

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, August 18, 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
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter – Ellen Avery-Smith, Esquire, Rogers Towers on behalf of White’s Ford Timber, LLC

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 2

1. **Public Hearing * DRI MOD 2020-03 SilverLeaf.** A request to modify the SilverLeaf DRI to increase Retail/Commercial Uses from 1,140,000 to 2,000,000 square feet; increase Office Uses from 300,000 square feet to 650,000 square feet; add 300,000 square feet of Hospital Use; incorporate legislative extensions; revise the Master Development Plan Map (Map H), revise Land Use Equivalency Table and Phasing Table to reflect additional square footage changes. SilverLeaf is generally located north of CR 16A, south of CR 210 and west of I-95 with a portion of the DRI located at Longleaf Pine Parkway, CR 210, north of SR 13. The Planning and Zoning Agency recommended approval with a 4-1 vote. The Agency questioned the need for additional commercial and office square footage, with changing work habits and personal behavior changes trending toward remote work places and on-line retail. The Agency also discussed the project’s impact upon schools and road capacity within the surrounding area.

District 2

- 2. Public Hearing * MAJMOD 2020-01 SilverLeaf.** A request to modify the SilverLeaf PUD to increase Retail/Commercial Uses from 1,140,000 to 1,954,160 square feet; increase Office Uses from 300,000 square feet to 650,000 square feet; add 300,000 square feet of Hospital Use; incorporate legislative extensions; revise the Master Development Plan Map, revise Land Use Equivalency Table and Phasing Table to reflect additional square footage changes. SilverLeaf is generally located north of CR 16A, south of CR 210 and west of I-95 with a portion of the PUD located at Longleaf Pine Parkway, CR 210. The Grande Creek PUD is part of the SilverLeaf DRI; however, is not included in this PUD modification. The Planning and Zoning Agency recommended approval with a 4-1 vote. The Agency questioned the need for additional commercial and office square footage, with changing work habits and personal behavior changes trending toward remote work places and on-line retail. The Agency also discussed the project's impact upon schools and road capacity within the surrounding area.

Presenter - Jacob Smith, Planner

District 4

- 3. Public Hearing * Amendments to the Ponte Vedra Zoning District Regulations.** Public hearing to adopt amendments to Sections I, III, and VIII of the Ponte Vedra Zoning District Regulations to address issues that have been identified by the Code Enforcement Division, Ponte Vedra Zoning and Adjustment Board, and members of the Ponte Vedra community. Amendments are proposed to define commercial vehicles, clarify refuse containers prohibitions, provide consistent front yard requirements for non-platted lots with vacated right-of-way adjacent to Ponte Vedra Boulevard, and adding tree protection regulations. The Ponte Vedra Zoning and Adjustment Board recommended adoption of the proposed amendments with a 6-0 vote at the August 5, 2019.

Presenter - George Chryssaidis
Staff Member: Eric Clark, Engineer

District 3

- 4. Public Hearing * VACROA 2019-02 Wholesale Automart SR207 - Public Hearing to vacate a twelve (12) foot wide alley located between PINs 097510-0000 (Block 18 Lots 7-12) and 097511-0000 (Block 18, Lots 1-4, 13) and PIN 096790-0000 (Block 18, Lots 5 -6) within the Rothschild's Addition subdivision.** The applicant requests the vacation of an unopened alley located between Block 18 Lots 7-12 and Block 18, Lots 1-4, 13 and Block 18, Lots 5 -6 within the Rothschild' Addition subdivision. Based on staff's review, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation. Staff anticipates we will have no objections to the request.

Presenter - Karen M. Taylor on behalf of William Kenny
Staff Member: Justin Kelly, Planner

District 3

- 5. Public Hearing * REZ 2020-10 215 State Road 206 East.** Request to rezone approximately 7.92 acres of land from Residential, Single-Family (RS-2) with conditions to Open Rural (OR) to allow for agricultural type uses.

Presenter – Travis Minch

Staff Member: Saleena Randolph, Planner

District 4

6. **REZ 2020-09 Rosendahl Rezoning.** Request to rezone approximately 2.19 acres of land from Open Rural (OR) to Residential, Single Family (RS-1) at 511 N. Wilderness Trail. The Planning and Zoning Agency heard this item at the July 2, 2020 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 – Ellen Avery-Smith, Esquire, Rogers Towers on behalf of Interest
Construction of Jax, Inc.**

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 1

7. **Public Hearing * MAJMOD 2020-05 ICI Middlebourne.** Request to modify the ICI Middlebourne PUD to revise certain roadway improvements, to reflect minor changes to the recreation improvements and phasing, to provide options for roadway access to the southwest quadrant of the property, and add waiver to allow a connector road from Longleaf Pine Parkway into the southwest quadrant of the property. ICI Middlebourne is generally located at the intersection of Longleaf Pine Parkway and Veterans Parkway, north CR 210 and west of I-95.

- ❖ 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 St. Johns County Emergency Proclamation No. 2020-_____, extending the local state of emergency for an additional seven day period.** *For more information, contact Patrick F. McCormack, County Attorney at 904 209-0805*
3. Motion to adopt Resolution 2020-_____, approving the **final plat for Grand Oaks Phase 1A.** *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2020-_____, approving the **final plat for Grand Oaks Phase 1B.** *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
5. Motion to adopt Resolution 2020-_____, approving the **final plat for Beacon Lake Townhomes Replat.** *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
6. Motion to adopt Resolution 2020-_____, approving the **final plat for Beacon Lake Phase 3A Replat.** *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
7. Motion to adopt Resolution 2020-_____, approving the **final plat for Southwind Plantation Phase One.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
8. Motion to approve PFS AGREE 2020-02 and authorize the **County Administrator to execute the Sandy Creek 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*

9. Motion to approve **Amended and Restated Concurrency and Impact Fee Agreement for the ICI Middlebourne PUD (DEVAGRMOD 2020-01)** finding the proposed modification is consistent with the St. Johns County Comprehensive Plan and Land Development Code. *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*

10. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, to execute the attached **Grant Award Agreement, as required by the Department of State, Division of Historical Resources**, to award St. Johns County a FY 2020-2021 Small Matching Grant in the amount of \$50,000; adding the grant funding to the Fiscal Year 2021 budget; and approving allocation of the funds for use by the Growth Management Department, Environmental Division, for the completion of the Historic Properties Survey of Hastings, Florida. *For more information, contact Mercedes Harrold, Cultural Resources Coordinator at 904 209-0623*

11. Motion to adopt Resolution 2020-_____, accepting a **Deed of Dedication from AMH Development** to St. Johns County as required in the **Minorcan Mill PUD Concurrency and Impact Fee Credit Agreement** for CR16-A right-of-way. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

12. Motion to adopt Resolution 2020-_____, **accepting an Easement for Utilities** associated with the sewer force main and reuse system **located adjacent to the Dye's Valley Golf Course** at Tournament Players Club Sawgrass located off Palm Valley Road/A1A North. *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*

13. Motion to adopt Resolution 2020-_____, accepting a **Grant of Easement to St. Johns County for drainage improvements** along a portion of Avenue D. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

14. Motion to adopt Resolution 2020-_____, approving a **License Agreement to allow use of a portion of Ponte Vedra Boulevard** and authorizing the Chair to execute the License Agreement on behalf of the County. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

15. Motion to adopt Resolution 2020-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement for property required for the CR210 Widening project outside of the Twin Creeks DRI** owned by Bel Property Management, Inc. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

16. Motion to adopt Resolution 2020-_____, authorizing the Chairman of the Board of County Commissioners to execute an easement to **Florida Power & Light Company to install electrical service to the St. Johns County Sheriff's Office** training facility located off Agricultural Center Drive. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

17. Motion to adopt Resolution 2020-_____, declaring certain County-owned property located off **Masters Drive as surplus and authorizing sale of the property** pursuant to Florida Statute 125.35(2). *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
18. 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, Purchasing Manager at 904 209-0154*
19. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, **to enter into negotiations with the top ranked firm, Southern Pump & Tank, LLC dba Spatco Energy Solutions**, under RFQ 20-16; Design Build for Replacement of Public Works Fuel Tanks, and, upon successful negotiations, to award and execute a contract with Southern Pump & Tank, LLC to perform the work; and in the event negotiations are unsuccessful, further authorizing the County Administrator, or designee, to enter into negotiations with the next successively ranked respondent(s) until an agreement is reached. *For more information, contact Leigh A. Daniels, Purchasing Manager at 904 209-0154*
20. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, to **execute a purchase order to Cubic ITS, Inc. for the purchase of three (3) Trafficware TS-2 Type 6 Traffic Signal Cabinets with Video and Loop Detection as specified in SS 20-70**, for a total cost of \$122,118.00 plus additional freight charges that will apply. *For more information, contact Leigh A. Daniels, Purchasing Manager at 904 209-0154*
21. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, to **award Bid 20-58: Directional Boring Services to T B Landmark Construction, 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 at the unit prices proposed. *For more information, contact Leigh A. Daniels, Purchasing Manager at 209-0154*
22. Motion to authorize the **appropriation of E-911 Fund reserves in the amount of \$287,312** and the appropriation of Sheriff Training Facility Capital Improvement Fund reserves in the amount of \$427,500. *For more information, contact Jesse Dunn, Director, OMB at 904 209-0568*
23. Motion to adopt Resolution 2020-_____, approving the terms, conditions, provisions, and requirements of the **Master Agreement between St. Johns County and Flagler Hospital**, authorizing the County Administrator, or his designee, to execute the Master Agreement substantially in the same form as attached; authorizing the County Administrator, or his designee, to execute Task Order #1 to the Master Agreement substantially in the same form as attached, and authorizing the County Administrator, or his designee to execute Task Order #2 to the Master Agreement substantially in the same form as attached. *For more information, contact Jesse Dunn, Director, OMB at 904 209-0568*

24. Motion to adopt Resolution 2020-_____, approving the terms, conditions, provisions, and requirements of the **First Amendment to Settlement Agreement between St. Johns County and Ponte Vedra Corporation**, and authorizing the Chair to execute the First Amendment on behalf of the County. *For more information, contact Patrick F. McCormack, County Attorney at 904 209-0805*

25. Motion to adopt Resolution 2020-_____, approving the terms, conditions, and requirements of the **Agreement between St. Johns County, Florida and EPIC for the Recovery Center Expansion Project**, authorizing the County Administrator, or designee, to execute the Agreement substantially in the form as attached on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*

26. Motion to adopt Resolution 2020-_____, authorizing the County Administrator or his designee to execute an **Interlocal Agreement with the St. Augustine Port, Waterways & Beach District** on behalf of the County, providing for a \$60,000 grant fund match to be provided during the 2020-2021 fiscal year for dredging the channel to the Vilano Boat Ramp. *For more information, contact Doug Bataille, Director at 904 209-0322*

27. Motion to adopt Resolution 2020-_____, recognizing and appropriating \$2,000 from a **USTA Facility Recovery Grant** and authorizing the payment of \$2,000 from the Facility Recovery Grant Award Project Fund 0079-58200-7656-58200, to St. Johns Tennis Academy, Inc. *For more information, contact Doug Bataille, Director at 904 209-0322*

28. Motion to adopt Resolution 2020-_____, approving the **recognition and appropriation of received FY 2020 library donations** in the amount of \$4,200 amending the FY 2020 Budget. *For more information, contact Debra Rhodes Gibson, Library Services Director at 827-6926*

29. Motion to adopt Resolution 2020 - _____, authorizing the Chair, or designee, to execute the **Agreement for the Porpoise Point, St. Johns County, Florida, Continuing Authorities Program** Section 103 Feasibility Study and to transfer \$325,000 from Tourist Development Tax Category 5 Reserves for the non-federal share of the Porpoise Point, St. Johns County, Florida, Continuing Authorities Program Section 103 Feasibility Study. *For more information, contact Joseph Giammanco, Disaster Recovery and Grants Director at 904 209-0152*

30. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, to execute the **Subrecipient Agreement between St. Johns County and the Florida Housing Finance Corporation** substantially in the same form as attached and recognizing and appropriating \$506,533 in unanticipated Coronavirus Relief funds from the Florida Housing Finance Corporation within the Fiscal Year 2020 SHIP Budget. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

31. Motion to approve minutes:

- 07/28/20, BCC Special

