

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

Presenter – Joseph Cearley, Special Projects Manager

1. **Public Hearing * Land Development Code Amendments - Workforce Housing Zoning District amending Articles II, V, VI, and XII.** The proposed amendments to Articles II, V, VI and XII would implement policy for the creation of a Workforce Housing Zoning District that would cater to the "lower" to lower "moderate" income brackets according to HUD standards and guidelines. These amendments would provide new site development standards as well as implement Comprehensive Plan policy amendments that will be heard concurrently with these amendments.
2. **Public Hearing * COMPAMD 2020-01 Workforce Housing– Adoption Hearing.** These amendments include: 1) reformatting density chart in Policy A.1.11.1.m; 2) creating an allowable density increase for developments utilizing the Workforce Housing Zoning district; and 3) amending policy to reflect current BOCC goals.

Presenter – Thomas O. Ingram

Staff Member - Dick D'Souza, Chief Engineer

District 1

3. **Public Hearing * VACROA 2019-03 C.E. Wilson Road - A Public Hearing regarding vacating C.E. Wilson Road right-of-way located east of I-95 and north of County Road 210 W.** The applicant requests the vacation of C.E. Wilson Road right-of-way. Based on staff's review thus far, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation. Staff anticipates we will have no objections to the request.

Presenter – Karen Taylor, Representative for St. Marks Pond Mitigation Bank, LLC
Staff Member - Cynthia A. May, ASLA, Senior Supervising Planner

District 5

- 4. *Public Hearing* * COMPAMD 2019-07 St. Marks Campground (ADOPTION).** Adoption hearing for COMPAMD 2019-07 St. Marks Campground to change the Future Land Use Map designation of approximately 74.14 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC). The subject property is located approximately 1 mile west of US Highway 1 on the south side of International Golf Parkway, and west of St. Marks Pond Boulevard. The Board of County Commissioners heard this item on March 17, 2020 and voted 5-0 in favor of transmitting to State and Regional Agencies. This application is companion to REZ 2019-24 St. Marks Rezoning, and was heard by the Planning and Zoning Agency on May 21, 2020, who voted 7-0 in favor of recommending adoption. Details of this hearing are provided in the attached Staff Report.

Presenter – Karen M. Taylor
Staff Member - Cynthia A. May, ASLA, Senior Supervising Planner

District 5

- 5. *Public Hearing* * REZ 2019-24 St. Marks Rezoning.** REZ 2019-24 St. Marks Rezoning, request to rezone approximately 1,122.4 acres of land from Planned Rural Development (PRD) to Commercial Rural (CR) and Open Rural (OR), located on the south side of International Golf Parkway and the west side of St. Marks Pond Boulevard. This application is a companion to COMPAMD 2019-07 St. Marks Campground. This item was heard by the Planning and Zoning Agency on May 21, 2020 who voted 7-0 in favor of recommending approval of the rezoning.

Presenter – Richard Welch (Owner: David Rothenberg, Trustee of the David Rothenberg Living Trust)
Staff Member - Megan Kuehne, Planner

District 1

- 6. *Public Hearing* * COMPAMD 2020-04 4560 Race Track Road TRANSMITTAL.** Transmittal hearing for a Comprehensive Plan Amendment to change the Future Land Use designation of approximately 14.3 acres of land from Community Commercial (CC) with a text limitation of 90,000 square feet to Community Commercial (CC) with a text limitation of 170,000 square feet, located at 4560 Race Track Road, south of Race Track Road, and east of St. Johns Parkway. The Planning and Zoning Agency held a public hearing on this item on May 21, 2020, and voted 7-0 in favor of recommending the transmittal of the proposed Comprehensive Plan Amendment to state and regional agencies. Details regarding the PZA decision can be found in the attached Staff Report.

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

- 7. Fiscal Year 2021 Recommended Budget.** 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 2021 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 2021 Recommended Budget Workbook will be provided to the County Commission on or before July 7, 2020. 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, before August 4, 2020, the tentative Millage rates for the County's TRIM mailing and establish a date, time and place of the first public hearing for the adoption of the FY 2021 Annual Budget. 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. For practical purposes, once the tentative Millage rates are set, they can still be decreased but not increased.

- ❖ 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 Lon Stafford, County Chief Financial Officer at 819-3622*
2. **Motion to adopt St. Johns County Emergency Proclamation No. 2020-_____, extending the local state of emergency for an additional seven day period.** *For more information, contact Patrick F. McCormack, County Attorney at 904 209-0805*
3. Motion to adopt Resolution 2020-_____, approving the **final plat for Turnbull Creek Road at Grand Oaks.** *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2020-_____, approving the **final plat for Grand Oaks Phase 1D Unit 1.** *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
5. Motion to adopt Resolution 2020-_____, approving the **final plat for Pantano Vista (replat).** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2020-_____, approving the **final plat for Borbely at the Beaches.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
7. Motion to adopt Resolution 2020-_____, approving the **final plat for Shearwater Phase 2C-4 (replat).** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
8. Motion to adopt Resolution 2020-_____, approving the **2020 Sunshine Bus Agency Safety Plan.** *For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630*

9. Motion to adopt Resolution 2020-_____, accepting an **Easement Agreement and Temporary Construction Easement from Hastings Drainage District to St. Johns County** for drainage improvements at Cracker Swamp Road and Canal No. 5A and authorizing the Chair to join in the execution of the Easement Agreement on behalf of the County. *For more information, contact Gail Oliver, Land Management Systems Director at 904 209-0770*
10. Motion to adopt Resolution 2020-_____, accepting a **Final Release of Lien, Warranty, Easement for Utilities, Special Warranty Deed and a Bill of Sale** conveying all personal property associated with the water, sewer and sewer force main systems to serve **Parkland Preserve Phase 1 located off International Golf Parkway**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
11. Motion to adopt Resolution 2020-_____, accepting a **Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values** conveying all personal property associated with water system to serve **Racetrac #1270 – Palencia located off US 1 North**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
12. Motion to adopt Resolution 2020-_____ accepting a **Special Warranty Deed from KB Home Jacksonville, LLC., to St. Johns County** as required in the Orchard Park Impact Fee Credit Agreement for park credits within the Treaty Ground PUD. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
13. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or designee, to **execute a Purchase and Sale Agreement** in substantially the same form and format as attached hereto, providing for the sale of County-owned property together with all supplemental documents necessary to effectuate the sale including but not limited to an **Assignment of Development Rights and acknowledgment of satisfaction with Nocatee DRI/DO Special Condition 28**; authorizing the Chair to execute the County Deed; and recognizing and appropriating proceeds from the sale within the FY 2020 budget to fund affordable housing in St. Johns County, Florida. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
14. Motion to adopt Resolution 2020-_____, accepting a **Deed of Dedication for an existing lift station located off Paradas Place and International Golf Parkway**. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
15. Motion to adopt Resolution 2020-_____, accepting a **Final Release of Lien, Warranty, Easement for Utilities and a Bill of Sale** conveying all personal property associated with the water, sewer, sewer force mains and reuse systems to serve **Creekside at Twin Creeks-Phase 2C located off County Road 210 W**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

16. Motion to adopt Resolution 2020-_____, accepting a **Final Release of Lien, Warranty, Easement for Utilities and a Bill of Sale** conveying all personal property associated with the water, sewer, sewer force mains and reuse systems **to serve Creekside at Twin Creeks-Phase 2B located off County Road 210 W.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
17. Motion to adopt Resolution 2020-_____, accepting a **Final Release of Lien, Warranty, Easement for Utilities, Special Warranty Deed and a Bill of Sale** conveying all personal property associated with the water, sewer, lift station and sewer force main systems to serve **Orchard Park Phase 1 located off Wildwood Drive.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
18. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, **to award Bid No: 20-61; Krystal Companies, LLC dba Krystal Klean and Lasa Construction, Inc.,** as the lowest, responsive and responsible bidder, and to execute a contract in substantially same form and format as attached for the required services as provided in Bid No. 20-61. *For more information, contact Leigh A. Daniels, Assistant Purchasing Manager at 904 209-0154*
19. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or designee, **to award Bid No. 20-52; Wildwood Drive at US-1 (SR-5) Intersection Improvements – FDOT LAP 439470-1-58-01 to Besch & Smith Civil Group, Inc.,** as the lowest, responsive, responsible bidder, and to execute a contract in substantially same form and format as attached hereto for completion of the project provided in Bid No. 20-52, for the lump sum contract price of \$1,209,316.50. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
20. Motion to adopt Resolution 2020-_____, Authorizing the County Administrator, or designee, **to award Bid No. 20-60; Waste Tire Removal and Disposal/Recycling Services to Empire Tires of Edgewater, LLC,** as the lowest, responsive, responsible bidder, and to execute a contract in substantially same form and format as attached hereto for completion of the project provided in Bid No. 20-60. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
21. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or designee, **to award Bid No: 20-68; Construction of New Traffic Signal at Intersection of Longleaf Pine Parkway and Durbin Parkway to Chinchor Electric, Inc.,** as the lowest, responsive, responsible bidder, and to execute a contract in substantially same form and format as attached hereto for completion of the project provided in Bid No. 20-68, for a lump sum cost of \$517,990. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
22. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, **to execute an agreement,** in substantially same form and format as attached, with Utility Services Associates, LLC **to Remove and Replace Water Meters and Program Data Management System** for the required services as provided in SS No. 20-60. *For more information, contact Leigh A. Daniels, Assistant Purchasing Manager at 904 209-0154*

23. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, **to award RFP 20-63: Low Bid Technically Acceptable – Design Build Services for Sawgrass WTP 0.5 MG Ground Storage Tank** and execute a contract with Crom, LLC, in substantially the same form and format as attached for the completion of the specified work at the lump sum price of \$908,212. *For more information, contact Leigh A. Daniels, Assistant Purchasing Manager at 904 209-0154*
24. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, **to enter into negotiations with the highest ranked firm, Wharton-Smith, Inc., under RFQ No: 20-53; Design-Build Services for CDBG-DR Project - Hastings Phase III WWTP Improvements**, and, upon successful negotiations, to award and execute agreements with Wharton-Smith, Inc. to perform the services in accordance with RFQ 20-53, substantially in the same form as attached and as negotiated. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*
25. 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 904 209-0154*
26. Motion to approve a **transfer in the amount of \$97,503 from Durbin Transportation Improvement Trust Fund Reserves** to appropriate the necessary funds for the reimbursement of road capacity charges paid by Durbin Creek National, LLC. *For more information, contact Wade Schroeder, Asst. Director, OMB at 904 209-0570*
27. Motion to adopt Resolution No. 2020-_____, approving the **issuance by the St. Johns County Industrial Development Authority of Revenue Bonds (Presbyterian Retirement Communities Obligated Group Project)** Series 2020A and Taxable Series 2020B in an amount not to exceed \$180,000,000. *For more information, contact Rebecca Lavie, Senior Assistant County Attorney at 904 209-0805*
28. Motion to adopt Resolution No. 2020-_____, approving the terms and conditions of the **Non-Exclusive Franchise Agreements for Commercial/Industrial Solid Waste between St. Johns County, Florida and fifteen independent contractors** and authorizing the County Administrator or designee to execute each one of the Non-Exclusive Franchise Agreements on behalf of the County. *For more information, contact Neal Shinkre, P.E., Director of Public Works at 904 209-0268*
29. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or designee, to **execute a contract on behalf of the County with the State of Florida in the amount of \$496,698.75 for the State's share of the Kings Road Drainage Improvements project**, and amending the Fiscal Year 2020 budget to recognize and appropriate grant revenue in an amount not to exceed \$279,360.75 within the Fiscal Year 2020 Transportation Trust Fund Budget [Federal Grant 1221-55304] and to transfer \$93,120.25 from Transportation Trust Fund Capital Outlay Reserves [1111-59927] to Improvements Other Than Building [1221-56301]. *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0268*

30. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or designee, **to execute a contract on behalf of the County with the State of Florida in the amount of \$263,412.75 for the State's share of the Kings Estate Road Drainage Improvements project**, and amending the Fiscal Year 2020 budget to recognize and appropriate grant revenue in an amount not to exceed \$42,080.75 within the Fiscal Year 2020 Transportation Trust Fund Budget [Federal Grant 1221-55304] and to transfer \$14,027.25 from Transportation Trust Fund Capital Outlay Reserves [1111-59927] to Improvements Other Than Building [1221-56301]. *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0268*
31. Motion to adopt Resolution 2020-_____, authorizing the Chair of the Board of County Commissioners to **execute a Construction Maintenance Agreement (CMA) on behalf of the County with the State of Florida Department of Transportation (FDOT)** to acknowledge maintenance responsibilities for transportation safety countermeasures on CR-13 from SR-16 to CR-13A. *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0268*
32. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or designee, to **execute a modified contract on behalf of the County with the State of Florida** extending the Subgrant Agreement deadline to complete signal improvements at the intersection of US-1/County Road 210. *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0268*
33. Motion to adopt Resolution 2020-_____, accepting the terms, conditions, and requirements of the **contract between St. Johns County and Flagler Hospital, the CoC Lead Agency**, and authorizing the County Administrator or designee to execute the contract substantially in the same form and format as attached on behalf of the County; and recognizing and appropriating the grant in the amount of \$57,491 into the General Fund Social Services Department for Fiscal Year 2020. *For more information, contact Shawna Novak, HHS Director at 904 209-6089*
34. Motion to adopt Resolution 2020_____, approving the terms, conditions and requirements of this **contract agreement in an amount not to exceed \$104,183.17 between St. Johns County and Devereux Florida Treatment Network for the Family Builder Safety Services Program**, authorizing the County Administrator, or designee, to execute a contract agreement substantially in the same form as the attached agreement on behalf of the county. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
35. Motion to adopt Resolution 2020-_____, approving the terms, conditions and requirements between **St. Johns County and the Children's Home Society, Inc.** and authorizing the County Administrator, or designee, to execute the extension agreement substantially in the same form as the attached agreement on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*

36. Motion to adopt Resolution 2020-_____, a resolution of the board of County Commissioners of St. Johns County, Florida, approving the terms, conditions and requirements of the **memorandum of agreement between the Florida Division of Emergency Management and St. Johns County** to receive and maintain for governmental use a state owned generator and authorizing the County Administrator or Designee to execute the agreement on behalf of St. Johns County, Florida and St. Johns County Emergency Management. *For more information, contact Linda Stoughton, Emergency Management Director at 904 824-5550*
37. Motion to approve minutes:
- June 2, 2020, BCC Regular
 - June 9, 2020, BCC Special

• **Proofs:**

Proof: Notice of Public Hearing on Establishment of Ordinance / Regulations Affecting the Use of Lands, Remedies for Protected Tree Removal Without a Permit, heard at the Planning and Zoning Agency. SA Legal Retail in the matter of 041620 PZA, 051920 BCC LDC, published on April 02, 2020 and May 05, 2020, in *The St. Augustine Record*.

Proof: Request for Proposals, RFP NO.: 20-63, Low Bid Technically Acceptable Design Build Services for Sawgrass WTP 0.5 MG Ground Storage Tank, published on April 14, 2020, and April 21, 2020, in *The St. Augustine Record*.

Proof: Notice of Public Hearing on Vacation of Certain Streets, Alleyways, Easements or Roads; Ancient City Construction Vacation 1st Rd., published on April 23, 2020, in *The St. Augustine Record*.

Proof: SA Request for Qualifications, RFQ NO.: 20-53 Design-Build Services for CDBG-DR Project - Hastings Phase III WWTP Improvements, was published on April 23, 2020 and April 30, 2020, in *The St. Augustine Record*.

Proof: Request for Bids, Bid No. 20-64, St. Augustine Amphitheatre Shuttle Services, published on April 24, 2020, and May 1, 2020, in the *St. Augustine Record*.

Proof: Request for Proposals, RFP NO.: 20-61, Painting Services, published on April 27, 2020, and May 04, 2020, in *The St. Augustine Record*.

Proof: Request for Proposals, RFP No. 20-35R Solomon Calhoun Community Pool Programs and Services, published on April 28, 2020, and May 5, 2020, in *The St. Augustine Record*.

Proof: Request for Bids, Bid No. 20-50 FEMA Project - Old A1A South Berm Restoration, published on May 1, 2020, and May 8, 2020, in the *St. Augustine Record*.

Proof: Request for Bids, Bid No. 20-68, Construction of New Traffic Signal at Intersection of Longleaf Pine Parkway and Durbin Parkway, published on May 4, 2020, and May 11, 2020, in *The St. Augustine Record*.

Proof: Notice of Special Meeting 5/12, for the Purpose of Receiving an Emergency Management Update and Considering Whether to Extend the Local State of Emergency, published on May 8, 2020, in *The St. Augustine Record*.

Proof: Request for Bids, Bid No. 20-69 Pine Lakes Pump Station Upgrade, published on May 14, 2020, and May 21, 2020, in *The St. Augustine Record*.

Proof: Request for Bids, Bid No. 20-70 Mayo Clinic (LS 114), Corpus Christi (LS 115), and I-95 Rest Area (Mile Marker 302) North Bound (LS 118) Lift Station Upgrades, published on May 14, 2020, and May 21, 2020, in the *St. Augustine Record*.

Proof: Notice of Meeting; Administrator's Budget Workshop Meeting; FY 2021 Workshop Schedules Will Be Held on May 20, 21 and 22, 2020 and was published in *The St. Augustine Record* on May 6, 2020.

Proof: Request for Proposals, RFP NO.: 20-67, Low Bid Technically Acceptable Design-Build Services for State Road 207 Water Main Extension, Phase 1, published on May 15, 2020, and May 22, 2020, in *The St. Augustine Record*.