

# 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, December 20, 2016 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 recognizing the 75th Anniversary of the United States Air Force Auxiliary and recognizing December 2016 as Civil Air Patrol Month*
- ❖ *Recognition of Doug Timms retirement*
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Melissa Glasgow, Director of Economic Development**

#### **District 2**

1. **MAS HVAC, Inc. Economic Development Grant Agreement.** On November 15, 2016 the Board approved a request to draft a grant agreement with MAS HVAC, Inc. The first annual grant payment would be anticipated during FY 19, with an estimated annual payout of \$18,944. The total estimated value of the incentive is \$160,537.

### **Presenter - Zach Moore, Planner**

#### **District 4**

2. **PUD 2016-10 Oak Trail Preserve.** A request to rezone approximately 36.24 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 26 unit single family home subdivision. The subject property is located along the eastern side of North Roscoe Boulevard, north of its intersection with Canal Boulevard. The subject property consists of approximately 14.93 acres of uplands and 21.31 acres of wetlands, 5.99 acres of which will be impacted. The proposal contains approximately 18.11 acres of Open Space and 1.02 acres of Active Recreation. The Planning and Zoning Agency Hearing for this request was held on November 3, 2016, where the Planning and Zoning Agency recommended approval with a 6-0 vote.

**Presenter - Shannon Acevedo, Application Review Supervisor**

**District 4**

3. **Public Hearing \* VACPLA 2016-01 Ocean Course Drive - petition to vacate Lots 21 and 22 and a portion of Ocean Course Drive.** The subject of this request is to approve the petition for plat vacation VACPLA 2016-01 for Ocean Course Drive. This request seeks to vacate two lots and the abutting un-opened right of way within the Avalon Unit 5 platted subdivision. This request is companion to a non-zoning variance application, NZVAR 2016-09 Rose Lot. The subject property is currently undeveloped and located east of A1A North in the southeast corner of the intersection of Lagoon Course Avenue and Ocean Course Drive. The property is surrounded by a developed, single-family subdivision and a private golf course. The proposed plat vacation consists of Lot 21, Lot 22, and a portion of Ocean Course Drive within the Avalon Unit 5 subdivision. The unopened right of way has been used as a pedestrian path to access the private golf course and the beach. However, the Ponte Vedra Corporation, who owns the abutting golf course recently extended their fence to discourage trespassing onto the golf course from this pathway. The Ponte Vedra Corporation supports this plat vacation request, while many members of the community oppose it. Staff has received 12 letters and a petition with 30 signatures from neighbors formally opposing the plat vacation. They are concerned about wanting to utilize the space of the unopened right of way and believe the plat vacation will create undue enrichment for the adjacent owners. The Ponte Vedra Corporation supports the plat vacation and confirms they have never given permission to access the golf course from the path created within the subject property. The applicant owns both lots and plans to build one single-family residence on the site. Should the plat vacation be approved, a companion application, NZVAR 2016-09 Rose Lot must also be approved in order to obtain a variance from lot frontage requirements allowing a home to be built on the site.

**Presenter - Beverly Frazier, Planner**

**District 4**

4. **Public Hearing \* NZVAR 2016-09 Rose Lot (127 Ocean Course Drive).** Request for a Non-Zoning Variance to LDC Section 6.01.03.A, which requires the width between the side Lots at their foremost points where they intersect with the Street Line to be eighty percent (80%) of the required Lot width, to allow a reduction to thirty-five percent (35%) of the required lot width (i.e. a reduction of the required lot frontage from 80 feet to 35 feet), specifically located at 127 Ocean Course Drive. This request has a companion application (VACPLA 2016-01) to vacate two lots and the adjacent unopened right of way, which creates the unusual lot configuration with reduced street frontage. The Ponte Vedra Zoning and Adjustment Board recommended approval of the variance with a 5-0 vote at the November 14, 2016 meeting.

**Presenter - Patrick Doty, CFM, Planner**

**District 2**

5. **Public Hearing \* CPA(SS) 2016-11 Putman House.** Adoption of CPA (SS) 2016-11 Putman House, a request to amend the Comprehensive Plan Future Land Use Map designation from Agricultural Intensive (A-I) to Residential-A (Res-A) and to add a textual policy to limit the number of dwelling units to one (1). The subject property is approximately five (5) acres in area and is located along an abandoned railway east of the intersection of Old State Road 207 and County Road 13 South. The Planning and Zoning Agency recommends unanimous approval, and no public testimony occurred at their hearing. Please see attached staff report for project details. As this is a small scale Comprehensive Plan Amendment, transmittal to state agencies is not required prior to approval, therefore, this is the only public hearing necessary by the Board to take final action.

**Presenter - Patrick Doty, Planner**

**District 2**

6. **Public Hearing \* NZVAR 2016-08 Putman House.** Request for a Non-Zoning Variance from the platting requirements of Land Development Code, Section 5.01.01, to allow for the completion of construction of a single-family home on a 5 acre lot, specifically located at 7122-A Old State Road 207. This request has a companion application (CPA(SS) 2016-11) for a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map for five acres from Agricultural-Intensive to Residential-A.

**Presenter - Beverly Frazier, Planner**

**District 1**

7. **Public Hearing \* COMPAMD 2016-07 Project Family (5404 Race Track Road).** Adoption hearing for COMPAMD 2016-07, known as Project Family, a Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural Silviculture (R/S) to Intensive Commercial (IC) for approximately 42.3 acres and to add a textual policy to limit the intensity of development to 175,000 square feet of recreational uses and 125,000 square feet of commercial, that in combination do not generate more than 700 p.m. peak hour external trips. The property is located at 5404 Race Track Road, adjacent to the designated Urban Service Area. A companion rezoning application (PUD 2016-14) will be heard concurrently with this proposed amendment. The Planning and Zoning Agency recommended adoption of the amendment at the November 17, 2016 meeting with a 7-0 vote.

**District 1**

8. **Public Hearing \* PUD 2016-14 Project Family (5404 Race Track Road).** Request to rezone from Open Rural (OR) to Planned Unit Development (PUD) to allow for 175,000 square feet of indoor commercial recreation and 125,000 square feet of other commercial development. The subject property is approximately 42.3 acres in area and is located at 5404 Race Track Road. The Planning and Zoning Agency recommended approval of the rezoning at the November 17, 2016 meeting with a 7-0 vote.

**Presenter - Neal Shinkre, P.E., Director of Public Works**

9. **Approval of Purchase and Sale agreements for Star Investors IV LLLP; Turkey Trot 208, LLC; and acceptance of a donation of property from Robinson Improvement Company.** Staff seeks Board approval to acquire rights-of-way (ROW) for certain segments of property to facilitate construction of the future County Road 2209 roadway. As a part of its ongoing transportation planning efforts, the County has long identified a need to accommodate a north/south transportation corridor west of I-95 (see attached location map). The County's requirement to facilitate the construction of such a corridor was first initiated to mitigate the level of service reductions along I-95 needed for the State's approval of projects within St. Johns County. The County's strategic planning efforts over the past ten years have allowed the acquisition of certain southernmost and northernmost portions of this corridor to advance completion of the future roadway construction. The remaining central to southern segments needed are identified in the County's Long Range Transportation and Capital Improvement Plans. Notably, now existing and anticipated mitigation banks located along the proposed CR 2209 corridor impact the County's ability to acquire portions of the property needed to complete construction of the roadway. However, County staff has been able to successfully work with the property owners to re-establish mitigation bank boundaries to accommodate the County's preferred roadway alignment. If the properties referenced above are acquired, the County will then own more than 90% of the ROW necessary to complete construction of the future roadway. Here, the current request is for Board approval to acquire approximately 10.8 miles of 250 ft. wide segments for ROW. If approved, the total acquisition cost is anticipated to be less than \$5 million. Currently, \$2 million for the project is allocated from the County's Road Impact Fees. Accordingly, Staff further requests Board approval to transfer up to \$3 million from the TTF Capital Reserves to the TTF Capital Projects to secure the remaining funds needed to make the acquisition. Alternatively, Staff requests Board approval of a funding mechanism to finance the proposed acquisition as set forth in the attached draft County Payment Certificate.

**Presenter - Damon Douglas, Project Manager**

10. **Budget Transfer to increase the Architecture and Engineering Task Order to Include a Security, Technology and Communication Design and Engineering Firm and Medical Planner for the VA Clinic.** St. Johns County continues to work with the U.S. Department of Veterans Affairs (VA) to find a permanent location for their new St. Augustine Community-Based Outpatient Clinic (CBOC). The VA is currently providing services from their temporary facilities at the intersection of Old Moultrie Road and Southpark Blvd. On December 15, 2015 the VA issued a notice of their desire to enter into a sole source contract with the County to lease built-to-suit space for a new CBOC adjacent to the St. Johns County Health and Human Services Center. The County brought in Architectural and Engineering support to determine the feasibility of the project, and prepare and submit a proposal in response to the VA's sole source solicitation. The County analyzed the costs of the VA's construction requirements and negotiated with the VA to reduce expensive building components. The VA issued an amendment to the SFO on November 18, 2016, setting a due date for offers of March 17, 2017. In order to submit an offer and move forward with negotiations the County's A&E team needs to bring on a security, technology, and communication design specialist and a medical planner. This expense was not budgeted for FY17; therefore, a transfer from General Fund Reserves in the amount not to exceed \$65,000 is necessary if negotiations are to progress.

**Presenter - Michael Ryan, Director of Communication**

- 11. 2017 St. Johns County Legislative Action Plan Addenda.** The Board of County Commissioner approved the 2017 Legislative Action Plan on September 20, 2017, with the option to include additional items as appropriate prior to the 2017 St. Johns County Legislative Delegation Meeting scheduled for January 18, 2017. Two additional items have been submitted for consideration including a request for continued evaluation of the need for an additional County Judge and a request of support for State and Federal funding for Hurricane Matthew recovery. A description for each item is included in the attached background information.

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

- 12. Hurricane Matthew and FEMA Disaster Recovery Process.** A brief presentation to provide an update regarding the public assistance component of the FEMA Disaster Recovery Process as it relates to St. Johns County.

**Presenter - Michael Wanchick, Administrator**

- 13. Professional Services Contract - County Administrator.** Review Professional Services Contract

- ❖ 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

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## CONSENT AGENDA

1. Motion to approve the **Cash Requirement Report**. *For more information, contact Allen McDonald, County Finance Director at 904 819-3669*
2. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for Creekside at Twin Creeks - Phase 1B**. *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
3. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for Treaty Oaks Phase 1 Unit 2**. *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
4. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for Cherry Tree Estates (replat)**. *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for Peace of Heart (replat)**. *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the **final plat for GreenSide at World Golf Village**. *For more information, contact Shannon Acevedo, Application Review Supervisor at 209-0720*
7. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator or his authorized designee to submit a **State Fiscal Year 2016 Section 5339 Bus and Bus Support Facilities grant for public transportation assistance funding** through the Florida Department of Transportation. *For more information, contact Rachel Garvey, Transit Grants Specialist at 209-0630*
8. Motion to adopt Resolution 2016-\_\_\_\_\_, accepting a **Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines to serve Premier Boat & RV Storage on Agricultural Center Drive**. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
9. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute a **Partial Release of Easement and accept an Easement for Utilities relating to the raw water transmission system located off International Golf Parkway**. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*

10. Motion to adopt Resolution 2016-\_\_\_\_\_, accepting a **Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines to serve Deer Chase subdivision off Wildwood Drive.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
11. Motion to adopt Resolution 2016-\_\_\_\_\_, accepting a **Bill of Sale and Schedule of Values conveying all personal property associated with the water lines to serve The Plantation at Ponte Vedra Amenity Center.** *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
12. Motion to adopt Resolution 2016-\_\_\_\_\_, accepting a **Bill of Sale conveying all personal property associated with the water and sewer lines to serve Treaty Oaks Phase 1, Unit 1,** and a Special Warranty Deed conveying a lift station. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
13. Motion to adopt Resolution 2016-\_\_\_\_\_, 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 Palencia North Phase III A-1 located off US 1 North. *For more information, contact Mary Ann Blount, Land Management Systems Director at 209-0762*
14. Resolution to adopt Resolution 2016-\_\_\_\_\_, accepting a **Grant of Easement for maintenance of Drainage Facilities located at the end of Ocean Course Drive** contingent upon approval of petition to vacate lots 21 and 22 Avalon Subdivision and a portion of Ocean Course Drive (VACPLA 2016-01). *For more information, contact Paolo S. Soria, Assistant County Attorney at 209-0809*
15. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator or his designee to execute a contract in substantially the same form of the attached contract between St. Johns County, Florida, and **St. Johns County Chamber of Commerce for the purpose of promoting economic development** within St. Johns County. *For more information, contact Melissa Glasgow, Director of Economic Development at 904 209-0552*
16. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute the **first amendment to the amended and restated franchise agreement for the collection and transportation of residential waste between St. Johns County and Advanced Disposal Services, LLC;** accepting the terms of the amendment; providing for severability; and providing an effective date. *For more information, contact Neal Shinkre, P.E., Director of Public Works at 209-0266*
17. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute the **second amendment to the amended and restated franchise agreement for the collection and transportation of residential waste between St. Johns County and Republic Services of Florida, LP;** accepting the terms of the agreements; providing for severability; and providing an effective date. *For more information, contact Neal Shinkre, P.E., Director of Public Works at 209-0266*
18. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of a **Memorandum of Understanding Agreement between St. Johns County, Florida, and RREF III-P-EP Bannon Lakes JV, LLC, to recognize the Developer's required Utility Transmission Contributions** 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*

19. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, conditions and requirements to **Amendment #7 to the Community Based Care contract NJ206 between St Johns County, Florida and the State of Florida, Department of Children and Families**, and authorizing the County Administrator, or designee to execute Contract Amendment #7 on behalf of the County and recognizing **unanticipated revenue in the amount of \$19,027**, increasing the revenue budget for Community Based Care Fund 1400 and appropriating to the applicable Community Based Care expenditure lines 1401. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6088*
20. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator or his designee, upon a finding of legal sufficiency by the Office of the County Attorney, to execute the **State Housing Initiatives Partnership Program Housing Counseling Funding Certification and Request form in the amount of \$30,970** and upon award of funding, to recognize and appropriate the unanticipated SHIP funds in the Fiscal Year 2016-2017 County Budget. *For more information, contact Shawna Novak, Director of Health and Human Services at 904 209-6089*
21. Motion to adopt Resolution 2016-\_\_\_\_\_, approving the terms, conditions, and requirements of the **Interagency Agreement between St. Johns County, Florida and Community Partnership for Children** and authorizing the County Administrator, or designee, to execute the Interagency Agreement on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6088*
22. 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 Joe Giammanco, Purchasing Manager at 209-0152*
23. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **purchase two (2) new 2018 Freightliner 18 Cubic yard Dump Trucks with Tom Nehl Truck Company** at a price of \$233,016, subject to the terms and conditions of the City of Jacksonville, contract # SC-0388-15. *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
24. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or his designee, to enter into a contract to **purchase one (1) 2018 Roll-Off Truck from Tom Nehl Truck Company from Bid No: 16-33** in the amount of \$151,261. *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
25. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to **purchase one (1) new Challenger MT525 Tractor with Boom Mower** at a price of \$169,037.00 from Ring Power Corporation, subject to the terms and conditions of the Florida Sheriff's Association & Florida Association of Counties Contract # FSA16-VEH14.0. *For more information, contact Joseph Giammanco, Purchasing Manager at 209-0152*
26. Motion to approve the **renewal of the County's Stop Loss Insurance Policy** with Florida Blue for the calendar year 2017. *For more information, contact Stacey Stanish, Director, Personnel Services at 904 209-0635*
27. Motion to authorize the County Administrator or his designee to execute an agreement in substantially the same form as the attached agreement, with educational institutions to **allow students to earn academic credit while participating in internships**. *For more information, contact Stacey Stanish, Director, Administrative/Support Services at 904 209-0545*



28. Motion to adopt Resolution 2016-\_\_\_\_\_, 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, Ardurra Group LLC, for Disaster Recovery Consulting Services** to expedite financial recovery and mitigation through the Federal Management Agency's (FEMA) Public Assistance (PA) Program and other federal and state programs, to ensure full compliance with all Federal, State, and Local laws in order to limit any subsequent audits and reviews, and to minimize impacts from future disasters in St. Johns County. *For more information, contact Joseph Giammanco, Purchasing Manager at 904 209-0152*
29. Motion to adopt Resolution 2016-\_\_\_\_\_, authorizing the County Administrator, or designee, to enter into negotiations with, and if negotiations are successful, execute contracts in substantially the same form and format as attached hereto with each of the seven (7) qualified firms, **Gulfstream Design Group, Dredging & Marine Consultants, CCL, Applied Technology & Management, Inc., CB&I Environmental & Infrastructure, Inc., Taylor Engineering Inc., Atkins North America and DRMP, Inc., for Coastal Engineering Professional Services with respect to Coastal Engineering projects as a result of damage caused by Hurricane Matthew in St. Johns County.** *For more information, contact Joseph Giammanco, Purchasing Manager at 904 209-0152*
30. **Proofs:**
- a) Proof: Notice of Meeting, 11/8 Emergency BCC Meeting, published November 7, 2016 in the St. Augustine Record.
  - b) Proof: Request for Bids, Bid No: 17-09 Construction, published November 10, 2016 in the St. Augustine Record.
  - c) Proof: Request for Bids, Bid No: 17-04 for COA Transit Center Storage Buildings, published on November 2, 2016 and November 9, 2016 in the St. Augustine Record.
  - d) Proof: Notice of Foreclosure – Moultrie Crossing Assessments, published October 25, 2016, November 1, 2016, November 8, 2016, and November 15, 2016 in the St. Augustine Record.
  - e) Proof: Request for Proposal – RFP 17-07R for Disaster Recovery Consulting Services, published November 10, 2016 and November 17, 2016 in the St. Augustine Record.

