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

Thursday, September 12, 2019 3:30 PM

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 - Melissa Glasgow, Director of Economic Development

District 4

1. Global Realty of North Florida, LLC Economic Development Incentive Request. The St. Johns County Economic Development Agency (Agency) has received an application from Global Realty of North Florida, LLC (Applicant), for economic development incentives to construct a 62,751+/- square foot speculative office located at 153 Fort Wade Road in Nocatee. The Applicant is building Class A professional office space to lease to prospective tenants. This is the third building constructed in the Fort Wade Office Park. The project scored 6 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 November 1, 2020. With this schedule, the first annual grant payment would be anticipated during FY 22. The total estimated value of the incentive is \$459,787. 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 - Kelly Schley, Application Review Supervisor

District 2

2. Public Hearing * **NZVAR 2019-06 Robinson Land Division.** Request for Non-Zoning Variance to Land Development Code, Section 5.01.01.C.1 for relief from Subdivision platting regulations for the division of two (2) or more Parcels of land to allow for a maximum of five (5) residential lots; and Section 6.04.07.B to allow an access easement to serve four (4) residential Dwelling Units in lieu of the maximum allowance of two (2) Dwelling Units.

Presenter - Joseph Giammanco, Disaster Recovery and Grants Director

3. The Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery Amendment to the Sub-recipient Agreement with Florida Department of Economic Opportunity. Request authorization for County Administrator to amend the agreement with Florida Department of Economic Opportunity (DEO) through a Sub-recipient agreement for Community Development Block Grant Disaster Recovery (CDBG-DR) increasing the total funds to \$89,632,120.

Presenter - Melissa Lundquist, Assistant to the Board of County Commissioners

- 4. Consider appointments to the North Coastal Design Review Board. Currently there are five (5) vacancies on the North Coastal Design Review Board (NCDRB) due to a resignation, expired terms, and an alternate position that has not been filled since alternates were add in November 2015. All five vacancies were advertised the end of November 2018 with an application deadline submission of January 4, 2019. Members are required to be a St. Johns County resident who has shown an interest in the history and design of the North Coastal and Vilano Community, residing within the North Coastal Overlay District; or within the Vilano Town Center Mixed Used Overlay District. Please find attached five applications (William Jonathan Braddock, Sacha Martin, Jean Miller, Jane Z. Norton and Steve Pullara) and a recommendation letter from the North Coastal Design Review Board.
- 5. Consider appointments to the Ponte Vedra Zoning & Adjustment Board. Currently there are two expired terms on the Ponte Vedra Zoning and Adjustment Board. Please find attached for your review and consideration four applications (Thomas Baker-District 4, Kyung Bishop-Milo-District 4, Megan McKinley-District 4 and John Patton-District 4), along with a recommendation from the Ponte Vedra Zoning & Adjustment Board. Ponte Vedra Zoning District Regulations, Ordinance 2011-20, Section XII.B.2 states, "Appointments of board members shall be four (4) year term with a total service limited to two (2) such terms" The suggested motions below reflect such terms.
 - Commissioners' Reports
 - County Administrator's Report
 - County Attorney's Report
 - Clerk of Court's Report

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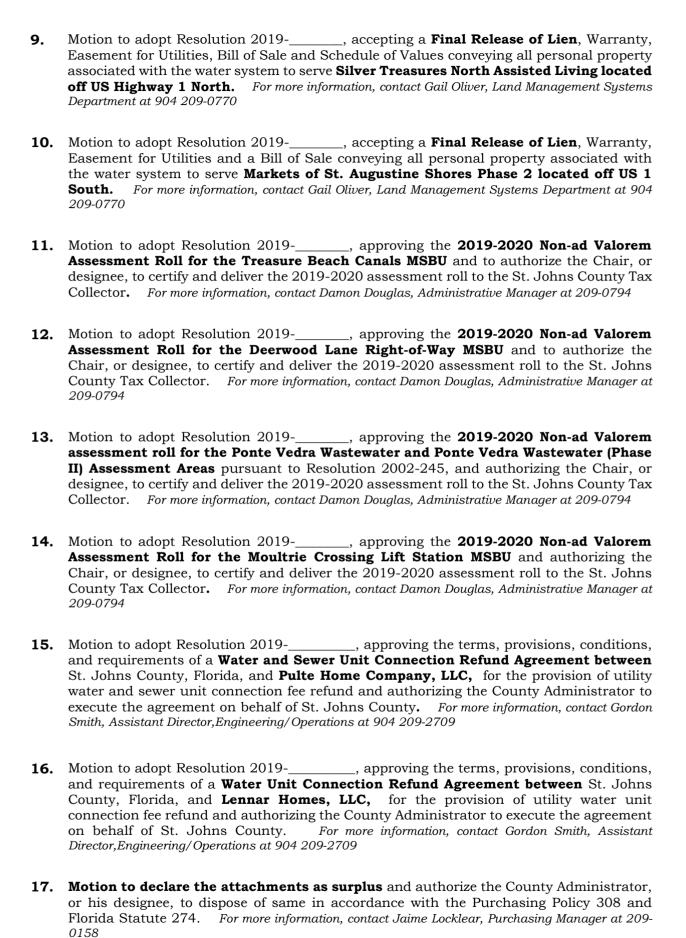
Michael D. Wanchick, County Administrator Patrick F. McCormack, County Attorney

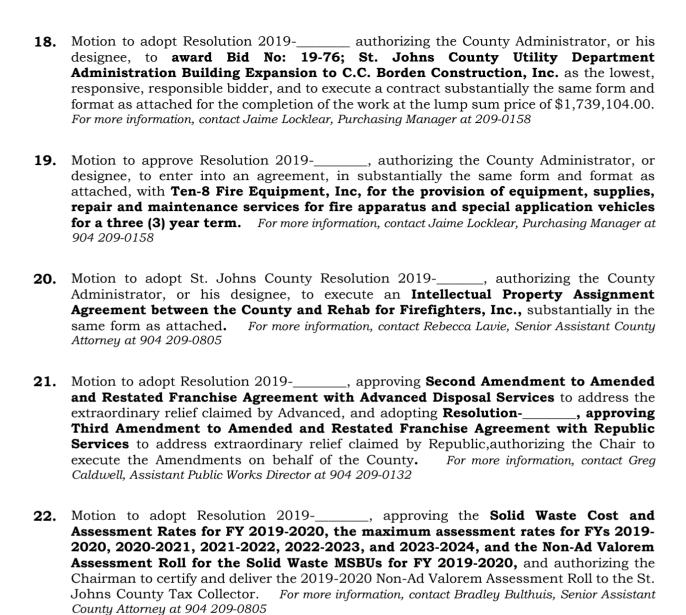
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CONSENT AGENDA

1.	MacDonald, County Finance Director at 819-3669
2.	Motion to adopt Resolution 2019, authorizing the Sheriff of St. Johns County, Florida, or designee, to submit an application seeking funding assistance through the Florida Department of Law Enforcement Federal Fiscal Year 2017-18 Edward Byrne Memorial Justice Assistance Grant (JAG) and authorizing the Chair to execute the attached Certificate of Participation on behalf of the County. For more information, contact Andrea Urda, Senior Finance Specialist at 904 810-6626
3.	Motion to adopt Resolution 2019, approving the final plat for Twin Creeks Drive Extension. For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0702
4.	Motion to adopt Resolution 2019, approving the final plat for Pearl at St. Johns. For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0702
5.	Motion to adopt Resolution 2019, authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto, providing for onsite security at Vaill Point Park. For more information, contact Gail Oliver, Land Management Systems Director at 209-0770
6.	Motion to adopt Resolution 2019, accepting a Final Release of Lien , Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with the water system to serve Windward Ranch located off County Road 208. For more information, contact Gail Oliver, Land Management Systems Department Director at 904 209-0770
7.	Motion to adopt Resolution 2019, accepting a Final Release of Lien, Warranty, two Easements for Utilities, Special Warranty Deed and a Bill of Sale conveying all personal property associated with the water, force mains, pump station and sewer systems to serve Villages of Valencia Phase 5 located off US 1 South. For more information, contact Gail Oliver, Land Management Systems Department Director at 904 209-0770
8.	Motion to adopt Resolution 2019, accepting a Final Release of Lien , Warranty, Easement for Utilities, Bill of Sale and Schedule of Values conveying all personal property associated with the water and reuse systems to serve Bannon Lakes PUD Phase 1 – Wendy's Entrance located off International Golf Parkway. For more information, contact Gail Oliver, Land Management Systems Department Director at 904 209-0770





- **23.** Motion to approve minutes:
 - 07/16/19 BCC Regular
 - 08/06/19- BCC Regular
 - 08/29/19- BCC Emergency Meeting