

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, September 3, 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 Back Country Horsemen First Coast
- ❖ Proclamation Recognizing September 17-23, 2019 as Constitution Week
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Melissa Glasgow, Director of Economic Development

District 4

- 1. Global Realty of North Florida, LLC Economic Development Incentive Request.**

The St. Johns County Economic Development Agency (Agency) has received an application from Global Realty of North Florida, LLC (Applicant), for economic development incentives to construct a 62,751+/- square foot speculative office located at 153 Fort Wade Road in Nocatee. The Applicant is building Class A professional office space to lease to prospective tenants. This is the third building constructed in the Fort Wade Office Park. The project scored 6 points under the 'Speculative Space' category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development grant of up to 100% of fees paid to the County by the applicant (Impact Fees) and four years Ad Valorem taxes paid by the applicant (general County portion) on capital improvements. The project is located outside of the County's utility service area, so no connection fees are being included in this incentive proposal. Completion of the project is anticipated by November 1, 2020. With this schedule, the first annual grant payment would be anticipated during FY 22. The total estimated value of the incentive is \$459,787. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application.

Presenter - Gail Oliver, Land Management Systems Director

- 2. Town of Hastings Transition Story Map.** In 1909 Hastings was incorporated by a special act of the Florida Legislature. In a 2017 general election, 82% of the citizens voted to revoke the town's charter. This marked the second time in Florida history that a town was disincorporated by a vote of its citizens. On March 1, 2018, the town of Hastings was dissolved. The County assumed responsibility for providing services that had previously been provided by the town. The purpose of the Story Map was to document the town's history and the transition to County services. The Story Map can be read on the web interactively at <http://arcg.is/119Sjm0> and will also be available on the County's website. The Story Map has an Autoplay feature which can be accessed at <http://arcg.is/0OimSj>. ArcGIS Story Maps is a tool to create inspiring, immersive stories by combining text, interactive maps, and other multimedia content. County Staff choose this form of media to publish and document the story of the Hastings transition for many years to come.

Presenter - Kelly Schley, Application Review Supervisor

District 2

- 3. Public Hearing *NZVAR 2019-06 Robinson Land Division.** Request for Non-Zoning Variance to Land Development Code, Section 5.01.01.C.1 for relief from Subdivision platting regulations for the division of two (2) or more Parcels of land to allow for a maximum of five (5) residential lots; and Section 6.04.07.B to allow an access easement to serve four (4) residential Dwelling Units in lieu of the maximum allowance of two (2) Dwelling Units.

Presenter - Jan Brewer, Environmental Division Manager

- 4. Land Development Code (LDC) Discussion Item on Tree Mitigation, Natural Resources, Landscaping, and Buffering Requirements.** At the direction of the Board of County Commissioners (BCC) staff was asked to continue to address a modification to the LDC that revises Article IV and also moves Part 6.06.00 into Article IV. This discussion is for a draft of Article IV to incorporate changes regarding tree removal and tree preservation. Included are related provisions regarding use of 50% of stormwater ponds as the required PUD open space so long as the pond mimics natural habitat as an amenity. This discussion also includes simplification of the Land Development Code so that all environmental LDC provisions are in one article, Article IV, instead of being separated in multiple articles contained in the whole unified Land Development Code. Included in the consolidation are incompatibility screening and buffers, landscape buffers, parking lot landscaping requirements, and other requirements reviewed during construction plan review and approval. Please see the staff report for additional summary and proposed language on the proposed changes.

Presenter - Joseph Cearley, Special Projects Manager

- 5. Land Development Code Discussion Item - Affordable Housing Zoning District.** This is an update on Staff efforts on previous direction given by the Board of County Commissioners. Staff is proposing several amendments to the Land Development Code regarding the creation of an Affordable Housing Zoning Designation, Allowance of Accessory Dwelling Units in all residential zoned districts, and community meetings. This is a discussion item where staff seeks further direction from the Board on how to proceed.

Presenter - Joseph Giammanco, Disaster Recovery and Grants Director

- 6. The Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery Amendment to the Sub-recipient Agreement with Florida Department of Economic Opportunity.** Request authorization for County Administrator to amend the agreement with Florida Department of Economic Opportunity (DEO) through a Sub-recipient agreement for Community Development Block Grant Disaster Recovery (CDBG-DR) increasing the total funds to \$89,632,120.

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

- 7. Consider appointments to the Ponte Vedra Zoning & Adjustment Board.** Currently there are two expired terms on the Ponte Vedra Zoning and Adjustment Board. Please find attached for your review and consideration four applications (Thomas Baker-District 4, Kyung Bishop-Milo-District 4, Megan McKinley-District 4 and John Patton-District 4), along with a recommendation from the Ponte Vedra Zoning & Adjustment Board. Ponte Vedra Zoning District Regulations, Ordinance 2011-20, Section XII.B.2 states, "Appointments of board members shall be four (4) year term with a total service limited to two (2) such terms" The suggested motions below reflect such terms.

- 8. Consider appointments to the North Coastal Design Review Board.** Currently there are five (5) vacancies on the North Coastal Design Review Board (NCDRB) due to a resignation, expired terms, and an alternate position that has not been filled since alternates were add in November 2015. All five vacancies were advertised the end of November 2018 with an application deadline submission of January 4, 2019. Members are required to be a St. Johns County resident who has shown an interest in the history and design of the North Coastal and Vilano Community, residing within the North Coastal Overlay District; or within the Vilano Town Center Mixed Used Overlay District. Please find attached five applications (William Jonathan Braddock, Sacha Martin, Jean Miller, Jane Z. Norton and Steve Pullara) and a recommendation letter from the North Coastal Design Review Board.

- ❖ 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-_____ **authorizing the Sheriff of St. Johns County, Florida**, or designee, to submit an application seeking funding assistance through the **Florida Department of Law Enforcement Federal Fiscal Year 2017-18 Edward Byrne Memorial Justice Assistance Grant (JAG)** and authorizing the Chair to execute the attached Certificate of Participation on behalf of the County. *For more information, contact Andrea Urda, Senior Finance Specialist at 904 810-6626*
3. Motion to adopt Resolution 2019-_____, approving the **final plat for Twin Creeks Drive Extension.** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0702*
4. Motion to adopt Resolution 2019-_____, approving the **final plat for Pearl at St. Johns.** *For more information, contact Shalene B. Estes, Application Review Supervisor at 209-0702*
5. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto, **providing for onsite security at Vaill Point Park.** *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 system to serve Windward Ranch located off County Road 208.** *For more information, contact Gail Oliver, Land Management Systems Department Director at 904 209-0770*
7. Motion to adopt Resolution 2019-_____, accepting a **Final Release of Lien, Warranty, two Easements for Utilities, Special Warranty Deed and a Bill of Sale** conveying all personal property associated with the **water, force mains, pump station and sewer systems to serve Villages of Valencia Phase 5 located off US 1 South.** *For more information, contact Gail Oliver, Land Management Systems Department Director at 904 209-0770*

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 and reuse systems to serve Bannon Lakes PUD Phase 1 – Wendy’s Entrance located off International Golf Parkway.** *For more information, contact Gail Oliver, Land Management Systems Department Director at 904 209-0770*
9. 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 system to serve Silver Treasures North Assisted Living located off US Highway 1 North.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
10. Motion to adopt Resolution 2019-_____, accepting a **Final Release of Lien, Warranty, Easement for Utilities and a Bill of Sale** conveying all personal property associated with the **water system to serve Markets of St. Augustine Shores Phase 2 located off US 1 South.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
11. Motion to adopt Resolution 2019-_____, approving the **2019-2020 Non-ad Valorem Assessment Roll for the Treasure Beach Canals MSBU** and to authorize the Chair, or designee, to certify and deliver the 2019-2020 assessment roll to the St. Johns County Tax Collector. *For more information, contact Damon Douglas, Administrative Manager at 209-0794*
12. Motion to adopt Resolution 2019-_____, approving the **2019-2020 Non-ad Valorem Assessment Roll for the Deerwood Lane Right-of-Way MSBU** and to authorize the Chair, or designee, to certify and deliver the 2019-2020 assessment roll to the St. Johns County Tax Collector. *For more information, contact Damon Douglas, Administrative Manager at 209-0794*
13. Motion to adopt Resolution 2019-_____, approving the **2019-2020 Non-ad Valorem assessment roll for the Ponte Vedra Wastewater and Ponte Vedra Wastewater (Phase II) Assessment Areas** pursuant to Resolution 2002-245, and authorizing the Chair, or designee, to certify and deliver the 2019-2020 assessment roll to the St. Johns County Tax Collector. *For more information, contact Damon Douglas, Administrative Manager at 209-0794*
14. Motion to adopt Resolution 2019-_____, approving the **2019-2020 Non-ad Valorem Assessment Roll for the Moultrie Crossing Lift Station MSBU** and authorizing the Chair, or designee, to certify and deliver the 2019-2020 assessment roll to the St. Johns County Tax Collector. *For more information, contact Damon Douglas, Administrative Manager at 209-0794*
15. Motion to adopt Resolution 2019-_____, approving the terms, provisions, conditions, and requirements of a **Water Unit Connection Refund Agreement between St. Johns County, Florida, and Lennar Homes, LLC, for the provision of utility water unit connection fee refund** and authorizing the County Administrator to execute the agreement on behalf of St. Johns County. *For more information, contact Gordon Smith, Assistant Director, Engineering/Operations at 904 209-2709*

16. Motion to adopt Resolution 2019-_____, approving the terms, provisions, conditions, and requirements of a **Water and Sewer Unit Connection Refund Agreement between St. Johns County, Florida, and Pulte Home Company, LLC, for the provision of utility water and sewer unit connection fee refund** and authorizing the County Administrator to execute the agreement on behalf of St. Johns County. *For more information, contact Gordon Smith, Assistant Director, Engineering/Operations at 904 209-2709*
17. **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*
18. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or his designee, **to award Bid No: 19-76; St. Johns County Utility Department Administration Building Expansion to C.C. Borden Construction, Inc.** as the lowest, responsive, responsible bidder, and to execute a contract substantially the same form and format as attached for the completion of the work at the lump sum price of \$1,739,104.00. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
19. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to enter into an agreement, in substantially the same form and format as attached, with **Ten-8 Fire Equipment, Inc, for the provision of equipment, supplies, repair and maintenance services for fire apparatus and special application vehicles for a three (3) year term.** *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
20. Motion to adopt St. Johns County Resolution 2019-_____, authorizing the County Administrator, or his designee, to **execute an Intellectual Property Assignment Agreement between the County and Rehab for Firefighters, Inc.,** substantially in the same form as attached. *For more information, contact Rebecca Lavie, Senior Assistant County Attorney at 904 209-0805*
21. Motion to adopt Resolution 2019-_____, approving **Second Amendment to Amended and Restated Franchise Agreement with Advanced Disposal Services to address the extraordinary relief claimed by Advanced,** and adopting Resolution 2019-_____, approving **Third Amendment to Amended and Restated Franchise Agreement with Republic Services to address extraordinary relief claimed by Republic,** authorizing the Chair to execute the Amendments on behalf of the County. *For more information, contact Greg Caldwell, Assistant Public Works Director at 904 209-0132*
22. Motion to adopt Resolution 2019-_____, approving the **Solid Waste Cost and Assessment Rates for FY 2019-2020,** the maximum assessment rates for FYs 2019-2020, 2020-2021, 2021-2022, 2022-2023, and 2023-2024, and the **Non-Ad Valorem Assessment Roll for the Solid Waste MSBUs for FY 2019-2020,** and authorizing the Chairman to certify and deliver the 2019-2020 Non-Ad Valorem Assessment Roll to the St. Johns County Tax Collector. *For more information, contact Bradley Bulthuis, Senior Assistant County Attorney at 904 209-0805*
23. Motion to approve minutes:
 - 07/16/19 – BCC Regular

