandum of Agreement, as well as any documents associated with this project. *For more information, contact Gordon Smith, Assistant Director Engineering/Operations at 904 209-2709*

25. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of a **Reclaimed Water Unit Connection Refund Agreement between St. Johns County, Florida, and RREF III-P-EP Bannon Lakes JV, LLC**, for the provision of utility reclaimed water unit connection fee refund and authorizing the County Administrator to execute the agreement on behalf of St. Johns County. *For more information, contact Gordon Smith, Assistant Director Engineering/Operations at 904 209-2709*
26. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator or his designee, to execute an **Interlocal Agreement with the Town of Hastings to aid in completion of their St. Johns River Water Management District Cost-Share funded water main replacement project**. *For more information, contact Gordon Smith, Assistant Director of Engineering/Operations at 904 209-2709*
27. Motion to approve the **transfer of \$28,595 from General Fund Reserves** to Management Information Services for completion of the **Cisco Emergency Responder project**. *For more information, contact Wylie Thibault, MIS Director at 904 827-6851*
28. **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*
29. Motion to adopt Resolution 2017- \_\_\_\_\_, authorizing the County Administrator, or his designee, to **purchase two (2) new 6" Mobile Diesel Pumps and five (5) 4" Mobile Diesel Pumps at a total price of \$219,518.98 from Xylem Dewatering Solutions**, subject to the terms and conditions of the Florida Sheriff's Association Contract # FSA17-VEH15.0. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*
30. Motion to approve transfer of **\$55,000 from Impact Fee District 1 - Capital Outlay Reserve to Impact Fee District 1 - Improvements O/T Buildings to fund construction documents**. *For more information, contact Billy Zeits, Assistant Director at 904 209-0322*
31. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute a **Conditional Non-exclusive Use Permit between St. Johns County and St. Augustine R/C Flyers**, allowing for the use of a portion of County-owned property known as **Phase I of the Tillman Ridge Landfill Site for recreational operation of unmanned aircrafts**. *For more information, contact Jamie Baccari, Community Program Manager at 209-0377*
32. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **Library's Annual Plan of Service 2017-2018**, as required by the State Library of Florida in order to receive annual State Aid to Libraries Grant funding. *For more information, contact Debra Rhodes Gibson, Library Director at 827-6926*
33. Motion to authorize payment from **Educational Facilities Authority (EFA) funds to W.H. O'Connell & Associates, PA** for services rendered to the EFA in the amount of \$3,025.00, and to Department of Economic Opportunity for annual registration in the amount of \$175.00. *For more information, contact Melissa Glasgow, Economic Development Director at 904 209-0552*
34. Motion to approve the **Fiscal Year 2017 end-of-year fund reserve transfers** per the attached schedule to **ensure fiscal year-end positive account balances per the Administrative Code**. *For more information, contact Devin Cousins, Budget Analyst at 209-0569*
35. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto between **St. Johns County and the City of St. Augustine to provide tourist related services, including funding, operation of a visitor information center and program implementation**. *For more information, contact Tera Meeks, Director, Tourism & Cultural Development at 209-4428*

36. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto between **St. Johns County and the St. Johns County Chamber of Commerce, providing for tourist related services as specified.** *For more information, contact Tera Meeks, Director, Tourism & Cultural Development at 209-4428*
37. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, conditions and requirements of a **Comprehensive Medical Agreement between St. Johns County and Flagler Hospital, Inc.** and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6094*
38. Motion to Approve Minutes:
- 10/03/17, BCC Regular Meeting
  - 10/10/17, BCC Emergency Meeting
  - 10/17/17, BCC Regular Meeting
  - 10/24/17, BCC Emergency Meeting
  - 10/31/17, BCC Emergency Meeting
39. **Proofs:**
- a) Proof: Notice of Hearing, 10/20 Legislative Delegation Meeting, published on October 11, 2017, in the St. Augustine Record.
  - b) Proof: Request for Qualifications, RFQ 18-01; SJC Sports Tourism Study, published on October 5, 2017, and October 12, 2017, in the St. Augustine Record.
  - c) Proof: Request for Bids, Bid No.: 18-18; Public Safety Docking Facility at Vilano Boat Ramp, published on October 4, 2017, and October 11, 2017, in the St. Augustine Record.
  - d) Proof: Request for Bids, Bid No.: 18-20; Liquid Biosolid Hauling, published on October 13, 2017, and October 20, 2017, in the St. Augustine Record.
  - e) Proof: Request for Bids, Bid No.: 18-19; Portable Restroom Rental and Servicing, St. Augustine Amphitheatre, published on October 13, 2017, and October 20, 2017, in the St. Augustine Record.
  - f) Proof: Request for Proposals, RFP No.: 18-22; Utility Rehabilitation/Construction Services, published on October 18, 2017, and October 25, 2017, in the St. Augustine Record.
  - g) Proof: Request for Qualifications, RFQ No.: 18-21; Shared-Use Non-Motorized (SUN) Trail – St. Johns River-to-Sea Loop Planning Study, published October 18, 2017, and October 25, 2017, in the St. Augustine Record.

