

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, Vice-Chair
District 4 - Jay Morris
District 5 - Henry Dean, Chair



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Tuesday, August 21, 2018 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
- ❖ Recognition of 40 years of Service
- ❖ Lieutenant Lenora Leddy Retirement Recognition
- ❖ Proclamation supporting Northeast Florida Regional Council
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Teresa Bishop, Planning Division Manager

District 1

1. **Public Hearing * PUD 2016-20 Shoppes at Mill Creek Forest.** A request to rezone approximately 124 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for 399,000 square feet of commercial/retail space and 135,000 square feet of professional office space, located at Greenbriar Road and Longleaf Parkway. The Planning and Zoning recommended approval The Planning and Zoning Agency recommended approval at its July 19, 2018 meeting with a 6-1 vote.

Presenter - Cynthia A. May, Senior Planner

District 2

2. **Public Hearing * REZ 2018-06 UPS Expansion St. Augustine.** Request to rezone approximately 2.04 acres of land from Open Rural (OR) to Industrial Warehouse (IW) to match the existing zoning on the remainder of the property and accommodate expansion to improve facility operations at 2855 Industry Center Road. The Planning and Zoning Agency held a public hearing on July 19, 2018 and voted 7 to 0 in favor of recommending approval of the application.

District 3

3. **Public Hearing * PUD 2017-08 Deerfield Forest.** PUD 2017-08 Deerfield Forest, request to rezone approximately 37.3 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 63 unit single-family residential development on the south side of Watson Road and West of Crescent Technical Court. The subject property has access to Watson Road by way of Deerfield Forest Drive through Deerfield Meadows PUD. On July 5, 2018, the Planning and Zoning Agency held a public hearing and voted 7 to 0 to recommend denial.

District 2

- 4. Public Hearing * CDD 2017-03 Grand Oaks Community Development District (CDD).** Petition to establish the Grand Oaks Community Development District located entirely within St. Johns County, Florida. The proposed District covers approximately 450 acres of land. The site is generally located along the south side of State Road 16 approximately 2 miles west of the I-95 interchange and 3 miles east of the Pacetti Road/International Golf Parkway intersection. The subject property is zoned Grand Oaks PUD. The CDD includes only the area of the Grand Oaks PUD planned for up to 999 single-family residential dwelling units. Florida Statutes, Chapter 190 provides the local government in which the DCC is located may conduct a public hearing to consider the relationship of the Petition to the six factors specified in the Statute. The CDD proposes to finance, acquire, construct, operate, and maintain the following types of infrastructure, but not limited to: roadways, water, wastewater, and reuse facilities, storm water management, recreation facilities, irrigation, landscaping, wetland/upland restoration and mitigation. The estimated cost of the planned improvements under this CDD is approximately \$32,692,000. The establishment of the CDD does not obligate the County to ownership, operation or maintenance of any infrastructure.

Presenter - Joseph C. Cearley, Special Projects Manager

- 5. Discussion on various potential Land Development Code amendments.** This item is a discussion item on several possible changes to the Land Development Code. Staff will be seeking general direction from the Board on the following topics: 1.) Rural Industries Land Use 2.) Brewpubs and Microbrewery Land Use 3.) Follow up discussion on the expired Domestic Hens pilot program. 4.) Three-Hundred (300) foot separation requirements for underground storage tanks (fuel)

Presenter - Joseph Giammanco, Disaster Recovery

- 6. Hurricane Irma Federally-Funded Public Assistance State Agreement.** FEMA's Public Assistance program is a Federal grant to aid State and Local governments in returning a disaster area to pre-disaster conditions. A minimum of 75% of eligible cost is provided to primarily address the repair and restoration of public facilities and infrastructure which have been damaged or destroyed, or the restoration of services which were negatively impacted. Because St. Johns County's request for Public Assistance (RPA) was approved and projects are being obligated, it is now necessary for to enter into the attached Agreement with the Florida Division of Emergency Management. Under new policy from the State it is required for each project obligation that a separate Federally-Funded Subaward and Grant Agreement be signed.

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

- 7. Consider initial appointments to the Citizens Flood Mitigation Advisory Committee.** Per Resolution 2018-88, the St. Johns County Board of County Commissioners ("Board") established the Citizens Flood Mitigation Advisory Committee ("CFMAC"), a nine-member committee with the stated purpose of helping evaluate a program for public information regarding flood safety and protection of floodplains, a flood insurance coverage improvement plan, and a floodplain management or hazard mitigation plan. This item seeks the appointment of the initial members of the CFMAC. The regular term for members of the CFMAC will be four years. However, to ensure continuity, the terms of the initial appointee members shall be as follows: two (2) regular member shall be appointed to a 1-year term; two (2) regular members shall be appointed to 2-year terms; two (2) regular members shall be appointed to 3-year terms; and three (3) regular members shall be appointed to 4-year terms. After the initial term, those initial appointee members who served a term of less than 4 years would be eligible to serve another 2 consecutive 4-year terms, while those who had served a 4-year term would be eligible to serve for only 1 additional 4-year term. Please find attached for your review and consideration are the 11 applications submitted to the County: Ralph Klein (Dist. 3), Denis Frazel (Dist. 5), Jessica Veenstra (Dist. 3), Steve McInall (Dist. 1), Joe Stephenson (Dist. 3), Dennis Ginder (Dist. 1), Juan Delgado (Dist. 5), Raymond Sharp (Dist. 1), Michael Bruce (Dist. 5), Lisa Ward (Dist. 4) and Peter Dorpema (Dist. 3). Building Division staff has gathered information and impression on the applicants. Staff has proposed non-binding recommendations and proposed initial terms for each recommended appointee. The Board may consider all 11 applicants for the 9 positions. At the Board's discretion, the Board may (a) appoint the nine members recommended by staff, along with the terms recommended, together in one motion OR (b) appoint each member individually and either assign specific terms to each member or allow the terms for each member to be designated by drawing lots at the first meeting of the CFMAC.

- ❖ 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 2018-_____, approving the **final plat for Bannon Lakes Phase 1B-1B.** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720*
3. Motion to adopt Resolution 2018-_____, approving the **final plat for Reserve at Greenbriar - Phase One A Replat.** *For more information, contact Kelly Dobbins, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2018-_____, approving the **final plat for Shearwater Phase 2A-2 (Replat).** *For more information, contact Kelly Dobbins, Application Review Supervisor at 209-0603*
5. Motion to adopt Resolution 2018-_____, approving the **final plat for Twenty Mile at Nocatee Phase 5C.** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2018-_____, approving the **final plat for Shearwater Phase 1C (Replat).** *For more information, contact Kelly Dobbins, Application Review Supervisor at 209-0603*
7. Motion to adopt Resolution 2018-_____, accepting a **Final Release of Lien, Warranty, Easement for Utilities, and Bill of Sale and Schedule of Values** conveying all personal property associated with the reuse, water, sewer, and sewer force main systems to serve **Southaven Phase IIB located off International Golf Parkway.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
8. Motion to adopt Resolution 2018-_____, accepting a **Final Release of Lien, Warranty, Easement for Utilities, a Special Warranty Deed, and Bill of Sale and Schedule of Values** conveying all personal property associated with the reuse, water, sewer, and sewer force main systems to serve **Tomoka Pines located off State Road 16.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
9. Motion to adopt Resolution 2018-_____, accepting a **Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values** conveying all personal property associated with the water and sewer lines to serve **Truck Crane Solutions located off Agricultural Center Drive.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

10. Motion to adopt Resolution 2018-_____, accepting a **Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values** conveying all personal property associated with water lines serving **Vanco Farms Industrial Cooler located off E St. Johns Avenue and State Road 207**. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
11. Motion to adopt Resolution 2018-_____, accepting a **Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values** conveying all personal property associated with water and sewer lines serving **AutoZone #6526 located off US 1 South**. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
12. Motion to adopt Resolution 2018-_____, accepting a **Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values** conveying all personal property associated with a force main extension at **5284 Atlantic View**. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
13. Motion to adopt Resolution 2018-_____, accepting a **Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values** conveying all personal property associated with a force main extension at **5313 Pelican Way**. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
14. Motion to adopt Resolution 2018-_____, accepting a **Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values** conveying all personal property associated with water and sewer lines serving **Shelton Office Warehouse (aka Shelton Auto Window Tint) located off US 1 South**. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
15. Motion to adopt Resolution 2018-_____, accepting a **Final Release of Lien, Warranty, Easement for Utilities, a Special Warranty Deed, and Bill of Sale and Schedule of Values** conveying all personal property associated with the reuse, water and sewer systems to serve **Windward Ranch Phase Six located off State Road 16**. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
16. Motion to adopt Resolution 2018-_____, accepting a **Grant of Easement from Healthy U Now Foundation, Inc.** to St. Johns County for **future maintenance of a sidewalk along Joe Ashton Road**. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
17. Motion to adopt Resolution 2018-_____, authorizing the Clerk of the Courts, under Section 95.361(2), Florida Statutes, to **file the survey map for Varella Avenue, serving as prima facie evidence of ownership** of the road to the County for land already dedicated to the County and continuously maintained by the County for at least the immediate past twenty years. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
18. Motion to adopt Resolution 2018-_____, authorizing the **Chair to execute a Quit Claim Deed** on behalf of the County to correct a dedication error on the **Plat of Aberdeen (D.R. Horton - Phase 3)**. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
19. Motion to approve Resolution 2018-_____, authorizing the Chair or the County Administrator to enter into an **interlocal agreement with the Twin Creeks North Community Development District** for the District to install and maintain landscaping improvements in CR 210, a County right-of-way. *For more information, contact Paolo S. Soria, Senior Assistant County Attorney at 904 209-0809*

20. Motion to adopt Resolution 2018-_____, approving the terms, provisions, conditions, and requirements of a **Settlement Agreement and Release with Petticoat-Schmitt Civil Contractors, Inc.** relating to disputed amounts for the CR210/I-95 improvement project; authorizing the County Administrator, or designee, to execute the Settlement Agreement and Release on behalf of the County; and authorizing the transfer of \$70,000.00 from Transportation Trust Fund Reserves to Capital Projects to be used for payment under the Settlement Agreement and Release. *For more information, contact Bradley Bulthuis, Senior Assistant County Attorney at 904 209-0805*
21. 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, Purchasing Manager at 209-0158*
22. Motion to adopt Resolution 2018-_____, authorizing the County Administrator, or his designee, **to award RFP 18-49; Development, Installation & Implementation of Access Control Security System for St. Johns County Detention Center** and to enter into negotiations with the top ranked firm, **Miller Electric Company**, and upon successful negotiations, execute a contract to complete all work associated with Phase 1 of the project, including submission of a proposal for the completion of Phase 2 as described in RFP, and further authorizing the County Administrator, or his designee, to conduct the initial review of such proposal for final consideration by the BCC. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
23. Motion to adopt Resolution 2018-_____, authorizing the County Administrator, or designee, **to award RFP No: 18-68; CDBG-DR Environmental Consulting Services to the top eight (8) ranked firms**, as provided herein, to enter into negotiations, and upon successful negotiation, execute contracts, in substantially the same form and format as attached, for performance of the services provided in RFP No: 18-68. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
24. Motion to execute and issue the **Certificate of Public Convenience and Necessity for Century Transport Services, Inc.** effective until September 15, 2021. *For more information, contact Jeremy Robshaw, Fire Rescue Deputy Chief at 904 209-1750*
25. Motion to adopt Resolution 2018-_____, approving the terms, conditions, and requirements of the grant agreement between St Johns County and the **U.S. Department of Housing and Urban Development**, authorizing the County Administrator or designee to execute the agreement on behalf of the County; and recognizing and appropriating the grant in the amount of \$17,956 into the General Fund Social Services Department for Fiscal Year 2019. *For more information, contact Shawna Novak, HHS Director at 904 209-6089*
26. Motion to adopt Resolution 2018-_____, approving the terms, conditions and requirements between **St. Johns County and Children's Home Society, Inc. to conduct Parent Resources for Information, Development and Education (PRIDE) training classes** as allowed and funding by Department of Children and Families contract for Community Based Care, and authorizing the County Administrator, or designee, to execute the extension agreement on behalf of the county. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*

27. Motion to adopt Resolution 2018-_____, authorizing the County Administrator or his designee, to take the necessary steps to submit an application for **St. Johns County to become a Housing and Urban Development (HUD)-Approved Counseling Agency**. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
28. Motion authorizing the County Administrator, or designee, to seek available grant funding to complete the proposed improvements to the **Cora C. Harrison Preserve** described herein, and further authorizing the County Administrator, or designee, to execute all grant applications, agreements and supplemental documents necessary to secure such funding for completion of the project. *For more information, contact William Conrad Smith, Director at 904 209-0324*
29. Motion to adopt Resolution 2018-_____, authorizing the County Administrator (or designee), on behalf of the County, to assume the duties and responsibilities provided by the award of the **Florida Recreation Development Assistance Program Grant for completion of Phase I Improvements at Hasting Park** as described herein, and further authorizing the County Administrator (or designee) to execute all agreements and supplemental documentation necessary to secure the grant funds. *For more information, contact William C. Smith, Director at 209-0324*
30. Motion to adopt Resolution 2018-_____, authorizing the County Administrator (or designee), on behalf of the County, to assume the duties and responsibilities provided by the award of the **Florida Recreation Development Assistance Program Grant for completion of the Phase II Improvements at Railroad Park** as described herein, and further authorizing the County Administrator (or designee) to execute all agreements and supplemental documentation necessary to secure the grant funds. *For more information, contact William C. Smith, Director at 209-0324*
31. **Motion to adopt the St. Johns County Board of County Commissioners Deferred Compensation Plan Investment Policy Statement.** *For more information, contact Stacey Stanish, Director, Administrative/Support Services at 904 209-0635*
32. Motion to adopt Resolution 2018-_____, authorizing the County Administrator, or designee, to award **Employer-Paid Basic Life and AD&D, Employer-Paid Long Term Disability, Voluntary Life and Voluntary Short Term Disability Insurance to The Standard**, to enter into negotiations, and upon successful negotiations, execute an agreement for performance of the services provided in the market analysis together with any required supplemental documentation as well as any subsequent amendments to the agreement that are administrative in nature, and do not change or modify any material terms of the agreement. *For more information, contact Stacey Stanish, Director, Administrative and Support Services at 209-0545*
33. Motion to approve minutes:
- 07/17/18, BCC Regular Meeting
 - 07/24/18, BCC Special Meeting
 - 07/25/18, BCC/City of St. Augustine Joint Meeting

34. Proofs:

Proof: Notice of Public Hearing, An ordinance of SJC to the operation of golf carts, low speed vehicles, and mini trucks on county roads and sidewalks, published on July 7, 2018, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 18-62; Masters Tract Soil Stockpile Sale & Removal, published on July 2, 2018, and July 9, 2018, in the St. Augustine Record.

Proof: Notice of Meeting, Joint Meeting with the City of St. Augustine Commission on July 25, 2018, published on July 11, 2018, in the St. Augustine Record.

Proof: Notice of Public Hearing, An ordinance of SJC relating to alcohol beverage special use permits, fence height measurement, RV parking and boat storage, separation requirements for gas stations located adjacent to residential zoned properties, creation of animal care facilities, and clarifying resubmittal and expiration of development permit applications, published on July 3, 2018, and July 10, 2018, in the St. Augustine Record.

Proof: Notice of Public Hearing, An ordinance of SJC relating to standards for transportation concurrency and transportation access standards in the unincorporated areas of St. Johns County and overlay districts, published on July 7, 2018, and July 24, 2018, in the St. Augustine Record.