

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst
District 2 - Jeb S. Smith
District 3 - Paul M. Waldron
District 4 - Jeremiah R. Blocker, Chair
District 5 - Henry Dean, Vice Chair



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Hunter S. Conrad, County Administrator
Patrick F. McCormack, County Attorney

Tuesday, December 15, 2020 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
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter: William Tabone, Owner

Staff Member: Joseph Cearley, Special Projects Manager

District 3

1. **Public Hearing * REZ 2020-18 Tabone.** Request to rezone approximately .65 acres from Residential, Single-Family (RS-3) to Open Rural (OR) at 2880 Old Moultrie Road.

Presenter: Diann Wilson

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 2

2. **Public Hearing * CPA (SS) 2020-02 9321 Byrd Road.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture-Intensive (A-I) to Residential-A for approximately 5.68 acres of land located at 9321 Byrd Road. The Planning and Zoning Agency recommended approval with a 6-1 vote at their November 5, regular meeting. The Agency discussed the potential of other similar amendments in this area, should this amendment be approved.

Presenter: Wesley Haber, Esq., Hopping Green & Sams

Staff Member: Georgia Katz, Senior Planner

District 1

3. **Public Hearing * CDDAMD 2020-02 Sandy Creek CDD Dissolution.** This is a request is to terminate/dissolve the Sandy Creek CDD located east of I-95 on south side of County Road 210 West on Sandy Creek Parkway.

Presenter: Ellen Avery-Smith, Esq., Rogers Towers

Staff Member: Cynthia A. May, ASLA, Senior Supervising Planner

District 1

4. **Public Hearing * COMPAMD 2020-03 Bannon Lakes (Transmittal).** Request to modify the previously approved Bannon Lakes Comprehensive Plan Text Policy A.1.11.1(m)(8)(f) in order to increase the maximum allowed residential units from 999 to 1,286 for approximately 580 acres of land located on the north side of International Golf Parkway east of I-95. The Planning and Zoning Agency held a public hearing on this item on July 16, 2020 and voted 3-2 in favor of transmittal. Information regarding PZA discussions is provided in the attached Staff Report. The Applicant requested a continuance of the item scheduled for September 1, 2020 to a date uncertain, in order to allow the opportunity to continue discussions with community residents regarding proposed changes.

Presenter: Jonathan Johnson, Hopping Green & Sams, PA

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 2

5. **Public Hearing * CDD 2020-03 Petition to Establish the Premium Pointe CDD.** Petition to establish the Premium Pointe Community Development District (CDD), comprised of approximately 150.74 acres of land, located generally south and west of SR 16, north of CR 208, and east of South Forest Creek Drive. The CDD serves the Elevation Pointe at Anderson Park PUD. The Elevation Pointe PUD consists of 430 townhomes, 320 multi-family units, 240 hotel rooms and 190,000 square feet of commercial uses. The CDD does not include the currently developed portions of the Andersen Park PUD.

Presenter: Joy Andrews, Deputy County Administrator

District 1

6. **St. Vincent's Health System, Inc. Economic Development Incentive Request for Ascension St. Vincent's St. Johns County Hospital Campus.** The St. Johns County Economic Development Agency (Agency) has received an application from St. Vincent's Health System, Inc. (Applicant) for the project Ascension St. Vincent's St. Johns County requesting economic development incentives. Ascension St. Vincent's St. Johns County is proposed to be a new hospital campus with a hospital, medical offices and supporting uses that will offer various healthcare services to St. Johns County residents. Phase one of the project is proposed to bring approximately 450 new high-wage jobs to St. Johns County. The average annual wage is estimated to be \$81,500, which is more than 125% of St. Johns County's average wage rate. The project scored 8 points under the new industry category of the County's Business Incentive Program, making 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 water/sewer connection fees), four years ad valorem tax paid by the Applicant (general County portion) on capital improvements and four years tangible business personal property tax (general County portion). Since the Applicant is a nonprofit entity, a portion of the project will be tax exempt. Also, since the property is located outside the St. Johns County utility service area, water/sewer connection fee reimbursements are not applicable. The first phase of the project is anticipated to be complete in the summer of 2022. With this schedule, the first annual grant payment would be anticipated during FY24. The total estimated value of the incentive is \$1,444,022. In accordance with program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners. This item is presented for the Board's consideration.

Presenter: Jennifer Zuberer, Economic Development Specialist

- 7. Project Lot 8 Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received an application from Project Lot 8 (Applicant) for economic development incentives. The Applicant has requested confidentiality for the project as it goes through the due-diligence process. The Applicant proposes to develop a state-of-the-art facility that is estimated to be 40,000 square feet. The Applicant proposes to bring 197 new jobs to St. Johns County, paying an average wage of \$57,576.61, which is 125%+ of St. Johns County's average wage rate. The project scored 5 points under the 'New Industry' 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 impact fees and water/sewer connection fees paid to the County, two years ad valorem tax paid by the Applicant (general County portion) on capital improvements and two years tangible business personal property tax paid by the Applicant (general County portion). Completion of the project is anticipated within the third quarter of 2021. With this schedule, the first annual grant payment would be anticipated during FY23. The total estimated value of the incentive is \$348,453. In accordance with program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners.

- ❖ 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 Lon Stafford, Director of Financial Support at 819-3622*
2. **Motion to adopt St. Johns County Emergency Proclamation No. 2020-_____, extending the local state of emergency for an additional seven day period.** *For more information, contact Patrick F. McCormack, County Attorney at 904 209-0805*
3. Motion to adopt Resolution 2020-_____, approving the **final plat for Shearwater Phase 2C-5 (replat).** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
4. Motion to adopt Resolution 2020-_____, approving the **final plat for Shearwater Phase 2E-2 (replat).** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2020-_____, approving the **final plat for Entrada Phase 1 Unit 2.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
6. Motion to approve the **Brookside Preserve PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2020-06).** *For more information, contact Victoria Kutney, Transportation Planner at 904 209-0753*
7. Motion to adopt Resolution 2020-_____, approving the terms, conditions, provisions, and requirements of a Memorandum of Understanding relating to **park impact fee credits between St. Johns County, Twin Creeks Development Associates, LLC, and Twin Creeks Ventures, LLC,** and authorizing the Chair to execute the Memorandum of Understanding on behalf of the County. *For more information, contact Patrick F. McCormack, County Attorney at 904 209-0805*
8. Motion to adopt Resolution No. 2020-_____, accepting a Deed of Dedication from Coastal Grove PV, LLC to St. Johns County as required in the **Coastal Grove PV, LLC Impact Fee Credit Agreement for Roscoe Boulevard right-of-way.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

9. Motion to adopt Resolution 2020-_____, authorizing the Chair of the Board, on behalf of the County, to execute an **Easement Agreement to allow for ingress and egress** across a portion of County owned property to access property west of **Old Moultrie Road**. *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
10. Motion to adopt Resolution 2020-_____, accepting and authorizing the Chair of the Board to join in the execution of a **Sovereignty Submerged Lands Easement Renewal for use of State submerged lands as an offshore borrow area for future beach nourishment projects**. *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
11. Motion to adopt Resolution 2020-_____, authorizing staff to apply for **FDOT Transportation Alternatives Program funding for the Vilano Trail** for design and construction of the proposed trail to add this project to the FDOT Five Year Work program and to complete all necessary application paperwork, including a certification of commitment to maintenance of the facility. *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0268*
12. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or designee, to execute and issue Task Order #3 under Master Contract No: 20-MCC-TBL-12434 to TB Landmark Construction, Inc., for **directional boring services for an amount not to exceed \$637,687.71** and Task Order #27 under Master Contract No: 18-MCC-GHU-08946 to G&H Underground Construction, Inc. to **install piping along SR16 to I-95 crossing using open cut method for an amount not to exceed \$502,373.79** for completion of the work as specified under each respective agreement. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
13. **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, Asst. Director Purchasing & Contracts at 904 209-0158*
14. Motion to adopt Resolution 2020- _____, authorizing the County Administrator, or his designee, to piggyback the FDOT Public Transit Office's Contract No: TRIPS-17-CA-CBS for the **purchase of two (2) new Champion Cutaway Transit Vehicles (Buses) from Creative Bus Sales, Inc. for a total purchase price of \$173,268.00**. *For more information, contact Jaime T. Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*
15. Motion to adopt Resolution 2020-_____, authorizing the Chair to execute **local government certifications for SFY 17/18, FY 18/19, & 19/20 SHIP annual reports**. *For more information, contact Joseph Cone, Assistant Director, Health and Human Services at 904 827-6890*

16. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, to execute a **subrecipient contract between St. Johns County and Alpha-Omega Miracle Home, Inc.**, substantially in the same form as attached, for the purpose of increasing the supply of affordable housing in St. Johns County. *For more information, contact Joseph Cone, Assistant Director, Health and Human Services at 904 827-6890*

17. **Motion to approve Minutes:**

- 11/17/20, BCC Special
- 11/17/20, BCC Regular
- 11/24/20, BCC Special
- 12/08/20, BCC Special

18. **Proofs:**

Proof: Requisition of Bids, BID NO: 21-36; Sawgrass Reject Pond Cleaning, published on 10/22/2020 and 10/29/2020 in *The St. Augustine Record*

Proof: Requisition of Bids, BID NO 21-01; Group 3A - Marsh Creek 2, 3, 4 (PS 74, PS 75, PS 76) Lift Station Improvements, published on 10/23/2020 and 10/30/2020 in *The St. Augustine Record*

Proof: Requisition of Bids, BID NO 21-31; Bartram Library Roof Replacement, published on 10/26/2020 and 11/02/2020 in *The St. Augustine Record*

Proof: Requisition of Bids, BID NO 21-42; St. Augustine Amphitheatre Shuttle Services, published on 10/28/2020 and 11/04/2020 in *The St. Augustine Record*

Proof: Requisition of Bids, BID NO 21-24; Sale of Real Property Located at 58 Masters Drive, published on 11/02/2020 and 11/09/2020 in *The St. Augustine Record*

Proof: Requisition of Proposals, RFP NO: 21-35; Water Well Assessment and Rehabilitation Services, published on 11/03/2020 and 11/10/2020 in *The St. Augustine Record*

Proof: Requisition of Bids, BID NO: 21-05; Countywide Pipe and Manhole Lining Renewal & Rehabilitation Services, published on 11/04/2020 and 11/11/2020 in *The St. Augustine Record*

Proof: Notice of Meeting; 11.17.20 BCC Special Reorganization Meeting, published on 11/10/2020 in *The St. Augustine Record*