

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

Hunter S. Conrad, Interim County Administrator
Patrick F. McCormack, County Attorney

Tuesday, December 17, 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 Blessings in a Backpack
- ❖ Proclamation Recognizing Yesha Taekwondo
- ❖ Proclamation Recognizing the St. Johns County Chamber of Commerce
- ❖ Proclamation Recognizing City of St. Augustine Beach City Manager Max Royle
- ❖ 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. **Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received an application from M3 32081, LLC (Applicant), for economic development incentives to develop a 22,500 square foot building located in Nocatee Town Center along Nocatee Village Drive. The Applicant will house a technology innovation hub, co-working space and activity center in the building to be used by all age groups. The project scored 7 points under the 'New Industry' 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), four years Ad Valorem taxes paid by the applicant (general County portion) on capital improvements and four years tangible business personal property tax. 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 March 1, 2021. With this schedule, the first annual grant payment would be anticipated during FY 23. The total estimated value of the incentive is \$183,960. 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 - Paolo Soria, Senior Assistant County Attorney

District 4

2. **Public Hearing * PLNAPPL 2019-01 and PLNAPPL 2019-02 Roscoe Community Marina ZVAR 2019-12.** Requests from Richard Fredeking representing Robert Fredeking; and James Whitehouse representing Delores Schwab, Jerome Hoffman, and Kara Terwilliger, all property owners in the surrounding area, to appeal the approval of Zoning Variance for the Roscoe Community Marina (ZVAR 2019-12) by the Planning and Zoning Agency. The approval permits development of a Community Marina on a 2.8-acre parcel of land in Commercial General (CG) zoning north of ICW Marker 51 within ICW-N(2) with relief from locational criteria of LDC Section 6.08.41.B.2(a). The Zoning Variance was approved by the Planning and Zoning Agency with a 4-1 vote at the May 16, 2019 meeting. The Board of County Commissioners initially heard the appeals on August 8, 2019 and voted to overturn the approval by the Planning and Zoning Agency with a 5-0 vote. On September 17, 2019 the Board approved a motion to reconsider and to rehear the appeal request based on additional information provided to the Commissioners after the hearing and during public comment.

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

District 5

3. **Public Hearing * REZ 2019-08 Star Lane Rezoning.** Request to Rezone a property approximately 14.8 acres in size, that includes two parcels located on the east and west side of Star Lane, the property on the east side of Star Lane is a request to rezone from Planned Unit Development (PUD) to Industrial Warehouse (IW) and the property on west side of Star Lane, is a request to rezone from Industrial Warehouse (IW) to Heavy Industrial (HI). The subject property is just west of US 1 and International Golf Parkway intersection, to the south on Industry Place (a/k/a Rinker Road) to properties on either side of Star Lane. The Planning and Zoning Agency held a public hearing on November 7, 2019 and voted 7 - 0 to recommend approval. .

District 2

4. **Public Hearing * REZ 2019-12 2301 State Road 16 Commercial.** REZ 2019-12 2301 SR 16 Commercial, a request to rezone approximately 9.74 acres of land from Open Rural (OR) to Commercial Intensive (CI); located on south side of State Road 16 approximately 1,800 feet east of I-95. The Planning and Zoning Agency held a public hearing on November 21, 2019 and voted 7 - 0 to recommend approval. There was no public input.

Presenter - Megan Kuehne, Planner

District 3

5. **Public Hearing * REZ 2019-20 State Road 207 Commercial.** A request to rezone approximately 9.9 acres of land from expired Planned Unit Development (PUD) to Commercial, Intensive (CI) to allow for commercial intensive uses; located on State Road 207, west of Wildwood Drive & north of Brinkhoff Road. The Planning and Zoning Agency heard this item at the November 21, 2019 regular meeting and voted 7-0 to recommend approval of the rezoning as submitted. No public comment was provided.

Presenter - Megan Kuehne, Planner

District 3

- 6. Public Hearing * REZ 2019-17 Northwood Properties Rezoning.** A request to rezone approximately 9.99 acres of land from Open Rural (OR) to Commercial, Warehouse (CW) to allow for commercial intensive and light industrial uses; located on Northwood Drive, west of Holmes Blvd & south of King St/Holmes Intersection. The Planning and Zoning Agency heard this item at the November 21, 2019 regular meeting and voted 7-0 to recommend approval of the rezoning as submitted. No public comment was provided. Please see Growth Management Staff Report for project details.

Presenter - Jan Brewer, Environmental Division Manager

- 7. Discussion on proposed fines for unauthorized tree removal and unauthorized land clearing.** During Commissioner's reports of October 15, 2019, the BCC directed staff to bring forward to the BCC within 60 days a discussion item concerning potential fines for unauthorized tree removal and fines for unauthorized land clearing. Attached are the current implementation of the Land Development Code as well proposals and options for the Board to consider regarding increased fines and penalties for unauthorized tree removal and land clearing. Additionally, Staff has provided a comparison with other jurisdictions' implementation of fines for unauthorized tree removal and land clearing.

Presenter - Michael Roberson, Interim Growth Management Director

- 8. LDC Amendments - Articles II, V, VI, IX, and XII.** This is the last of three public hearings regarding proposed Land Development Code amendments. These amendments would columnize land use designations and allowable uses in zoning districts within Article II into a user-friendly use matrix to clarify what uses are allowed in what zoning designations. Other amendments include revising front yard setback within PUD's to account for the parking of vehicles; clarifying Building Restriction Line setbacks; Reducing parking requirements for townhomes; clarifying provisions in Sec. 6.04.04.D.2. for the allowance of Mailboxes within a Right-of-Way; amending easement standards for unplatted residential lots; extending the public notice mailing period from 10 days to 15 days prior to the date of a public hearing; and finally, defining "dedicate" and "donate" in Article XII.

Presenter - Paolo Soria, Sr Assistant County Attorney

District 4

- 9. Alternate options to Micklers Landing for beach access and parking during morning hours.** During the December 3, 2019 meeting, the Board of County Commissioners directed staff to provide more information on and further exploration the use of the Guana beach access point and provide information on whether the traffic experienced in Micklers Landing warranted taking any action. Also present as an option is the use of a shuttle service to a beach access point. The Friends of the GTM Reserve is the non-profit organization that manages and collects the parking fees on the Guana. The Friends of the GTM Reserve has agreed to a price of \$108 per day for the use of the North Walkover Beach Parking lot. Staff expects up to thirty (30) days of use (limited to weekdays) from approximately December 18, 2019 to January 31, 2020. The total cost for the parking is \$3240.00. to the end of January Staff also conducted parking counts to gauge parking demand and usage at Mickers., Monday through Friday. Of 153 available spaces, Micklers experienced a high of 41 cars parked at any one time and a low of 13 cars at any one time. The number of daily vehicles using the lot ranges from 40 to 120 vehicles. Shuttling from Cornerstone park remains an option. Approximate cost is \$320 per day for a total of \$9600 to the end of January.

Presenter - Shawna Novak, Director, Health and Human Services

- 10. Public Hearing * Affordable Housing Advisory Committee Triennial Report.** Section 420.9706 F.S. requires recipients of State Housing Initiative Partnership (SHIP) funds to establish an Affordable Housing Advisory Committee (AHAC) and to submit a Triennial Report to recommend monetary and nonmonetary incentives as part of an affordable housing incentive plan. The AHAC Committee conducted a public meeting on 11-20-19 to consider incentives and impediments to the construction, acquisition, and preservation of affordable housing.

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

- 11. Consider appointments to the Affordable Housing Advisory Committee.** The purpose of the Affordable Housing Advisory Committee (AHAC) is to review established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan and recommend specific action or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. Currently there are three vacancies on the Affordable Housing Advisory Committee (AHAC). The first is due to an expired term, the second is due to a member resignation and the third is due to the passing of a member. Pursuant to, and in accordance with, Section 420.9076, Florida Statutes, the three vacancies are required to be: 1. A citizen representing essential services personnel; 2. A citizen who is actively engaged in the residential home building industry; 3. A St. Johns County resident. Please find attached for your review and consideration a recommendation from the AHAC and 22 applications (Stina Antonopoulos, District-2, Lee Bailey, District -5, Dorothy L. Barrett, District 5, Jay W. Braxton, Jr., District - 2, Michael A. Brown, Sr., District - 2, Neal Brown, District - 2, Alex C. Clay, District 5, Brittany Coronado, District - 5, Brian Cristobal, District 5, Samuel Crozier, District - 4, Mitchell E. Davenport, District - 5, JoAnn L. Dekrell, District - 5, Barbara Douglass, District - 5, Jerry Folckemer, District - 3, James Greenawalt, District - 4, Bradley A. Long, District - 2, Christopher Scott Maynard, District - 1, Kenneth A. McClain, Sr., District - 2, Meagan Perkins, District - 4, Ellen Rogers, District - 4, William Steinmetz, District - 2, Jan Thomas, District - 3.) Please note: Although the AHAC has recommended Meagan Perkins for the St. Johns County resident position, Ms. Perkins's appointment to the Planning and Zoning Agency at the December 3 Board of County Commissioners meeting means that she is no longer eligible for this position. The Board may, at its option, either select a different applicant for this position, or request that the AHAC submit a new recommendation to the Board.

- ❖ 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, 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

Hunter S. Conrad, Interim County Administrator
Patrick F. McCormack, County Attorney

Tuesday, December 17, 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 adopt Resolution 2019-_____, approving the **final plat for Twin Creeks Drive Extension**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
3. 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*
4. Motion to Adopt Resolution 2019-_____ approving the **final plat for Oxford Estates - Phase Five and Six B**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2019-_____, approving the **final plat for Bartram Ranch Phase 1A and 1B**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2019-_____, approving the **final plat for Shearwater Phase 2C-3 (Replat)**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
7. Motion to approve the **Durbin Creek Crossing PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2019-09)**. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
8. Motion to approve **PFS AGREE 2019-06 and authorize the County Administrator to execute the Durbin Creek Crossing 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*

9. Motion to approve **PFS AGREE 2019-05** and authorize the **County Administrator to execute the Moultrie Oaks Townhomes 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 Victoria Kutney, Transportation Planner at 209-0753*

10. Motion to adopt Resolution 2019-_____ granting **AVT 2019-01, ad valorem tax exemption for qualified improvements to historic property located at 34 Granada Street, St. Augustine.** *For more information, contact Mercedes Harrold, Cultural Resources Coordinator at 904 209-0623*

11. Motion to adopt Resolution 2019-_____ granting **AVT 2019-02 ad valorem tax exemption for qualified improvements to historic property located at 9 Milton Street, St. Augustine.** *For more information, contact Mercedes Harrold, Cultural Resources Coordinator at 904 209-0623*

12. Motion to adopt Resolution 2019-_____ accepting a **Bill of Sale for bulkhead improvements at the east end of Eleventh Street in North Beach Subdivision.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

13. Motion to adopt Resolution 2019-_____ accepting an **Easement for a water main line to be located at the intersection of County Road 214 and Allen Nease Road.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

14. Motion to adopt Resolution 2019-_____, accepting **two Easements for Utilities associated with two pump stations and sewer force mains to serve Villages of Valencia Phases 1, 3, and 5 located off U.S. Highway 1 South.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

15. 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 sewer systems to serve Saint Marks C&D Landfill located off International Golf Parkway.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

16. 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 Brinkhoff Road Phase 2 located off Wildwood Drive.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

17. 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 Self Storage Facility located at 2391 U.S. Highway 1 South.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

18. Motion to adopt Resolution 2019-_____, accepting a **Grant of Easement from Ponte Vedra Corporation, Inc. to St. Johns County for the San Diego Road Drainage Improvement Project** and authorizing the Chair to join in the execution of the easement on behalf of the County; rescinding County Resolution No. 2019-339. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

19. Motion to adopt Resolution 2019 -_____, authorizing the Chair or the County Administrator, or designee, to **piggyback the OMNIA Partners/U.S. Communities Contract #440008468 with Safeware, Inc,** for the purchase of fire rescue equipment, throughout the duration of the contract, including all exercised renewals, to issue purchase order(s) for budgeted purchases, and to sign purchase order(s) of any dollar amount, without further Board approval, provided the funds for each purchase have been appropriately budgeted by SJC Fire Rescue. *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 **piggyback the USF Contract No: 17-16-MH,** and to enter into an agreement, in substantially the same form and format as attached, with **Copy Fax, Inc. for the lease of copier machines, supplies and service through and until 2024.** *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*

21. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to **piggyback the FDOT Public Transit Office's Contract No: TRIPS-15-MB-CB for the purchase of five (5) new Ford Transit FT148EWBHRDRW Vehicles (Mini Buses),** and issue a Purchase Order to Creative Bus Sales, Inc., for a total purchase price of \$385,995.00. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*

22. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to **piggyback the Florida Sheriff's Association Contract No: FSA18-VEH16.0 for the purchase of one (1) Replacement Caterpillar 926M Wheel Loader,** and issue a Purchase Order to Ring Power Corporation for a total purchase price of \$172,502.00. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*

23. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to award **Bid No: 20-11; Construction of Improvements for SR-313 at US-1 (SR-5) – FDOT #445799-1-54-01 to R.B. Baker Construction,** a division of Reeves Construction, as the lowest, responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached hereto for completion of the project as provided in Bid No. 20-11, for a lump sum cost of \$4,347,700.00. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*

24. Motion to adopt Resolution 2019 -_____, to authorize the County Administrator, or designee to issue and **execute Task Order #15, under RFP 18-71,** in substantially the same form and format as attached, for **Tetra Tech, Inc. to provide management services for the operation of the Hurricane Matthew Recovery Service Center from January 3, 2020 through and until December 31, 2020,** for a not-to-exceed amount of \$1,873,820.00 *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*

25. Motion to adopt Resolution 2019-_____, authorizing the Chair of the Board of County Commissioners to **execute the State-Funded Grant Agreement with the Florida Department of Transportation** on behalf of the County to receive \$500,000 for construction of **improvements along A1A and its vicinity**, and amending the Fiscal Year 2020 Transportation Trust Fund to receive and appropriate unanticipated revenue. *For more information, contact Duane Kent, PE, County Engineer at 904 209-0113*
26. Motion to adopt Resolution 2019-_____, authorizing the Chair of the Board of County Commissioners to **execute the State-Funded Grant Agreement with the Florida Department of Transportation** on behalf of the County substantially in the same form as attached to receive \$2,750,000 for **construction of improvements at State Road 16/International Golf Parkway and its vicinity**. *For more information, contact Duane Kent, PE, County Engineer at 904 209-0113*
27. Motion to adopt Resolution 2019-_____, recognizing and appropriating within the **FY 2020 Utility Services Fund to account for unanticipated revenue in the amount of \$1,187,260** from the Florida Department of Environmental Protection **State Revolving Loan program**. *For more information, contact William G. Young, Utility Director at 904 209-2703*
28. Motion to adopt Resolution 2019-_____, approving the terms, conditions, and requirements of the **Memorandum of Agreement between St. Johns County and the Florida Division of Emergency Management**, and authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format on behalf of the County. *For more information, contact Linda Stoughton, Emergency Management Director at 904 824-5550*
29. Motion to adopt Resolution 2019-_____, approving the terms, conditions, and requirements of the subrecipient agreement between **St Johns County and the West Augustine Historical Community Development Corporation**, and authorizing the Chair, 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*
30. Motion to adopt Resolution 2019-_____, approving the terms, conditions, and requirements of the Agreement between **St. Johns County, Florida and SMA Behavioral Health Services, Inc.**, authorizing the Chair of the Board of County Commissioners, or designee, to execute the Agreement substantially in the form as attached on behalf of the County. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
31. Motion to adopt Resolution 2019-_____, authorizing the Chair to sign a letter, addressed to the **HUD Senior Community Planning and Development Representative**, which provides details of the amendments and authorizing the County Administrator, or his designee, to submit the amendments to the **2016-2017 Annual Action Plan through HUD's Integrated Disbursement and Information System**. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

32. Motion to adopt Resolution 2019-_____, approving the **amended Citizen Participation Plan** in accordance with 24 CFR Section 91.105, and recent advisement from HUD Representatives. *For more information, contact Shawna Novak, Director, Health and Human Services at 209-6089*
33. Motion to adopt Resolution 2019-_____, approving the terms, provisions, conditions, and requirements of the **U.S. Department of Housing and Urban Development FY19 Housing Counseling Grant Agreement** between St. Johns County, Florida and the Department of Housing and Urban Development; authorizing the County Administrator or designee to execute the Agreement on behalf of the County; amending the FY2020 General Fund budget to receive unanticipated revenue; and authorizing the appropriation to the Housing Department. *For more information, contact Shawna Novak, Director, Health and Human Services at 209-6089*
34. Motion to adopt Resolution 2019-_____, **amending the St. Johns County Fee Schedule** for services provided by St. Johns County Departments for Fiscal Year 2020. *For more information, contact Devin Cousins, Budget Analyst at 904 209-0569*
35. Motion to authorize the **transfer of \$10,000 from General Fund Reserves to fund a 2020 Census informational campaign.** *For more information, contact Jesse Dunn, Director, Office of Management & Budget at 904 209-0568*
36. Motion to adopt Resolution 2019-_____, approving the **recognition and appropriation of received FY 2019 and FY 2020 library donations in the amount of \$19,502 amending the FY 2020 Budget.** *For more information, contact Debra Rhodes Gibson, Library Director 827-6926*
37. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to **award Firefighter Cancer Benefits Insurance Program to The Florida Municipal Insurance Trust (FMIT) with The Hartford Life and Accident Insurance Company**, to enter into negotiations, and upon successful negotiations, execute an agreement for performance of the services provided in the market analysis together with any required supplemental documentation as well as any subsequent amendments to the agreement that are administrative in nature, and do not change or modify any material terms of the agreement. *For more information, contact Stacey Stanish, Director, Administrative and Support Services at 209-0545*
38. Motion to approve **Interlocal Agreement between St. Johns County First Responder Agencies.** *For more information, contact Partrick McCormack, County Attorney at 904 209-0805*
39. Motion to approve Minutes :
- August 20, 2019, Regular BCC Meeting
 - September 17, 2019, Regular BCC Meeting
 - October 15, 2019, Regular BCC Meeting

