

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns
District 2 - Jeb S. Smith, Vice-Chair
District 3 - Paul M. Waldron, Chair
District 4 - Jeremiah Ray Blocker
District 5 - Henry Dean



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Tuesday, June 4, 2019 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 June 3 - 7, 2019 as Code Enforcement Officers' Appreciation Week
- ❖ Acceptance of Proclamation
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Patrick McCormack, County Attorney

1. **St. Johns County Canvassing Board Schedule and Appointment.** Pursuant to Section 102.141, Florida Statutes, the county canvassing board shall be composed of the supervisor of elections; a county court judge, who shall act as chair; and the chair of the board of county commissioners. The statute provides for the appointment of substitute members in the event one of these members is unable to serve or disqualified. If the chair of the board of county commissioners is unable to serve or disqualified from serving, the board of county commissioners shall appoint one of its members as a substitute. If no member of the board of county commissioners can be appointed, the chief judge of the judicial circuit in which the county is located shall appoint a qualified elector within the county as a substitute member. The chair of the board of county commissioners is required to appoint a member of the board of county commissioners as an alternate member of the canvassing board. If each member of the board is unable to serve or is disqualified, the chair shall appoint a qualified elector within the county as an alternate member. The Supervisor of Elections Office is requesting appointment of a County Commissioner and an alternate to serve on the County Canvassing Board for the 2020 primary and general elections.

Presenter - Phong Nguyen, Transportation Development Manager

2. **Presentation on the Transportation Improvement Program (TIP) for Fiscal Years 2019/2020 through 2023/2024.** Wanda Forrest, Transportation Planning Manager for the North Florida Transportation Planning Organization (TPO) will provide a presentation on the Transportation Improvement Program. The North Florida TPO is developing the Transportation Improvement Program (TIP) for Fiscal Years 2019/2020 through 2023/2024. The TIP identifies all publicly funded highway, transit and aviation projects within the North Florida TPO area which includes Clay, Duval, Nassau and St. Johns Counties.

Presenter - Melissa Glasgow, Director of Economic Development

District 1

- 3. Palms Professional Park, LLC Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received an application from Palms Professional Park, LLC (Applicant), for economic development incentives to construct a 24,896 square foot speculative office located along St. Johns Parkway. The Applicant is building professional and medical office space to lease to prospective tenants. The project scored 5 points under the 'Speculative Space' category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development grant of up to 100% of fees paid to the County by the applicant (Impact Fees) and four years Ad Valorem taxes paid by the applicant (general County portion) on capital improvements. The project is located outside of the County's utility service area, so no connection fees are being included in this incentive proposal. Completion of the project is anticipated by the last quarter of calendar year 2020. With this schedule, the first annual grant payment would be anticipated during FY 22. The total estimated value of the incentive is \$153,539. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application.

District 4

- 4. Pyrotek E3, LLC Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received an application from Pyrotek E3 LLC (Applicant), for economic development incentives to construct a 15,000 square foot speculative office located in Nocatee along Valley Ridge Boulevard. The Applicant is building office space to lease to prospective tenants. After the applicant submitted their application, they subsequently withdrew their request for confidentiality. The project scored 3 points under the 'Speculative Space' category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development grant of up to 50% of fees paid to the County by the applicant (Impact Fees) and two years Ad Valorem taxes paid by the applicant (general County portion) on capital improvements. The project is located outside of the County's utility service area so no connection fees are being included in this incentive proposal. Completion of the project is anticipated by the last quarter of calendar year 2021. With this schedule, the first annual grant payment would be anticipated during FY 23. The total estimated value of the incentive is \$48,218. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application.

Presenter - Beverly Frazier, Senior Supervising Planner

District 3

- 5. Public Hearing * MAJMOD 2018-08 Moultrie Bluff PUD (Commercial).** Request for a Major Modification to the Moultrie Bluff Planned Unit Development (Ordinance 2009-31, as amended) to clarify allowed uses for the non-residential portion of the project; revise the site plan and design standards; reduce buffer requirements; increase allowances for ground signage; and update phasing as outlined in the revised Master Development Plan (MDP) Text and Map. The PUD is located west of US Highway 1 South and north of Wildwood Drive. The Planning and Zoning Agency recommended denial of the modification at the May 2, 2019 regular meeting with a 4-2 vote. A summary of the proposed changes and concerns expressed by neighboring residents are included in the Growth Management Department staff report. THIS ITEM HAS BEEN CONTINUED TO JUNE 18, 2019.

Presenter - Casey Dendor, Planner

District 3

6. **Public Hearing * PUD 2018-12 Benchip Mixed Use PUD.** A request to rezone approximately 33.4 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to accommodate development of a mixed use project consisting of up to 280 multi-family or townhome dwelling units and 100,000 square feet of commercial, located at the southwest quadrant of the State Road 207 and Wildwood Drive intersection. The Planning and Zoning Agency heard the request on May 2, 2019 and voted 4-2 to recommend approval. Concerns regarding interconnectivity between the residential and non-residential portions of the development, number of requested signs, school capacity, and utilization of the term "workforce housing" were discussed. There was one public comment from a neighboring property owner in opposition of the requested rezoning.

Presenter - Cynthia A. May, ASLA, Senior Supervising Planner

District 1

7. **Public Hearing * COMPAMD 2018-09 Mill Creek Forest (Adoption).** Adoption hearing for COMPAMD 2018-09 known as Mill Creek Forest, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential – B with a text amendment limiting the number of residential units to a maximum of 305 single family dwelling units. The subject property fronts along Greenbriar Road, east of Longleaf Pine Parkway in the vicinity of 601 Greenbriar Road. On May 2, 2017, the majority of Board of County Commissioners voted to Deny adoption. This is a new application to request a Comprehensive Plan Amendment. The Board transmitted this proposed amendment on February 18, 2019. On April 4, 2019, the Planning and Zoning Agency held a public hearing and voted 6 - 1 in favor of recommending adoption of the Comprehensive Plan Amendment. Please see Growth Management Department staff report for project history and details.

District 1

8. **Public Hearing * PUD 2016-12 Mill Creek Forest.** Public hearing for PUD 2016-12 Mill Creek Forest, a request to rezone approximately 264 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a 305 unit single-family development. The Planning and Zoning Agency held a public hearing on April 4, 2019 and voted 4 - 3 in favor of recommending approval. Please see Growth Management Department staff report for project history and details.

Presenter - Georgia Katz, Senior Planner

District 4

9. **PUD 2016-19 The Pope Site.** Request to rezone approximately 11.99 acres of Open Rural (OR) vacant land to PUD to allow up to 94,000 square feet of commercial uses. The Planning and Zoning Agency voted 6-0 to recommend approval at its May 2, 2019 hearing. Please see the staff report for additional information.

Presenter - Justin Kelly, Planner

District 3

- 10. Public Hearing * CPA(SS) 2018-10 Ocean Grove RV Sales and Storage.** Adoption of CPA (SS) 2018-10 Ocean Grove RV Sales and Storage, a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 9.98 acres of land from Community Commercial (CC) and Residential-B (Res-B) to Mixed Use District (MD) with a text amendment for the east parcel limiting uses to Community Commercial uses but allowing for limited high intensity commercial uses.

District 3

- 11. Public Hearing * REZ 2018-21 Ocean Grove RV Sales and Storage.** A request to rezone approximately 7.69 acres of land from Open Rural (OR) and Commercial Warehouse (CW) to Commercial Intensive (CI) to allow for the existing Use on the property and to accommodate intended development of a Boat and RV Storage Facility.

Presenter - Damon Douglas, Administrative Manager

- 12. South Ponte Vedra One-time Dune Restoration and Vilano US Army Corps Beach Nourishment Project - Request \$550,000 for preliminary work.** On March 19, 2019, County Staff was authorized to assemble a financing team to prepare a plan for providing up to \$32.6M to cover both the one-time dune restoration project in South Ponte Vedra Beach and the initial US Army Corps (USACE) beach nourishment in Vilano Beach. The financing team intends to solicit the full financing only after the County obtains the necessary property easements and the USACE begins preparations for a formal request for the non-federal share of the USACE beach nourishment. Staff is requesting the Commission approve up to \$550,000 in immediate funding to complete the prerequisites needed for the two projects, such as establishment of erosion control lines, real estate expenses related to easements, permit level designs, conceptual designs, sand placement permits, and final plans and specs. These expenditures will be tracked in the separate projects, and would be reimbursed from the borrowed funds upon after the financing is in place.

Presenter - Rebecca Lavie, Senior Assistant County Attorney

- 13. Public Hearing * Second Reading of St. Johns County Emergency Management Ordinance.** The current version of the St. Johns County Emergency Management Ordinance was enacted in 1994 and amended in 2000. Based on the County's experiences with Hurricanes Matthew and Irma, it has been determined that it is advisable to update the Emergency Management ordinance in order to more effectively handle states of local emergency. Based on input from the Board at the ordinance's first reading, the revisions regarding the process for declaring a state of local emergency have been removed. The procedure for declaring a state of local emergency remains the same as provided in Ordinance 1994-25.

- ❖ 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
District 2 - Jeb S. Smith, Vice-Chair
District 3 - Paul M. Waldron, Chair
District 4 - Jeremiah Ray Blocker
District 5 - Henry Dean



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Tuesday, June 4, 2019 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 MacDonald, County Finance Director at 819-3669*
2. Motion authorizing the County Administrator, on behalf of St. Johns County, Florida, to execute a Memoranda of Understanding in substantially the same form and format as attached hereto, which **authorizes the Tax Collector to deduct 18% any taxes, penalties and interest collected** as the result of each audit performed by The Exemption Project to pay as compensation for completion of the services. *For more information, contact Eddie Creamer, Property Appraiser at 904 827-5500*
3. Motion to approve the attached **amendment to the January 17, 2017 Professional Services Agreement between Michael D. Wanchick** and the County, providing for an extension of the effective term until January 1, 2021 and deletion of the renewal provision; and authorizing the Chair to execute the amendment on behalf of the County. *For more information, contact Regina D. Ross, Deputy County Attorney at 904 209-0805*
4. Motion to adopt Resolution 2019-_____, approving the **final plat for St. Johns Parkway and Silverleaf Parkway**. *For more information, contact Shalene B. Estes, Application Review Supervisor at 904 209-0720*
5. Motion to approve **IFAM 2019-02** and authorize the County Administrator to execute the **Amended Concurrency and Impact Fee Credit Agreement for the Fountains at St. Johns PUD** finding that the amendment of PFS AGREE 2016-05 is consistent with Article XI of the Land Development Code, as amended. *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
6. Motion to approve the **Rock Springs Farm School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2019-04)**. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
7. Motion to Approve Resolution 2019-_____, confirming satisfaction and waiver of the **Park and Ride lot adjacent to US 1** pursuant to Special Condition 25 (l) of the **Nocatee Developemnt of Regional Impact Development Order**, Resolution No. 2001-30, as amended, as shown on Map H of the Nocatee DRI and replacing Resolution 2019-101. *For more information, contact Paolo S. Soria, Senior Assistant County Attorney at 904 209-0805*

8. Motion to adopt Resolution 2019-_____, approving the terms and authorizing the County Administrator to execute **two Purchase and Sale Agreements** substantially in the same form as attached for Easements for a Sewer Force Main to be located off **State Road 13 North**. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

9. Motion to adopt Resolution 2019-_____, approving the terms, conditions, provisions, and requirements of the **Landscaping Maintenance and Hold Harmless Agreement with FBP Development PV, LLC** for the maintenance of the landscaping of the **CR 210/Mickler Road roundabout**, and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. *For more information, contact Ben Bright, Road & Bridge Manager at 904 209-0252*

10. Motion to adopt Resolution 2019-_____, approving the terms and conditions of the **Non-Exclusive Franchise Agreement for Commercial/Industrial Solid Waste** between St. Johns County, Florida and **Jacksonville Dumpster LLC DBA Bin There Dump That** 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*

11. Motion to adopt Resolution 2019-_____, approving the terms, provisions, conditions, and requirements of the **Non-Exclusive Franchise Agreement for Construction and Demolition debris** between St. Johns County, Florida and **Jacksonville Dumpster LLC DBA Bin There Dump That**, 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*

12. 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*

13. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or his designee, to **award Bid No. 19-53; Holiday Isle Lift Station Improvements** to Danus Utilities, Inc., and to execute a contract in substantially the same form and format as attached for completion of the work at a lump sum price of \$393,150.00. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*

14. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or his designee, to award **Bid No. 19-57; Collection, Transportation and Disposal of Wastewater Sludge to H & H Sludge Disposal, Inc.**, and to execute a contract in substantially the same form and format as attached for performance of the work at the approved unit pricing. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*

15. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or his designee, to **award Bid No. 19-15; Ravenswood Drive Drainage Improvements**, contingent upon approval of the transfer of funds, and execute a contract in substantially same form and format as attached hereto with **Besch and Smith Civil Group, Inc. for the completion of the project as provided in Bid No. 19-15**, for a lump sum cost of \$529,154.52 and **approve the transfer of \$185,000** from Impact Fees Roads Zone C Capital Outlay Reserves (1191-59927) to Impact Fees Roads Zone C Improvement Other Than Buildings (1191-56301) for the Ravenswood Improvements Project. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*

16. Motion to adopt Resolution 2019-_____, amending the St. Johns **County Fee Schedule** for services provided by St. Johns County Departments for Fiscal Year 2019. *For more information, contact Devin Cousins, Budget Analyst at 904 209-0569*

17. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to **purchase the specified equipment for the Fire Rescue Computer Aided Dispatch (CAD) System from Motorola Solutions, Inc.**, at a total cost of \$3,148,223.00, upon legal appropriation of funds, in accordance with Misc. No: 17-87 Master Purchase Agreement; and to authorize a fiscal year 2019 transfer from Fire District Fund Capital Outlay Reserve in the amount of \$3,148,223. *For more information, contact Jeff Prevatt, Fire Rescue Chief at 904 209-1750*

18. Motion to approve Minutes:
 - 04/24/19, BCC Emergency

19. **Proofs:**
 - Proof: Request for Proposals, RFP No.: 19-47; Public Transportation Bus Advertising Services, published on April 25, 2019, and May 2, 2019, in the St. Augustine Record.
 - Proof: Request for Proposals, RFP No.: 19-39; Design-Build Services for Moultrie Trails Area Drainage Improvements, published on April 25, 2019, and May 2, 2019, in the St. Augustine Record.
 - Proof: Request for Qualifications, RFQ No.: 19-51; Ponte Vedra Beach Management Project Development, Design, and Permitting, published on April 25, 2019, and May 2, 2019, in the St. Augustine Record.
 - Proof: Request for Bids, Bid No.: 19-34; Purchase and Installation of Two (2) Generators, published on April 25, 2019, and May 2, 2019, in the St. Augustine Record.
 - Proof: Request for Qualifications, RFQ No.: 19-60; Design-Build Services for SJSO Emergency Communications and Training Facility, published on April 27, 2019, and May 4, 2019, in the St. Augustine Record.
 - Proof: Request for Bids, Bid No.: 19-62; St. Johns County Ocean and Fishing Pier Rehabilitation, published on April 26, 2019, and May 3, 2019, in the St. Augustine Record.
 - Proof: Notice of Hearing, Public Hearing on an ordinance amending, changing and restating the SJC Tourist Development Plan to, among other things, include an additional category of use, reallocation of tax revenues, appropriation of funding for certain special events and uses, and category fund retention, heard on March 19, 2019, published on March 9, 2019, in the St. Augustine Record.

