

# 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 19, 2019 9:00 AM

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*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 March 25 - 31 as Flood Awareness Week in St. Johns County.
- ❖ Florida Association of Counties Trust 30th Anniversary Presentation.
- ❖ Acceptance of Proclamations
- ❖ 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 3**

1. **Public Hearing \* MAJMOD 2018-12 Treaty Ground PUD.** Request for a Major Modification to the Treaty Ground PUD (Ordinance 1987-37, as amended) to allow development of 160 single-family attached townhome units as an alternative to 49 single-family detached units within the 33.3 acre portion north of Brinkhoff Road; and to specify the allowance of school uses within the 1.2 acre portion adjacent to the St. Johns Academy on Wildwood Drive. The Planning and Zoning Agency recommended approval with a 4-2 vote at the February 7, 2019 regular meeting. The details of the requested modification and revised Master Development Plan are outlined in the Growth Management Division staff report.

### **Presenter - Casey Dendor, Planner**

#### **District 4**

2. **Public Hearing \* MAJMOD 2018-15 Sawgrass Animal Clinic & Pet Resort.** Request for a Major Modification to the Players Club Planned Unit Development (Ordinance 1975-15, as amended) to allow for an addition of 2,995 square feet for development of a 4,994 square foot building to be used as a boarding facility, accessory to the existing vet office, additionally providing for parking and other associated design standards; located at 8000 Sawgrass Village Circle. The Planning and Zoning Agency heard the request on February 7, 2019 and voted 6-0 to recommend approval. There was minimal discussion and no public comment. Please refer to the prepared staff report for additional information.

**Presenter - Dick D'Souza, Chief Engineer**

**District 4**

3. **Public Hearing \* VACROA 2018-03 - A Public Hearing to vacate portions of Estrella Ave. and Casa Cola Way.** The applicant (St. Augustine-St. Johns County Airport Authority) has requested the vacation of the publically owned portion of Estrella Ave, except approximately 273' of Estrella lying West of Lot 14, Block G of Araquay Park Unit 2. The vacation also includes approximately 150' of Casa Cola Way lying between the Centerline of Block G of Araquay Unit2 to the South, and Estrella Ave to the North. The applicant has received all utility services letters of no objection. County Engineering and all appropriate departments have reviewed the application, and there are no internal objections to the vacation request. Approval of this road vacation petition does not create land locked parcels.

**Presenter - Justin Kelly, Planner**

**District 4**

4. **REZ 2018-17 Flagler Commerce Center.** A request to rezone approximately 6.0 acres from Industrial, Warehousing (IW) to Commercial, Intensive (CI), specifically located at 6236 US Highway 1 North.

**Presenter - Shannon Acevedo, Senior Supervising Planner**

**District 5**

5. **Public Hearing \* PUD 2018-08 259 SR 16 PUD.** Request to rezone approximately 0.35 acres from Residential, Single Family (RS-3) to Planned Unit Development (PUD) to allow the existing use and conditions to remain, as well as provide for Neighborhood Commercial and Community Commercial uses, specifically located at 259 SR 16. The Planning and Zoning Agency heard this item on February 7, 2019 and voted to recommend approval by a 6-0 vote.

**Presenter - Billy Zeits, Interim Director**

6. **Presentation by Barth and Associates for the Needs Assessments and Implementation Strategy of the St. Johns County Parks and Recreation Master Plan.** Barth and Associates, on behalf of the St. Johns County Parks and Recreation Department, will present the Needs Assessments and Implementation Strategies of the Master Plan. Items presented will include the long range vision in response to these needs. This is the final presentation of the completed Parks and Master Plan.

**Presenter - William G. Young, Director of Utilities**

7. **Public Hearing \* State Revolving Fund Loan Application for Construction of the Northeast Ground Storage Tank and High Service Pumping Station and the Northwest Water Treatment Plant Expansion projects.** The Utility Department has determined that a favorable state revolving fund (SRF) loan for the Construction of the Northeast Ground Storage Tank and High Service Pumping Station and the Northwest Water Treatment Plant Expansion projects may be available from the Florida Department of Environmental Protection (FDEP). The projects are described in the Facility Plan and Business Plan dated February 2019, prepared by CDM Smith (the "Plan"). To submit an application for such SRF loan, the Board of County Commissioners needs to (a) hold a public hearing and discuss the results and recommendations of the Plan at such public hearing and adopt a resolution approving the Plan as a planning document for the FDEP and (b) adopt a resolution authorizing the application for the SRF loan, establishing pledged revenues and designating authorized representatives.

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

- 8. Sunshine Bus/COA Funding Request (St Johns County Public Transportation System).** This is a request for funding for the County's public transportation system to provide for a shortfall in operating revenues. Federal, state and local funding for the transit system have remained flat or declined over the last decade, while costs and level of service have continued to increase. Previous sources of revenue have been subject to federal budget cuts and are no longer available to support the system. For the past several years revenue has fallen short of operation costs. The County has been able to access future year grants early to maintain services without interruption. However, this practice has resulted in a shortfall of revenues this fiscal year before FY 2020 state and federal grants become accessible. The projected shortfall through fiscal year 2019 is \$506,490. At a minimum, \$102,000 is needed to bridge the funding gap until August when FY 2020 grant dollars become available. County staff, in conjunction with the Council on Aging, continues to identify additional funding short and long term funding strategies as part of the County's FY 2020 budget process. For example, the Council on Aging has already started the process to consider an increase in fare box rates. Additionally, staff is working with FDOT on possible one time revenue funding similar to previous years. However, County funding is necessary to maintain services in the short term.

**\*\*\*\*\* The following items are time certain to be heard at 1:00pm\*\*\*\*\***

**Presenter - Damon Douglas, Administrative Manager**

**District 4**

- 9. Proposed MSTU Ordinance creating the South Ponte Vedra Blvd and Coastal Hwy Dune and Beach Restoration MSTUs, along with a U.S. Army Corps of Engineers Project Participation Agreement and an FDEP agreement for Hurricane Matthew funding.** Staff has resurveyed the oceanfront property owners in the separate project areas in South Ponte Vedra and Vilano. Of the 269 parcels in the proposed one-time dune restoration project area 66.5% responded, and 77.7% of the replies agreed with the MSTU and project while 22.3% disagreed. Of the 116 parcels in the 50-year USACE beach restoration project area 72% responded, and 95.2% of the replies agreed with that MSTU and project while 4.8% disagreed. A new MSTU Ordinance to create separate MSTUs for the two separate projects has been prepared for consideration by the Commission. Also included is a resolution to approve a final draft of the US Army Corps Project Participation Agreement and a resolution to approve an amendment to the FDEP agreement for Hurricane Matthew related funding.

**Presenter - Tera Meeks, Director of Tourism**

- 10. Public Hearing \* Proposed ordinance amending and changing the County's current Tourist Development Plan to, among other things, reallocated tourist development tax revenues and create an additional category of use.** On September 6, 2011, the current St. Johns County Tourist Development Plan (Plan) was implemented through the enactment of Ordinance 2011-31. The Plan sets forth permissible uses and allocations of tourist development tax revenues collected throughout the County, subject to the provisions contained in section 125.0104, F.S., known as the "Local Option Tourist Development Act." Earlier this year, during its initial budget discussions, the Board requested that County Staff review and estimate the projected tourist development tax revenues and expenditures for FY2020. Based upon such review, the Board further requested recommendations to amend and change the County's current Tourist Development Plan. Here, a proposed ordinance has been prepared, which includes such recommendations for the Board's consideration. A draft of the proposed ordinance is attached hereto, and incorporated herein.

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

- 11. Second Reading of a proposed ordinance that levies and imposes an additional one (1) percent tourist development tax, and amends the County's current Tourist Development Plan to allocate the additional tax revenues for beach renourishment.** Section 125.0104, F.S (as amended), known as the Local Option Tourist Development Act (Act), authorizes the County to levy and impose a tourist development tax on the privilege of renting, leasing or letting for consideration any living quarters or accommodations for a term of six (6) months or less. The Act also authorizes the Board to establish and, from time to time, amend a tourist development plan that sets forth the specific uses and allocation of tourist development tax revenues. The County's current total tourist development tax rate is four (4) percent. (See Ordinance Nos. 86-72, 91-44 and 09-62). Pursuant to section 125.0104(3)(n) of the Act, the County is authorized to levy and impose an additional one (1) percent tourist development tax. Exercising authority pursuant to this section of the Act would increase the County's total tourist development tax rate to five (5) percent. Sometime last year, in response to discussions regarding the post-storm conditions of local beaches, the Tourist Development Council (TDC) approved a recommendation to the Board that the County's tourist development tax rate be increased to five (5) percent, and that to the greatest extent possible, the additional revenues generated by the tax be allocated to beach renourishment. At its regularly scheduled meeting on November 6, 2018, the Board conducted its first reading of the attached proposed ordinance. As currently drafted, the proposed ordinance contains two different options--either of which, if approved, would levy and impose an additional one (1) percent tourist development tax, and allocate revenues generated by the tax for beach renourishment. Here, this Second Reading of the proposed ordinance allows for the Board's further review, discussion, direction and possible action.

- ❖ 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 Coastal Oaks at Nocatee ~ Phase 2D Unit 2B.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the **final plat for Celestina Phases 2B.** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720*
4. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the **final plat for Chasewood.** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the **final plat for Duran Drive.** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the notice required by Section 336.10, F.S., for a **Public Hearing on May 7, 2019 at 9:00am or at a date and time as soon thereafter** as possible to hear a request for the vacation of a portion of **Panther Lane (formerly Second Ave) right-of-way for Utility construction.** *For more information, contact Dick D'Souza, Chief Engineer at 209-0672*
7. Motion to adopt Resolution 2019-\_\_\_\_\_, accepting an **Easement for Utilities** associated with **Dolphin Cove located off A1A North.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
8. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the Chair of the Board, on behalf of the County, to execute an **Abandonment and Release of Easement;** and accepting a Grant of Easement to replace the abandoned easement all in connection with property west of **Barcelona Park Subdivision.** *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*

9. Motion to adopt Resolution 2019-\_\_\_\_\_, accepting a **Deed of Dedication** from **KB Homes Jacksonville, LLC**, to St. Johns County as required in the **Concurrency and Impact Fee Credit Agreement (PFSAGREE 2018-04) for property located on Wildwood Drive.** *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*
10. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to purchase **One (1) New Service Body Dump Truck with Crane and Five (5) New Crew Cab Dump Trucks at a total price of \$622,107.00 from Bozard Ford**, subject to the terms and conditions contained in the Florida Sheriff's Association Contract No. FSA18-VEH16.0. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
11. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award **Bid No; 19-36 to Floaters Portable Sanitation Inc.** and to execute a contract substantially in the same form and format as attached for Portable Restroom Rental and Servicing for St. Johns County Beach Services, in accordance with Bid No: 19-36. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
12. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute **Task Order #18 with G & H Underground Construction, Inc under Bid No. 18-14;** Countywide Roadway Drainage & Infrastructure Maintenance in the amount of \$674,108.91 **to complete the turn lane project on Ray Road** in accordance with the plans and specifications provided by the County. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
13. Motion to adopt Resolution 2019 -\_\_\_\_\_, authorizing the County Administrator, or designee, to execute an amendment in substantially the same form and format as attached hereto, extending **Master Contract No: 08-MCC-PRO-04197 with Professional Concessions, Inc** for a period of six (6) calendar months, through and until September 30, 2019. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
14. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute **Contract Amendment #6 with Swagit under Misc 2014; Video Streaming Services** (Master Contract No: 17-MAS-SWA-05012) to add closed captioning services through September 2019 at the cost of \$44,435.00. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
15. Motion to declare the **timber located in the McCullough Creek Conservation Area, between Moccasin and McCullough Creeks, as surplus** and authorize the County Administrator, or his designee, to issue a sealed bid for the sale of the declared timber to the highest responsive, responsible bidder per Purchasing Policy, and Florida Statute 274.05 and 125.35. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*

16. Motion to adopt Resolution 2019 - \_\_\_\_\_, authorizing the County Administrator, or designee, to execute a Consent to Assignment Agreement, in substantially the same form and format as attached hereto, providing for an assignment of the current continuing agreement with **Environmental Resource Solutions, Inc to SES Energy Services, LLC, Inc.**, subject to the same terms and conditions provided under RFQ No. 17-17; Professional Services. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
  
17. Motion to approve the **Fiscal Year 2019 Capital Improvement Program re-appropriation** and associated budget transfers per the attached schedule. *For more information, contact Wade Schroeder, Assistant Director, OMB at 904 209-0570*
  
18. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the terms, conditions, provisions, and requirements of the **LSTA Innovation Grant Agreement**, authorizing the County Administrator, or his designee, to execute the agreement substantially in the same form as attached, and recognizing and appropriating \$2,875.12, thereby amending the Fiscal Year 2019 Budget. *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*
  
19. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the terms, conditions, and requirements of the subrecipient agreement between **St Johns County and Catholic Charities Bureau, Inc. – St. Augustine Regional Office**, and authorizing the County Administrator or designee to execute the Agreement on behalf of the County. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
  
20. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the terms, conditions, and requirements of the grant agreement between St Johns County and the U.S. Department of Housing and Urban Development, authorizing the County Administrator or designee to execute the agreement substantially in the same form as attached on behalf of the County; and **recognizing and appropriating the grant in the amount of \$17,572 into the General Fund Social Services Department for Fiscal Year 2020.** *For more information, contact Shawna Novak, HHS Director at 904 209-6089*
  
21. Motion to authorize the County Administrator, or designee, to **submit a grant application to the Florida Inland Navigation District**, on behalf of St. Johns County, in efforts to secure funding for the **redesign of the Vilano Boat Ramp**, and further authorizing the County Administrator to execute all supplemental documents necessary to secure an award of grant funds. *For more information, contact Billy Zeits, Interim Director at 904 209-0322*
  
22. Motion to adopt Resolution 2019-\_\_\_\_\_, for assistance under the **Florida Inland Navigation District 2019 Waterways Assistance Program**; to authorize the County Administrator, or designee, to submit a grant application to the Florida Inland Navigation District, on behalf of St. Johns County, in efforts to secure funding for the **redesign of the Palm Valley East Boat Ramp**; and further authorizing the County Administrator, or designee, to execute all supplemental documents necessary to secure an award of grant funds. *For more information, contact Billy Zeits, Interim Director at 904 209-0322*

23. Motion to adopt Resolution 2019-\_\_\_\_\_, for assistance under the **Florida Inland Navigation District 2019 Waterways Assistance Program**; to authorize the County Administrator, or designee, to submit a grant application to the Florida Inland Navigation District, on behalf of St. Johns County, in efforts to secure funding for the design of **non-motorized launching facilities and park-like amenities at Palm Valley West**; and further authorizing the County Administrator, or designee, to execute all supplemental documents necessary to secure an award of grant funds. *For more information, contact Billy Zeits, Interim Director at 904 209-0322*
24. Motion to adopt Resolution 2019-\_\_\_\_\_, for assistance under the **Florida Inland Navigation District 2019 Waterways Assistance Program**; to authorize the County Administrator, or designee, to submit a grant application to the Florida Inland Navigation District, on behalf of St. Johns County, in efforts to secure funding for **design of the Palmetto Park Fishing Pier**; and further authorizing the County Administrator, or designee, to execute all supplemental documents necessary to secure an award of grant funds. *For more information, contact Billy Zeits, Interim Director at 904 209-0322*
25. Motion to adopt Resolution 2019-\_\_\_\_\_, for assistance under the **Florida Inland Navigation District 2019 Waterways Assistance Program**; to authorize the County Administrator, or designee, to submit a grant application to the Florida Inland Navigation District, on behalf of St. Johns County, in efforts to **secure funding for Riverdale land acquisition**; and further authorizing the County Administrator, or designee, to execute all supplemental documents necessary to secure an award of grant funds. *For more information, contact Billy Zeits, Interim Director at 904 209-0322*
26. **Proofs:**  
Proof: Request for Bids, Bid No.: 19-38; Demolition of Onion Patch Tower and Water Plant Road Tower, published on February 11, 2019, and February 18, 2019, in the St. Augustine Record.  
Proof: Request for Bids, Bid No.: 19-46; Purchase of Panasonic Toughbooks, published on February 07, 2019, and February 14, 2019, in the St. Augustine Record.  
Proof: Request for Bids, Bid No.: 19-40; Duct Cleaning of St. Johns County Sheriff's Office Criminal Justice Facility, published on February 08, 2019, and February 15, 2019, in the St. Augustine Record.  
Proof: Request for Bids, Bid No.: 19-30; West Augustine Drainage Improvements - Service Area 3, published on February 15, 2019, and February 22, 2019, in the St. Augustine Record.



