

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns
District 2 - Jeb S. Smith, Chair
District 3 - Paul M. Waldron
District 4 - Jeremiah Ray Blocker, Vice Chair
District 5 - Henry Dean



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Tuesday, April 7, 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
- ❖ Proclamation Recognizing April 2020 as Sexual Assault Awareness Month
- ❖ Proclamation Recognizing April 2020 as Child Abuse Prevention Month
- ❖ Proclamation Recognizing April 2020 as Water Conservation Month
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Kim Del Rance, Senior Planner

District 4

1. **Public Hearing * PLNAPPL 2020-02 and ARC APPEAL 2020-01 Gate C-Store/Gas Station and Carwash.** Request to appeal the Ponte Vedra Zoning and Adjustment Board (PVZAB) and Ponte Vedra Architectural Review Committee (PVARC) approvals for the proposed Gate C-Store/Gas Station and Carwash, located at 330 A1A North. PVZAB approved variances (PVZVAR 2019-10 and NZVAR 2019-16) by a 6-1 vote to allow relief from signage, roof design, building length, and buffer regulations, as outlined in the Ponte Vedra Zoning District Regulations. PVARC approved the site and building design (ARC 2019-08) contingent on approvals of the associated variances by a 3-0 vote for all but the 120-foot limit for buildings, which was approved by a 2-1 vote. The attached Growth Management staff report provides details regarding the requested variances and proposed site plan for the project.

Presenter - Justin Kelly, Planner

District 5

2. **Public Hearing * REZ 2019-16 Stratton Boulevard Rezoning.** Request to rezone approximately 8.34 acres of land from Open Rural (OR), Residential General (RG-1), Commercial Neighborhood (CN), and Commercial General (CG) to Commercial Warehouse (CW) with conditions to allow for commercial intensive and light industrial uses. This item was heard by the Board of County Commissioners at their regularly scheduled public hearing on February 4, 2020 and was continued to the April 7 public hearing to allow the applicant to meet with neighboring property owners. The Planning and Zoning Agency unanimously recommended approval of the request by a vote of 7-0 on December 19, 2019.

Presenter - Jacob Smith, Planner

District 3

3. **Public Hearing * PUD2019-14 Benchip Commercial.** Request to rezone approximately 33.4 acres of land from Planned Unit Development (PUD), Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow for a mix of up to 500,000 square feet of commercial uses, located west of the intersection of State Road 207 and Wildwood Drive. On 2/20/2020, the Planning and Zoning Agency unanimously recommended approval by a 7-0 vote with the condition that signage will meet LDC regulation.

Presenter - Valerie Stukes, Senior Planner

District 1

4. **Public Hearing * PUD 2019-13 Fountains North.** Request to rezone approximately 34.12 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate for up to 300 multi-family units, 130 age-restricted units, 200,000 square feet of retail, 80,000 square feet of professional and medical offices, 120 hotel rooms and 30,000 square feet of outpatient surgical/clinical facilities, or in the alternative, 500,000 square feet of hospital, 70,000 square feet of professional and medical offices, 50,000 square feet of retail, 30,000 square feet of outpatient surgical/clinical facilities, and 300 multi-family units. The property is located in the NE quadrant of I-95 & CR 210 interchange along CE Wilson Road. PZA vote on February 20, 2020 was 4-2. No public comment was made. Further details can be found in the attached staff report.

Presenter - Justin Kelly, Planner

District 4

5. **Public Hearing * REZ 2019-18 Stokes Industrial.** Request to rezone approximately 9.42 acres of land from Industrial Warehousing (IW) and Open Rural (OR) to Commercial Warehouse (CW). The Planning and Zoning Agency unanimously recommended approval, 7-0, at its March 5, 2020 hearing.

Presenter - Joseph Cearley, Special Projects Manager

6. **Public Hearing * COMPAMD 2020-01 Amendments to the Comprehensive Plan Text for new Workforce Housing Zoning designation.** Transmittal hearing for proposed amendments to the Comprehensive Plan "A Land Use Element" and "C Housing Element" to create a density category for the new Workforce Housing Zoning designation. These amendments will provide for an increase in the Residential B, Residential C, and Mixed Use land use categories for developments that rezone to the proposed Workforce Housing Zoning designation.

Presenter - Joseph Cearley, Special Projects Manager

7. **Public Hearing * Land Development Code Amendments – Creation of a Workforce Housing Zoning Designation. Proposed amendments would revise Articles II, V, VI, and XII of the Land Development Code.** This is the first of three public hearings for Land Development Code Amendments creating a Workforce Housing Zoning designation, providing for site development standards, density bonus, and definitions, specifically amending Articles II, V, VI, and XII of the Land Development Code. These amendments will run concurrently with Comprehensive Plan policy amendments and will create a new zoning designation that would encourage the construction of attainable Workforce Housing by providing a density bonus to those developments dedicating at least 40% of the dwelling units to be sold at a price point of no more than \$210,000.00 upon the initial sale. A new zoning district requires two public hearings before the Board of County Commissioners, with one of the public hearings being after 5:00 p.m. on a weekday unless a majority plus one of the Board votes to hold the hearing at a different time. Ordinances that change the specific list of uses in a zoning district require two (2) public hearings, one of which must be held after 5:00 p.m. on a weekday, unless a majority plus one of the Board of County Commissioners votes to hold the hearing at another time. An optional motion is provided for the second hearings to be conducted at a hearing beginning at the standard time of 9:00 a.m.

Presenter - Rebecca Lavie, Senior Assistant County Attorney

District 5

8. **Public Hearing * Ordinance establishing slow speed/minimum wake zones in Matanzas Inlet.** Changing conditions in the Matanzas Inlet have led to unsafe levels of vehicle congestion, creating a significant risk to persons swimming and/or boating in the area. Pursuant to Section 327.46(1)(c), Florida Statutes, the County has the authority to establish by ordinance boating-restricted areas in areas that are subject to unsafe levels of vehicle congestion, subject to a finding by the Florida Fish and Wildlife Conservation Commission that the ordinance is necessary to protect public safety. This Ordinance will establish an slow speed minimum wake zone restricting boat speeds throughout the entirety of Matanzas Inlet. At its February 4, 2020 meeting, the Board of County Commissioners authorized the waiver of the two-hearing requirement for ordinances set forth in Rule 3.103 of the Board Rules and Policies. This is the first reading of this ordinance.

Presenter - Joseph Giammanco, Disaster Recovery and Grants Director

9. **Hurricane Dorian Federally Funded Public Assistance State Agreement and recognition and appropriation of FEMA grant funding for eligible recovery projects.** FEMA's Public Assistance program is a Federal grant to aid State and Local governments in returning a disaster area to pre-disaster conditions. The grant is provided to primarily address the repair and restoration of public facilities and infrastructure which have been damaged or destroyed, or the restoration of services which were negatively impacted. Because St. Johns County's Request for Public Assistance (RPA) was approved, it is now necessary to enter into the attached Agreement with the Florida Division of Emergency Management. In addition, the attached list are projects that were identified by County Staff as a result of Hurricane Dorian. The list has been initially reviewed by FEMA for inclusion into the Public Assistance Program. The County estimates that the eligible costs for these projects are \$3,284,000. It is estimated that FEMA will reimburse up to 75% of eligible expenditures and the State will reimburse up to 12.5% of eligible expenditures, leaving St. Johns County to fund the remaining 12.5%. Estimates for eligible reimbursement for expenses related to these projects: FEMA at \$2,463,000, State at \$410,500, and the County at \$410,500. The County portion is requested to be transferred from the appropriate Fund accounts as noted on the attached project list spreadsheet. However, certain projects have already been appropriated therefore this agenda item is recognizing the grant funds and appropriating the remaining balance.

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

10. **Consider an appointment to the North Florida TPO Citizen Advisory Committee.** The North Florida Transportation Planning Organization (TPO) Citizen Advisory Committee has three seats designated to be representatives from St. Johns County. Currently, one of these at-large positions is vacant due to the resignation of Mr. Warren Butler. St. Johns County advertised the vacancy from February 7, 2020 to March 6, 2020. The TPO has forwarded three applications for review and consideration for nomination to the vacant position (Mark Allen - Dist 4, Lisa McGreevy McGlynn - Dist 3, & Rob Schlingmann - Dist 4).

Presenter - Mercedes Harrold, Cultural Resources Coordinator

District 2

11. **Public Hearing * LMA 2019-05 County Landmark Application - Hastings Jail.** This application is for a County Landmark designation for the Hastings Jail. The Hastings Jail property is owned by St. Johns County and is currently leased to Comcast. Sheila Greenleaf, a local resident of St. Johns County, brought the Hastings Jail to the attention of St. Johns County staff. The Hastings Jail is eligible for County Landmark designation as it meets the following requirements: The structure is 50 years old or older, the property meets seven (7) attributes of integrity, and five (5) of the additional criteria. The Cultural Resource Review Board recommended approval on it's February 3, 2020 meeting.

Presenter - Mercedes Harrold, Cultural Resources Coordinator

District 2

12. *Public Hearing* * LMA 2019-06 County Landmark Application - Hastings Hotel.

This application is for a County Landmark designation for the Hastings Hotel. The Hastings Hotel property is owned by Randall (Randy) and Lori Dukes. The Hastings Hotel is eligible for County Landmark designation as it meets the following requirements: The structure is 50 years old or older, the property meets five (5) attributes of integrity, and the property meets at least two (2) of the additional criteria. The Cultural Resource Review Board voted unanimously to recommend approval at its February 3, 2020 meeting.

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

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns
District 2 - Jeb S. Smith, Chair
District 3 - Paul M. Waldron
District 4 - Jeremiah Ray Blocker, Vice Chair
District 5 - Henry Dean



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Tuesday, April 7, 2020 9:00 AM

Please be sure all cellular devices are turned off for the duration of the County Commission Meeting

CONSENT AGENDA

1. Motion to approve the **Cash Requirement Report**. *For more information, contact Lon Stafford, County Chief Financial Officer at 819-3622*
2. Motion to adopt Resolution 2020-_____, approving the **final plat for Braewick**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
3. Motion to adopt Resolution 2020-_____, approving the **final plat for Colonnade Drive**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
4. Motion to adopt Resolution 2020-_____, approving the **final plat for HighPointe at RIVERTOWN – PHASE ONE**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2020-_____, approving the **final plat for Shearwater Phase 2C-3 Replat**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
6. Motion to approve PFS AGREE 2020-01 and authorize the County Administrator to execute the **Minorcan Mill PUD Proportionate Fair Share Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Victoria Kutney, Transportation Planner at 209-0753*
7. Motion to adopt Resolution 2020-_____, authorizing the **notice required by Section 336.10, F.S., for a Public Hearing on May 5, 2020 at 9:00am** or at a date and time as soon thereafter as possible to hear a request for the vacation of unopened alleyways, located within **Block 12, Hastings Land and Improvement Subdivision (VACROA 2019-04 Ancient City Construction)**. *For more information, contact Jeffrey Petrie, Engineer at 209-0672*

8. Motion to Adopt Resolution 2020-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement for an easement required for the CR210 widening project outside the Twin Creeks DRI.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
9. Motion to adopt Resolution 2020-_____, declaring certain County-owned property located on **Harmony Drive South as surplus property and authorizing the appraisal** and advertisement for sale bids pursuant to Florida Statute 125.35. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
10. Motion to adopt Resolution 2020-_____, accepting a **Bill of Sale for bulkhead improvements at the east end of Fifth Street in North Beach Subdivision.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
11. Motion to adopt Resolution 2020-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Lease Agreement with Municipal Service District of Ponte Vedra Beach for space at the St. Johns County Ponte Vedra Annex.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
12. Motion to Adopt Resolution 2020-_____, accepting a **Deed of Dedication from DRP FL 4, LLC, to St. Johns County** as required in the Concurrence and Impact Fee Credit Agreement. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
13. Motion to adopt Resolution 2020-_____, declaring certain **County-owned property located off Gaspar Street as surplus property pursuant to F.S. 125.35; recognizing the sale of surplus property as unanticipated revenue; and appropriating such funds within the Fiscal Year 2020 General Fund Housing Department Affordable Housing Trust Fund Budget.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
14. Motion to adopt Resolution 2020-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Non-Exclusive Permissive Use Agreement granting FPL** use of the St. Johns County Fairgrounds as a staging area during a disaster. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
15. Motion to Adopt Resolution No. 2020-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement for an easement required for the CR210 widening project outside the Twin Creeks DRI.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
16. Motion to adopt Resolution 2020-_____, accepting a **Corrective Easement for Utilities associated with reclaimed water serving The King & The Bear Golf Course located off Registry Boulevard in World Golf Village.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

17. Motion to adopt Resolution 2020-_____, approving the **release of automatic mineral reservation, as reserved in County Deed pursuant to Section 270.11 Florida Statutes.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
18. Motion to adopt Resolution 2020-_____, approve the **terms, provisions, conditions and requirements of a license agreement between St. Johns County, Florida and the City of St. Augustine, Florida** to construct and maintain a sign on City of St. Augustine property 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 Department at 904 209-0770*
19. Motion to adopt Resolution 2020-_____, authorizing the County Administrator or designee to execute an **amendment to an agreement with the Rivers Edge Community Development District for traffic control** upon roads owned and maintained by the Community Development District. *For more information, contact Neal Shinkre, PE, Director of Public Works at 209-0117*
20. Motion to adopt Resolution 2020-_____, approving a **Memorandum of Understanding and Restrictive Covenant for multi-family affordable housing** as required by the **Ashford Mills (a/k/a Shearwater) Development of Regional Impact.** *For more information, contact Joseph Cearley, Special Projects Manager at 209-0590*
21. Motion to adopt Resolution 2020-_____, approving the **terms, provisions, conditions, and requirements of Amendment No. 3 to DEP Contract No. RP783** and authorizing the County Administrator, or his designee, to execute the amendment substantially in the same form as attached on behalf of the County. *For more information, contact Joel Sneed, Operations Chief at 904 209-1770*
22. Motion to adopt Resolution No. 2020-_____, approving the **terms, conditions, provisions, and requirements of St Johns County's State E-911 State Grant Application** and authorizing the Chair of the Board of County Commissioners to execute the Grant Application on behalf of the County. *For more information, contact Victoria Ogaga, E-911 Supervisor at 904 209-1478*
23. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, to **execute a contract in substantially the same form and format attached hereto with Environmental Systems Research Institute, Inc. (ESRI) for a three-year agreement,** amending the existing agreement with ESRI, for the ESRI Small Government Departmental Platform Program (SGDPP) granting access to ESRI term license software currently used by the Public Works Department at the cost of \$60,000.00 per year for a total three-year cost of \$180,000.00. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*

24. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, to execute a **contract in substantially the same form and format attached hereto with CompassCom Software Company for a perpetual agreement, for the CompassTrac software for the existing Automatic Vehicle Tracking (AVL) system at the cost of \$9,750.00 per year**, and to execute contract amendments as necessary for future price increases when additional modems for additional vehicles are added to the contract. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
25. Motion to adopt Resolution 2020 – _____, authorizing the County Administrator, or designee, to execute a **contract in substantially same form and format as attached hereto with Ring Power Corporation** to provide all labor, materials, and equipment necessary to repair County-owned Caterpillar Equipment at a price to exceed \$70,000 per fiscal year. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
26. Motion to adopt Resolution 2020 – _____, authorizing the County Administrator, or designee, to execute a **contract in substantially same form and format as attached hereto with Southern Sewer Equipment Sales** to provide all labor, materials, and equipment necessary to repair County-owned Vac-Con Equipment at a purchase price not to exceed \$50,000 per fiscal year. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
27. Motion to adopt Resolution 2020 – _____, authorizing the County Administrator, or designee, to execute a **contract in substantially same form and format as attached hereto with Maudlin International Parts & Service of Daytona Beach LLC** to provide all labor, materials, and equipment necessary for repairs to County-owned vehicles as described herein at a purchase price not to exceed \$25,000 per fiscal year. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
28. Motion to adopt Resolution 2020 - _____, authorizing the County Administrator, or his designee, to **enter into negotiations with the top ranked firm, Gulf Coast Underground, LLC, under RFP 19-39R; Design-Build Services for Moultrie Trails Area Drainage Improvements and upon successful negotiations, to award and execute contract(s) with Gulf Coast Underground, LLC** to perform the services in accordance with RFP 19-39R, and as negotiated. In the event an agreement cannot be reached with any firm, the County Administrator, or designee, is authorized to cease negotiations and enter into negotiations with the next successively ranked respondent until an agreement is reached, or it is determined it is not in the best interest of the County to continue negotiations. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
29. Motion to adopt Resolution 2020 - _____, authorizing the County Administrator, or designee, to execute **Task Order #07 for U.S. Water Services Corporation to provide all labor, materials, and equipment for the repair/rehabilitation of the drainage pipe located at 213-217 South Roscoe Boulevard, Ponte Vedra Beach, Florida** for an amount not to exceed \$215,462.00 under RFP No. 18-22; Utility Rehabilitation/Construction Services (Master Contract No: 18-MCC-USW-08950). *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*

30. Motion to adopt Resolution 2020 - _____, authorizing the County Administrator, or his designee, to **execute a contract in substantially same form and format as attached hereto, as negotiated, with Hybrid Design, Inc.** to perform the services in accordance with RFP 19-47R; Public Transportation Bus Advertising Services. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
31. Motion to adopt Resolution 2020 - _____, authorizing the County Administrator, or his designee, to **enter into negotiations with the top ranked firm, England-Thims & Miller, Inc., under RFQ 20-10; Design of Intersection & Widening Improvements for State Road (SR) 16 from International Golf Parkway (IGP) to San Giacomo Road and upon successful negotiations, to award and execute a contract with England-Thims & Miller, Inc. to perform the services in accordance with RFQ 20-10, and as negotiated.** In the event an agreement cannot be reached with the firm, the County Administrator, or designee, is authorized to cease negotiations and enter in negotiations with the next successively ranked respondent(s) until an agreement is reached, or it is determined it is not in the best interest of the County to continue negotiations. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
32. Motion to adopt Resolution 2020 - _____, authorizing the County Administrator, or designee, to **execute Task Order #49 for G&H Underground Construction, Inc. to replace drainage pipes along Fountain of Youth Boulevard** for an amount not to exceed \$297,773.40 under Bid No. 18-14; Countywide Roadway Drainage & Infrastructure Maintenance (Master Contract No: 17-MCC-GHU-08981). *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
33. 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 Leigh Daniels, Assistant Purchasing Manager at 209-0154*
34. Motion to adopt Resolution 2020 - _____, authorizing the County Administrator, or designee, to **enter into negotiations with the top ranked firm, Fisher Koppenhafer, P.A., under RFQ 20-07; SJC Water & Wastewater Laboratory Design Services** and upon successful negotiations, to award and execute a contract with Fisher Koppenhafer, P.A. to perform the services in accordance with RFQ 20-07, and as negotiated. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
35. Motion to adopt Resolution 2020 - _____, authorizing the County Administrator, or his designee, **execute a purchase order with Acela Truck Company** for the purchase one (1) multi-purpose vehicle at a purchase price of \$135,723.00. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
36. Motion to approve Resolution 2020 - _____, authorizing the County Administrator, or designee, **to purchase MAKO Air Compressors; to award SS No: 20-34; Maintenance and Inspection of MAKO Air Compressors to Channel Innovations Corporation;** and, to execute a contract in substantially the same form and format attached hereto for performance the services in accordance with SS No: 20-34. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*

37. Motion to approve a **General Fund transfer in the amount of \$182,225, and the re-appropriation of \$40,000 from within General Fund Departments**, ensure sufficient budget within the County Administration Department for the remainder of Fiscal Year 2020. *For more information, contact Jesse Dunn, Director, OMB at 904 209-0568*