

# 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, March 5, 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 April 2019 as Procurement Month
- ❖ 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**

#### **District 1**

1. **Public Hearing \* COMPAMD 2016-02 Greenbriar Downs (Adoption).** Adoption hearing for a Comprehensive Plan Amendment to the Future Land Use Element Text and Future Land Use Map of the St. Johns County 2025 Comprehensive Plan from Rural Silviculture to Residential B for a potential 818 age-restricted, residential attached and detached dwelling units, 160,000 square feet of non-residential uses, and associated amenities.

#### **District 1**

2. **Public Hearing \* PUD 2016-07 Greenbriar Downs.** PUD 2016-07 Greenbriar Downs: Request to rezone approximately 784 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a maximum of 818 age restricted residential units and a maximum of 160,000 square feet of commercial space. The subject property is located between Longleaf Pine Parkway and Greenbriar Road/County Road 210 West on the east side of the future extension of Veterans Parkway/County Road 223. This is a companion application to Comprehensive Plan Amendment COMPAMD 2016-02 to change the Future Land Use Map (FLUM) designation from Rural/Silviculture (R/S) to Residential-B with a text amendment.

### **Presenter - Justin Kelly, Planner**

#### **District 3**

3. **REZ 2018-18 Blue Steel (SR 207).** A request to rezone approximately 9.9 acres from Commercial, Intensive (CI) with conditions to Commercial, Intensive (CI). This item was heard by the Planning and Zoning Agency on February 21, 2019.

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

**District 5**

4. **Public Hearing \* COMPAMD 2018-05 North Beach Campground (TRANSMITTAL).** TRANSMITTAL 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 7-0 to recommend transmittal on January 17, 2019.

**Presenter - Valerie Stukes, Planner**

**District 1**

5. **Public Hearing \* PUD 2018-09 Tractor Supply at 10180 CE Wilson Road.** Request to rezone approximately 12.66 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate development of an approximately 19,097 square foot commercial/retail store with associated site improvements. The Planning and Zoning Agency heard this item and recommended approval by a 6-0 vote.

**District 2**

6. **Public Hearing \* PUD 2018-04 Entrada PUD.** Request to rezone and consolidate approximately 582 acres of land from three previously approved Planned Unit Developments into one (the Gateway to St. Johns PUD, the Key Parcel PUD, and the Reserve PUD); the new PUD will consolidate the existing, approved development rights and is not proposing new entitlements. The PZA heard this item on January 17, 2019 and voted to recommend approval by a 6-0 vote. NOTE: Commissioner District 2 and District 3

**District 5**

7. **Public Hearing \* CPA (SS) 2018-08 North Tenth Street.** This is a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately .55 acre of land from Residential-C (RES C) to Neighborhood Commercial (NC). The Planning and Zoning Agency heard this item on January 17, 2019 and voted 7-0 to recommend approval.

**District 5**

8. **Public Hearing \* REZ 2018-15 North Tenth Street.** Request to rezone approximately 0.45 acres of land from Residential Single Family (RS-3) to Office Professional (OP). The Planning and Zoning Agency heard this item on January 17, 2019 and voted 7-0 to recommend approval.

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

9. **Consider appointment to the Tourist Development Council.** In accordance with Florida Statutes 125.0104 and SJC Ordinance 1996-71, the SJC Tourist Development Council (TDC) is required to have two elected municipal officials on the council with at least one of whom shall be from the most populous municipality in the county. Recently, County staff has been notified that the City of St. Augustine has requested to change their representative on the TDC. Please find attached for review and consideration an email from Mayor Nancy Shaver acknowledging her resignation from the TDC, a letter from the City of St. Augustine requesting appointment of Nancy Sikes-Kline as their representative, and a completed application from Ms. Sikes-Kline.

- ❖ 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 Worthington Estates Phase II.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the **final plat for Preserves at Rivertown.** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720*
4. Motion to approve **PFS AGREE 2019-01** and authorize the County Administrator to execute the **Greenbriar Downs Proportionate Fair Share Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code contingent on approval and effectiveness of COMPAMD 2016-02 and PUD 2016-07 (Greenbriar Downs). *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
5. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute a **Memorandum of Agreement between the County and the Florida Fish and Wildlife Conservation Commission**, substantially in the same form as attached, to permit the Florida Fish and Wildlife Conservation Commission to conduct a **scheduled hunt at the McCullough Creek Conservation Area.** *For more information, contact Jeremy Cooper, Land Resource Coordinator at 904 209-0624*
6. Motion to adopt Resolution 2019-\_\_\_\_\_, accepting a Special Warranty Deed for property required for the **CR210 widening project from Cimarrone Boulevard to Greenbriar Road.** *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*
7. Motion to adopt Resolution 2019-\_\_\_\_\_, accepting a Final Release of Lien, Warranty, two Easements for Utilities, and Bill of Sale and Schedule of Values conveying all personal property associated with the **water system and fire hydrant to serve WGV Cube Smart located off International Golf Parkway.** *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, Special Warranty Deed, Easement for Utilities, and Bill of Sale and Schedule of Values conveying all personal property associated with the **water, sewer force mains and sewer systems to serve Sawmill Landing PUD located off State Road 207.** *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*
9. 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 Nine located off SR 16.** *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 Whisper Creek Phase 7 located off Pacetti Road.** *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*
11. Motion to adopt Resolution 2019-\_\_\_\_\_, accepting a Final Release of Lien, Warranty, Easements for Utilities, Bill of Sale and Schedule of Values conveying all personal property associated with the **water and sewer systems to serve Whisper Creek Phase 8 located off Pacetti Road.** *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*
12. 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 property at 7049 A1A South.** *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*
13. Motion to approve payment to **G&H Underground for the emergency sewer** repair on **Alta Mar Drive in the TPC Sawgrass Community** in the amount of \$210,771.46. *For more information, contact Bill Young, Utility Director at 209-2703*
14. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as the attached draft on behalf of the County for the purchase of **Workforce Dimensions Time and Attendance software at a total price of \$136,800.00 from Kronos.** *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
15. Motion to authorize the County Administrator, or designee to **donate appropriately surplused computer components to the Local Boy Scout Troop #345** for recycling, on an ongoing basis, until such time as the program is discontinued either by the County, or the Boy Scouts. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
16. Motion to adopt Resolution 2019 – \_\_\_\_\_, authorizing the County Administrator, or his designee, to negotiate, and upon successful negotiations, execute a contract in substantially same form and format as attached hereto with **Property Registration Champions, LLC, d/b/a PROCHAMPS, subject to the terms and conditions contained in City of Jacksonville's Contract No. 9544-01.** *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
17. Motion to authorize staff to prepare and submit an application for funding in the amount of \$75,000 for the **Unified Homeless Grant for FY 2019-2021** to serve individuals and families who are homeless or at risk of homelessness *For more information, contact Shawna Novak, HHS Director at 904 209-6089*

18. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or designee, to purchase **Trout Creek Playground at a total price of \$ 149,938.18 from Playcore Wisconsin, Inc. dba GameTime** subject to the terms and conditions in the U.S. Communities/OMNIA Partners Contract No: 2017001134 and to recognize and appropriate a private donation of \$75,000 into the FY19 General Fund Parks and Recreation Department and to authorize a General Fund Reserve transfer of \$75,000 as match for the project. *For more information, contact Billy Zeits, Interim Director at 904 209-0322*
19. Motion to adopt Resolution 2019-\_\_\_\_\_, recognizing and **accepting the donation of six Dell laptops made by the Department of Military Affairs, State of Florida**, for use by the St. Johns County Parks and Recreation Department in providing the afterschool enrichment programs. *For more information, contact Jamie Baccari, Program Manager at 904 209-0377*
20. Motion to authorize the transfer \$ of **Florida Boater Improvement Program reserve funds** to be used as additional funding for improvements and **repairs of public waterway access points managed by St. Johns County** *For more information, contact Billy Zeits, Interim Director at 904 209-0322*
21. Motion to authorize the County Administrator, or designee, to submit an application to the **Florida Inland Navigation District, seeking a Waterway Clean Up Grant** in the amount of \$5000; and, further authorizing the County Administrator, or designee, to execute all supplemental documentation necessary to secure the grant funds. *For more information, contact Billy Zeits, Interim Director at 904 209-0322*
22. Motion to approve transferring the **Playground Inspector position** and associated operational costs from the 0007 to 0031 budget effective March 11, 2019. *For more information, contact Stacey Stanish, Director, Administrative/Support Services at 904 209-0635*
23. Motion to execute and issue the **Certificate of Public Convenience and Necessity Ambulance Services Inc. effective until February 16, 2022.** *For more information, contact Jeremy Robshaw, Fire Rescue Deputy Chief at 904 209-1750*
24. Motion to execute and issue the **Certificate of Public Convenience and Necessity for St. Johns County Fire Rescue effective until February 5, 2022.** *For more information, contact Jeremy Robshaw, Fire Rescue Deputy Chief at 904 209-1750*
25. Motion to execute and issue the **Certificate of Public Convenience and Necessity for MT Medical Florida, INC. D/B/A MedTrust effective until February 5, 2022.** *For more information, contact Jeremy Robshaw, Fire Rescue Deputy Chief at 904 209-1750*
26. Motion to deny **Certificate of Public Convenience and Necessity application and revoke** current Certificate of Public Convenience and Necessity for **Liberty Ambulance Services Inc. effective February 5, 2019.** *For more information, contact Jeremy Robshaw, Fire Rescue Deputy Chief at 904 209-1750*
27. Motion to adopt Resolution 2019-\_\_\_\_\_, repealing St. Johns County Resolution 2011-94 and **dissolving the St. Johns County Educational Facilities Authority.** *For more information, contact Rebecca Lavie, Assistant County Attorney at 904-209-0815*
28. Motion to adopt Resolution 2019-\_\_\_\_\_, approving of the release of the Lien Order in Case No. 13-07 against **1990 Powell Road**, authorizing the County Administrator, or designee, to execute a satisfaction of lien, and directing the Clerk of Court to record the satisfaction in the public records. *For more information, contact Bradley Bulthuis, Senior Assistant County Attorney at 904 209-0563*

**29. Motion approve Minutes:**

- 12/11/18, BCC Special Meeting

**30. Proofs:**

Proof: Request for Bids, Bid No.: 19-31; Electronics and Light Gauge Metal Recycling Services, published on January 12, 2019, and January 19, 2019, in the St. Augustine Record.

Proof: Request for Proposals, RFP No.: 19-33; Parking Management Program, published on January 17, 2019, and January 24, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-37; Painting of St. Johns County Sheriff's Office Criminal Justice Facility - Building L Jail Outback, published on January 26, 2019, and February 02, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-36; Portable Restrooms for St. Johns County Beaches, published on January 28, 2019, and February 04, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-26; Purchase of Safety Products, published on January 28, 2019, and February 04, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-08R; West Augustine Drainage Improvements - Service Area 1, published on January 31, 2019, and February 07, 2019, in the St. Augustine Record.

Proof: Notice of Public Hearing, Board of County Commissioners to consider the adoption of an ordinance relating to defaulted or abandoned property, published on February 09, 2019, in the St. Augustine Record.

