

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, September 15, 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 – Brad C. Wester, Driver, McAfee, Hawthorne & Diebenow, PLLC
Staff Member - Valerie Stukes, Senior Planner

District 5

1. **Public Hearing * MAJMOD 2020-09 Last Mile Distribution Facility PUD.** Request for a Major Modification to the Floridian at St. Augustine PUD (Ordinance 2006-136, as amended) to change the name to Last Mile Distribution Facility PUD and allow a 125,000 square foot Warehousing and Distribution facility, specifically located at 3960 Inman Road.

Presenter – Mathew H. Lahti P.E., Gulfstream Design Group
Joseph Cearley, Special Projects Mgr

District 5

2. **Public Hearing * REZ 2020-06 St Johns Housing Partnership - SR 16.** REZ 2020-06, Request to rezone approximately 1.70 acres from Residential, Single-Family (RS-3) to Residential, General (RG-2)

Presenter – Lindsay Haga, AICP, England-Thims and Miller, Inc.
Staff Member - Joseph Cearley, Special Projects Mgr.

District 3

3. **Public Hearing * PUD 2020-03 The Pavilion at SR 207.** A request to rezone approximately 23 acres of land from Commercial Intensive (CI) and Commercial Highway Tourist (CHT) to Planned Unit Development (PUD) to allow for 525,000 square feet of office and commercial uses that include office and hospital uses

Presenter – Lindsay Haga, AICP, England-Thims and Miller, Inc.
Staff Member - Joseph Cearley, Special Projects Mgr.

District 3

4. **Public Hearing * DEVAGREE 2020-02 - St. Augustine Marketplace Development Agreement.** Proposed Development Agreement to obtain a unified business identification sign plan for the St Augustine Marketplace property that would allow signage along SR 207 on two ground mounted signs for those commercial properties that may develop and do not have frontage along SR 207.

Presenter - Tera Meeks, Director, Tourism & Cultural Development

5. **Proposed Tourist Development Agreement between St. Johns County and the St. Johns County Chamber of Commerce Agreement Amendment.** The Board entered into a tourist development agreement with the St. Johns Chamber of Commerce (Chamber) in November 2017 (A copy of the Agreement is attached). The Agreement provides funding support for the operation of the Ponte Vedra Visitor Information Center and further development of tourism in Ponte Vedra by providing financial support for the continued implementation of the Ponte Vedra Tourism Product Development Plan. The Agreement further provides that upon expiration, the term may be extended for a period of up to one (1) additional year. The term of the Agreement expires on September 30, 2020. The Chamber has requested a new three-year agreement with annual funding of \$80,000 in the first year, with the expectation of increased funding over the term as the local tourism industry recovers from the impacts caused by the COVID-19 pandemic. The Tourism Development Council (TDC) reviewed the request during its July 20, 2020 meeting, and recommended that, in accordance with the Agreement, the term be extended one (1) additional year at a funding rate of \$60,000. Here, the Board has the option to: (1) accept the TDC's recommendation and amend the existing Agreement to extend the term for one additional year at a reduced funding rate of \$60,000 (see attached for a proposed resolution and draft copy of the amendment); or (2) grant the Chamber's request and enter into a new 3-year agreement with annual funding of \$80,000 in the first year, with the expectation of increased funding over the remainder of the term subject to the local tourism industry's recovery from the impacts of the COVID-19 pandemic (see attached for a proposed resolution and draft copy of the agreement). In either case, adequate funding is available and will be paid from Category 4, Administrative Expenses of the Tourist Development Fund (1116/1148-53727).

Presenter - Tera Meeks, Director, Tourism & Cultural Development

6. **Agreement with City of St. Augustine Agreement for Visitor Information Services.** The County and the City of St. Augustine entered into a Tourist Development Agreement in November, 2017, which expires on September 30, 2020. The Agreement provides for funding support to operate the Downtown St. Augustine Visitor Information Center and tourist-related programming. The City of St. Augustine has requested a new three-year agreement, which provides total annual funding of \$180,000 and a total contract value of \$540,000. The Tourism Development Council reviewed the request during its July 20, 2020 meeting, and recommended that the existing contract be extended by one year with funding of \$135,000. Here, the Board has the option to: (1) accept the TDC's recommendation and amend the existing Agreement to extend the term for one additional year at a reduced funding rate of \$135,000 (see attached for a proposed resolution and draft copy of the amendment); or (2) grant the City's request and enter into a new 3-year agreement with annual funding of \$180,000 (see attached for a proposed resolution and draft copy of the agreement). In either case, adequate funding is available and will be paid from Category 4, Administrative Expenses of the Tourist Development Fund (1116/1148-53727).

Presenter – William Freeman, P.E., SJC Construction Services

District 5

- 7. REZ 2020-13 SJC Utilities Expansion, request to rezone approximately 4.49 acres of an overall 14.48 acres from Open Rural (OR) to Public Service (PS) in order to allow for the expansion of the current St. Johns County Utilities facility located on site, specifically located at the NE corner of Arc Drive and Inman Road.** This item was presented before the Planning and Zoning Agency on August 6, 2020 and received a 6-0 vote to recommend approval.

Presenter - Michael Ryan, Director, Communications Division

- 8. Consider the proposed 2021 St. Johns County Legislative Action Plan and Top Three Legislative priorities.** The St. Johns County Legislative Action Plan is a focused list of priorities for which the County requests financial assistance and other support from our State and Federal representatives. Legislative priorities have historically included issues related to Florida Statutes, transportation, water quality, unfunded mandates, and a variety of other subjects. County Administration presents a draft list of recommended items from County staff, constitutional officers, local cities, and other external partners and agencies for the Board to consider adopting as the 2021 Legislative Action Plan. The approved Legislative Action Plan is subsequently presented to the public and submitted to the County's Legislative Delegation for consideration prior to the next legislative session. In addition, the Northeast Florida Regional Council (NEFRC) requests that all member counties adopt three top legislative priorities that most significantly represent the critical needs and concerns for incorporation in a regional legislative priority guide. The NEFRC Legislative Committee subsequently compiles the submitted issues and identifies regional priorities for the 2021 Legislative Session. The guide is then submitted to the region's State and Federal elected officials.

Presenter - Jaime Locklear, Asst Director Purchasing & Contracts Division

- 9. Local Preference Addition to Purchasing Policy - For Board Direction.** On April 28, 2020, Board directed staff to research and bring back potential local preference policy for incorporation into the SJC Purchasing Policy. This item is for purposes of gaining further direction from the Board as to specific inclusions into policy language prior to initiating the update/revision to the policy.

- ❖ 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 Sandy Creek Phase 2D.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 4. Motion to adopt Resolution 2020-_____, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on October 20, 2020 at 9:00am or at a date and time as soon thereafter as possible to hear a request for the vacation of Road stub-outs along Crestview Road in Nocatee (VACROA 2020-02 Crestview Stub-out).** *For more information, contact Dick D'Souza, Chief Engineer at 209-0792*
- 5. Motion to adopt Resolution 2020-_____, approving the terms and authorizing the County Administrator, or designee, to execute an Amendment to Sign Location Lease with Outfront Media LLC to reduce lease payments for six months.** *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
- 6. Motion to adopt Resolution 2020-_____, authorizing St. Johns County to consent to release a portion of County property from a conservation easement required for a turn lane on State Road 13N and authorizing the Chair of the Board to execute a County Deed conveying the property to the State of Florida Department of Transportation, on behalf of the County.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
- 7. Motion to Adopt Resolution 2020-_____, approving the terms and authorizing the County Administrator, or designee, to execute a Lease Agreement with St. Johns County Council on Aging, Inc. for an adult memory center in Ponte Vedra.** *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770.*

8. Motion to adopt Resolution 2020-_____, accepting four Easements for Utilities, a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values associated with the water, sewer and reuse systems to serve **Wawa located off State Road 16**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

9. Motion to Adopt Resolution 2020 -_____, approving the terms and authorizing the County Administrator, or designee, to execute an Amendment to Lease Agreement with **The Historic St. Johns County Police Athletic League, Inc.** for additional space in the **W. E. Harris Community Center** located in Hastings. *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*

10. 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 sewer the system to serve **5813 Rudolph Ave** located off A1A South. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

11. Motion to adopt Resolution 2020-_____, accepting an Easement for Utilities and a Warranty, associated with the water and sewer systems to serve **Datil Car Wash** located off State Road 207. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

12. 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 water and sewer systems to serve **Ocean Breeze** located off A1A Beach Boulevard. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

13. Motion to adopt Resolution 2020-_____, accepting a grant of Easement associated with the water and sewer systems to serve **Shoppes at Mission Trace** located off State Road 16. *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 and sewer systems to serve **Twin Creeks Drive Extension located off County Road 210 W**. *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, Asst. Dir. Purchasing & Contracts at 904 209-0158*

16. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or designee, to execute the final Development Partner Agreement, substantially in the same form as attached hereto, with SHAG Development, Inc in accordance with RFP No: 20-17; Development Partner(s) for **CDBG-DR Multi-Family Affordable Housing Facilities**. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*

17. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or his designee, to award SS No: 20-79; **Swagit Productions, LLC** and to execute a contract in substantially the same form and format as the attached for the performance of services in accordance with SS No. 20-79. *For more information, contact Jaime Locklear, Asst. Dir. Purchasing at 904 209-0158*

18. Motion to adopt Resolution 2020 -_____, authorizing the County Administrator, or designee, to negotiate with **CentralSquare Technologies, LLC** for the provision of a financial system to the County, and upon successful negotiations, execute an Agreement in substantially the same form and format as attached. *For more information, contact Jaime Locklear, Asst. Director Purchasing and Contracts at 904 209-0158*

19. Motion to approve the St. Johns County **CARES Act Funding Appropriation Plan Amendment**. *For more information, contact Joy Andrews, Deputy County Administrator at 904 209-0562*

20. Motion to adopt Resolution 2020-_____, approving the terms, provisions, conditions and requirements of the contract between the Board of County Commissioners of St. Johns County and the **State of Florida Department of Health** for operation of the St. Johns County Health Department to provide environmental health services, communicable disease control services and primary care services from October 1, 2020 through and until September 30, 2021; and authorizing the Chair to execute the contract on behalf of the County. *For more information, contact Dawn C. Allcock, MD, MPH, CPH, Director/Health Officer at 904 209-0322*

21. Motion to adopt Resolution 2020_____, authorizing the County Administrator, or designee, to execute a Letter of Agreement with Florida Drug Testing, Inc., in substantially the same form and format as attached hereto, to provide drug screenings and related services for the benefit of the **St. Johns County Adult Drug Court Program**. *For more information, contact Ralph Cumberbatch, Adult Drug Court Coordinator at 904 827-5620*

22. Motion authorizing the Chair to execute an agreement in substantially the same form and format as attached hereto, between St. Johns County and **Jacksonville Area Legal Aid, Inc.** to provide legal services to indigent persons residing within St. Johns County during Fiscal Year 2021. *For more information, contact Regina Ross, Deputy County Attorney at 209-0805*

23. Motion to adopt Resolution 2020-_____, authorizing the Chair to execute an interlocal agreement, in substantially the same form and format as attached, with **Putnam County and the Putnam County Sheriff's Office** to fund the cost of providing **St. Johns County Veteran Treatment Court** services to eligible veterans living in Putnam County. *For more information, contact Regina Ross, Deputy County Attorney at 209-0805*
24. Motion to adopt Resolution 2020-_____, approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida and **Flagler Hospital**, 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, Director, Health and Human Services at 904 209-6089*
25. Motion to adopt St. Johns County Resolution 2020-_____, authorizing the County Administrator, or designee, to execute the Letter of Agreement between St. Johns County and the State of Florida, **Agency for Health Care Administration** and the Agreement between St. Johns County and Flagler Hospital, in substantially the same form as attached on behalf of the County, to provide for the intergovernmental transfer of an amount not to exceed \$49,306. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
26. **Proofs:**
Proof: Request of Bids, BID NO: 20-76; Environmental Laboratory Services for SJC Solid Waste Division, published on 07/06/2020 and 07/13/2020, St. Augustine Record.
Proof: Notice of Meeting, Value Adjustment Board on 07/20/2020, published on 07/09/2020, St. Augustine Record.
Proof: Request for Qualification, RFQ NO: 20-13; Design-Build Services for AI Influent Pump Station Improvements, published on 07/13/2020 and 07/20/2020, St. Augustine Record.
Proof: Request for Qualification, RFQ NO: 20-77; Design-Build Services for Hurricane Matthew FEMA Cat. B Emergency Berm Restoration, published on 07/29/2020 and 08/05/2020, St. Augustine Record.
Proof: Request for Bids, BID NO: 20-83; CR 210 and Shearwater Parkway, Temporary Traffic Signal, published 08/03/2020 and 08/10/2020, St. Augustine Record.
Proof: Request for Qualification, RFQ NO: 20-78; South Ponte Vedra Beach Dune Restoration, published 08/13/2020 and 08/20/2020, St. Augustine Record.
Proof: Request for Bids, BID NO: 20-85; Purchase of AeroClave Room Decontamination Systems, published on 08/14/2020 and 08/21/2020, St. Augustine Record.
Proof: Request for Bids, BID NO: 20-80; Purchase of Peplink Routers with PrimeCare Support, published on 07/09/2020 and 07/16/2020, St. Augustine Record.

