

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, November 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 November 2019 as Adoption Month
- ❖ Proclamation Recognizing 100th Birthday of the American Legion Auxiliary
- ❖ Proclamation Recognizing November 11, 2019, as Veterans Day
- ❖ Proclamation Recognizing 50th Anniversary of the Ponte Vedra Recorder
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Dennis Hollingsworth, CFC, St Johns County Tax Collector

1. **Total earned unused and undistributed revenue.** In compliance with Florida Statute, 218.36, the St. Johns County Tax Collector Dennis Hollingsworth will present a report of excess fees collected for the 2018-2019 Fiscal Year. Please note that these Excess Fees have already been estimated as a part of the County budget process and therefore they do not necessarily represent additional County revenue.

Presenter - Phong Nguyen, Division Manager - Transportation Development

2. **Presentation on the Long Range Transportation Plan (LRTP) by the TPO.** The North Florida Transportation Planning Organization (TPO) will present the 2045 Long Range Transportation Plan (2045 LRTP) per request by Commissioner Johns. The TPO is required to update the LRTP every five years. The TPO region includes four Counties: Clay, Duval, Nassau, and St Johns. The LRTP assesses transportation infrastructure needs through 2045 for the TPO region. As a result of the update, specific transportation improvement projects are identified which provides a basis for cost evaluation based on potential revenue stream and to seek Federal and state funds.

Presenter - Beverly Frazier, Senior Supervising Planner

District 4

- 3. Public Hearing * MAJMOD 2019-04 Sawgrass Marriott Resort.** Request for a Major Modification to the Player's Club PUD (Ordinance 2007-84, as amended) to establish a single, unified Master Development Plan (MDP) for the Sawgrass Marriott Resort, including rezoning and site-specific development standards for the 3.43-acre Cabana Beach Club Property located at 619 Ponte Vedra Boulevard , and re-adoption of previously approved entitlements for the 61.48-acre Hotel Property located at 1000 PGA Tour Boulevard. The modification received unanimous recommendation of approval from the the Palm Valley Architectural Review Committee (PVARC), Ponte Vedra Zoning and Adjustment Board (PVZAB), and the Planning and Zoning Agency (PZA).

Presenter - Cynthia A. May, ASLA, Senior Supervising Planner

District 5

- 4. Public Hearing * PUD 2018-03 IGP Commerce Center.** Request to Rezone approximately 59.4 acres of land from Open Rural (OR) and Industrial (I) to Planned Unit Development (PUD) to allow for approximately 290,000 square feet of industrial development. The Planning and Zoning Agency heard this item on October 3, 2019 and voted 6-0 in favor of recommending approval.

Presenter - Joseph Cearley, Special Projects Mgr

- 5. Discussion Item - Affordable Housing.** This discussion item will focus on St. Johns County's efforts to create new zoning district that includes new site development standards and attempts to encourage the construction of affordable housing. Staff has proposed to create a new affordable housing zoning district.

Presenter - Justin Kelly, Planner

District 3

- 6. Public Hearing * REZ 2019-13 Ponce Therapy Care Center.** Request to rezone approximately 8.0 acres of land from Open Rural (OR) to Commercial, General (CG) in order to bring the existing skilled nursing and rehabilitation facility up to date with current St. Johns County zoning regulations. This request was recommended for approval with a 5-0 vote by the Planning and Zoning Agency at their regularly scheduled public hearing on October 3, 2019.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 1

- 7. Public Hearing * CDD AMD 2019-01 Rivers Edge II CDD.** Petition to amend the Rivers Edge II Community Development District boundary, to add approximately 96.96 acres and remove approximately 0.0177 acres. If approved, the CDD will encompass approximately 983.88 acres and serves portions of the RiverTown Development of Regional Impact (DRI) and Planned Unit Development (PUD). Please see Growth Management Report for details.

Presenter - Valerie Stukes, Planner

District 3

- 8. Public Hearing * REZ 2019-05 Mayberry Commercial.** Request to Rezone approximately 0.86 acres of land from Open Rural (OR) to Commercial Intensive (CI) to accommodate commercial development for retail and business specifically located near southeast State Road 207 and the intersection of Hilltop Road. The PZA heard this item on September 19th and voted 4-0 to recommend approval.

★ ★ ★ **TIME CERTAIN TO BE HEARD AT NOON- SHADE MEETING** ★ ★ ★

Presenter - Patrick F. McCormack, County Attorney

- 9. Special Public Meeting and Special Private Meeting of the Board of County Commissioners.** The Board of County Commissioners will hold a special public meeting on Tuesday, November 5, 2019, beginning at 12:00p.m., in the County Administration complex located at 500 San Sebastian View, St. Augustine, Florida. The public meeting will be held in the County Auditorium. The purpose of the special public meeting will be to announce and to hold a special private attorney-client meeting. The special private attorney-client meeting will be held in accordance with Section 286.011(8), Florida Statutes, and will be confined to settlement negotiations and litigation expense strategy pertaining to the pending lawsuit between KG Development, LLC/Cumberland Street, LLC v St. Johns County, Case No. CA15-1184. St. Johns County is a party to the lawsuit. The special private attorney-client meeting will be held in the BCC Executive Conference Room adjacent to the Auditorium.

★ ★ ★ **TIME CERTAIN TO BE HEARD AT 1:00pm** ★ ★ ★

Presenter - Darrell Locklear, Assistant County Administrator

- 10. General Fund Reserves Priority Projects Presentation.** This item is to facilitate the Board's discussion regarding prioritizing and allocating \$15M in general fund reserves identified in the 2020 budget. The Board's previous direction provided staff with a starting point for preparing an initial program of projects. Factors such as broad community support, implementing County approved master plans, leveraging other available revenues as well as recurring operation and maintenance costs were mentioned as important considerations. Board approved capital projects are annually included within the County's Capital Improvement Program. Funds are allocated to these projects based on funding availability, and forecasted revenues are matched to projects within the subsequent five year window. Many CIP projects remain unfunded this year and are without a funding source identified through the next five years. As a result, the recommended program of projects are focused on the County's adopted Capital Improvement Program as incorporated in the annual budget. Staff's presentation will outline steps already taken to fund County projects in this year's budget and provide the Board a framework to establish its own priorities for allocating the \$15M in general fund reserves. Additionally, attached are letters requesting funding that have recently been received from other community organizations.

★ ★ ★ ITEM WILL NOT BE HEARD SOONER THAN 3:00pm ★ ★ ★

Presenter - Cynthia A. May, ASLA, Senior Supervising Planner

District 1

11. *Public Hearing* * CPA(SS) 2019-04 St. Johns Commercial FCE Julington Creek.

Request to amend the Future Land Use Map designation from RESIDENTIAL-B (RES-B) to COMMUNITY COMMERCIAL (CC) for approximately 7.7 acres of land on the west side of STATE ROAD 13 for parcels situated north and south of OTOE'S PLACE with a text amendment site specific policy limiting intensity to a maximum of 45,000 square feet of commercial uses; limiting uses in the northern parcel to certain uses in the COMMERCIAL NEIGHBORHOOD (CN) zoning district; limiting uses in the southern parcel to certain uses in the COMMERCIAL GENERAL (CG) zoning district, and prohibiting certain uses, providing buffers for these parcels. This item was continued from the September 19, 2019 PZA Agenda to a date certain (October 3, 2019) at the request of the Applicant. The Planning and Zoning Agency heard this item on October 3, 2019, and voted 4 - 3 to recommend denial. Details regarding the discussion and public input are provided in the attached Staff Report.

Presenter - Valerie Stukes, Planner

District 1

12. *Public Hearing* * PUD 2019-08 Fruit Cove Village. Request to Rezone approximately 5.1 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate up to 38,900 square feet of Neighborhood Commercial Uses specifically located east of Roberts Road between Well Road and Greenfield Drive.

- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney's Report
- ❖ Clerk of Court's Report

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, November 5, 2019 9:00 AM

Please be sure all cellular devices are turned off for the duration of the County Commission Meeting

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 approve the **extension of the 2019 tax roll** prior to completion of the parcels included in the Property Value Adjustment Board hearings. *For more information, contact Dennis W. Hollingsworth, C.F.C., St. Johns County Tax Collector at 904 209-2280*
3. Motion to approve **PFS AGREE 2019-04** and authorize the County Administrator to execute the **Mill Creek Forest PUD Proportionate Fair Share Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
4. Motion to approve the **Mill Creek Forest PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2019-08)**. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
5. Motion to adopt Resolution 2019-_____, approving an **exchange of real property** pursuant to Section 125.37, Florida Statutes, in connection with the **Shoppes of Rivertown Shopping Center**. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
6. Motion to adopt Resolution 2019-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Lease Agreement with the William Bartram Scenic & Historic Highway Corridor Management Group, Inc.** for the Switzerland Community Center located off State Road 13 North. *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, and Bill of Sale and Schedule of Values** conveying all personal property associated with the **water system to serve WGV Gymnasium Center** located off International Golf Parkway. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

8. 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 7284 A1A South**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
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 and sewer systems to serve Marsh Dunes II** located off Ponte Vedra Boulevard. *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, and Bill of Sale and Schedule of Values** conveying all personal property associated with the water and sewer systems to serve **Panera Bread Café at PV Point Shopping Center** located off A1A North. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
11. Motion to adopt Resolution 2019-_____, approving the terms, provisions, conditions and requirements of the **SRF loan agreement** and authorizing the execution and delivery of the SRF loan agreement. *For more information, contact William G. Young, Utility Director at 904 209-2703*
12. 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*
13. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or his designee, to enter into negotiations with **Hybrid Design, Inc. as the number one ranked firm**, and upon successful negotiations, award and execute a contract, in substantially the same form and format as attached hereto, for the **provision of management of the advertising program on public transportation vehicles** for St. Johns County as provided in RFP 19-47R. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
14. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to **enter into negotiations with M. Gay Constructors, Inc.** as the number one ranked firm, and upon successful negotiations, award and execute a contract, in substantially the same form and format as attached hereto, for the design, purchase, and installation of **sports lighting at Gamble Rogers soccer field and Plantation Park** as provided in RFP 19-56. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0157*
15. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or his designee, to **enter into negotiations with Professional Concessions, Inc.** as the single respondent to **RFP 19-42; Food & Beverage Services for SJC Cultural Events**, and upon successful negotiations, execute a contract, in substantially the same form and format as attached hereto, for the performance of the required services in accordance with RFP No: 19-42, as negotiated. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0157*

16. 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: 12-MAS-WAL-03874 with Rick Burres dba The Bait Shack** twelve (12) calendar months, through and until December 31, 2020, subject to the same terms and conditions. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0157*

17. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to award **Bid No: 19-78; Signalization Replacement at Intersection of US 1 / CR 210 – HMGP 4283-010-R**, and to execute a contract in substantially same form and format as attached hereto with Traffic Control Devices, Inc. for completion of the work **in accordance with Bid No. 19-78, for a lump sum cost of \$318,500**. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*

18. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or his designee, to **award Bid No: 19-89; SJC Tillman Ridge Landfill Leachate System Automation**, and execute a contract in substantially same form and format as attached hereto with Chinchor Electirc, Inc. for completion of the project as provided in **Bid No. 19-89, for a lump sum cost of \$121,324.00**. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*

19. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to purchase **Zoll Manufacturing cardiac care equipment** as standardized equipment for St. Johns County Fire Rescue as appropriately budgeted in each Fiscal Year. Purchases within budget shall not require additional BOCC approval for the execution and issuance of purchase orders for standardized equipment. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*

20. 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 **Lease Agreement 18-LEA-RIO-09759 with Seating Solutions, Inc. to InProduction, Inc.**, subject to the same terms and conditions provided under Bid No. 18-74; Lease of Seating System and Installation of Grandstand for St. Augustine Amphitheatre. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0157*

21. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to execute an agreement, in substantially the same form and format as attached, with **Publix Super Markets, Inc., to provide pharmaceutical dispensing services** in accordance with the requirements under Misc. No: 19-62. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*

22. Motion to adopt Resolution 2019-_____, approving the terms, conditions, and requirements of the contract between **St Johns County and EPIC Community Services for the provision of services through the THINK! for Success Program**, at a price not to exceed \$48,774; and, authorizing the County Administrator to execute the a contract substantially in the same form as attached on behalf of the County. *For more information, contact Shawna Novak, HHS Director at 904 209-6089*

23. Motion to adopt Resolution 2019-_____, ratifying the County Administrator's **submission of an application** seeking funding assistance through the Florida Department of Economic Opportunity's **CDBG-DR Rebuild Florida Infrastructure Repair Program for the Hastings Drainage Improvement Project** on behalf of the County. *For more information, contact Joseph Giammanco, Director of Disaster Recovery at 904 209-0158*
24. Motion to approve minutes:
- 09/12/19, BCC Regular
 - 09/12/19, BCC Special
 - 09/24/19, BCC Special