

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, September 5, 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
- ❖ Proclamation recognizing September 17-23, 2017 as Constitution Week
- ❖ Proclamation recognizing September 2017 as the 40th Anniversary of the St. Johns County Library System
- ❖ Acceptance of Proclamation
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Phong T Nguyen, Divison Manager - Transportation Development

1. **Public Hearing * Request approval of a Resolution adopting the Regional Multi-modal Transportation Plan as adopted by the Northeast Florida Regional Transportation Commission (RTC).** Mr. Alan Mosley, Executive Director of the NE FL Regional Transportation Commission, will present the Regional Multi-Modal Transportation Plan (PLAN) for NE FL and seek approval from the St. Johns County Board of County Commissioners to adopt the PLAN.

Presenter - Patrick McCormack, County Attorney

2. **Westminster St. Augustine Revenue Bonds.** The St. Johns County Industrial Development Authority (the "Authority") adopted on August 14, 2017 a resolution authorizing the issuance of its not to exceed \$47,500,000 Retirement Facility Revenue Bonds (Westminster St. Augustine Project), Series 2017A and Taxable Series 2017B (the "Bonds"). The proceeds of the sale of the Bonds would be loaned to Westminster Pines, Inc. for the purpose of financing and refinancing the acquisition and improvements to a continuing care retirement community known as Glenmoor (and to be known as Westminster St. Augustine) located within St. Johns County, Florida. The Internal Revenue Code requires public approval of the tax-exempt portion of the Bonds by a governmental unit such as the Board. Additionally, Florida Statutes requires that the Board approve bonds of this type issued by the Authority. The Bonds are payable solely by revenues from Westminster Pines, Inc. The Bonds are not a debt of St. Johns County or of the Authority. The Bonds are payable solely from revenues to be pledged therefor under certain financing agreements to be entered into between the IDA and Westminster Pines. The Board's adoption of this resolution does not constitute an endorsement of the creditworthiness of Westminster Pines; a recommendation to any prospective purchaser to purchase the Bonds; and evaluation of the likelihood of the repayment of the debt service on the Bonds; or approval of any required permits relating to the Westminster St. Augustine Project.

Presenter - Paolo S. Soria, Assistant County Attorney

3. **Land Development Code Amendments - Ordinance rescinding the entirety of Land Development Code Section 5.03.02.H, Architectural Review by Associations.** This Ordinance amends the St. Johns County Land Development Code, Ordinance 99-51, as amended, to rescind and remove Section 5.03.02.H, Architectural Review by Associations. This Ordinance was reviewed by the Planning and Zoning Agency on August 17, 2017. This Ordinance has a companion, replacement ordinance to establish notice provisions for registered associations in lieu of permit approval by associations.

4. **Enactment of Ordinance establishing Notice proceedings for architectural permits received in communities with Registered Architectural Review Associations (RARAs).** 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" in a community with a Registered Architectural Review Association, along with associated fees for the noticing system that may be set by future action. Please see the Staff Report for the previous companion item for additional details.

Presenter - Joseph Giammanco, Disaster Recovery Manager

District 3

5. **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.

Presenter - Joseph Cearley, Special Projects Manager

District 3

6. **Public Hearing * MAJMOD 2017-07 Wal-Mart Stores PUD.** Request for a Major Modification to the Wal-Mart Stores PUD to allow for package sales of alcoholic beverages, the construction of a 4,514 square foot addition to the building to serve as a liquor store, and to add waivers regarding alcohol sales separation requirements and size of signs.

Presenter - Valerie Stukes, Planner

District 3

7. **Public Hearing * REZ 2017-05 Circle K at US 1 & SR 206.** Request to rezone approximately 4.31 acres from Commercial, General (CG) with conditions to Commercial, General (CG) to allow for redevelopment without site plan review via public hearing. The subject property is located in the northeastern quadrant of State Road 206 East and US 1 South. If approved, the Use categories will remain the same (residential, cultural institutional, neighborhood business and commercial, general business, office and professional and neighborhood public service Uses). The Planning and Zoning Agency recommended approval with a 6-0 vote.

Presenter - Shannon Acevedo, Planner

District 3

8. **2391 US Highway 1 S One Year Limitation Waiver (REZ 2016-05).** Request to the Board of County Commissioners to waive the one-year limitation for consideration of a Rezoning to the subject property at 2391 US Highway 1 South. Ordinance No. 2017-05 was approved on January 17, 2017, with an effective date of January 24, 2017 to rezone the subject property to Commercial, Intensive (CI). The applicant has filed a rezoning (REZ 2017-11) to the recently approved Rezoning (REZ 2016-05) to rezone a portion of the property from Commercial, Intensive (CI) to Commercial, Warehouse (CW). Pursuant to LDC 9.04.05.A, Re-Application after approval of rezoning, whenever the BCC has changed the zoning classification of land, the Planning and Zoning Agency shall not then consider any application for rezoning of any part or all of the same land for a period of one (1) year from the effective date. However, pursuant to LDC 9.04.05.C, the time limits may be waived by the affirmative of a majority of the Board of County Commissioners when such action is deemed necessary to prevent injustice or to facilitate proper development of the County.

Presenter - Beverly Frazier, Planner

District 3

9. **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. The revised and original modification MDP documents are included in Attachment 1 of the staff report.

Presenter - Michael D. Wanchick, County Administrator

District

10. Dissolution of the Town of Hastings. On August 14, 2017 the Hastings Town Commission held the Second and Final Reading of Ordinance #2017-003 regarding the dissolution of the Town of Hastings, Florida Municipal Corporation and revoking its charter. The Town Commission voted to move forward with placing the Proposition to Dissolve the Town of Hastings on a November 7, 2017 ballot. The County is conducting a review of the available information regarding the provision of services to the Hastings community. This review serves the dual purposes of determining the estimated financial and operational impacts to the County and provides information for the Hastings voters to utilize when voting on November 7, 2017. In order to provide information to the Hastings community prior to the vote, the Board should take action at its September 5, 2017 or September 19, 2017 Commission meeting to set the conditions for Utility operations and general operations for the Hastings area in the event of dissolution.

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

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, September 5, 2017 9:00 AM

Please be sure all cellular devices are turned off for the duration of the County Commission Meeting

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 **2017-2018 Solid Waste Cost, Assessment Rates, and Non-Ad Valorem Assessment Roll for the Solid Waste MSBUs** and authorizing the Chairman to certify and deliver the 2017-2018 Assessment Roll to the St. Johns County Tax Collector. For more information, contact Wade Schroeder, Office of Management & Budget at 209-0570
3. Motion to adopt Resolution 2017-_____, approving the **final plat for Julington Lakes - Phase 4 Unit 1 (Replat)**. For more information, contact Lisa Brown, Application Review Supervisor at 209-0692
4. Motion to adopt Resolution 2017-_____, approving the **final plat for Woodlawn Acres**. For more information, contact Lisa Brown, Application Review Supervisor at 209-0692
5. Motion to adopt Resolution 2017-_____, approving the County Administrator or his designee to submit and execute a **Federal Transit Administration (FTA) section 5307 grant to receive \$250,000 in Surface Transportation Program (STP) funding**; and to recognize and appropriate within the Fiscal Year 2018 Transit System Fund. For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630
6. Motion to adopt Resolution 2017-_____, approving the addition of assessments, approving the **2017-2018 Non-ad Valorem Assessment Rolls for Private Road Grading MSBUs and Right-of-Way MSBUs**, and authorizing the Chair, or designee, to certify and deliver the 2017-2018 assessment roll to the St. Johns County Tax Collector. For more information, contact Damon Douglas, Land Management Systems Project Manager at 209-0794
7. Motion to adopt Resolution 2017-_____, approving the **2017-2018 Non-ad Valorem Assessment Roll for the Treasure Beach Canals MSBU** and to authorize the Chair, or designee, to certify and deliver the 2017-2018 assessment roll to the St. Johns County Tax Collector. For more information, contact Damon Douglas, Land Management Systems Project Manager at 209-0794
8. Motion to adopt Resolution 2017-_____, adopting and approving the **2017-2018 Non-ad Valorem assessment roll for the Ponte Vedra Wastewater Vacuum Sewer Project pursuant to Resolution 2002-245**, and authorizing the Chair, or designee, to certify and deliver the 2017-2018 assessment roll to the St. Johns County Tax Collector. For more information, contact Damon Douglas, Land Management Systems Project Manager at 209-0794

9. Motion to adopt Resolution 2017-_____, approving the **2017-2018 Non-ad Valorem Assessment Roll for the Moultrie Crossing Lift Station MSBU** and to authorize the Chair, or designee, to certify and deliver the 2017-2018 assessment roll to the St. Johns County Tax Collector. *For more information, contact Damon Douglas, Land Management Systems Project Manager at 209-0794*
10. Motion to adopt Resolution 2017-_____, accepting a **Grant of Easement for offsite drainage in connection with the Nocatee Landing Trail Roadway project.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
11. Motion to adopt Resolution 2017-_____, approving the terms, provisions, conditions, and requirements of the grant request from the Board of County Commissioners of St. Johns County, Florida, to the **State of Florida Department of Environmental Protection**, and authorizing the County Administrator to budget for the **Joint Participation Funds required for Beach Management Funding Assistance.** *For more information, contact Jay Brawley, County Engineer at 904 209-0113*
12. Motion to adopt Resolution 2017-_____, approving the terms and conditions of the **Non-Exclusive Franchise Agreement** for Construction and Demolition debris between St. Johns County, Florida and **North Florida Waste Management, LLC**, and authorizing the County Administrator, or designee, to execute the Non-Exclusive Franchise Agreement on behalf of the County. *For more information, contact Wendy Hicks, Solid Waste Manager at 827-6982*
13. Motion to authorize the County Administrator to submit an application on behalf of the County to the **Florida Department of Economic Opportunity for the Florida Job Growth Grant Fund**, and to execute any and all required documents. *For more information, contact Greg Caldwell, Assistant Public Works Director at 904 209-0268*
14. Motion to adopt Resolution 2017 – _____, authorizing the County Administrator or his designee to enter into one **contract amendment (time extension only) to the City of St. Augustine Beach Reuse Main cost-share agreement**, on behalf of St. Johns County. *For more information, contact Gordon Smith, Assistant Director Engineering/Operations at 904 209-2709*
15. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to purchase a **furniture package in the amount of \$153,863.59 from Office Environments & Services**, subject to the terms and conditions of the Florida State Contract #425-001-12-1. *For more information, contact Mike Dalton, Director of Facilities Management at 904 209-0190*
16. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to **enter into negotiations with**, and if negotiations are successful, enter into a contract substantially in the same form as attached, with the top ranked firm, **Jones Edmunds & Associates, Inc., for Construction Administration Services** for the Pavement Management Work Plan. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
17. Motion to approve Resolution 2017-_____ authorizing the county administrator, or designee, to execute an amended **Economic Development grant agreement** substantially in the same form as attached with **Ansbacher Law, P.A.** on behalf of St. Johns county. *For more information, contact Melissa Glasgow, Director of Economic Development at 209-0552*
18. 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*

19. Motion to declare one **Motorola Quantar VHP Repeater System as surplus**, and authorize the County Administrator, or his designee, to donate the equipment to Clay County Emergency Management *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*

20. Motion to adopt Resolution 2017-_____, authorizing the County Administrator, or his designee, to **award Bid No. 17-60** and to execute a purchase order in the amount of **\$119,648.00 to Nations Bus Sales** for the purchase of **one (1) Bookmobile** for the St. Johns County Public Library. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*

21. Motion to adopt Resolution 2017-_____, recognizing and **appropriating a contribution of \$22,444.23 from Firehouse Subs Public Safety Foundation** related to the Fiscal Year 2017 budget. *For more information, contact Edward Houston, Deputy Chief, SJCFR at 209-1778*

22. Motion to approve Minutes:
 - 08/15/17, BCC Regular
 - 08/08/17, BCC Workshop
 - 08/01/17, BCC Regular

23. **Proofs:**
 - a) Proof: Request for Bids, Bid No.: 17-46; Removal of Recycling Materials from Tillman Ridge Landfill, published July 26, 2017 and August 2, 2017 in the St. Augustine Record.
 - b) Proof: Notice of Hearing, 8/15 Solid Waste Ordinance, published August 4, 2017 in the St. Augustine Record.
 - c) Proof: Request for Bids, Bid No.: 17-70; Purchase of Mechanical Bandscreen and Screenings Wash Pressure for the Players Club Water Reclamation Facility, published on July 31, 2017 and August 7, 2017 in the St. Augustine Record.
 - d) Proof: Request for Bids, Bid No.: 17-75; Riverdale and Doug Crane Boat Ramps Dredging, published August 4, 2017 and August 11, 2017 in the St. Augustine Record.
 - e) Proof: Notice of Receipt of Unsolicited Proposal, Construction of VA Community-Based Outpatient Clinic, published August 3, 2017 and August 10, 2017 in the St. Augustine Record.
 - f) Proof: Request for Bids, Bid No.: 17-74; Ponte Vedra Sanitary Sewer Manhole Rehabilitation – Group 1, published on August 2, 2017, August 9, 2017, and August 16, 2017 in the St. Augustine Record.