

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, October 6, 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 October 2020 as Domestic Violence Awareness Month
- ❖ Proclamation Recognizing October 2020 as National Arts and Humanities Month
- ❖ Proclamation Recognizing October 4-10, 2020 as 4-H Week
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter – Steven Kirker and Staci Damato

Staff Member - Tayler Lewis, Application Review Supervisor

District 2

1. **Public Hearing * PLAT 2020-28 Staci's Acres (Replat).** The subject of this Resolution is Final Plat approval for Staci's Acres (Replat). The subject property is located south of State Road 16 and west of Pacetti Road. These lots are not part of a Planned Unit Development. This project is located within Commissioner District 2. This proposed replat will create one lot consisting of one acre and one lot consisting of four acres from a currently vacant five acre lot. A single family home is proposed for the one acre lot and the four acre lot will remain vacant. No new roads or infrastructure are proposed within this plat. A Required Improvements Bond for construction is not required. A Required Improvements Bond for maintenance is not required. Water and sewer will be provided by St. Johns County.

Presenter – Shannon Acevedo, AICP, Matthews Design Group

Staff Member - Joseph Cearley, Special Projects Manager

District 3

2. **Public Hearing * PUD 2020-05 San Marcos Heights.** Request to rezone approximately 15 acres of land from Open Rural (OR) to Planned Unit Development (PUD) for the development of 132 multi-family units.

Presenter – Katie S. Buchanan, P.A., Hopping Green & Sams
Staff Member - Cynthia A. May, ASLA, Senior Supervising Planner

District 4

- 3. CDD AMD 2020-01 Tolomato CDD Request for the Board of County Commissioners to consider to hold an optional public hearing to amend the boundary of the Tolomato Community Development District (CDD).** The purpose of this item is for the Board of County Commissioners to consider an optional public hearing to amend the boundaries of the Tolomato Community Development District (CDD). This matter relates to a request from the Tolomato CDD Board of Supervisors to expand the CDD boundaries by approximately 466.07 acres of land in the northeast corner. The Tolomato CDD encompasses approximately 13,467.79 acres within the Nocatee Development of Regional Impact (DRI) and Planned Unit Development (PUD), and is located in St. Johns County and Duval County. Florida Statutes, Chapter 190 provides that CDD proposals 2,500 acres or greater are required to be heard by the Florida Land and Water Adjudicatory Commission (FLWAC); thus, any expansion will be pursuant to their action. However, Florida Statutes Chapter 190 requires notice to the local government and an opportunity for the local government to hold a public hearing on the expansion and provide comment to FLWAC if applicable. Such a hearing and subsequent submitted comment is not required, but if the Board decides to hold this optional public hearing, the statutes require the hearing to be limited to the expansion property, and whether or not the County supports the expansion. The amendment will not result in a cumulative net total greater than 50% of the District; therefore, the addition of the Expansion Parcel does not trigger the expanded review process of Section 190.046(l)(f), Florida Statutes. The Expansion Parcel is the HyDry parcel incorporated into the Nocatee DRI and PUD on April 7, 2009. The amendment will ensure that the District continues to bear the burden for installation of infrastructure and maintenance of certain facilities within the District.

Presenter - Jennifer Zuberer, Economic Development Specialist

District 3

- 4. Encompass Health Rehabilitation Hospital of St. Augustine, LLC Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received an application from Encompass Health Rehabilitation Hospital of St. Augustine, LLC (Applicant) for economic development incentives to develop a 47,700-square-foot rehabilitation hospital located on the northwest corner of Silver Lane and State Road 207. The Applicant will house a 40-bed facility that will provide rehabilitative care administered to patients who are recovering from conditions such as stroke and other neurological disorders, orthopedic, cardiac and pulmonary conditions, brain and spinal cord injuries, and amputations. 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 and Water/Sewer Connection Fees), four years Ad Valorem taxes paid by the applicant (general County portion) on capital improvements and four years tangible business personal property tax. Completion of the project is anticipated within the first quarter of 2022. With this schedule, the first annual grant payment would be anticipated during FY24. The total estimated value of the incentive is \$786,305. 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 - Melissa A Lundquist, Assistant to the Board of County Commissioners

5. **Consider appointments to the Industrial Development Authority.** Currently there are two (2) vacancies on the Industrial Development Authority. These vacancies are due to expired terms. The vacancies were advertised for a four-week span of August 5, 2020 through September 7, 2020. Please find attached for your review and consideration a recommendation letter from the Industrial Development Authority and two (2) applications: Viv Helwig - Dist. 3 and Kevin Kennedy - Dist. 1

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

6. **Consider an appointment to the Cultural Resource Review Board.** Currently there is one (1) vacancy on the Cultural Resource Review Board. The vacancy is for an At-large Alternate seat. The vacancy was advertised for a four-week span of May 28, 2020 through June 29, 2020. Appointees shall be qualified through the demonstration of special interest, experience or education in the preservation of cultural resources and, when possible, have practical and professional experience in one or more of the following fields: archaeology, architecture or architectural history, curation or conservation, planning, professional engineering, real estate, history, historic preservation, or related disciplines. Please find attached for your review and consideration a recommendation letter from a representative of the Cultural Resource Review Board, along with the one application received during the advertising period (Ms. Nancy Dering Mock, District-4).

- ❖ 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 Colonial Farms Estates (Replat)**. *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2020-_____, approving the **final plat for Town Center West End Phase 1**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution No. 2020-_____, to recognize funds from the **Florida Department of Environmental Protection Florida Resilient Coastlines Program Grant in the amount of \$70,000**; adding the grant funding to the Fiscal Year 2021 budget; and approving allocation of the funds for use by the Growth Management Department for the completion of the community/neighborhood-scale vulnerability analysis for the North Beach Project Area in St. Johns County. *For more information, contact Jan Brewer, Environmental Division Manager at 904 209-0617*
6. Motion to adopt Resolution 2020-_____, authorizing the County Administrator to execute the Impact Fee Credit Agreement with **Coastal Grove PV, LLC (IFA 2020-02)** with a total road **impact fee credit of \$115,900.00** *For more information, contact Victoria Kutney, Transportation Planner at 209-0753*
7. Motion to adopt Resolution 2020-_____, accepting a Grant of Easement to St. Johns County in connection with drainage improvements along **County Road 214**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

8. Motion to adopt Resolution 2020-_____, accepting Grant of Easements in connection with a drainage project along **Kings Estate Road and Kings Road**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
9. Motion to adopt Resolution 2020-_____, approving a License Agreement to allow use of an access drive across a portion of County owned property south of **County Road 208** and authorizing the County Administrator, or designee, to execute the License Agreement on behalf of the County. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
10. Motion to adopt Resolution 2020-_____, accepting a Grant of Easement across a corner clip of **Tract 15-A of St. Augustine Heights Unit 3 Subdivision** for additional **right-of-way on Kings Road**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
11. Motion to adopt Resolution 2020-_____, accepting a Final Release of Lien, Warranty, two Easements for Utilities, a Fence Maintenance and Hold Harmless Agreement and a Bill of Sale conveying all personal property associated with the water, sewer, and sewer force main systems to serve **Quadrille located off Solana Road**. *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, two Easements for Utilities, a Special Warranty Deed and a Bill of Sale conveying all personal property associated with the water, sewer, lift station, sewer force main and reuse systems to serve **Beacon Lake Townhomes located off County Road 210 W**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
13. Motion to adopt Resolution 2020-_____, accepting a Final Release of Lien, Warranty, Easement for Utilities, a Special Warranty Deed and a Bill of Sale conveying all personal property associated with the water and sewer systems to serve **Windsong Acres located off Old Moultrie Road**. *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 water and sewer systems to serve **St. Marks Industrial Park Phase 1A located off International Golf Parkway**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
15. Motion to adopt Resolution 2020-_____, authorizing the County Administrator, or designee, to piggyback the Florida Sheriff's Association Contracts FSA-18-VEH16.0, FSA19-VEL27.0 and FSA19-VEH17.0, and State of Florida Contract No: 215101600-16-1, as appropriate to purchase specified **FY21 Vehicles** included in the budget, and authorizing the County Administrator, or designee, to execute and issue purchase orders relative to these purchases. *For more information, contact Jaime Locklear, Assistant Director of Purchasing & Contracts at 904 209-0158*

16. Motion to adopt Resolution 2020 -_____, authorizing the County Administrator, or designee to issue and execute Task Order No. 6 under RFQ No. 20-21, providing for for Jones Edmunds & Associates, Inc. to perform design, permitting, and construction phase services, for the **Santa Rosa Drainage Improvements Phase II** project as provided in the Task Order at and amount not-to-exceed \$587,505. *For more information, contact Jaime Locklear, Assistant Director of Purchasing & Contracts at 904 209-0158*
17. Motion to approve the **write-off** of the following delinquent accounts receivable accounts, effective September 30, 2020: 3,695 EMS accounts totaling \$1,450,167.69; 332 Utility Service accounts totaling \$54,228.94 and 46 Ponte Vedra Utility Service accounts totaling \$9,649.06; 2 Solid Waste accounts totaling \$4,271.58. *For more information, contact Devin Cousins, Senior OMB Analyst at 904 209-0569*
18. Motion to adopt Resolution 2020 -_____, authorizing the County Administrator or his designee, to initiate a budget transfer of the balance of the **Utility Authority Fund to the General Fund reserve**. *For more information, contact Devin Cousins, Senior OMB Analyst at 904 209-0569*
19. Motion to adopt Resolution 2020 -_____, authorizing the County Administrator, or his designee, to initiate a budget transfer to transfer the balance from the Series 2015 Sales Tax Bond Capital Fund to the Series 2015 Sales Tax Bond Debt Service Fund for the purpose of paying down **debt service**. *For more information, contact Devin Cousins, Senior OMB Analyst at 904 209-0569*
20. Motion to approve the terms, conditions and provisions contained in the attached **CARES Act subrecipient grant agreement templates** to be used to finalize agreements with each of the Municipalities and Constitutional Officers, and to authorize the County Administrator (or designee) to execute each of the final agreements on behalf of the County. *For more information, contact Regina D. Ross, Deputy County Attorney at 904 209-0805*
21. Motion to adopt Resolution 2020-_____, approving the terms, condition, provisions, and requirement of a Modification to Subgrant Agreement Between the Division of Emergency Management and St. Johns County to extend the term of the **Kings Estate Road** Phase I (design) Drainage Improvements Subgrant Agreement, and authorizing the County Administrator, or designee, to execute the Modification on behalf of the County. *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0268*
22. Motion to adopt Resolution 2020-_____, authorizing the Chair of the Board of County Commissioners or the County Administrator to enter into the State-Funded Grant Agreement with the **Florida Department of Transportation** to receive \$1,000,000 for engineering design, construction, and CEI for improvements along **SR A1A** and amending the FY 2021 budget to recognize and appropriate grant revenue in the amount not to exceed \$1,000,000 within the FY 2021 Transportation Trust Fund Budget (State Grant 1114-55305) *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0268*

23. Motion to adopt Resolution 2020-_____, approving the terms, provisions, conditions, and requirements of an interlocal agreement between St. Johns County, Florida, and the **City of St. Augustine**, acknowledging service area clarifications and changes set forth in the agreement. *For more information, contact William G. Young, Director of Utilities at 904 209-2703*
24. Motion to Adopt Resolution 2020-_____, approving the terms, conditions and requirements of the contract amendment between St. Johns County and the **Children's Home Society, Inc.** and authorizing the County Administrator, or designee, to execute the contract amendment substantially in the same form as the attached agreement on behalf of the county, to provide training sessions in an amount not exceed \$8,666.68 per year. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
25. Motion to adopt Resolution 2020-_____, accepting the funding recommendations of the St. Johns County Health and Human Services Advisory Council as attached hereto and authorizing the County Administrator or designee to extend the current funding agreements as recommended by the **Health and Human Services Advisory Council.** *For more information, contact Shawna Novak, HHS Director at 904 209-6089*
26. Motion to adopt St. Johns County Resolution 2020-_____, authorizing the County Administrator, or his designee, to execute the Interlocal Agreement between St. Johns County Fire Rescue and **Jacksonville Fire & Rescue** substantially in the same form as attached. *For more information, contact Jeffrey Prevatt, Fire Rescue Chief at 904 209-1702*
27. Motion to approve Minutes:
- 08/25/2020, BCC Special
 - 09/08/2020, BCC Special – 4:30 p.m.
 - 09/08/2020, BCC Special – 5:01 p.m.

