

# 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, June 6, 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
- ❖ Proclamation Raising Human Trafficking Awareness
- ❖ Recognition of EOC Director Linda Stoughton for recent accomplishments and awards
- ❖ Florida Chamber Orchestra Performance
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Jesse Dunn, Assistant Director, OMB**

1. **Constitutional Officers' Fiscal Year 2018 Budget Presentations.** Presentation of the Constitutional Officer's tentative budgets for Fiscal Year 2018. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector and Property Appraiser are fee-based, it is not required for their budgets to be submitted to the BCC at this time. Each Constitutional Officer will make a brief oral presentation to the BCC relative to their respective tentative budget. The tentative presentation order will be Supervisor of Elections Vicky Oakes followed by the Clerk of Court Hunter S. Conrad. Sheriff David B. Shoar will make his budget presentation to the Board on June 20, 2017.

### **Presenter - Wanda Forrest, North Florida TPO, Transportation Planning Manager**

2. **Presentation on North Florida TPO Transportation Improvement Program (TIP) FY 2017/18-2021/22.** The TIP identifies all publicly funded highway, transit and aviation projects within the North Florida TPO area. This area includes all of Duval County and significant portions of Clay, St. Johns and Nassau Counties. This report will cover projects significant to St. Johns County.

**Presenter - Zachary Moore, Planner**

**District 3**

3. **Public Hearing \* MAJMOD 2017-02, St. Augustine Shores.** MAJMOD 2017-02, St. Augustine Shores, a request for a Major Modification to the St. Augustine Shores Planned Unit Development (PUD) to allow for a 2,500 square foot restaurant with a drive-through and to allow 27,500 square feet of additional commercial and office space on Tract L. The subject property is located at the northeastern quadrant of the intersection at Shores Boulevard and Santa Maria Boulevard, just east of US Highway 1. The Planning and Zoning Agency recommended approval at the May 4, 2017 regular meeting with a 5-0 vote.

**Presenter - Beverly Frazier, Planner**

**District 1**

4. **Public Hearing \* COMPAMD 2016-09 Brylne Ricketts Trust.** Request to transmit a Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) to Residential-A (Res-A) for approximately 19.36 acres. The property is comprised of three (3) parcels of land located on the east side of State Road 13 North, just south of Swamp Oak Trail and adjacent to Rivertown Park. The Planning and Zoning Agency recommended transmittal at the April 6, 2017 regular meeting with a 7-0 vote.

**District 1**

5. **Public Hearing \* MAJMOD 2017-06 Oxford Estates.** MAJMOD 2017-06 Oxford Estates, a request for a Major Modification to the Oxford Estates Planned Unit Development (PUD) to add a waiver to LDC, Section 2.02.04.B.5 to allow mechanical and pool equipment to be located a minimum of three (3) feet from the side or rear lot line. The Planning and Zoning Agency recommended approval at the May 4, 2017 regular meeting with a 5-0 vote.

**Presenter - Cynthia A May, Senior Planner**

**District 3**

6. **Public Hearing \* REZ 2017-01 Moultrie Heights Complex.** REZ 2017-01 Moultrie Heights Complex, a request to rezone approximately 6.73 acres of land from Open Rural (OR) to Commercial General (CG) zoning for a property located at the northwest corner of the intersection of US 1 south and Watson Road. The Planning and Zoning Agency held a public hearing on April 20, 2017, recommending approval of the rezoning by a vote of 6-0, but expressed concerns about the misalignment of the intersection of Watson Road and US Highway 1. Areas of concern discussed by the Agency included traffic, site access, the need for the realignment and improvements to the intersection, drainage, and the compatibility of a commercial use with the adjacent residential community.

**District 1**

7. **Public Hearing \* DRIMOD 2017-02 Twin Creeks (Heartwood).** DRIMOD 2017-02 Twin Creeks (Heartwood), Request to amend the DRI (Resolution 2015-239) to update Section 30 of the Development Order, the School Proportionate Share Mitigation section, to match the revised agreement between the Applicant and the St. Johns County School District. The Planning and Zoning Agency heard this item on May 4, 2017, and recommended approval by a vote of 6 - 0.

**Presenter - Dick D'Souza, Chief Engineer**

**District 5**

8. **Public Hearing \* VACROA 2016-07 - A Public Hearing to vacate a portion of Palm Street (DeBoer).** The applicant requests the vacation of the unopened, unimproved right-of-way of Palm Street within the North Beach Subdivision, lying between the south line of Third Street and the north line of Fourth Street. Based on staff's review thus far, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation.

**Presenter - Teresa Bishop, Planning Division Manager**

**District 1**

9. **Public Hearing \* CDD 2017-01 DP1 Community Development District (CDD) (Durbin Park Pavilion).** Request for the establishment of the DP1 Community Development District (CDD), consisting of 261.36 acres of land, generally located north of Russell Sampson Road, west of I-95, east of St. Johns Parkway and south of Race Track Road. The subject property is zoned Durbin Park PUD (Durbin Park Pavilion), which was approved in December 2016 by the enactment of Ordinance No. 2016-64. The PUD allows up to 700,000 square feet of commercial and office uses. The CDD proposes to fund the construction, operation and maintenance of stormwater; water, reuse, and sewer facilities; street lighting and other applicable electric facilities; entry monuments, common features, parking, landscaping, recreation; and on and off-site roadways. The Petitioner estimates approximately \$39,590,931.00 in costs. The establishment of the CDD does not obligate the County to ownership, operation or maintenance of any infrastructure.

**Presenter - Joseph Giammanco, Disaster Recovery**

10. **Hurricane Matthew Disaster Recovery: Emergency Protective Measures; Constitutional Offices.** In October 2016, Hurricane Matthew inflicted severe impacts to Florida, Georgia, South Carolina and North Carolina resulting in a presidential declaration for federal assistance in categories A & B [Debris Removal and Emergency Protective Measures respectively]. As part of the initial recovery process, Constitutional Offices [St Johns County Sheriff's Office, St Johns County Property Appraiser and St Johns County Clerk] took the necessary actions before, during, and after the disaster to save lives, protect public health and safety, and prevent damage to improved public health and safety, and prevent damage to improved public property. The County estimates that the eligible costs for these Emergency Protective Measures were \$1,985,126.82. 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%. Estimates for eligible reimbursement for expenses related to Force Account Labor, Force Account Material, and Force Account Equipment: FEMA at \$1,488,845.12, State at \$248,140.85, and the County at \$248,140.85. The County portion is requested to be transferred from the appropriate Fund Reserves.

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

11. **Consider two (2) appointments to the Planning and Zoning Agency.** Currently there are two (2) vacancies on the Planning and Zoning Agency due to the expired terms of Dick Williams (District 4) and Archie Wainright (District 5). Please find attached for your review and consideration a recommendation from the Planning & Zoning Agency on the two positions as well as the fourteen applications considered by the Agency (see 5th page of agenda packet for listing). Please note Mr. Wainright's application includes a request for reappointment with information on recusals and attendance. Mr. Williams has served two consecutive terms and is no longer eligible to serve. The Planning and Zoning Agency is the County's Local Planning Agency and makes recommendations to the Commission on all Comprehensive Plans amendments, rezonings, PUDs and Major Modifications, and Land Development Regulation Ordinances. Additionally they have approval authority over zoning variances, minor modifications, and special and temporary use permits. PZA members are not appointed by District; however every reasonable attempt will be made to have all County Commission districts equally represented.

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

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## CONSENT MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, June 6, 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 recognize **\$21,100 paid by AJ Johns, Inc., as unanticipated, and appropriate the funds to the Fiscal Year 2017 Special Revenue Fund Tourist Development Tax.** For more information, contact Stacia Lando, Analyst, Office of Management and Budget at 904 209-0566
3. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Ashby Landing North Phase II.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
4. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Andalusia Phase 2.** For more information, contact Lisa Brown, Application Review Supervisor at 209-0692
5. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Preserve Pointe.** For more information, contact Lisa Brown, Application Review Supervisor at 209-0692
6. Motion to adopt Resolution 2017-\_\_\_\_\_, approving **the final plat for Eventide.** For more information, contact Lisa Brown, Application Review Supervisor at 209-0692
7. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the **final plat for Villages of Valencia Phase 3.** For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720
8. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Special Warranty Deed** conveying a **future reuse pump area** to serve **Bannon Lakes** located off International Golf Parkway. For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762
9. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Deed of Dedication** from **Mill Creek Plaza, LLC to St. Johns County** as required in the Concurrency and Impact Fee Agreement approved March 7, 2017. For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762

10. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the **Chair of the Board**, on behalf of the County, to execute and deliver a **County Deed and Perpetual Easements** to the **State of Florida Department of Transportation conveying right-of-way for the future First Coast Expressway**. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
11. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Special Warranty Deed** conveying a **lift station site**, an **Easement for Utilities**, and a **Bill of Sale** conveying all personal property associated with the **water and sewer system** to **serve Lakewood Pointe** locate off State Road 206 E. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
12. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Special Warranty Deed** conveying a **lift station site, Easements for Utilities and Access**, and a **Bill of Sale** conveying all personal property associated with the **reuse, water and sewer system** to serve **Bannon Lakes Phase 1**, Segment 1, located off International Golf Parkway. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
13. Motion to adopt Resolution 2017-\_\_\_\_\_, accepting a **Special Warranty Deed** conveying a **lift station site, Easement for Utilities**, and a **Bill of Sale** conveying all personal property associated with the **reuse, water and sewer system** to serve **Bannon Lakes Phase 1**, Segment 2, located off International Golf Parkway. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
14. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the **County Administrator**, or his designee, to **award Bid No. 17-30; CR 210 at CR 2209 Intersection Improvements**, and to execute a contract with **Florida Safety Contractors, 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 \$426,750.00. *For more information, contact Joseph Giammanco, Contract Coordinator at 209-0166*
15. 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 Joseph Giammanco, Purchasing Manager at 209-0152*
16. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, conditions and requirements of the **second contract extension agreement** between St. Johns County and the **Children's Home Society, Inc.** and authorizing the County Administrator, or designee, to execute a contract extension agreement substantially in the same form as the attached agreement on behalf of the county. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
17. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, conditions and requirements between St. Johns County and the **Children's Home Society, Inc.** and authorizing the County Administrator, or designee, to **execute the extension agreement** on behalf of the county. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
18. Motion to adopt Resolution 2017-\_\_\_\_\_, certifying the that the **St. Johns Housing Partnership's** affordable **housing project**, which provides for the repair and construction of housing for very-low-income County residents, **is consistent local plans and regulations** and is **eligible** for the **community contribution tax credit program**. *For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089*

19. Motion to adopt Resolution 2017-\_\_\_\_\_, approving the terms, conditions, and requirements of **Amendment 2** between **St. Johns County, Florida and Community Based Care Integrated Health, LLC**, and authorizing the County Administrator, or his designee, to execute an agreement substantially in the same form as the attached Agreement on behalf of the County. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
20. Motion to adopt Resolution 2017-\_\_\_\_\_, amending the **St. Johns County Fee Schedule** for services provided by St. Johns County Departments for Fiscal Year 2017. *For more information, contact Devin Cousins, Budget Analyst at 209-0569*
21. Motion to approve the **Memorandum of Understanding with employU, Inc.** allowing an **on the job training** program for qualified individuals. *For more information, contact Stacey Stanish, Director, Administrative & Support Services at 904 209-0545*
22. Motion to adopt Resolution 2017-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute an agreement with **Florida Drug Testing, Inc.**, in substantially the same form and format as attached hereto, to provide drug screenings and related services for the St. Johns County **Drug Court Programs**. *For more information, contact Ralph Cumberbatch, Adult Drug Court Coordinator at 904 827-5620*
23. **Approval of Minutes:**
  - May 1, 2017, BCC Joint
  - May 2, 2017, BCC Regular
  - May 9, 2017, BCC Emergency
24. **Proofs:**
  - a) Proof: Request for Proposals, RFP No: 17-33 Amphitheatre Farmer's Market Management, published April 07, 2017 and April 14, 2017 in the St. Augustine Record.
  - b) Proof: Request for Bids, Bid No: 17-43; SJC Utility Department Warehouse Expansion, published April 14, 2017 and April 21, 2017 in the St. Augustine Record.
  - c) Proof: Notice of Meeting, Joint BCC and COSAB Meeting, published on April 20, 2017 in the St. Augustine Record.
  - d) Proof: Request for Proposals, RFP No: 17-29 St. Johns County Auditorium and Control Room Audio/Visual and Broadcast System Upgrades, published April 20, 2017 and April 27, 2017 in the St. Augustine Record.
  - e) Proof: Request for Bids, Bid No: 17-41: Fencing for the Tillman Ridge Landfill, published April 26, 2017 and May 03, 2017 in the St. Augustine Record.
  - f) Proof: Notice of Hearing: Drone Ordinance, published April 21, 2017 in the St. Augustine Record.
  - g) Proof: Notice of Public Hearing: Establishment of Ordinance/Regulations Affecting the use of Land - Signs, published April 21, 2017 in the St. Augustine Record.