

# 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, County Administrator  
Patrick F. McCormack, County Attorney

Tuesday, January 21, 2020 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 Human Trafficking Awareness
- ❖ Randy Harris Retirement Recognition
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Phong Nguyen, Transportation Development Manager**

1. **2020 Roadway and Transportation Alternatives List of Priority Projects (LOPP).** The Florida Department of Transportation (FDOT) and the North Florida Transportation Planning Organization (TPO) request from local governments their project priorities for potential funding of new transportation projects to be considered for inclusion in the new fiscal year (FY 2024/25) of FDOT's Work Program. This is an annual recurring request to local governments. The St. Johns County Board of County Commissioners is charged with prioritizing all projects within the County, including those within municipal boundaries. The Transportation Advisory Group (TAG), consisting of County staff, representatives of the City of St. Augustine, St. Augustine Beach, St. Johns County School District, St. Johns County Sheriff's Office, and the St. Augustine-St. Johns County Airport Authority met on November 22, 2019 to review last year's priorities and to recommend this year's priorities. The attached LOPP includes recommendations of the TAG for both highway and alternatives projects.

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

2. **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 5**

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

**District 1**

- 3. Public Hearing \* MAJMOD 2019-07 Bartram Park.** MAJMOD 2019--07 Bartram Park request for a Major Modification to the Batram Springs portion of the Bartram Park PUD (Ordinance 2001-03, as amended) to allow for the sale of alcoholic beverages for off-site consumption, specifically package liquor stores, by right as defined within the St. Johns County Land Development Code.

**Presenter - Megan Kuehne, Planner**

**District 1**

- 4. Public Hearing \* MAJMOD 2019-08 Parkway Place PUD.** MAJMOD 2019-08 Parkway Place PUD request for a Major Modification to the Parkway Place PUD (Ordinance 2018-49) to allow an increase in the permitted commercial and office development rights from 120,000 square feet to 130,000 square feet. The Planning and Zoning Agency heard this item at the December 19, 2019 regular meeting and voted 7-0 to recommend approval of the major modification as submitted. No public comment was provided.

**Presenter - Valerie Stukes, Planner**

**District 3**

- 5. Public Hearing \* REZ 2019-21 Taylor Rezone.** Request to rezone approximately 3.67 acres of land from Open Rural (OR) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to accommodate the construction of two new single family homes, located at 861 Poinsettia Road.

**District 3**

- 6. Public Hearing \* NZVAR 2019-11 Taylor Rezone.** A request for a Non-Zoning Variance to Land Development Code, Section 6.02.01.B.3.a to allow for an easement to access a Public Roadway, and Section 5.01.01.C.3 to allow relief from the platting requirements for a previously platted Subdivision; located west of Old Moultrie Road, south of Kings Estate Road, and just south of Poinsettia Road, more specifically 861 Poinsettia Road. This is a companion application to the rezoning application REZ 19-21 Taylor Rezone.

**Presenter - Hunter S. Conrad, Interim County Administrator**

- 7. Presentation of options for County Administrator Recruitment.** Presentation of options for County Administrator recruitment.

**Presenter - William G. Young, Utility Director**

- 8. Discussion of JEA Water and Wastewater Interlocal Agreement.** Discussion of JEA Water and Wastewater Interlocal Agreement

- ❖ 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 approve the transfer \$10,000 from the **Law Enforcement Trust Fund** reserves for appropriation to the Sheriff's Office for use in accordance with section 932.7055, F.S., to support the **construction of Veteran's Centennial Park by American Legion Post 194.** *For more information, contact David B. Shoar, Sheriff at 904 824-8304*
  
3. Motion to adopt Resolution 2020-\_\_\_\_\_ 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 2020-\_\_\_\_\_, approving the **final plat for Aberdeen (D.R. Horton - Phase 5A) Replat.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
  
5. Motion to adopt Resolution 2020-\_\_\_\_\_ approving the **final plat for Beacon Lake Phase 2A.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
  
6. Motion to adopt Resolution 2020-\_\_\_\_\_ approving the **final plat for Beacon Lake Phase 2B.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
  
7. Motion to adopt Resolution 2020-\_\_\_\_\_ approving the **final plat for Beacon Lake Phase 2C.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*

8. Motion to adopt Resolution 2020-\_\_\_\_\_, approving the **final plat for PLAT 2019-23 Orchard Park Phase 1**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
9. Motion to adopt Resolution 2020-\_\_\_\_\_, approving the **final plat for Retreat and Westlake at Rivertown**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
10. Motion to adopt Resolution 2020-\_\_\_\_\_, approving the **final plat for Rivertown - Parcel 23 - Phase 3**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
11. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator to execute the **Impact Fee Credit Agreement with Opus Group, LLC (IFA 2019-04)** with a total road impact fee credit of \$34,875.00 *For more information, contact Victoria Kutney, Transportation Planner at 209-0753*
12. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator to execute the **Impact Fee Credit Agreement with Whites Ford Timber, LLC (IFA 2019-05)** with a total park impact fee credit of \$1,800,000.00 *For more information, contact Victoria Kutney, Transportation Planner at 209-0753*
13. Motion to adopt Resolution 2020-\_\_\_\_\_, accepting a **Deed of Dedication**, Bill of Sale, and Memorandum of Understanding for a **100-acre community park located within Rivertown DRI** pursuant to the terms of the amended Development Order. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
14. Motion to adopt Resolution 2020-\_\_\_\_\_, accepting a **Final Release of Lien**, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with the **water, sewer and reuse systems to serve Bannon Lakes – Parcel B** located off International Golf Parkway. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
15. 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*
16. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No:19-92; Construction of Fort Matanzas Beach Ramp to Construct Co., Inc.**, as the lowest, responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached for the completion of the project at the lump sum price of \$460,260.00, and amending the Fiscal Year 2020 General Fund Budget in the amount of \$53,298.00. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*

17. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid 20-02: Fruit Cove Sewer Interconnect to Constantine Constructors, Inc.**, as the lowest, responsive, responsible bidder, and to execute an agreement in substantially the same form and format as attached for the completion of the specified work in accordance with Bid No: 20-02, at the lump sum price of \$790,440.00. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
  
18. Motion to adopt Resolution 2020\_\_\_\_\_, authorizing the County Administrator, or designee, to **execute a Consent to Assignment Agreement**, in substantially the same form and format as attached hereto, assigning the current **Lease Agreement with RI, Inc, dba 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 904 209-0158*
  
19. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award **Bid No. 20-05, CDBG-DR Project - Hastings Phase I Sanitary Sewer Rehabilitation to J&H Waterstop Utilities, Inc**, 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 at a lump sum cost of \$757,723.98. *For more information, contact Jaime Locklear, Purchasing Manger at 904 209-0158*
  
20. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 20-27, Construction of the St. Johns County Sheriff's Office Emergency Communications & Training Facility Entry Road to A.W.A. Contracting CO. Inc.** as the lowest, responsive, responsible bidder, and to execute a contract substantially the same for and format as attached for the completion of the work at the lump sum price of \$1,423,668.95. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
  
21. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **enter into a Contract with Public Consulting Group, Inc., as the top ranked firm under RFP 19-91; SJC Strategic Plan For Health & Human Services (HHS)**, and upon successful negotiations, to award and execute a contract with Public Consulting Group, Inc. to perform the services in accordance with RFP 19-91. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
  
22. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Misc 20-07; Road Repairs in St. Augustine Shores, St. Augustine, Florida, to Hubbard Construction Company**, and to execute a contract in substantially same form and format as attached hereto for the completion of the work as provided in Misc 20-07, for a lump sum cost of \$105,088.00, and amending the Fiscal Year 2020 Transportation Trust Fund Budget to account for unanticipated revenue in the amount of \$91,365.51. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*

23. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator, or his designee, **to award SS No: 20-09; Biblioboard/Indie Author Project Database to BiblioLabs, LLC (“BiblioLabs”)** and to execute a contract in substantially the same form and format attached hereto for the performance of services in accordance with SS No. 20-09. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
  
24. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator, or designee, to **extend the duration of the attached professional services contracts through Fiscal Year 2022.** *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
  
25. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator or authorized designee to **submit a grant application to the Florida Department of Health Emergency Medical Services Program** and to execute a grant agreement or other documents associated with the grant upon a finding of legal sufficiency by the Office of the County Attorney. *For more information, contact Jeremy Robshaw, Fire Rescue Deputy Chief at 209-1750*
  
26. Motion to adopt Resolution 2020-\_\_\_\_\_, amending the **FY20 Budget to recognize the \$3,578 contribution by Julington Creek Baseball as unanticipated revenue,** and approving allocation of the funds for use by the Parks and Recreation Department to **complete improvements to the Durbin Crossing Park baseball field as described herein.** *For more information, contact Doug Bataille, Director at 209-0324*
  
27. Motion to authorize staff to **prepare and submit an application for funding in the amount of \$1,000,000 per year for four (4) years for the SAMHSA Grant** for Expansion and Sustainability of the Comprehensive Community Mental Health Services for Serious Emotional Disturbances. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
  
28. Motion to adopt Resolution 2020-\_\_\_\_\_, approving an **exchange of real property** pursuant to Section 125.37, Florida Statutes, in connection with the **New High School site on International Golf Parkway** *For more information, contact Bradley Bulthuis, Senior Assistant County Attorney at 209-0805*
  
29. Motion to adopt Resolution 2020-\_\_\_\_\_, approving the terms, conditions, and requirements of the **Interlocal Agreement between St. Johns County and Flagler County,** authorizing the Chair of the Board of County Commissioners, or designee, to execute the Interlocal Agreement substantially in the form as attached on behalf of the County. *For more information, contact Partrick McCormack, County Attorney at 904 209-0805*

**30. Motion to approve Minutes:**

- 10/01/19, BCC Regular
- 11/05/19, BCC Regular
- 11/19/19, BCC Regular
- 11/19/19, BCC Special
- 12/03/19, BCC Regular
- 12/09/19, BCC Special
- 12/17/19, BCC Regular

**31. Proofs:**

Proof: Request for Bids, Bid No.: 20-80R, West King Street Landscaping Project, published on November 11, 2019 and November 18, 2019 in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 20-15 Lease of Electric Golf Carts with Chargers and Utility Unit with Cage, published on November 11, 2019 and November 18, 2019 in the St. Augustine Record.

Proof: Notice of Invitation to Attend Event, 2019 Tri-County Agricultural Area Legislative Farm Tour and Luncheon to take place at UF/IFAS Putnam Extension Office, published on November 12, 2019 in the St. Augustine Record.

Proof: Notice of Special Reorganizational Meeting, 11/19/19 BCC Reorganizational Meeting, published on November 13, 2019 in the St. Augustine Record.

Proof: Notice of 11/22/2019 Legislative Delegation Meeting, published on November 16, 2019, in the St. Augustine Record.

Proof: Notice of Hearing; 12/03/2019 MSTU Ordinance, published on November 23, 2019 in the St. Augustine Record.

Proof: Notice of Advertisement for SA Legal Retail, in the matter of 10/15/19, 11/21/19, 12/17/19 LDC was published in the St. Augustine Record on 10/04/2019.

Proof: Notice of Advertisement for SA Legal Retail, in the matter of 10/15/19, 11/21/19, 12/17/19 LDC was published in the St. Augustine Record on 10/04/2019 and 12/03/2019.

Proof: Request for Bids, Bid No.: 20-06, CDBG-DR Project-Hastings Phase II Lift Station Upgrades, published on November 18, 2019 and November 25, 2019 in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 20-22, Hazardous Biomedical Waste Collection Services, published on November 18, 2019 and November 25, 2019 in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 20-09R, Lawn Maintenance St. Johns County Facilities, published on November 25, 2019 and December 2, 2019 in the St. Augustine Record.

Proof: Request for Proposals, RFP No.: 19-29R; CDBG-DR Owner Occupied Rehabilitation / Elevation / Reconstruction, published on November 27, 2019 and December 4, 2019, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 20-29, Purchase of Miscellaneous Cisco Components for SJC Detention Center, published on November 28, 2019 and December 5, 2019 in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 20-27, Construction of the St. Johns County Sheriff's Office Emergency Communications and Training Facility Entry Road, published on November 28, 2019 and December 5, 2019 in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 20-24, Construction of McCullough Creek Parking Area, published on November 28, 2019 and December 5, 2019 in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 20-18, Operation and Management of the Concession at the St. Johns County Services Center, published on November 28, 2019 and December 5, 2019 in the St. Augustine Record.

Proof: Notice of 12/09/19 Special Meeting, to review and consider a draft employment agreement for an Interim County Administrator, related issues and all other business that may come before the Board. One County Commissioner, on travel due to military orders, is expected to attend and participate telephonically, as permitted by Florida Law. Published on December 6, 2019, in the St. Augustine Record.

Proof: Notice of Meeting in the matter of 2019 VAB First Certification Meeting, published in the St. Augustine Record on September 30, 2019.



