

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns
District 2 - Jeb S. Smith, Chair
District 3 - Paul M. Waldron
District 4 - Jeremiah Ray Blocker, Vice Chair
District 5 - Henry Dean



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Tuesday, December 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 and Presentation Recognizing December 8, 2019, as Anastasia Mosquito Control District Appreciation Day
- ❖ Acceptance of Proclamation
- ❖ 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 1

1. **Public Hearing * NZVAR 2019-12 Shoppes at St. Johns Parkway.** Request for a Non-Zoning Variance to Land Development Code, Section 6.06.02.H.1 to allow a portion of the Development Edge at 25-feet in lieu of the 35 foot requirement to accommodate the location of an outside seating area for a restaurant within the Shoppes at St. Johns Parkway Planned Unit Development (Ordinance 2016-39 as amended). The commercial center is located in the northwest quadrant of County Road 2209 and County Road 210, with the proposed reduction adjacent to Cartwheel Bay Avenue. Details regarding the request are provided in the Growth Management staff report.

Presenter - Jacob Smith, Planner

District 3

2. **Public Hearing * REZ 2019-14 Dr. Osborn Family Rezoning.** Request to rezone approximately 2.88 acres of land from Commercial, Highway and Tourist (CHT) and Open Rural with conditions (OR) to Open Rural (OR). The property is located at 199 Brainard Drive, east of US-1 S with frontage on Moultrie Creek. The Planning and Zoning Agency heard the request at the October 17, 2019 meeting and recommended approval with a 7-0 vote. Details regarding the request are outlined in the Growth Management staff report.

Presenter - Damon Douglas, Administrative Manager

District 5

- 3. Public Hearing * Second Reading of Ordinance to amend the South Ponte Vedra Boulevard and Coastal Highway Dune and Beach Restoration Municipal Service Taxing Unit Ordinance to create a Serenata Dune and Beach Restoration MSTU and adjust the description of the Coastal Highway MSTU.** The South Ponte Vedra Boulevard and Coastal Highway Dune and Beach Restoration Municipal Service Taxing Unit Ordinance (Ordinance) was enacted March 22, 2019. The ordinance created an MSTU for the one-time dune restoration project north of Serenata and a separate MSTU for the 50-year United States Army Corps of Engineers (USACE) beach restoration project south of Serenata. On August 20, 2019, the Commission directed staff to survey the owners of the properties in Serenata Ocean Villas and the Serenata Beach Club to determine support for an MSTU of ~1.5 miles for ~10 years to repay the cost of extending the one-time dune restoration to tie-in with the taper of the USACE beach restoration project in front of Serenata Beach. Of the 89 tax parcels in the proposed project area 82.0% responded, and 91.8% of the replies agreed with the MSTU and project while 8.2% disagreed. The extension of the dune restoration is estimated to cost less than \$1.2M, and financing for this project would be discussed when the financing plan for the overall dune restoration project is brought to the Commission. In addition, the USACE has finalized the extent of the full template for the USACE beach restoration project area and the corresponding MSTU description could be adjusted to include part of the common area of Serenata Beach, south of the condominium buildings, on the north end of the project, and exclude seven parcels from the south end of the project. The attached amendment to the Ordinance would create a Serenata Dune and Beach Restoration MSTU and adjust the description of the Coastal Highway MSTU to include only those properties within the finalized USACE project template. This is the second of two public hearings for this proposed Ordinance.

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

- 4. Consider appointments to the Planning & Zoning Agency (PZA).** Currently there are two vacancies on the Planning & Zoning Agency (PZA) due to the expired terms of Jeff Martin & Jon Woodard. These vacancies were advertised for a four week span from August 1-30, 2019. Currently there is County Commission District representation from District 1, 3 (School Board Representative), 4 & 5. Please note that representation of each District is preferred; however, not required. PZA members serve at the pleasure of the Board of County Commissioners as the local planning agency for St. Johns County and fulfill any other duties and responsibilities as determined by Part 8.01.00. Please find for your review and consideration twenty applications (Joseph Preston Bryant, Jr. - Dist 4, Alex C. Clay - Dist 5, Wesley S. Coddou - Dist 4, Brian Cristobal - Dist 5, Mitchell E. Davenport - Dist 5, JoAnn L. Dekrell - Dist 2, Rebecca Dennis - Dist 2, Charles J. Eastman - Dist 4, Chet Joseph Frith - Dist 4, Alexandra Hill - Dist 4, Richard A. Hilsenbeck - Dist 3, Laurie Larson - Dist 1, Heriberto Marrero - Dist 1, Gurpreet Misra - Dist 4, Robert E. Olson - Dist 5, Meagan Perkins - Dist 4, Susan Schjelderup - Dist 4, Jane West - Dist 5, Barbara J. Wheeler - Dist 4 and Jon Woodard - Dist 3), along with a recommendation from the PZA. Mr. Jon Woodard has requested reappointment. He has served two consecutive terms. His reappointment would require the suspension of BCC Rule 2.203(C) that limits the terms of service to two consecutive terms. Although this rule suspension has been invoked with other BCC appointed boards/committees, historically, it has not been invoked for Planning & Zoning Agency appointments. NOTE: BCC Rule 2.203(C): "Any member appointed to a Board/Committee for two (2) consecutive terms shall not be eligible for the next succeeding term, unless otherwise stated in legislation regarding a particular Board/Committee." BCC Rule 2.203(D): "In the event that a member is appointed to complete an unexpired term two (2) years or less in length, that member is eligible to serve an additional two (2) full terms."

Presenter - Regina D. Ross, Deputy County Attorney

- 5. Review and Consideration of a Draft Employment Agreement for Interim County Administrator.** For the Board's review and consideration is a draft Employment Agreement for the position of Interim County Administrator. A copy of the draft agreement is attached. In sum, the draft provides for employing Hunter S. Conrad to perform the functions and duties specified in section 125.74, Florida Statutes and St. Johns County Ordinance No. 2010-47 (each as amended); and to further perform other duties as the Board may assign from time to time. Here, the Office of County Attorney seeks Board direction regarding material terms of the Agreement.

Presenter - Paolo Soria, Sr Assistant County Attorney

District 4

- 6. Discussion about temporary access and parking to Ponte Vedra beach during morning hours.** During the November 19, 2019 BCC hearing, the Board requested that the ordinance regarding parking provision on Ponte Vedra Blvd (County Road 203) be examined for the temporary provision of parking within the right-of-way of Ponte Vedra Blvd for the public access points to the Beach in Ponte Vedra. Attached is Ordinance 2006-68, which provided parking regulations for Ponte Vedra Blvd. Staff has provided other options to allow morning access to the beach. Options available to the Board are: 1) Shuttle service to beach access point on Ponte Vedra Boulevard; 2) shuttle to Guana beach access point; 3) use of private parking facilities during morning hours; 4) the amendment of the existing ordinance to allow temporary parking in the right-of-way of Ponte Vedra Blvd; or 5) remain as is.

- ❖ 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 terms, provisions, conditions, and requirements of a **Construction Agreement with the School Board of St. Johns County, Florida regarding Longleaf Pine Parkway pedestrian crossing improvements**; authorizing the Chair to execute the Construction Agreement; amending the FY2020 Transportation Trust Fund budget to receive unanticipated revenue; and authorizing expenditure of unanticipated revenue by the Public Works Department. *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0266*

3. Motion to adopt Resolution 2019-_____, approving the **final plat for Arbors at Valencia Phase Two**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*

4. Motion to adopt Resolution 2019-_____, approving **the final plat for PLAT 2019-20 Beacon Lake Townhomes**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*

5. Motion to adopt Resolution 2019-_____, approving the **final plat for Watersong at Rivertown**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*

6. Motion to adopt Resolution 2019-_____, approving the **final plat for PLAT 2019-37 Parkland Preserve Phase 1**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*

7. Motion to Adopt Resolution 2019-_____ approving the **final plat for Julington Lakes - Phase 4 Unit 4**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*

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 water system **to serve Mr. Mow It All located off County Road 208.** *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, Easement for Utilities and a Bill of Sale** conveying all personal property associated with the water and reuse systems **to serve CK Futures at Golf Park Center located off International Golf Parkway.** *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, Bill of Sale and Special Warranty Deed** associated with the water and reuse, sewer, sewer force mains systems and pump station **to serve Creekside at Twin Creeks - Phase 2A located off County Road 210 W.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

11. Motion to adopt Resolution 2019-_____, accepting a **Final Release of Lien, Warranty, Easement for Utilities, and Bill of Sale** associated with the water system **to serve Julington Creek Pest Control located off International Golf Parkway.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

12. Motion to adopt Resolution 2019-_____, accepting a **Final Release of Lien, Warranty, Easement for Utilities, and Bill of Sale** associated with the water, sewer and reuse systems **to serve PGA Tour, Inc. tour parcel roads located off Palm Valley Road.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

13. Motion to adopt Resolution 2019-_____, accepting an **Easement for Utilities for an existing lift station** located near the intersection of **East Essex Road and Beaman Avenue in Hastings.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

14. Motion to adopt Resolution 2019-_____, approving the terms and authorizing the County Administrator, or designee, to execute a Lease Agreement with **Creeks Athletic Association, Inc. for space at the St. Johns County Parks & Recreation Veterans Park Annex located off Veterans Parkway.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

15. Motion to adopt Resolution 2019-_____, approving the terms and authorizing the County Administrator to execute a **Purchase and Sale Agreement** on behalf of the County for the acquisition of property to **relocate a lift station located in an unopened right-of-way at Park Avenue in Hastings.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

16. Motion to adopt Resolution 2019-_____, accepting **Deed of Dedication, Right-of-Way Agreement and Stormwater Drainage Easement Agreement** for the **IGP Connector** pursuant to the terms of the **Silverleaf DRI Development Order.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

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 designee, to enter into **negotiations with Nidy Sports Construction, Sport Surfaces LLC, and Premier Surface Solutions, Inc.,** and upon successful negotiations, award and execute contracts, in substantially the same form and format as attached hereto, **for sports courts assessment, recommendation, and repair in accordance with RFP 19-41.** *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0157*

19. 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*

20. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or his designee, to **piggyback the State of Florida Contract #55101500-17-ACS with Midwest Tape, LLC, for the duration of the contract,** including any renewals exercised by the State, for the **Purchase of Books and Non-Print Materials.** *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*

21. Motion to adopt Resolution 2019-_____, recognizing **the \$4,660 donation by the PVAA to complete improvements to Baseball Field No. 6 at Davis Park,** and appropriating the funds in the Fiscal Year 2020 Budget for such use. *For more information, contact Teddy Meyer, Recreation Facilities Manager at 904 209-0382*