

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns
District 2 - Jeb S. Smith,
District 3 - Paul M. Waldron
District 4 – Jeremiah R. 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, November 20, 2018 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 - Beverly Frazier, Senior Supervising Planner

District 4

1. **MAJMOD 2018-06 Sawgrass Clubhouse Redevelopment.** Request for a Major Modification to the Sawgrass Planned Unit Development (Ordinance 1973-08), specifically Final Development Plan Resolution 1995-18, to allow additional square footage and increased building height for redevelopment of the 9-acre clubhouse site; located at 10034 Golf Club Drive. The Planning and Zoning Agency recommended approval of the modification with a 7-0 vote at the October 18, 2018 regular meeting. The Agency discussed the architectural design, existing site conditions, location within the private community, and ongoing involvement with the Sawgrass Association and adjacent homeowners for support for the amenity redevelopment.

Presenter - Casey Keough, Planner

District 1

2. **MAJMOD 2018-07 Durbin Park Phase 1A.** Request for a Major Modification to the Durbin Park Phase 1A Planned Unit Development (Ordinance 2016-64, as amended) to allow for modification to the Unified Sign Plan, located east of State Road 9B, northeast of West Peyton Parkway, and southeast of Race Track Road. Durbin is considered the Urban Service Area of St. Johns County. A Northwest Sector Community Meeting was held on October 17, 2018, no members of the public made an appearance. The Planning and Zoning Agency heard the request during their regularly scheduled public hearing on October 18, 2018 and recommended approval of the application with a unanimous vote (7-0); there was no public comment.

Presenter - Damon Douglas, Project Manager

District 4

- 3. *Public Hearing* * First Public Hearing - Ponte Vedra Beach Phase I MSTU for costs associated with Project Development and Preliminary Design for future Beach Restoration.** The Commission provided direction to staff on June 5, 2018, to survey property owners in Ponte Vedra Beach regarding support for a Phase I MSTU to fund permits, studies and design work necessary to define a beach restoration project for later consideration. Two community meetings were held to inform the property owners of the MSTU process. Surveys were mailed to the owners of 746 properties east of Ponte Vedra Boulevard. Surveys were received from 65% of the properties, with 92% of the survey responses in favor of the creation of a Phase I MSTU and 8% in opposition. An MSTU ordinance will be presented for consideration by the Commission.

Presenter - Joseph Cearley, Special Projects Manager

- 4. *Public Hearing* * LDC Amendments to Articles II, VI, and XII.** This is the first public hearing in a three part series regarding amendments to Articles II, VI, and XII of the Land Development Code. These amendments address several new special uses such as Brewpubs, Microbreweries, and Rural Industry. The amendments also relocate the Domestic Hen pilot program from the Special Use section to the Accessory Use section of the LDC. 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. on December 18, 2018.

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

- 5. Consider an appointment to the Tourist Development Council.** Currently there is one vacancy on the Tourist Development Council (TDC) due to a member resignation. The vacancy requires the appointment of a qualifying tourist accommodations representative as provided in section 124.0104, F.S. (the Local Option Tourist Development Act). During its October 15, 2018 meeting, the TDC considered each application submitted for the position, and unanimously recommended the appointment of Tom Manno, Vice President of Operations for Jalaram Hotels. For your review and consideration, please find attached a letter from Tera Meeks, Director of Tourism and Cultural Development, expressing the Tourist Development Council's recommendation and five (5) applications. They are: Shannon Dearn - (District 1), Tom Manno - (District 4), Conrad Matt - (District 3), Charles J. Robles - (District 5) and Marielena Scibelli - (District 3).
- 6. Consider appointments to the Affordable Housing Advisory Committee (AHAC).** The purpose of the Affordable Housing Advisory Committee (AHAC) is to review established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan and recommend specific action or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. Currently there are three vacancies on the Affordable Housing Advisory Committee (AHAC). Two are due to expired terms and one is due to an appointed member never formally accepting the position. Pursuant to, and in accordance with, Section 420.9076, Florida Statutes, the three vacancies are required to be: 1. A citizen who is actively engaged in the banking or mortgage banking industry; 2. A citizen who is actively engaged in the residential home building industry; 3. A citizen representing essential services personnel. Please be aware that no qualified applications were received for the essential services personnel vacancy. That vacancy has been re-advertised and will be brought before the Board of County Commissioners at a later date. Please find attached for your review and consideration a recommendation from the AHAC and 4 applications (Andrew Evener, District - 4, Tracy A. Hayes, District - 2, Trudy Padilla, District - 3 and Jan Thomas, District - 3).

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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 2018-_____, approving the **final plat for Windward Ranch Phase Nine.** *For more information, contact Kelly Dobbins, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2018-_____, approving the **final plat for Windward Ranch Phase Ten.** *For more information, contact Kelly Dobbins, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2018-_____, approving the **final plat for Windward Ranch Phase Twelve.** *For more information, contact Kelly Dobbins, Application Review Supervisor at 209-0603*
5. Motion to adopt Resolution 2018-_____, approving the **final plat for Coastal Oaks at Nocatee ~ Phase 4 Unit 3.** *For more information, contact Kelly Dobbins, Application Review Supervisor at 209-0603*
6. Motion to adopt Resolution 2018-_____, approving the **final plat for Marsh Dunes II.** *For more information, contact Kelly Dobbins, Application Review Supervisor at 209-0603*
7. Motion to adopt Resolution 2018-_____, approving the **final plat for Deep Creek Landing Phase 1 (replat).** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720*
8. Motion to adopt Resolution 2018-_____, approving the **final plat for Treaty Oaks Phase 2 Unit 1.** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720*
9. Motion to adopt Resolution 2018-_____, approving the **final plat for Treaty Oaks Phase 2 Units 2 and 3.** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720*
10. Motion to adopt Resolution 2018-_____, approving the **final plat for Celestina Phases 3A and 3B.** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720*

11. Motion to adopt Resolution 2018-_____, approving the terms of a **Purchase and Sale Agreement** and authorizing the County Administrator, or designee, to execute the Purchase and Sale Agreement on behalf of the County for the **acquisition of a Grant of Easement for a sidewalk, two water meters, and a sewer line located along North Main Street in Hastings, Florida.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
12. Motion to adopt Resolution 2018-_____, declaring certain **County-owned property as surplus** and approving a private sale to the adjoining property owner pursuant to provisions set forth in Section 125.35(2), Florida Statutes, and authorizing the Chair to execute the County Deed prior to closing on the property. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
13. Motion to adopt Resolution 2018-_____, accepting **Grants of Easement to St. Johns County** for improvements to a drainage system located south of **Brough Road.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
14. Motion to adopt Resolution 2018-_____authorizing the Chair of the Board, on behalf of the County, to execute and deliver a **Temporary Easement to the State of Florida Department of Transportation** conveying easement rights over a portion of **Ocean Boulevard.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
15. Motion to adopt Resolution 2018-_____, authorizing the Chair of the Board, on behalf of the County, to execute and deliver a **Temporary Easement to the State of Florida Department of Transportation** conveying easement rights over a portion of **San Sebastian View.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
16. 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, Acting Purchasing Manager at 209-0154*
17. Motion to adopt Resolution 2018-_____, authorizing the purchase **FY19 Vehicles** described herein, subject to the terms and conditions contained in **Florida Sheriff's Association Contracts Nos. FSA18-VEL26.0 and FSA 18-VEL16.0** and Florida State Term Contract No.2150000-18-1, and authorizing the County Administrator, or designee, to execute purchase orders to effectuate the purchases. *For more information, contact Leigh Daniels, Acting Purchasing Manager at 904 209-0154*
18. Motion to adopt Resolution 2018-_____, authorizing the County Administrator, or his designee, to issue a task order to **PBM Constructors, Inc. under RFP No: 18-22; Utility Rehabilitation/Construction Services** (Master Contract No: 18-MCC-PBM-08948) in the amount of \$257,998.95 for pump station improvements at the SR 207 Master Pump Station. *For more information, contact Leigh Daniels, Acting Purchasing Manager at 209-0154*
19. Motion to adopt Resolution 2018-_____, authorizing the County Administrator, or designee, to execute a Consent to Assignment, in substantially the same form and format as attached hereto, providing for an assignment of the current continuing agreement with **Vet-Environmental Services, LLC to Trilogy Medwaste, Inc.,** subject to the same terms and conditions provided under Bid No. 14-80; Hazardous Biomedical Waste Collection Services. *For more information, contact Leigh Daniels, Acting Purchasing Manager at 904 209-0154*

20. Motion to adopt Resolution 2018-_____, authorizing the County Administrator, or designee, to award **RFP No: 18-42; Disaster Debris Removal Services to the top six (6) ranked firms**, as provided herein, to enter into negotiations, and upon successful negotiation, execute contracts, in substantially the same form and format as attached, for performance of the services provided in RFP No: 18-42. *For more information, contact Leigh Daniels, Acting Purchasing Manager at 904 209-0154*

21. Motion to approve the **Fiscal Year 2018 end-of-year fund reserve transfers** per the attached schedule to ensure fiscal year-end positive account balances per the Administrative Code. *For more information, contact Devin Cousins, Budget Analyst at 209-0568*

22. Motion to adopt Resolution 2018-_____, authorizing the County Administrator, or his designee, to enter into to a contract between **St Johns County, PGA Tour, Inc. and Motorola Solutions, Inc.**, in substantially the same form and format as attached for the relocation of the County's Interoperable Communications Equipment.