

# 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, May 21, 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 May 21, 2019 as St. Johns County Pickle Ball Day
- ❖ Proclamation Recognizing May 21 - 25 as St. Johns County Fire Rescue Fill the Boot Days
- ❖ Proclamation Recognizing May 2019 as Jewish Heritage Month
- ❖ Proclamation Recognizing May 2019 as Mental Health Awareness Month
- ❖ Proclamation Recognizing May 2019 as Civility Month
- ❖ Proclamation Recognizing May 19 - 25 as Public Works Week
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Patrick F. McCormack, County Attorney**

1. **Renaming the St. Johns County Attorney's Law Library in honor of former St. Johns County James G. Sisco.** James G. Sisco, served well and honorably for 27 years as St. Johns County Attorney, retiring in 2003. In recognition of his hard work, dedication and commitment to public service in St. Johns County, whose efforts in developing, promoting and sustaining St. Johns County deserve special recognition, it is proposed by attached Resolution to change the current name of the St. Johns County Attorney's Office Law Library to the James G. Sisco Memorial Law Library. .

### **Presenter - Teresa Bishop, AICP, Planning Division Manager**

2. **Public Hearing \* COMPAMD 2018-04 SilverLeaf.** Adoption hearing for COMPAMD 2018-04 SilverLeaf, a Comprehensive Plan Amendment to change the Future Land Use Map designation for four separate parcels from Rural/Silviculture (R/S) to Residential - B, Community Commercial, and Residential - C to allow approved dwelling units within the SilverLeaf DRI to be used on these parcels. The proposed amendments result in no additional dwelling units. The Planning and Zoning Agency recommended approval with a 7-0 vote at its April 4, 2019 regular meeting. Please see Growth Management Staff Report for project details.

#### **District 2**

**Presenter - Teresa Bishop, AICP, Planning Division Manager**

**District 2**

3. **DRI MOD 2018-01 SilverLeaf.** Request for a DRI Modification to incorporate approximately 571 acres into the existing SilverLeaf DRI and removing 318 acres of land previously conveyed to the Florida Department of Transportation, resulting in the DRI being 8,384 acres in size. There is no change in the existing approved development entitlements; however, those approved entitlements will be extended onto the added properties. The Planning and Zoning Agency recommended approval with a 7-0 vote at its April 4, 2019 meeting. Please see Growth Management Staff Report for project details.

**District 2**

4. **Public Hearing \* MAJMOD 2018-13 SilverLeaf.** PUD Modification to incorporate and rezone approximately 358 acres of land, known as Trout Creek North, St, Thomas East, St. Thomas West and Signage Parcel to be into the existing SilverLeaf PUD. The PUD will be approximately 6,450 acres in size. There is no change in the existing approved development entitlements; however, those approved entitlements will be extended onto the added properties. A Comprehensive Plan Amendment, DRI Modification and PUD applications were submitted concurrently with this request. The Planning and Zoning Agency recommended approval with a 7-0 vote at its April 4 meeting.

**District 1**

5. **Public Hearing \* PUD 2018-11 Grande Creek.** A request to rezone approximately 236 acres of land from Open Rural (OR) and Planned Rural Development (PRD) to Planned Unit Development (PUD) to allow a 400 unit single family community with 48,840 square feet of commercial development. The units and square footage are transferred from the SilverLeaf DRI/PUD and was submitted concurrently with applications to amend the SilverLeaf DRI and PUD. The property is located at SR 13 and Longleaf Parkway. The Planning and Zoning Agency recommended approval at its April 4, 2019 meeting.

**Presenter - Casey Dendor, Planner**

**District 1**

6. **Public Hearing \* COMPAMD 2017-05 Bartram Park PUD.** Request to modify 2025 Comprehensive Plan Site Specific Text Policy A.1.11.1(M)(8)(L) relating to the Bartram Park Planned Unit Development to increase the maximum number of dwelling units from 616 to 646 units for approximately 582 acres of land, located on the north side of Race Track Road and part of the Bartram Park Development of Regional Impact (DRI). This application was heard by the Planning and Zoning Agency on December 20, 2018 for the transmittal hearing in which the Agency voted 5-0 to recommend approval; the Board of County Commissioners transmitted the Comprehensive Plan Amendment at the February 19, 2019 hearing with a vote 5-0. The Planning and Zoning Agency heard the application for the adoption hearing on April 18, 2019 and voted 6-0 to recommend approval; there was no public comment.

**Presenter - Casey Dendor, Planner**

**District 1**

7. **Public Hearing \* DRI MOD 2018-02 Bartram Park PUD.** Request for a DRI Modification to the Bartram Park Development of Regional Impact (DRI) within St. Johns County to amend the Development Order to convert 22,000 square feet of office space and 1,628 square feet of retail space to 30 single family units, increasing the number of single family units from 616 to 646 located on parcels 51 and 52, commonly known as Celestina; located north of Race Track Road, West of US Highway 1 North and East of the Julington-Durbin Preserve. This application is companion to the Comprehensive Plan Amendment (COMPAMD 2017-05) and Major Modification (MAJMOD 2017-22). The Planning and Zoning Agency voted 6-0 to recommend approval during their public hearing April 18, 2019; there was no public comment.

**District 1**

8. **Public Hearing \* MAJMOD 2017-22 Bartram Park Planned Unit Development (Residential).** Request for a Major Modification to the Bartram Park (Residential) Planned Unit Development (Ordinance 2006-102, as amended) to add thirty (30) additional single family dwelling units to increase the total number of units from 616 to 646 on approximately 582 acres of land, located north of Race Track Road on the property commonly known as Celestina. The Planning and Zoning Agency heard the request April 18, 2019 and voted 6-0 to recommend approval; there was no public comment.

**Presenter - Georgia Katz, Senior Planner**

**District 3**

9. **PUD 2018-14 Wildwood Forty.** Request to rezone approximately 21.7 acres of land from Open Rural (OR) and a portion of an expired PUD, Stonebridge Oaks (Ordinance 2006-128), to a new PUD for a 64 unit single family subdivision. The subject property is approximately 22 acres in size and located on Wildwood Drive between SR 207 and Brinkhoff road. At the PZA meeting on April 18, 2019, the PZA voted unanimously, by a vote of 7-0 to recommend approval of PUD 2018-14 Wildwood Forty.

**Presenter - Michael Ryan, Director of Communications**

10. **2020 Census Complete Count Committee and Informational Campaign.** The United States Census Bureau is preparing to launch the call to be counted to every resident for the 2020 Census. The Census influences many important County and State issues and decisions that will affect St. Johns County and numerous organizations within the community through 2030. The Census is used to determine electoral redistricting, representation for the State of Florida in the U.S. Congress, and the allocation of millions of federal dollars annually. Therefore, it is vital to St. Johns County that the Census be as complete and accurate as possible. The County is undertaking an educational initiative to ensure all residents of St. Johns County are aware of the upcoming Census and the importance of being counted. In order to assist with this effort, staff is recommending the establishment of a Board-appointed Complete Count Committee. The purpose of the Committee will be to raise awareness of the upcoming Census within the general population, encourage participation, and engage hard-to-reach groups. Comprised of community leaders from a variety of public and private sector organizations and community groups in St. Johns County, the Committee will work together to develop and implement a local outreach plan for the Census that will continue into spring of 2020. The Committee may also form subcommittees to work with specific groups including business owners, the elderly, spiritual organizations, etc.

**Presenter - Rachel Garvey, Transit Grants Specialist**

- 11. Public Hearing \* Approval of the public transportation Program of Projects, submittal of the FFY 2019 Section 5307 Urbanized Area grant and the FFY 16 and 17 5339 grants based on the Program of Projects; execution of the grants and recognition of funds in the 2019 budget.** This is the annual Federal Transit Administration Section 5307 and 5339 formula grants through the U.S. Department of Transportation. The grant funds for capital assistance and operating costs. St. Johns County's 5307 apportionment for FFY 2019 is \$1,001,391. This is a matching grant for 50% for operating and 20% for capital. Match dollars for operating costs come from FDOT block grants and the County general fund through the adopted annual budget \$276,489. The match for capital is from transportation development credits provided by the State of Florida. This agenda item is for the approval of the FFY 2019 Program of Projects, submittal of the Section 5307 Urbanized Area Grant and FFY 16 and 17 5339 grants based on the approved Program of Projects and to recognize the funds in the County's FY 2019 budget.

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

- 12. County Administrator's Professional Services Contract.** The current effective term of the County Administrator's Professional Services Agreement (Agreement) expires on January 1, 2020. On the expiration date, the Agreement will automatically renew for an additional 2-year term, unless the Board provides the County Administrator 180 days prior written notice of its intent not to renew the Agreement. The deadline to provide such notice is July 5, 2019. A copy of the Agreement is attached for the Board's review and discussion.

- ❖ 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 Wards Creek (Replat)**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the **final plat for Bannon Lakes - Parcel B**. *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0720*
4. Motion to approve the **Cypress Estates School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2019-03)**. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
5. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the terms and conditions of and authorizing the Chair of the Board, on behalf of the County, to execute an **Easement Agreement with Mary M. Sondgerath** to allow ingress and egress across a portion of County owned property to **access a property north of Moccasin Creek Lane**. *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*
6. 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 **The Village Garden located off A1A**. *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*
7. Motion to adopt Resolution 2019-\_\_\_\_\_, accepting two **Final Releases of Lien, Warranty, Easement for Utilities, Bill of Sale and Schedule of Values** conveying all personal property associated with the water, sewer and reuse systems to serve **Bannon Lakes PUD Phase 1 – Duran Drive 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, Easement for Utilities, Bill of Sale and Schedule of Values** conveying all personal property associated with the water, sewer and reuse systems to serve **Windward Ranch Phase Ten located off State Road 16**. *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, and Bill of Sale and Schedule of Values** conveying all personal property associated with the water system to serve **Brighton Day Academy Phase 1 off State Road 16**. *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*

10. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the terms and authorizing the County Administrator to execute a **Purchase and Sale Agreement for an Easement** for Reclaimed Water Transmission Main on behalf of the County, and accepting an Easement for **Reclaimed Water Transmission Main to be located off Solana Road.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
11. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the terms and authorizing the County Administrator to execute two Purchase and Sale Agreements substantially in the same form as attached for **Easements for a Sewer Force Main to be located off State Road 13 North.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
12. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the terms and conditions of two Purchase and Sale Agreements for the **acquisition of property required for the Old Moultrie Road Improvement Project** and authorizing the County Administrator, or designee, to execute the agreements on behalf of the County. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
13. Motion to adopt Resolution 2019-\_\_\_\_\_, declaring certain County owned property located on **Shores Boulevard as surplus property** and authorizing the advertisement for sale bids pursuant to Florida Statute 125.35. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
14. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute **Change Order #3 to Task Order #11 with Mott MacDonald Florida, LLC, under RFQ 14-96: Utility Engineering Services** (Master Contract No. 14-MAS-HAT-05582) in the amount of \$130,287.00 for **additional services for Northeast Wastewater Treatment Plan** Ground Storage Tank & High Pump Station Upgrades. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
15. 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 **Florida Valuation Group, Inc. to CBRE, Inc., subject to the same terms and conditions provided under RFQ No. 15-59; Appraisal and Appraisal Related Services.** *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
16. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award Bid No: 19-45; Ron Parker Park Courts Replacement to Nidy Sports Construction**, as the lowest, responsive, responsible bidder, and execute a contract, in substantially the same form and format as attached, for completion of work at a contract price in the amount of \$119,750.00. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
17. Motion to authorize the County Administrator, or designee to **donate appropriately surplus autopsy trays and stretchers to Puerto Rico Rise Up** in support of their hurricane relief efforts. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
18. 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 Jaime Locklear, Purchasing Manager at 209-0158*

19. Motion to declare the identified **timber located on the County-owned property for the SJSO Training Facility as surplus**, and authorize the County Administrator, or his designee, to issue a sealed bid and contract 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*
20. Motion to adopt Resolution 2019-\_\_\_\_\_, approving the terms, conditions, and requirements of the amended **MOA for project funding awarded by the Northeast Florida Healthcare Coalition** in the amount of \$14,047.00 to St. Johns County Emergency Management, authorizing the County Administrator or his designee to execute the awarded funding on behalf of the County, and recognizing and appropriating within the FY 2019 General Fund Emergency Management Department. *For more information, contact Linda M. Stoughton, Emergency Management Director at 904 824-5550*
21. Motion to transfer \$19,155.00 from General Fund Reserves to **Emergency Management Budget to facilitate operational readiness for any upcoming disaster response.** *For more information, contact Jeffrey Alexander, Deputy Director at 904 824-5550*
22. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the County Administrator, or designee, to purchase the specified equipment for the **Fire Rescue Computer Aided Dispatch (CAD) System from Motorola Solutions, Inc**, at a total cost of \$3,148,223.00, upon legal appropriation of funds, in accordance with Misc. No: 17-87 Master Purchase Agreement; and to authorize a fiscal year 2019 transfer from Fire District Fund Capital Outlay Reserve in the amount of \$1,259,290. *For more information, contact Jeff Prevatt, Fire Rescue Chief at 904 209-1750*
23. Motion to adopt Resolution 2019-\_\_\_\_\_, **ratifying the County Administrator's execution of Amendment #18** to the Community Based Care contract **NJ206 between St. Johns County, Florida and the State of Florida, Department of Children and Families**, which inserts the Schedule of Funds dated 03/25/2019 for Fiscal Year 2018--2019, and recognizing and appropriating an associated \$35,395 within the Fiscal Year 2019 Community Based Care Fund. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
24. Motion to adopt Resolution 2019-\_\_\_\_\_, supporting and ratifying the Short Form Agreement to **resolve and dismiss the Oak Bridge development litigation.** *For more information, contact Bradley Bulthuis, Senior Assistant County Attorney at 904 209-0805*
25. Motion to adopt Resolution 2019-\_\_\_\_\_, authorizing the Chair and the Clerk of Court to take all required steps, including but not limited to executing all necessary documents, to **transfer all Town of Hastings Capital City Bank account balances to St. Johns County and to close each account.** *For more information, contact Regina D. Ross, Deputy County Attorney at 209-0805*
26. Motion to adopt Resolution 2019-\_\_\_\_\_, amending the St. Johns County **Fee Schedule for services** provided by St. Johns County Departments for Fiscal Year 2019. *For more information, contact Devin Cousins, Budget Analyst at 904 209-0569*
27. Motion to approve Minutes:
  - 03/19/19, BCC Regular
  - 04/02/19, BCC Regular
  - 04/16/19, BCC Regular

**28. Proofs:**

Proof: Notice of Action, Proposed Exchange of County Property located off of Scaff Road for a Grant of Easement, published on April 2, 2019, and April 9, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-55; Northeast WTP Ground Storage Tank and High Service Pump Station Upgrades, published on April 1, 2019, and April 8, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-59; Purchase of 120kw Generator for Northwest Fire Station, published on April 3, 2019, and April 10, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 19-57; Collection, Transportation, & Disposal of Wastewater Sludge, published on April 5, 2019, and April 12, 2019, in the St. Augustine Record.

Proof: Notice of Meeting, Value Adjustment Board of St. Johns County to certify the 2018 final tax roll on Thursday, April 25, 2019, published on April 15, 2019, in the St. Augustine Record.

Proof: Notice of Hearing, Public Hearing on Vacation of Certain Streets, Alleyways, Easements, or Roads [Portion of Panther Lane, formerly Second Ave., right-of-way], heard on May 7, 2019, published on April 18, 2019, in the St. Augustine Record.

Proof: Request for Proposals, RFP No.: 19-56; Design, Purchase, and Installation of Sports Lighting, published on April 18, 2019, and April 25, 2019, in the St. Augustine Record.



