

# 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, October 1, 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 October 6-12, 2019 as 4-H Week
- ❖ Proclamation recognizing October 2019 as Domestic Violence Awareness Month
- ❖ Proclamation recognizing October 2019 as Arts and Humanities Month
- ❖ Proclamation recognizing Whitney Labs
- ❖ Proclamation recognizing October 14, 2019 as Columbus Day
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Gail Oliver, Land Management Systems Director**

1. **Town of Hastings Transition Story Map.** In 1909 Hastings was incorporated by a special act of the Florida Legislature. In a 2017 general election, 82% of the citizens voted to revoke the towns charter. This marked the second time in Florida history that a town was disincorporated by a vote of its citizens. On March 1, 2018, the town of Hastings was dissolved. The County assumed responsibility for providing services that had previously been provided by the town. The purpose of the Story Map was to document the town's history and the transition to County services. The Story Map can be read on the web interactively at <http://arcg.is/119Sjm0> and will also be available on the County's website. The Story Map has an Autoplay feature which can be accessed at <http://arcg.is/0OimSj>. ArcGIS Story Maps is a tool to create inspiring, immersive stories by combining text, interactive maps, and other multimedia content. County Staff choose this form of media to publish and document the story of the Hastings transition for many years to come.

### **Presenter - Kim K. Del Rance, Senior Planner**

2. **Public Hearing \* COMPAMD 2018-05 North Beach Campground.** **District 5** ADOPTION hearing for COMPAMD 2018-05 known as North Beach Campground., a Comprehensive Plan Amendment to amend the Future Land Use Map from Residential-C (RES-C) to Rural Commercial (RC). The subject property is located at 4191 and 4201 Coastal Highway north of Vilano Beach. The Planning and Zoning Agency voted 6-0 in favor of recommending approval of the application.

**Presenter - Kim K. Del Rance, Senior Planner**

**District 5**

3. **Public Hearing \* PUD 2019-07 North Beach Campground.** Request to rezone approximately 15.8 acres of land from Residential, Manufactured/Mobile Home (RMH) to Planned Unit Development (PUD) to serve as expansion of the existing campground to the south by providing for an additional 70 campsites, bathhouse and recreational facilities; this application is companion to a Comprehensive Plan Amendment (COMPAMD 2018-05) to change the Future Land Use Map classification from Residential-C (Res-C) to Rural Commercial (RC) which was Transmitted on March 5, 2019 by the Board of County Commissioners. The Planning and Zoning Agency recommended approval by a 6-0 vote.

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

**District 1**

4. **Public Hearing \* PUD 2019-04 Durbin Creek Crossing.** Request to Rezone approximately 71 acres of land from Open Rural (OR) to Planned Unit Development (PUD) for a Mixed Use development consisting of up to 250,000 square feet of neighborhood retail and office space and 400 multi-family residential units on the southwest quadrant of the intersection of Racetrack Road and St. Johns Parkway. Approximately 19 acres shall remain in conservation land. The Planning and Zoning Agency voted 4-2 in favor of recommending approval of the application. Details regarding the PZA hearing are included in the attached staff report.

**Presenter - Georgia Katz, Senior Planner**

**District 2**

5. **Public Hearing \* PLNAPPL 2019-03 Coastal Aggregates.** This is an appeal of a decision by the Planning and Zoning Agency made on June 20, 2019, approving SUPMAJ 2017-17, a Special Use Permit to allow a Borrow Pit, based on Land Development Code Section 2.03.10 located in the Hastings area south of SR 207 specifically addressed as 9087 Barrel Factory Road.

**Presenter - Billy Zeits, Parks and Recreation Assistant Director**

**District 4**

6. **Construction Access at Mickler's Landing Public Beachfront Park.** Hayward Construction Group (Contractor) seeks temporary use of the Mickler's Landing Beachfront Park as a staging area to store sand, heavy equipment, and other accessories necessary to complete beach dune restoration along portions of the local coastline, which were impacted by the effects of Hurricane Dorian and other tropical storm conditions.

**Presenter - Regina D. Ross, Deputy County Attorney**

- 7. Interlocal Agreement Regarding Veterans' Suicide Prevention.** According to recent reports by the United States Department of Veterans Affairs Office for Suicide Prevention, approximately 20 veterans die by suicide each day nationwide. The State of Florida has the third largest veteran population in the nation, preceded only by California and Texas. Given the proximity of military installations situated in northeast Florida, a significant number of military veterans live in St. Johns and surrounding counties. In efforts to reduce the number of suicides among Northeast Florida military veterans, St. Johns, Duval (City of Jacksonville), Baker, Clay, and Nassau Counties seek to enter an agreement to provide certain veteran suicide prevention resources. Specifically, the agreement creates the Northeast Florida Fire Watch Council (Council), a multi-jurisdictional agency made up of one (1) voting member appointed by each participating County. Each Council member must be an active or retired member of the United Armed Services, or alternatively, a person with notable experience in veteran affairs. Appointed Council members shall serve four (4) year terms (without compensation). Among other duties and powers, the Council shall: (1) establish all rules of procedure necessary to govern and conduct its affairs; (2) have the authority to enter into contracts, (2) secure and allocate grant funding; (3) coordinate suicide prevention efforts across public and private sectors; (4) increase access to veterans' suicide prevention resources; and (5) develop and approval an annual budget. The City of Jacksonville shall provide administrative and staff support to the Council, and each County shall provide an initial monetary contribution. Here, staff seeks the Board's comments and further direction in finalizing the proposed agreement.

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

- 8. Consider the proposed 2020 St. Johns County Legislative Action Plan and Top Three Legislative priorities.** The St. Johns County Legislative Action Plan is a focused list of priorities for which the County requests financial assistance and other support from our State and Federal representatives. Legislative priorities have historically included issues related to Florida Statutes, transportation, water quality, unfunded mandates, and a variety of other subjects. County Administration presents a draft list of recommended items from County staff, constitutional officers, local cities, and other external partners and agencies for the Board to consider adopting as the 2020 Legislative Action Plan. The approved Legislative Action Plan is subsequently presented to the public and submitted to the County's Legislative Delegation for consideration prior to the next legislative session. In addition, the Northeast Florida Regional Council (NEFRC) requests that all member Counties adopt three top legislative priorities that most significantly represent the critical needs and concerns for incorporation in a regional legislative priority guide. The NEFRC Legislative Committee subsequently compiles the submitted issues and identifies regional priorities for the 2020 Legislative Session. The guide is then submitted to the region's State and Federal elected officials.

- ❖ 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 Allen MacDonald, County Finance Director at 819-3669
2. 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 Global Realty of North Florida, LLC on behalf of St. Johns County.** For more information, contact Melissa Glasgow, Director of Economic Development at 209-0552
3. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the **final plat for Oakwood at Nocatee.** For more information, contact Kelly Schley, Application Review Supervisor at 209-0603
4. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the **final plat for Aberdeen (D.R. Horton - Phase 5B).** For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720
5. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **determine hunting activities by the listed Hunting Organizations** and to execute agreements between the County and the **Florida Fish and Wildlife Conservation Commission, Florida Forest Service and other non-profit hunting organizations**, substantially in the same form as attached, to permit these agencies and non-profit hunting groups to conduct periodic hunts at the **McCullough Creek Conservation Area** as determined by the County Administrator. For more information, contact Jeremy Cooper, Environmental Specialist at 904 209-0624
6. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the terms and conditions of a **Purchase and Sale Agreement** for the acquisition of property desired for an **off beach parking area** and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. For more information, contact Gail Oliver, Land Management Systems Director at 209-0770
7. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the Chair of the Board, on behalf of the County, to join in the execution of **Easement Agreements to allow for ingress and egress across** a portion of County owned property to access **property north of Moccasin Creek Lane.** For more information, contact Gail Oliver, Land Management Systems Director at 209-0770
8. 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 Davis Industrial Park Lot 4 located off South Holmes Blvd.** For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770

9. 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 **sewer system to serve 4968 Atlantic View located off A1A S.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
10. 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 Treaty Oaks Phase 2 Units 2 and 3 located off State Road 207.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
11. Motion to adopt Resolution 2019-\_\_\_\_\_, accepting a **Grant of Easement from Ponte Vedra Corporation, Inc.** to St. Johns County for the **San Diego Road Drainage Improvement Project.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
12. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute a contract in substantially same form and format as attached hereto with **Tyler Technologies to perform the services in accordance with RFP 19-10; St. Johns County Growth Management - Electronic Permitting, Plan Review & Inspection System (EPPRIS).** *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
13. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award **Bid No. 19-48R; Sale of Real Property Located at 4735 Avenue A, St. Augustine, Florida to A to Z Custom Homes, Inc.,** as the highest, responsive, responsible bidder, and execute a Purchase and Sale Agreement in substantially the same form and format as attached hereto for the sale of real property located at 4735 Avenue A, St. Augustine, Florida in St. Johns County as provided in Bid No. 19-48R. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
14. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or designee, to piggyback the **Florida Sheriff's Association Contracts FSA-18-VEH16.0, FSA19-VEL27.0 and FSA19-VEH17.0, and State of Florida Contract No: 215101600-16-1,** as appropriate to purchase specified **FY20 Vehicles included in the budget,** and authorizing the County Administrator, or designee, to execute and issue purchase orders relative to these purchases. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
15. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to piggyback the **Florida Sheriff's Association Contract No: FSA18-VEH16.0** and execute and issue a purchase order to Southern Sewer Equipment Sales for the **purchase of one (1) Vac-Con Sewer Combination Cleaner, as specified, at a total price of \$395,000.00.** *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
16. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute an agreement, substantially in the same form and format as attached, with **Miller Electric Company, for the completion of Phase 2** of the work specified under RFP No: 18-49; Development, Installation & Implementation of Access Control Security System **for SJC Detention Center, for a total cost of \$4,069,303.02.** *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*

17. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute **Task Order #24 with A.W.A. Contracting Company, Inc. under Bid NO. 18-14; Countywide Roadway Drainage & Infrastructure Maintenance** (Master Contract No: 14-MCC-AWA-08972) in the amount of \$551,381.10 to complete drainage improvements on San Diego Road. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
18. Motion to execute and issue the **Certificate of Public Convenience and Necessity AmeriPro EMS of Florida, LLC. effective until October 1, 2022.** *For more information, contact Jeremy Robshaw, Fire Rescue Deputy Chief at 904 209-1750*
19. Motion to adopt St. Johns County Resolution 2019-\_\_\_\_\_, approving the terms, conditions, and requirements of a **2018 Staffing for Adequate Fire and Emergency Response (SAFER) grant program to hire eighteen (18) firefighters** by St. Johns County Fire Rescue in accordance with the 2018 SAFER Notice of Funding Opportunity, and authorizing the County Administrator, or his designee, to accept the grant award on behalf of the County. *For more information, contact Jeff Prevatt, Fire Rescue Chief at 904 209-1702*
20. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of the **contract template to be used to create and execute final agreements between St Johns County and nonprofit agencies as recommended by the St. Johns County Health and Human Services Advisory Council** and to authorize the County Administrator or designee to execute final agreements in substantially the same form as the contract template on behalf of the County. *For more information, contact Shauna Novak, Director at 904 209-6089*
21. Motion to adopt Resolution 2019-\_\_\_\_\_, awarding an **Affordable Housing Grant to Ability Housing, Inc., in the amount of \$425,625.00**, in conjunction with funding from the FHFC Low Income Housing Tax Credit program (LIHTC) to create 56 affordable rental units, directing the Office of the County Attorney to prepare a grant agreement for consideration by the Board at a future meeting, and authorizing the Chair to execute the attached Florida Housing Finance Corporation Local Government Verification of Contribution Grant Form on behalf of the County. *For more information, contact Shauna Novak, Director, Health and Human Services at 904 209-0602*
22. Motion to approve a **transfer from General Fund Reserves** in an amount up-to-\$500,000 for the repair of the **breach at Summer Haven** as approved by the BCC on September 12, 2019. *For more information, contact Wade Schroeder, Asst. Director, OMB at 209-0570*
23. **Proofs:**
  - Proof: Request for Proposals, RFP No.: 19-41; Sports Courts Assessment, Recommendation, and Repair, published on August 19, 2019, and August 26, 2019, in the St. Augustine Record.
  - Proof: Notice of Meeting, Special Meeting of the Board of County Commissioners to consider and adopt the tentative millage rates and budget for Fiscal Year 2020, to be held on September 3, 2019, published on August 20, 2019, in the St. Augustine Record.
  - Proof: Request for Bids, Bid No.: 19-89; SJC Tillman Ridge Landfill Leachate System Automation, published on August 22, 2019, and August 29, 2019, in the St. Augustine Record.
  - Proof: Notice of Meeting, Special Meeting of the Board of County Commissioners to consider and adopt the tentative millage rates and budget for Fiscal Year 2020, to be held on September 12, 2019, published on August 29, 2019, in the St. Augustine Record.
  - Proof: Request for Bids, Bid No.: 19-86; Construction of the SJC Sheriff's Office Emergency Communications & Training Facility Entry Road, published on August 26, 2019, and September 2, 2019, in the St. Augustine Record.
  - Proof: Request for Proposals, RFP No.: 19-42; Food & Beverage Services for SJC Cultural Events, published on August 28, 2019, and September 04, 2019, in the St. Augustine Record.
  - Proof: Notice of Meeting, Cancellation and Reschedule of the Regular Meeting of the Board of County Commissioners that was to be held on Tuesday, September 3, 2019, rescheduled for Thursday, September 12, 2019, published on August 31, 2019, in the St. Augustine Record.

Proof: Notice of Meeting, Cancellation of Special Meeting of the Board of County Commissioners to consider and adopt the tentative millage rates and budget for Fiscal Year 2020, that was to be held on September 3, 2019, published on September 04, 2019, in the St. Augustine Record.

