

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, May 5, 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 May 2020 as National Drug Court Month
- ❖ Proclamation Recognizing May 2020 as Florida Jewish History Month
- ❖ Proclamation Recognizing May 2020 as Foster Parent Appreciation Month
- ❖ Proclamation Recognizing May 2020 as National Historic Preservation Month
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Kelly Schley, Application Review Supervisor

District 5

1. **Public Hearing * VACPLA 2020-01 Clay Subdivision.** The subject of this request is to approve the petition for plat vacation VACPLA 2020-01 for Clay Subdivision. This request seeks to vacate entirety of Clay Subdivision, Map Book 10, Page 82. The subject property is located north of West King Street and west of Masters Drive within the Clay Subdivision plat. The subject property is currently undeveloped. Uses surrounding this property include Crookshank Elementary School to the north and west and single-family residences to the east, west and south. This proposed plat vacation consists of 14 lots as well as the unopened right of way platted as Keystone Road constituting a total of approximately 3.78 acres. The property within the requested plat vacation is owned by Regina and Mark Pisch. If approved, the applicant's intent is to construct 2 single-family residences. The Planning and Zoning Agency recommended approval of the request with a unanimous 4-0 vote on its March 19, 2020 hearing.

Presenter - Jacob Smith, Planner

District 4

2. **Public Hearing * PLNAPPL 2020-03 Appeal to Denial of ZVAR 2019-18 (31 Cat Road Fence Height).** Request to Appeal the Planning and Zoning Agency denial of a Zoning Variance (ZVAR 2019-18), to allow existing fencing to remain along certain portions of the property boundary exceeding the required height limitations in Residential Single Family (RS-3) zoning.

District 3

3. **Public Hearing * MAJMOD 2019-6 Robert F. Ensslin Jr. Armory PUD.** MAJMOD 2019-06, Request for a Major Modification to the Robert F. Ensslin Armory PUD (Ord. 2008-54) to allow for an expansion of 60,535 sqft to the existing principle structure of the Florida Army National Guard Headquarters, specifically located on State Road 207 one-half mile northeast of Interstate 95.

District 3

4. **Public Hearing * PUD2019-14 Benchip Commercial.** Request to rezone approximately 33.4 acres of land from Planned Unit Development (PUD), Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow for a mix of up to 500,000 square feet of commercial uses, located west of the intersection of State Road 207 and Wildwood Drive. On 2/20/2020, the Planning and Zoning Agency unanimously recommended approval by a 7-0 vote with the condition that signage will meet LDC regulation.

Presenter - Justin Kelly, Planner

District 1

5. **Public Hearing * MAJMOD 2019-10 Cumberland Industrial Park PUD.** Request for a Major Modification to the Cumberland Industrial Park PUD (Ordinance 1994-32, as amended) to add Commercial Recreation and Office/Professional uses to the existing buildings located on Lot 1, Parcel B.

Presenter - Jeffrey Petrie, Engineer

District 2

6. **Public Hearing * VACROA 2019-04 Ancient City Construction - a Public Hearing to vacate unopened alleyways in Block 12 of Hastings Land and Improvement Subdivision.** The applicant requests the vacation of unopened alleyways, located within Block 12, Hastings Land and Improvement Subdivision. Based on staff's review thus far, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation.

Presenter - Valerie Stukes, Senior Planner

District 1

7. **Public Hearing * PUD 2019-13 Fountains North.** Request to rezone approximately 34.12 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate for up to 300 multi-family units, 130 age-restricted units, 200,000 square feet of retail, 80,000 square feet of professional and medical offices, 120 hotel rooms and 30,000 square feet of outpatient surgical/clinical facilities, or in the alternative, 500,000 square feet of hospital, 70,000 square feet of professional and medical offices, 50,000 square feet of retail, 30,000 square feet of outpatient surgical/clinical facilities, and 300 multi-family units. The property is located in the NE quadrant of I-95 & CR 210 interchange along CE Wilson Road. PZA vote on February 20, 2020 was 4-2. No public comment was made. Further details can be found in the attached staff report.

Presenter - Justin Kelly, Planner

District 4

8. **Public Hearing * REZ 2019-18 Stokes Industrial.** Request to rezone approximately 9.42 acres of land from Industrial Warehousing (IW) and Open Rural (OR) to Commercial Warehouse (CW). The Planning and Zoning Agency unanimously recommended approval, 7-0, at its March 5, 2020 hearing.

Presenter - Mercedes Harrold, Cultural Resources Coordinator

District 2

9. **Public Hearing * LMA 2019-05 County Landmark Application - Hastings Jail.** This application is for a County Landmark designation for the Hastings Jail. The Hastings Jail property is owned by St. Johns County and is currently leased to Comcast. Sheila Greenleaf, a local resident of St. Johns County, brought the Hastings Jail to the attention of St. Johns County staff. The Hastings Jail is eligible for County Landmark designation as it meets the following requirements: the structure is 50 years old or older, the property meets seven (7) attributes of integrity, and five (5) of the additional criteria. The Cultural Resource Review Board recommended approval on its February 3, 2020 meeting.

Presenter - Joseph Giammanco, Disaster Recovery and Grants Director

10. **Hurricane Matthew Disaster Recovery: Category B Emergency Beach Berms.** Hurricane Matthew inflicted severe impacts to Florida, Georgia, South Carolina and North Carolina resulting in a presidential declaration for federal assistance. FEMA's Public Assistance program is a Federal grant to aid State and Local governments in returning a disaster area to pre-disaster conditions. The grant is provided to primarily address the repair and restoration of public facilities and infrastructure, which have been damaged or destroyed, or the restoration of services, which were negatively impacted. The County estimates that the eligible costs for the Category B Emergency Beach Berms is \$22,220,000. It is estimated that FEMA will reimburse up to 75% of eligible expenditures and the State will reimburse up to 12.5% of eligible expenditures, leaving St. Johns County to fund the remaining 12.5%.

- ❖ 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 Lon Stafford, County Chief Financial Officer at 819-3622*
- 2. Motion to adopt Resolution 2020-_____**, authorizing the County Administrator, or designee, on behalf of the Growth Management Department, Environmental Division to submit a **grant application to the Florida Department of State, Division of Historical Resources for up to \$50,000 to implement the Historic Properties Survey of A1A** and authorizing the County Administrator, or designee, to execute any, and all, documents associated with the grant application upon a finding of legal sufficiency from the Office of the County Attorney. *For more information, contact Mercedes Harrold, Cultural Resources Coordinator at 904 209-0623*
- 3. Motion to adopt Resolution 2020-_____**, authorizing the County Administrator, or designee, on behalf of the Growth Management Department, Environmental Division to submit a **grant application to the Florida Department of State, Division of Historical Resources for up to \$50,000 to implement the Cultural Resources Interpretation Program** and authorizing the County Administrator, or designee, to execute any, and all, documents associated with the grant application upon a finding of legal sufficiency from the Office of the County Attorney. *For more information, contact Mercedes Harrold, Cultural Resources Coordinator at 904 209-0623*
- 4. Motion to adopt Resolution 2020-_____**, authorizing the County Administrator, or designee, to award **SS No. 20-20 to OverDrive, Inc.**, and to enter an agreement in substantially the same form and format as attached hereto, to provide a **series digital of services and digital content materials for use by St. Johns County Libraries.** *For more information, contact Leigh A. Daniels, Assistant Purchasing Manager at 209-0158*
- 5. Motion to adopt Resolution 2020-_____**, authorizing the County Administrator, or his designee, to enter into negotiations with **Late Risers LLC, as the single respondent to Misc 19-75; Operation and Management of the Food & Beverage Service at St Johns Golf Club**, 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 Misc 19-75, as negotiated. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*

6. Motion to adopt Resolution 2020-_____, authorizing the County Administrator or his designee, to execute and issue a purchase order to **Office Environment & Services for the purchase of the specified furniture package** at a total of \$130,004.17. *For more information, contact Leigh A. Daniels, Assistant Purchasing Manager at 209-0154*

7. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or designee, to piggyback **Volusia County Contract #7101697-1** and enter into an agreement, in substantially the same form and format as attached, with **Pavement Technology, Inc.**, to provide the provision of labor, materials, equipment, and supervision to apply of **Reclamite® asphalt rejuvenator to 18 identified roads** in St. Johns County at a contract price not to exceed \$278,175. *For more information, contact Leigh Daniels, Assistant Purchasing Manager at 904 209-0154*

8. 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 Leigh Daniels, Assistant Purchasing Manager at 209-0154*

9. Motion to adopt Resolution 2020-_____, authorizing the County Administrator or designee to execute a **COVID-19 Disaster Declaration (FEMA-4486-DR-FL) Federally Funded Public Assistance State Agreement** in substantially the same form and format as attached hereto. *For more information, contact Joseph Giammanco, Disaster Recovery and Grants Director at 209-0152*

10. Motion to adopt Resolution 2020-_____, authorizing the Commission Chair or designee, to execute on behalf of the County **an amendment to the St. Johns County Visitor and Convention Bureau Agreement to revise the FY20 Annual Contract Price**, modify the FY20 monthly payment schedule and relax the Administrative Overhead Expenses provisions for the remainder of FY20 as described herein. *For more information, contact Tera Meeks, Director, Tourism & Cultural Development at 904 209-4428*

11. Motion to adopt Resolution 2020-_____, authorizing the Commission Chair or designee, to execute on behalf of the County **an amendment to the St. Johns County Cultural Council, Inc. Agreement to revise the FY20 Annual Contract Price**, modify the FY20 monthly payment schedule and relax the Administrative Overhead Expenses provision for the remainder of FY20 as described herein. *For more information, contact Tera Meeks, Director, Tourism & Cultural Development at 904 209-4428*

12. Motion to adopt Resolution 2020-_____, authorize the **renaming of the Julington Creek Plantation Park turf field to Keith Martin Field** in honor of the visionary behind the Field of Dreams and middle school sports in St. Johns County. *For more information, contact Doug Bataille, Director at 904 209-0322*

13. Motion to adopt Resolution 2020-_____, approving the terms, conditions, provisions, and requirements of a **Local Agency Program (LAP) agreement between the State of Florida and St. Johns County for construction project management of County Road 13 Signs**; authorizing the County Administrator, or designee, to execute the agreement on behalf of the County, and recognizing unanticipated revenue in the amount of \$370,000 and appropriating to Transportation Trust Fund Capital Projects Improvements Other Than Building and authorizes its expenditure by the St. Johns County Engineering Department. *For more information, contact Neal Shinkre, PE, Director of Public Works at 209-0117*
14. Motion to adopt Resolution 2020-_____, recognizing a **\$413 donation from Creeks Softball Association as unanticipated revenue** and allocating the funds for use in the FY20 budget to complete improvements at Aberdeen Softball Fields. *For more information, contact Doug Bataille, Director at 904 209-0322*
15. Motion to adopt Resolution 2020-_____, recognizing a **\$13,200 donation from Ponte Vedra Baseball as unanticipated revenue**, and allocating the funds in the FY20 budget for use by the Parks and Recreation Department to purchase and install 400' of chain link fencing on the infield at the Davis Park Baseball Complex. *For more information, contact Doug Bataille, Director at 904 209-0322*
16. Motion to adopt Resolution 2020-_____, authorizing the County Administrator or his designee to execute and submit the **revised Florida Inland Navigation District Grant Resolution, providing for a 50/50 match to complete the proposed Vilano Landing Dredging Project** and directing staff to seek additional funding opportunities to aid in funding the County's portion of the match. *For more information, contact Doug Bataille, Director at 904 209-0322*
17. Motion to approve the chairman of the Board of County Commissioners to sign the attached **letter approving the application submittal for the 2020 Staffing for Adequate Fire and Emergency Response (SAFER) grant** on behalf of St. Johns County Fire Rescue effective May 5, 2020. *For more information, contact Jeremy Robshaw, Deputy Chief Fire Rescue at 904 209-1750*
18. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, to approve two **subordination agreements in connection with St. Johns Housing Partnership's, Inc. Community Development Block Grant contracts**, under the provisions of the Community Development Block Grant, substantially in the same form as attached. *For more information, contact Shawna Novak, Director, Health and Human Services at 209-6089*
19. Motion to approve Minutes:
 - March 31, 2020, BCC Special
 - April 7, 2020, BCC Special
 - April 7, 2020, BCC Regular
 - April 14, 2020, BCC Special