

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, November 7, 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 November 2017 as National Adoption Month
- ❖ Proclamation recognizing November 11, 2017 as Veterans Day
- ❖ Acceptance of Proclamation
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Neal Shinkre, Director

- 1. Update and Request for Direction: FDEP Dune Restoration Project and Local Share Assessments.** Pursuant to Board direction from the June 20, 2017 meeting, County staff has worked with Neighbors, Giblin & Nickerson and Fishkind & Associates to produce a benefits analysis for the use of the Board for consideration of creating assessment areas to fund the local match for a one-time, Florida Department of Environmental Protection Hurricane Recovery project to restore protective dunes along the critically eroded beaches in South Ponte Vedra and North Beach. Staff will provide an update on the project and ask for direction regarding the creation of assessment areas which will result in preparation of appropriate ordinance/resolutions as well as subsequent community meetings/presentations to formally survey the community's acceptance of the potential project and funding mechanism.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 2

2. **Request for the Board of County Commissioners to consider to hold an optional public hearing for the establishment of the Big Island Community Development District (CDD).** The purpose of this hearing is for your consideration to hold an optional public hearing. St. Johns County has received a Petition to Establish the Big Island Community Development District (CDD). The proposed Big Island CDD encompasses approximately 5,701 acres within the SilverLeaf Development of Regional Impact (DRI) and PUD. Florida Statutes, Chapter 190 provides that CDD proposals 2,500 acres or greater are required to be heard by the Florida Land and Water Adjudicatory Commission (FLWAC), who will rule on the proposed Petition. Chapter 190 further provides the local government, in which the CDD is located, may conduct a public hearing to consider the relationship of the Petition to the six factors specified in Statute. The purpose of this discussion is to determine if the Board of County Commissioners options to have a public hearing on the proposed Big Island CDD. According to the Petition, the CDD covers approximately 5,701 acres of land and is estimated to serve approximately 7,203 residential dwelling units all within the boundaries of the proposed CDD. The CDD proposes to fund roadways, street lighting, stormwater management, irrigation and landscaping, public and private parks/amenity centers, wetland mitigation, and water/sewer/reuse. The estimated cost of the planned improvements under this CDD is approximately \$328,623,730.

Presenter - Danielle Handy, AICP, Chief Planner

District 4

3. **Public Hearing * DRI MOD 2017-01 Caballos del Mar (Quadrille).** Request to amend Map H to convert 89,900 square feet of office/retail to 20 single-family residential dwelling units. The subject property is located north of Solana Road and east of Marsh Landing Parkway. The Planning and Zoning Agency recommended approval of DRI MOD 2017-01 Caballos del Mar (Quadrille) with a vote of 4-0 at the October 5, 2017 hearing based on four (4) findings of fact as provided in the staff report.

District 4

4. **Public Hearing * MAJMOD 2017-04 Marsh Landing (Quadrille).** Request to amend the Master Development Plan to convert 89,900 square feet of office/retail to 20 single-family residential dwelling units. The subject property is located north of Solana Road and east of Marsh Landing Parkway. The Planning and Zoning Agency recommended approval of MAJMOD 2017-04 Marsh Landing (Quadrille) with a vote of 4-0 at the October 5, 2017 hearing based on six (6) findings of fact as provided in the staff report.

Presenter - Kim K. Del Rance, Senior Planner

District 2

5. **Public Hearing * REZ 2016-08 2015 State Road 16.** Request to rezone approximately 20.38 acres of land from Open Rural (OR) to Commercial General (CG), to allow for an existing house to be converted into a gift shop. The subject property is located on SR 16 east of I-95 and just west of Fortner Road. The Planning and Zoning Agency recommended approval with a 6-0 vote.

Presenter - William Young, Utility Director

- 6. Recognition of Unanticipated State Revolving Fund Revenue and Temporary Transfer of Reserve Balances to the Players Club Water Reclamation Facility Project.** The St. Johns County Utility Department was awarded an allocation of \$32,614,400 by the Florida Department of Environmental Protection (FDEP) at the State Revolving Fund (SRF) Priority List meeting on August 9, 2017. Funding in the amount of \$20,000,000 was made available for fiscal year 2018, and \$12,614,400 was placed on the waiting portion for funding in fiscal year 2019. The currently fundable portion of the allocation, or \$20,000,000, needs to be added to be recognized in the fiscal year 2018 Utility System Enterprise Fund budget. The recognition of these funds as current year revenues is required to enable their appropriation towards the award of the Players Club Water Reclamation Facility, Bid No. 17-63. Through the County's formal bid process, Wharton Smith, Inc. was the lowest, responsive, responsible bidder to perform the work for a bid amount of \$32,778,000. The Utility Department proposes that the remaining amount of \$12,778,000 needed to award the project, after the currently fundable portion of the SRF, be allocated from the Utility System Enterprise Fund reserve balances on a temporary basis until the portion of the FDEP SRF Loan presently on the waiting list for anticipated funding at the next fiscal year priority list meeting in 2018. The notice of final agency action from the SRF Priority List meeting on August 9, 2017 is attached for the Board's reference.
- 7. Bid No: 17-63; Players Club Water Reclamation Facility.** This project consists of the construction of the Players Club Water Reclamation Facility which generally includes the provision of all labor, materials, equipment, and incidentals required to construct new facilities and equipment to serve as an advanced wastewater treatment facility with a rated capacity of 2.4 million gallons per day on an annual average day basis. The project will be constructed on an active wastewater treatment plant (WWTP) site and existing WWTP operation shall be maintained until commissioning of the new facility. The scope of work includes but is not limited to all new processes, equipment, buildings, piping, and appurtenances, site work, paving, grading, drainage, demolition of the existing wastewater treatment plant facility, testing, allowances, and permitting all in accordance with the Contract Documents. A detailed scope of work including bid items and allowances can be found in the bid documents. This project is funded through a State Revolving Fund Loan and shall be subject to all Federal-Contract Requirements as provided in the Florida Department of Environmental Protection Supplementary Conditions contained in the bid documents. The bid was advertised on August 14, 2017 in accordance with St. Johns County Purchasing Policy and Procedures. Three (3) bids were submitted on September 27, 2017, with the lowest responsive, responsible bid submitted by Wharton Smith, Inc., in a stipulated price of \$32,778,000.00. Staff recommends the bid be awarded to Wharton Smith, Inc., and a contract executed for the completion of the work specified in Bid No: 17-63. Due to the size of the Addendums, Technical Specifications, and Drawings please contact Jaime Locklear for those documents.

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

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CONSENT AGENDA

County Auditorium
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Tuesday, November 7, 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 approve PFS AGREE 2016-03** and authorize the County Administrator to execute the **Worthington Estates Concurrency and Impact Fee Credit Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
- 3. Motion to adopt Resolution 2017-_____**, authorizing the County Administrator, or designee, to execute an **Easement to Florida Power & Light Company** to allow installation of transmission lines at the corner of **Deerpark Boulevard and State Road 207**. *For more information, contact Gail Oliver, Land Management Systems Interim Director at 209-0770*
- 4. Motion to adopt Resolution 2017-_____**, approving the terms of 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*
- 5. Motion to adopt Resolution 2017-_____**, authorizing the County Administrator, or his designee, to **purchase two (2) 2018 Braun Ambulance from Ten-8 Fire Equipment Inc.** in accordance with the terms and conditions contained in the Florida Fire Chief's Association, Florida Sheriff's Association & Florida Association of Counties Contract # FSA16-VEF12.0 at a total price of \$470,157.62. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
- 6. Motion to adopt Resolution 2017-_____**, authorizing the County Administrator, or his designee, to award **Bid No. 17-73**, negotiate, and upon successful negotiations, execute a contract in substantially same form and format as attached hereto with **DataSavers of Jacksonville** for the provision of as needed **record management and storage services for St. Johns County**. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
- 7. Motion to adopt Resolution 2017-_____**, authorizing the County Administrator, or his designee, to award RFP No: 17-81, **Design Build Services for Bannon Lakes 2.0 MG Ground Storage Tank** and execute a contract with Precon Corporation, in substantially the same form and format as the attached draft for completion of the specified scope of work a lump sum contract price of \$1,061,000.00. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*

8. **Motion to adopt Resolution 2017-_____**, authorizing the County Administrator, or designee, to execute the Letter of Agreement between **St. Johns County and the State of Florida, Agency for Health Care Administration** in substantially the same form as attached on behalf of the County, to provide for the **intergovernmental transfer of an amount not to exceed \$2,400,000**. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6094*
9. **Motion to adopt Resolution 2017-_____**, authorizing the County Administrator, or his designee, to execute a **Memorandum of Understanding between St. Johns County and Big Brother Big Sisters of St. Johns County**. *For more information, contact Jamie Baccari, Recreation Supervisor at 209-0377*
10. **Motion to adopt Resolution 2017- _____**, approving the terms, provisions and conditions of a **maintenance agreement between St. Johns County and the Florida Department of Transportation for landscape maintenance along a portion of SR A1A North and a portion of SR 13**, and authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto on behalf of St. Johns County. *For more information, contact Wil Smith, Director at 209-0324*
11. **Motion to approve Minutes:**
 - September 5, 2017, Regular Meeting
12. **Proofs:**
 - a) Proof: Notice of Hearing, 9/19 Emergency Meeting and Cancellation of Regular 9/19 Meeting of the Board of County Commissioners, published on September 16, 2017, in the St. Augustine Record.
 - b) Proof: Notice of Meeting, Cancellation of 9/19 Special Meeting of the Board of County Commissioners, published on September 16, 2017, in the St. Augustine Record.
 - c) Proof: Notice of Hearing, 9/26 Emergency Meeting of the Board of County Commissioners, published on September 23, 2017, in the St. Augustine Record.
 - d) Proof: Notice of Hearing, 10/3 Special Meeting of the Board of County Commissioners, published on September 26, 2017, in the St. Augustine Record.
 - e) Proof: Request for Proposals, RFP No.: 18-03; Trash Maintenance Services, SJC Beaches, published on September 20, 2017 and September 27, 2017, in the St. Augustine Record.
 - f) Proof: Request for Proposals, RFP No.: 18-16; Demolition & Removal of Structures and Materials, published on September 27, 2017 and October 4, 2017, in the St. Augustine Record.
 - g) Proof: Request for Proposals, RFP No.: 18-04; Portable Restroom Rental and Servicing, published September 27, 2017 and October 4, 2017, in the St. Augustine Record.