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, July 16, 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
- ❖ Presentation by the Northeast Florida Regional Council
- ❖ Presentation by Crime Stoppers of Northeast Florida Recognizing the Law Enforcement Officer of the Year
- Public Comment
- Deletions to Consent Agenda
- Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- Approval of Regular Agenda

Presenter - Rebecca Lavie, Senior Assistant County Attorney

1. Public Hearing * Amendment to St. Johns Welfare Federation Health Care Revenue Bonds. The St. Johns County Industrial Development Authority (IDA) adopted on June 10, 2019 a resolution authorizing the execution and delivery of an amended and restated trust indenture and an amended and restated loan agreement in connection with the IDA's outstanding \$14,335,000 Health Care Revenue Bonds, Tax Exempt Series 2007 (Bayview Project). The purpose of the amendments is to obtain a release of the mortgage on the Buckingham Smith facility, which is currently identified in the trust indenture and loan agreement as collateral for the Health Care Revenue Bonds, in anticipation of the sale of the facility. Because the amendments to the trust indenture and loan agreement may be deemed to be a 're-issuance' of the Series 2007 Bonds for purposes of the Internal Revenue Code, a TEFRA hearing was held on June 3, 2019 pursuant to Section 147(f) of the Internal Revenue Code. The IDA requests that the Board approve the amendments to the trust indenture and loan agreement in order to satisfy the requirements of Section 147(f) of the Internal Revenue Code and Section 125.01(1)(z), Florida Statutes.

Presenter - Beverly Frazier, Senior Supervising Planner

District 1

2. Public Hearing * REZ 2019-04 Osprey Cove. Request to rezone approximately 20.66 acres of land from an expired Planned Rural Development (PRD) to Open Rural (OR). The property consists of two parcels, located north and south of State Road 16, between Shands Bridge and State Road 13 North. The remainder of the Osprey Cove PRD was taken by government domain action by Florida Department of Transportation (FDOT) for construction of the First Coast Expressway. Rezoning of the remnant property back to Open Rural (OR) will permit development of the two exempt parcels with one dwelling unit each. The Planning and Zoning Agency recommended approval with a 6-0 vote at the June 6, 2019 regular meeting.

District 3

Public Hearing * PUD 2018-12 Benchip Mixed Use PUD. A request to rezone 3. 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 townhomes 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, lack of details on the MDP Map, signage, 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. The item was continued from the June 18th agenda to allow adequate staff review of significant revisions to the Master Development Plan (MDP) Text and Map to address concerns expressed by the Agency and adjacent property owner. Additional details regarding the revisions and the updated MDP are provided in the Growth Management staff report.

Presenter - Cynthia A. May, Senior Supervising Planner

District 5

4. Public Hearing * PUD 2018-02 IGP Equities WGV. A request to rezone approximately 1.4 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the construction of a commercial building, located north of State Road 16 and east of Pacetti Road/International Golf Parkway. This application was heard by the Planning and Zoning Agency in November 15, 2018 and was recommended for denial with a vote 6-1. The Agency stated that the site appeared to be over-designed for its size, suggested interconnectivity be provided and requested that staff comments be addressed regarding development and scenic edge requirements. The Board of County Commissioners heard the request December 18, 2018 and voted 5-0 to continue the item remanding it back to the Agency for hearing prior to being heard by BCC for a second time. The Board requested the applicant consider providing a potential future connection between the subject property and the World Commerce Center property and resolve other concerns addressed within the staff report. Following the hearing the applicant addressed some of the remaining concerns by modifying the two provided MDP Maps and altering some language within the Text, as described within the prepared staff report. The Planning and Zoning Agency heard the remanded application on June 6, 2019, voting 4-2 in favor of recommending approval of the PUD with modifications to the application. The motion that carried included that the MDP Text be modified to provide for enhanced landscaping in the reduced Development Edge. The motion also required that only MDP Map #1 would be considered, rather than the two MDP Maps, which relied on the future development of the adjacent parcel before determining which document would prevail. Additional information regarding the Agency public hearing are provided in the attached Staff Report.

Presenter - Justin Kelly, Planner

District 3

5. Public Hearing * REZ 2019-03 Dobbs Road Rezoning. A request to rezone approximately 2.96 acres of land from Industrial Warehousing (IW) to Commercial Warehouse (CW). The Planning and Zoning Agency voted 6-0 to recommend approval on June 6, 2019.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 2

6. Public Hearing * CPA (SS) 2019-05 CR 210 West Daycare and Retail. Adoption of CPA (SS) 2019-05 CR 210 West Daycare and Retail, a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 3 acres of land from Rural/Silviculture (R/S) to Residential-C (Res-C), and text amendment to limit development to a maximum of 11,000 square feet for a daycare facility and 10,000 square feet for retail, and pm peak hour trips to 299; specifically located at 4041 County Road 210 West. The Planning and Zoning Agency recommended approval with a 6-0 vote at its June 20, 2019 meeting.

District 2

7. Public Hearing * PUD 2019-05 CR 210 West Daycare and Retail. Request to rezone approximately 3 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a non-residential, Neighborhood Commercial development consisting of an 11,000 square foot Daycare Facility and 10,000 square foot Retail Building; located south of County Road 210 West and east of Shearwater Parkway. The Planning and Zoning Agency recommended approval with a 6-0 vote at its June 20 meeting.

Presenter - Valerie Stukes, Planner

District 3

8. Public Hearing * ADMR 2019-01 AMG Service Center (3230 US Highway 1 S). Request for rezoning from CI with conditions to CI with conditions to add the use of automobile sales to the existing CI with conditions zoned property. The Planning and Zoning Agency heard this item on June 6, 2019 and voted 6-0 to recommend approval.

Presenter - Jesse Dunn, Director, Office of Management & Budget

Fiscal Year 2020 Recommended Budget and Tentative Millage Rates. The annual County budget process requires a number of steps, ranging from its preparation through adoption. Florida Statutes (F.S. 129.03(3) and F.S. 200.065, Truth in Millage ("TRIM") requirements) specify that a balanced Recommended Budget must be submitted to the Board of County Commissioners as the next step in the budget process. The FY 2020 Recommended Budget has been balanced with expenditures and adequate reserves within each County fund equal to projected fund revenues. County Administration's Recommended Budget represents a funding level that can reasonably assure the achievement of St. Johns County's operational needs while minimizing the tax impact on its citizenry. A Fiscal Year 2020 Recommended Budget Workbook will be provided to the County Commission on or before July 9, 2019. In addition, an electronic version of the workbook may be found on the County's website at: www.sjcfl.us/OMB. The BCC will need to approve tentative Millage rates (see the attached sheet) for the County's TRIM mailing and approve September 3, 2019 @ 5:01 PM in the County Auditorium as the Date, Time and Place of the first public hearing for the adoption of the FY 2020 Annual Budget. For practical purposes, once the tentative Millage rates are set, they can still be decreased but not increased. Following the development and presentation of a Recommended Budget, the County is obligated to provide certain information concerning that budget to the Property Appraiser. This information includes the proposed Millage rates for each of the County's dependent taxing districts and the establishment of a date, time and location of the first public hearing for Millage rate and budget adoption. This information is placed on Department of Revenue DR-420 forms and forwarded to the Property Appraiser. Those forms provide the basis for the "TRIM" notice mailed by the Property Appraiser to property owners in St. Johns County.

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

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BOARD MEETING AGENDA

County Auditorium 500 San Sebastian View

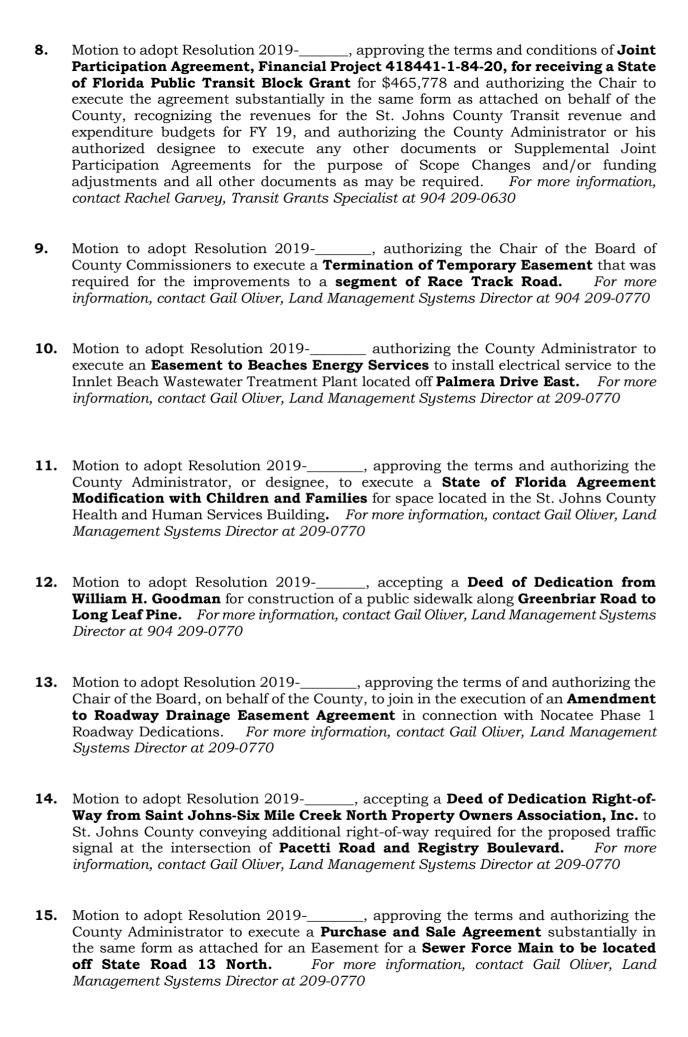
Michael D. Wanchick, County Administrator Patrick F. McCormack, County Attorney

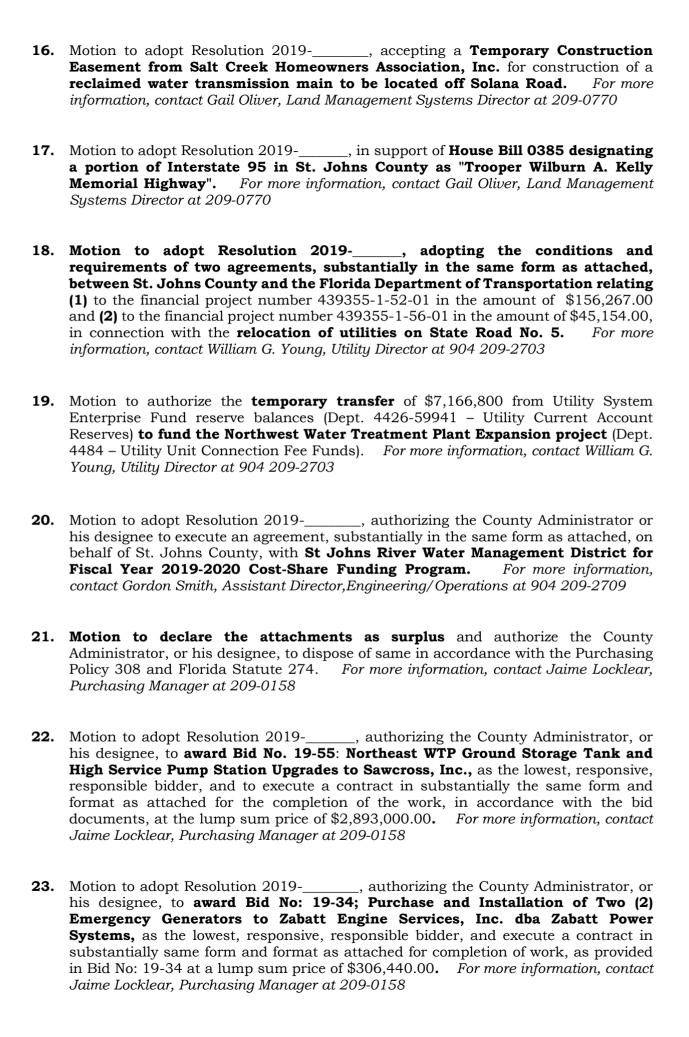
Tuesday, July 16, 2019 9:00 AM

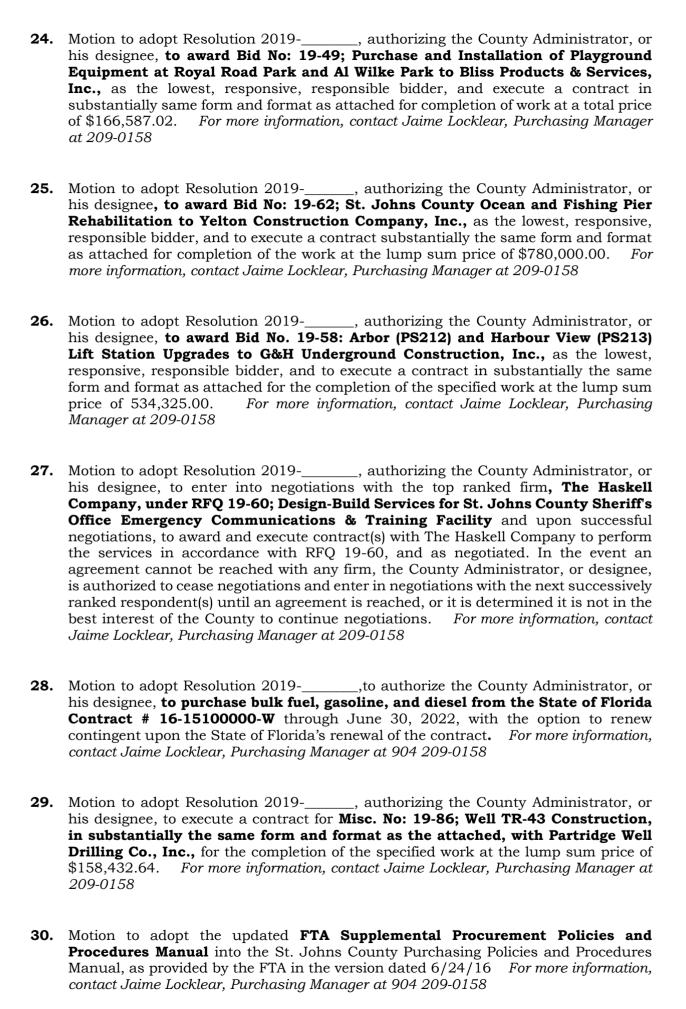
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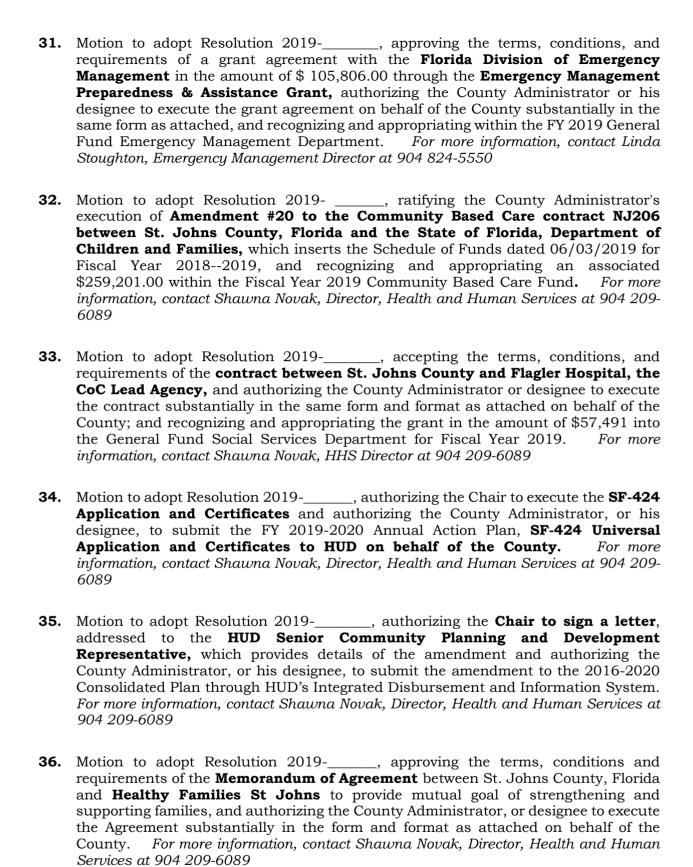
CONSENT AGENDA

1.	Motion to approve the Cash Requirement Report. For more information, contact Allen MacDonald, County Finance Director at 819-3669
2.	Motion to adopt Resolution 2019, approving the coordination of efforts between St. Johns County and the United States Census Bureau and setting forth the duties of the Complete County Committee. For more information, contact Michael Ryan, Director of Communications at 904 209-0549
3.	Motion to adopt Resolution 2019, authorizing the County Administrator, or his designee, to execute an agreement substantially in the same form as the attached Economic Development Grant Agreement with Palms Professional Park, LLC on behalf of St. Johns County. For more information, contact Melissa Glasgow, Director of Economic Development at 209-0552
4.	Motion to adopt Resolution 2019, authorizing the County Administrator, or his designee, to execute an agreement substantially in the same form as the attached Economic Development Grant Agreement with Pyrotek E3, LLC on behalf of St. Johns County. For more information, contact Melissa Glasgow, Director of Economic Development at 209-0552
5.	Motion to adopt Resolution 2019, approving the final plat for Shearwater Phase 2B-3 (Replat). For more information, contact Kelly Schley, Application Review Supervisor at 209-0603
6.	Motion to adopt Resolution 2019, approving the final plat for Shearwater Phase 2A-4 (Replat). For more information, contact Kelly Schley, Application Review Supervisor at 209-0603
7.	Motion to adopt Resolution 2019, to approve the 2019 update to the St Johns County's Title VI plan for the public transportation system, in compliance with Title VI of the Civil Rights Act of 1964, 49 CFR Part 21, and the guidance of FTA Circular 4702.1b. For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630









- **37.** Approval of Minutes:
 - 03/05/19, BCC Regular
 - 05/07/19, BCC Regular
 - 05/21/19, BCC Regular
 - 06/04/19, BCC Regular
 - 06/18/19, BCC Regular

38. Proofs:

Proof: Notice of Meeting, Fiscal Year 2020 Administrator's Budget Workshop, held on May 22, 2019, May 23, 2019, and May 24, 2019, published on May 17, 2019, in *The St. Augustine Record.*

Proof: Request for Bids, Bid No.: 19-58; Arbor (PS 212) and Harbour View (PS 213) Lift Station Upgrades, published on May 9, 2019, and May 16, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-68; Solid Waste Special Assessment Notification Mail Out, published on May 20, 2019, and May 27, 2019, in the St. Augustine Record. Proof: Request for Bids, Bid No.: 19-65; St. Johns County Public Works Driveway, published on May 21, 2019, and May 28, 2019, in the St. Augustine Record.

Proof: Request for Proposals, RFP No.: 19-29; CDBG-DR Owner Occupied Rehabilitation/Elevation/Reconstruction, published on May 22, 2019, and May 29, 2019, in the St. Augustine Record.

Proof: Request for Proposals, RFP No.: 19-32; CDBG-DR Manufactured Housing Demolition and Replacement, published on May 22, 2019, and May 29, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-71; Sale of Surplus Timber on Agricultural Center Drive Property, published on May 29, 2019, and June 5, 2019, in the St. Augustine Record.

Proof: Notice of Hearing, Public Hearing on creating the SJC Emergency Management ordinance, heard on June 4, 2019, published on May 25, 2019, in the St. Augustine Record.

Proof: Request for Proposals, RFP No.: 19-35; Federal Lobbying Services, published on May 6, 2019, and May 13, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-69; Chiller Replacement for SJC Growth Management Building, published on June 3, 2019, and June 10, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-73; Printing Services for SJC Road Atlas, published on June 6, 2019, and June 13, 2019, in the St. Augustine Record.

Proof: Notice of Meeting, Cancellation of Regular Meeting of the Board of County Commissioners on July 2, 2019, published on June 20, 2019, in the St. Augustine Record.

Proof: Notice of Action, Unclaimed Money, published on June 20, 2019, in the St. Augustine Record.

Proof: Notice of Action, Adoption of a Resolution on the Vacation of Panther Lane, Formerly Second Avenue in the Hilden Subdivision, published on June 20, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-74; Purchase of Sign Shop Materials, published on June 19, 2019, and June 26, 2019, in the St. Augustine Record.