

# 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 15, 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
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Mercedes Harrold, Cultural Resources Coordinator**

#### **District 3**

1. **Public Hearing \* County Landmark Application - Moultrie Church and Wildwood Cemetery.** This application is for a County Landmark designation of the Moultrie Church and Wildwood Cemetery. The property is managed by the Hagan Wildwood Restoration Association, Inc. The church was listed in the National Register of Historic Places in 2014. The application meets the criteria for County Landmarks as outlined in the Land Development Code Section 3.01.03.C. It is 50 years old or older. The property meets all the criteria for attributes of integrity: location, design, setting, materials, workmanship, feeling, and association. It meets four of the additional required criteria for eligibility: (1) Associated in a significant way with the life of a person of recognized importance; (2) Exemplifies a historic, cultural, political, economic, or social trend of St. Johns County, the State of Florida, or the Nation; (3) Has value as a Building that is recognized for the quality of its architecture and that retains sufficient features showing its architectural significance; (4) Is a geographically definable area or neighborhood united by culture, architectural styles, or physical development, which has historic or cultural significance in the community.

#### **District 2**

2. **Public Hearing \* LMA 2019-03 County Landmark Application - Dixie Highway.** The application is for a County Landmark designation of the Dixie Highway. The property is managed by St. Johns County. The Dixie Highway was listed in the National Register of Historic Places in 2005. The Dixie Highway is eligible for County Landmark designation under Section 3.01.03.C of the Land Development Code. It meets all criteria for attributes of integrity: location, design, setting, materials, workmanship, feeling, and association. It meets three additional criteria: (1) Exemplifies a historic, cultural, political, economic, or social trend of St. Johns County, the State of Florida, or the Nation; (2) Embodies distinguishing characteristics of an architectural style, period, or method of construction; (3) Is a geographically definable area or neighborhood united by culture, architectural styles, or physical development, which has historic or cultural significance in the community.

**Presenter - Beverly Frazier, Senior Supervising Planner**

**District 3**

3. **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. This application was initially recommended for denial with a 4-2 vote from the Planning and Zoning Agency on May 2, 2019. The modification request was remanded back to the Planning and Zoning Agency from the Board of County Commissioners with additional revisions on June 18, 2019. The Planning and Zoning Agency reheard this modification on September 19, 2019 and recommended approval with a 3-1 vote with further revisions which have been included in the updated Master Development Plan.

**Presenter - Joseph Cearley, Special Projects Manager**

4. **LDC Amendments - Articles II, V, VI, IX, and XII.** This is the first of three public hearings regarding proposed Land Development Code amendments. These amendments would columnize land use designations and allowable uses in zoning districts within Article II into a user-friendly use matrix to clarify what uses are allowed in what zoning designations. Other amendments include revising front yard setback within PUD's to account for the parking of vehicles; clarifying Building Restriction Line setbacks; Reducing parking requirements for townhomes; clarifying provisions in Sec. 6.04.04.D.2. for the allowance of Mailboxes within a Right-of-Way; amending easement standards for unplatted residential lots; extending the public notice mailing period from 10 days to 15 days prior to the date of a public hearing; and finally, defining "dedicate" and "donate" in Article XII. The motion before the Board is whether to hear the last hearing at a time other than 5:01 p.m. on a weekday.

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

5. **Interlocal Agreement Regarding Veterans' Suicide Prevention.** 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 interlocal 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 approve an annual budget. The Agreement provides that the Counties provide the Council \$100,000 as initial funding. In addition to providing the Council's administrative and staff support, the City of Jacksonville will contribute \$70,000. The remaining \$30,000 is to be paid by the remaining participating Counties.

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

- 6. Consider appointments to the Contractors Review Board (CRB).** Currently there are three vacancies on the Contractors Review Board due to expired terms. The vacancies require representation from each of the following licensed professions: 1) Plumbing Contractor, 2) General, Building, or Residential Contractor 3) Class II Contractor (specialty contractor that performs structural trades, i.e. masonry, concrete, carpentry, aluminum, etc.). These three vacancies were advertised for a four week span ending July 30, 2019. Since no qualifying applications were received for the Plumbing Contractor requirement, that requirement was advertised again with a deadline of September 13, 2019. Three qualified applications were received and are attached for review and consideration (Tyler B Lee - Building Contractor, Kylee Wade Turner - Class II Contractor, and Kyle Jones - Plumbing Contractor). Two letters of recommendation from the Contractors Review Board are also attached from their meetings held in August and September.

**\*Recess Regular Board of County Commission Meeting**

**\*Convene as St. Johns County Community Redevelopment Agency (CRA)**

**Presenter - Shawna Novak, Director, Health and Human Services**

**District 5**

- 7. Extension of the agreement between the St. Johns County Community Redevelopment Agency and Vilano Beach Main Street, Inc.** The St. Johns County Board of County Commissioners, by the adoption of its Resolution 2002-184, established the boundaries of the Vilano Beach Community Redevelopment Area, and, by the adoption of its Resolution 2002-208, incorporated the boundary areas of the Vilano Beach Community Redevelopment Area into the CRA. The Vilano Beach Main Street, Inc., (VBMS), is a not-for-profit organization dedicated to enhancing, promoting, and preserving the historic character and economic vitality of the Vilano Beach Town Center by implementing the national Main Street program. In 2018, the VBMS requested funding from the St. Johns County Community Redevelopment Agency to continue its efforts as a recognized Florida Main Street community. (Resolution 2019-2008) The original funding request was approved as part of the adoption of the FY 2019 budget. VBMS requested an extension of the existing agreement, for FY 2020, on March 19, 2019. This funding request was approved as part of the adoption of the FY 2020 budget which was adopted on September 24, 2019. This agenda item is a sub-recipient agreement between the County and VBMS in an amount not to exceed \$10,000 for the purpose of providing services in support of economic development within the Vilano Beach Community Redevelopment Area as recommended by the July 31, 2007 Market Analysis prepared by Thomas Point and Associates. A motion to approve this sub-recipient agreement is necessary

**\*Adjourn St. Johns County Community Redevelopment Agency (CRA)**

**\*Reconvene Regular Board of County Commission Meeting**

**Presenter - Beverly Frazier, Senior Supervising Planner**

**District 4**

- 8. Public Hearing \* PLNAPPL 2019-01 and PLNAPPL 2019-02 Roscoe Community Marina ZVAR 2019-12.** Requests from Richard Fredeking representing Robert Fredeking; and James Whitehouse representing Delores Schwab, Jerome Hoffman, and Kara Terwilliger, all property owners in the surrounding area, to appeal the approval of Zoning Variance for the Roscoe Community Marina (ZVAR 2019-12) by the Planning and Zoning Agency. The approval permits development of a Community Marina on a 2.8-acre parcel of land in Commercial General (CG) zoning north of ICW Marker 51 within ICW-N(2) with relief from locational criteria of LDC Section 6.08.41.B.2(a). The Zoning Variance was approved by the Planning and Zoning Agency with a 4-1 vote at the May 16, 2019 meeting. The Board of County Commissioners initially heard the appeals on August 8, 2019 and voted to overturn the approval by the Planning and Zoning Agency with a 5-0 vote. On September 17, 2019 the Board approved a motion to reconsider and to rehear the appeal request based on additional information provided to the Commissioners after the hearing and during public comment.

- ❖ 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-\_\_\_\_\_, approving the **final plat for Crosswater Village Phase 3.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0603*
3. Motion to approve the **Bridgewater PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2019-06).** *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
4. Motion to approve the **ICI Middlebourne PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2019-07).** *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
5. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the transfer of not more than **\$40,000.00 from Tree Bank Fund Reserves for a landscaping project for Treaty Park** and authorizing the County Administrator or designee to execute any and all paperwork associated with, or necessary to accomplish, the landscaping project. *For more information, contact Ryan Mauch, Environmental Supervisor at 904 209-0621*
6. Motion to adopt Resolution 2019-\_\_\_\_\_, declaring certain County-owned property located on **Carmona Place as surplus** and authorizing sale of the property pursuant to Florida Statutes 125.35(2). *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 execute a **Release of Phosphate, Minerals, Metals and Petroleum Reservations and Release Related Rights of Entry and Exploration** set forth in County Deed. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
8. Motion to adopt Resolution 2019- \_\_\_\_\_, accepting and authorizing the County Administrator, or designee, to execute a **Temporary Access Easement to a communication antenna tower site located off South Holmes Boulevard** in St. Augustine, Florida. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
9. Motion to adopt Resolution 2019-\_\_\_\_\_, accepting a **Deed of Dedication** and Grant of Easement from **DAR Investments One, LLC to St. Johns County** as required in the Amended Concurrency and Impact Fee Credit Agreement for **property north of County Road 210.** *For more information, contact Gail Oliver, Land Management Systems Director at 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 and sewer systems to serve **Treaty Oaks Phase 2 Unit 1 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 **Final Release of Lien, Warranty,** and Bill of Sale and Schedule of Values conveying all personal property associated with the water system to serve **The Golf Village Church located off Pacetti Road.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
12. Motion to adopt Resolution 2019-\_\_\_\_\_, accepting a **Final Release of Lien, Warranty,** Easement for Utilities, and Bill of Sale and Schedule of Values conveying all personal property associated with the water, sewer and reuse systems to serve **Windward Ranch Phase Fifteen located off SR 16.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
13. 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 and sewer systems to serve **Andalusia Phase 3 located off Wildwood Drive.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
14. 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 and sewer systems to serve **Safari Pest Control located off County Road 208.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
15. 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 and sewer systems to serve **Mill Creek Plaza – Phase 1A located off State Road 16.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
16. 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 and sewer systems to serve **Farah & Farah located on US Highway 1 South.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
17. 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 and sewer systems to serve **Wards Creek located off State Road 16A.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
18. 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 and sewer systems to serve **St. Johns County Combined Fire Station 5/11 & Sheriff's South Regional Command Center located on US Highway 1 South.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
19. Motion to adopt Resolution 2019 - \_\_\_\_\_, approving **Amendment three to the SRF Loan Agreement DW550110** and authorizing the County Administrator to execute the amendment in substantially the same form as attached. *For more information, contact William G. Young, Utility Director at 904 209-2703*

20. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County to **apply for a loan under the State Revolving Loan program** in the principal amount **not to exceed \$12,110,393**, including capitalized interest, and the submittal of the related loan application to finance eligible projects proposed in the **St. Johns County Utility Facility Planning Document, including the Northeast Ground Storage Tank and High Service Pumping Station and an expansion of the Northwest Water Treatment Plant projects.** *For more information, contact William G. Young, Utility Director at 904 209-2703*
21. Motion to adopt Resolution 2019-\_\_\_\_\_, recognizing and appropriating within the FY **2020 Utility Services Fund** to account for **unanticipated revenue** in the amount of **\$6,637,670 from the Florida Department of Environmental Protection State Revolving Loan program.** *For more information, contact William G. Young, Utility Director at 904 209-2703*
22. Motion to adopt Resolution 2019-\_\_\_\_\_ approving the terms, conditions, provisions, and requirements of a **Local Agency Program (LAP) agreement** between the State of Florida, Department of Transportation and St. Johns County for construction project management of the **Wildwood Drive and U.S. 1 intersection improvements**, and authorizing the County Administrator, or designee, to execute the agreement and any other necessary paperwork on behalf of the County. *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0113*
23. **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*
24. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or designee to **enter a ten (10) year service contract with Commercial Energy Specialists for Solomon Calhoun Pool Maintenance.** *For more information, contact Jaime Locklear, at 904 209-0158*
25. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Misc No: 19-108; Library Purchase of Books and Programming Materials with Baker and Taylor, LLC**, piggybacking off of the State of Florida Contract #55101500-17-ACS. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
26. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No. 19-75R; Sale of Real Property Located at 448 Shores Boulevard**, St. Augustine, Florida (known as The Shores Fire Station 11), and execute a purchase and sale agreement in substantially the same form and format as attached hereto with **The Deltona Corporation** for the sale of real property located at 448 Shores Boulevard, St. Augustine, Florida in St. Johns County as provided in Bid No. 19-75R. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
27. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid 19-83: Northwest WTP Phase 1 (6 to 9MGD) Expansion to Sawcross, Inc.,** as the lowest, responsive, responsible bidder, and to execute an agreement in substantially the same form and format as attached for the completion of the specified work **at the lump sum price of \$6,834,000.** *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*

- 28.** Motion to approve the updated terms, conditions, provisions, and requirements of Collective Bargaining Agreements for Supervisory Unit and Rank and File bargaining units between the **St. Johns County Board of County Commissioners and St. Johns County Professional Firefighters and Paramedics Local #3865**; and to authorize the Chair, County Administrator, and Fire Chief to execute the Collective Bargaining Agreements on behalf of the County. *For more information, contact Stacey Stanish, Director, Administrative and Support Services at 209-0545*

**29. Proofs:**

Proof: Request for Proposals, RFP No.: 19-91; SJC Strategic Plan for Health and Human Services, published on September 2, 2019, and September 9, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-92; Construction of Fort Matanzas Beach Ramp, published on September 2, 2019, and September 9, 2019, in the St. Augustine Record.

Proof: Notice of Meeting, Cancellation and Reschedule of the Special 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 September 10, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 20-03; Insert Valves Project II, published on September 13, 2019, and September 20, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 20-04; Purchase of Personal Computers, published on September 16, 2019, and September 23, 2019, in the St. Augustine Record.

Proof: Notice of Meeting, Special Meeting of the Board of County Commissioners to consider and adopt the final millage rates and budget for Fiscal Year 2020, to be held on September 24, 2019, published on September 19, 2019, in the St. Augustine Record.

