

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns  
District 2 - Jeb S. Smith, Vice-Chair  
District 3 - Paul M. Waldron, Chair  
District 4 - Jeremiah Ray Blocker  
District 5 - Henry Dean



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

Michael D. Wanchick, County Administrator  
Patrick F. McCormack, County Attorney

Tuesday, December 18, 2018 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 Honoring the Service of Brian Teeple and his Contributions to Northeast Florida
- ❖ Acceptance of Proclamation
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter - Beverly Frazier, Senior Supervising Planner**

#### **District 2**

1. **Public Hearing \* NZVAR 2018-08 FPL Trailside Solar Energy Center.** Request for Non-Zoning Variance to Land Development Code, Sections 4.01.05 and 6.04.07.H to allow relief from tree and sidewalk requirements for development of Florida Power & Light (FPL) Trailside Solar Energy Center. The Planning and Zoning Agency approved a Special Use Permit to allow development of the large-scale photovoltaic facility within the Open Rural (OR) zoning district, on approximately 846 acres of land, located at the southwest quadrant of State Road 207 and County Road 305. The renewable energy "solar farm" is designed to supply alternative power into the existing FPL electricity grid.

### **Presenter - Casey Keough, Planner**

#### **District 4**

2. **Public Hearing \* MAJMOD 2018-09 Our Lady Star of the Sea Church Renovation.** Request for a Major Modification to the Our Lady Star of the Sea Planned Unit Development (Ordinance 2011-30) to allow for an increased development area by approximately 3,750 square feet to accommodate expansion to the church sanctuary and addition of a receiving room, specifically located at 545 A1A North. This application is companion with a Coastal Corridor Overlay District Application (ARC 2018-09). The Ponte Vedra Architectural Review Committee heard the item on October 10, 2018 and voted 4-0 to recommend approval of the application. The Ponte Vedra Zoning and Adjustment Board heard the item on November 5, 2018 and voted 7-0 to recommend approval.

**District 4**

- 3. Public Hearing \* ARC 2018-09 Our Lady Star of the Sea Church Renovation.** Request for Architectural Design Approval of the exterior renovations to the Our Lady Star of the Sea Church, the receiving area addition, and fountain; specifically located at 545 A1A North. This application is companion to a Major Modification (MAJMOD 2018-09). The Ponte Vedra Architectural Review Committee heard the request on October 10, 2018 and voted 4-0 to recommend approval. The Ponte Vedra Zoning and Adjustment Board heard the request on November 5, 2018 and voted 7-0 to recommend approval.

**Presenter - Heather Stahl, Transportation Planner**

**District 3**

- 4. PFS AGREE 2018-05 Lightsey Road Apartments.** Crest Residential, LLC (Applicant) has proposed a Proportionate Fair Share Agreement (Agreement) to mitigate for transportation impacts to Link 110 (SR 207 from Homes Boulevard to SR 312) pursuant to Section 11.09.04.B of the Land Development Code, to meet transportation concurrency requirements for the Lightsey Road PUD for 256 multi-family units. The proportionate fair share for impacts to the aforementioned segments is calculated to be \$337,933 as detailed in Exhibit B of the Agreement (PFS). The Agreement provides for a right-of-way donation of an approximate 0.21 acre strip along Lightsey Road valued at \$32,089. The remaining PFS funds are to be paid prior to construction plan approval, but no later than two years of approval of the Agreement, are designated for capacity improvements in the project's impact area to be determined by the County. With the application of the Impact Fee Credit Reduction, the total impact fee credit from the proportionate fair share cost shall be \$319,651.00. Road impact fee credit for the total PFS amount (\$319,651.00) is included as a component of the Agreement to be awarded when the ROW is dedicated or payments are received.

**Presenter - Teresa Bishop, Planning Division Manager**

**District 1**

- 5. Public Hearing \* COMPAMD 2018-04 SilverLeaf - Transmittal Hearing.** Transmittal hearing for COMPAMD 2018-04 SilverLeaf, a Comprehensive Plan Amendment, amend the Future Land Use Map from Rural/Silviculture to Residential-B, Community Commercial (CC) and Residential-C for four parcels of land, associated with the SilverLeaf DRI/PUD. Parcels include Grande Creek, Trout Creek North, St. Thomas East, and DRI Parcel 5. The applicant proposes to add the parcels of the land into the SilverLeaf DRI and develop the four parcels with the approved entitlements from the SilverLeaf development. The overall change to the Future Land Use Map entails approximately 473 acres. The applicant proposes to spread the already approved rights under the SilverLeaf DRI onto the added lands, with no residential units or non-residential square footage being planned for the St. Thomas East Parcel. The Grande Creek Parcel is within three miles of the DRI and the remaining parcels are immediately adjacent to the existing DRI boundary. The Planning Zoning Agency recommended approval with a 6-0 vote at its November 15, 2018 regular meeting. The Agency discussed the overall SilverLeaf development, location of First Coast Expressway, and that the spreading out of existing entitlements does not create new impacts.

**Presenter - Casey Keough, Planner**

**District 5**

- 6. Public Hearing \* PUD 2018-02 IGP Equities WGV.** Request to rezone approximately 1.4 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the construction of a commercial building, located north of State Road 16 and east of Pacetti Road/International Golf Parkway. The Planning and Zoning Agency (PZA) heard the request on November 15, 2018 and voted 6-1 to recommend denial of the application due to over-design of the small property, incompatibility with the Land Development Code, and open staff comments.

### District 3

7. **Public Hearing \* REZ 2018-09 Beckerman Residence (9471 A1A South).** Request to rezone approximately 0.83 acres of land from Commercial, Highway Tourist (CHT) to Residential, Single Family (RS-2) to bring the zoning designation of the land to conformance with the Residential-A Future Land Use classification and to accommodate the construction of a single family residence, located at 9471 A1A South. The Planning and Zoning Agency heard the request on November 1, 2018 and voted 4-0 to recommend approval following discussion on the basis of septic systems and impacts to the adjacent water bodies. A similar application to rezone the subject property from CHT to RS-2 was previously heard by the Planning and Zoning Agency and the Board of County Commissioners in 2016 (REZ 2015-23). The Board of County Commissioners denied the request on July 19, 2016, citing concerns regarding the impact to waterways, affect to soil, an undesirable concentration of bacteria and pollutants, and environmental impacts on the shellfish beds in the area.

#### **Presenter - Joseph Cearley, Special Projects Manager**

8. **Public Hearing \* Amendments to Articles II, VI, and XII of the St. Johns County Land Development Code.** This is the final public hearing for amendments to Articles II, VI, and Article XII of the St. Johns County Land Development Code (the "Code"). These amendments create the Rural Industry, the Brewpub and Microbrewery Uses; allow Domestic Hens as an allowable accessory use to Residential zoned properties; and provide for a three-hundred (300) foot separation for underground fuel storage tanks when located adjacent to residential zoned properties.

#### **Presenter - Melissa Glasgow, Economic Development Director**

9. **QTI Incentive Request for Project Day Star.** The St. Johns County Economic Development Agency (Agency) has received an application from Project Day Star (Applicant), requesting a State of Florida Qualified Target Industry (QTI) \$30,000 tax refund for job creation to consider expanding their existing logistics facility and create 10 new jobs. The Applicant represents a national company that is evaluating another existing facility out of state for this potential expansion, and has requested confidentiality during this due-diligence process. The Applicant currently employs 88 people in St. Johns County and proposes to create 10 new jobs at an average wage of \$46,348, which is at least 115% of the average county wage in St. Johns County. They also propose to invest \$6.8 million over a four-year period to expand their facility by 5,000 square feet and add new equipment. The Applicant has requested that St. Johns County consider providing the required QTI local match of 20%, estimated to be \$6,000. With this schedule, the first annual QTI payment is anticipated during FY 22, with payments made through FY 25, upon satisfying annual state performance measures. 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 request.

#### **Presenter - Neal Shinkre, P.E., Public Works Director**

10. **Capital Project Fund Allocation Discussion.** On December 4, 2018 Staff presented Public Works program and project priorities to the Commission. The Commissioners requested Staff for additional information related to the allocation of \$5 million to priority projects that were discussed by the Commission. Staff will present the requested information and seek further direction from the Board.

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

- 11. Consider an appointment to the Ponte Vedra Zoning & Adjustment Board.**  
Currently there is one vacancy on Ponte Vedra Zoning & Adjustment Board due to the resignation of Al Hollon who resigned in order to run for the Ponte Vedra Municipal Service District. Please find attached for your review and consideration the only application received, that of John J. Lynch, and a letter from the Ponte Vedra Zoning & Adjustment Board recommending Mr. Lynch for appointment. Mr. Lynch meets the minimum criteria of being an elector residing in the Ponte Vedra District Boundary. Ponte Vedra Zoning District Regulations, Ordinance 2018-16, Section XII.B.2 states, "Appointments of board members shall be for four (4) year terms with total service limited to two (2) such terms."
  
- 12. Consider appointment to the Citizens Flood Mitigation Advisory Committee.**  
Currently there is one (1) vacancy on the Citizens Flood Mitigation Advisory Committee due to a member resignation. All appointments to this newly-formed committee were made in August 2018. A meeting of this committee has not yet been held so there is no committee recommendation to forward on this appointment request. Please find attached for your review and consideration four (4) applications: Peter Dorpema (District 3), Justin Lynch (District 4), Angela Schedel (District 4) and Lisa A. Ward (District 4). Staff has proposed a non-binding recommendation, which is also attached.

**\*\*\*\* The Following Items are Time Certain and will be Heard at 1:00pm\*\*\*\***

**Presenter - Damon Douglas, Project Manager**

**District 4**

- 13. Public Hearing \* Ponte Vedra Beach Restoration Project - Phase I (Project Development and Preliminary Design) and Possible Funding Options.** On June 5, 2017, the Board directed staff to survey property owners in Ponte Vedra Beach regarding support for establishing a Phase I Municipal Service Taxing Unit (MSTU), which would fund approximately \$1.2 million to complete preliminary work necessary for development of a beach renourishment project (i.e., permitting, studies and design). Following two community meetings to, among other things, provide information on the process for creating an MSTU, Staff mailed surveys to the owners of 746 properties east of Ponte Vedra Boulevard. Sixty-five percent of the surveys were returned, and of that amount 92% favored creating the Phase I MSTU. Eight percent (8%) of the surveys returned opposed creating the Phase I MSTU. On November 20, 2018, the Board conducted its first reading of a proposed ordinance, which if enacted would establish the Phase I MSTU (See attached). Here, the ordinance is presented for second reading and further consideration by the Board. Additionally, on December 4, 2018, the Board directed staff to prepare an ordinance, which if enacted, would provide an additional and/or alternative method to fund the preliminary work necessary for development of a beach renourishment project through use of certain available tourist development tax revenues. A copy of the proposed ordinance to modify the Tourist Development Plan (TDP) is also attached for consideration by the Board. Notably, in accordance with section 125.0104, F.S., enactment of the proposed TDP ordinance requires an affirmative vote of no less than a majority plus one (1) additional member of the Board. In sum, the Board may consider enacting either of ordinances or both of the ordinances in order to fund performance of the preliminary work needed to complete a Ponte Vedra Beach renourishment project.

**Presenter - Rebecca Lavie, Senior Assistant County Attorney**

- 14. Repeal of St. Johns County Ordinance 2017-59 (South Ponte Vedra and Vilano Beaches Dune Restoration Municipal Service Taxing Units).** On December 19, 2017, the Board enacted St. Johns County Ordinance 2017-59, which established the Ponte Vedra and Vilano Beaches Dune and Beach Municipal Service Taxing Units (the MSTUs). Section 4 of the Ordinance provided that in the event the Board did not levy millage in at least one of the MSTUs established by the Ordinance in 2018, staff was directed to bring an ordinance to the Board repealing the ordinance and the MSTUs created therein. The Board did not levy a millage in any of the MSTUs established by the Ordinance in its Fiscal Year 2018-2019 budget. Therefore this ordinance is being brought to repeal Ordinance 2017-59 in accordance with the requirements of Section 4.

- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney's Report
- ❖ Clerk of Court's Report

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns  
District 2 - Jeb S. Smith, Vice-Chair  
District 3 - Paul M. Waldron, Chair  
District 4 - Jeremiah Ray Blocker  
District 5 - Henry Dean



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

Michael D. Wanchick, County Administrator  
Patrick F. McCormack, County Attorney

Tuesday, December 18, 2018 9:00 AM

---

*Please be sure all cellular devices are turned off for the duration of the County Commission Meeting*

## 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 adopt Resolution 2018-\_\_\_\_\_ approving the **final plat for 185 Meadow Plat (replat).** *For more information, contact Kelly Dobbing, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the **final plat for Windward Ranch Phase Fourteen.** *For more information, contact Kelly Dobbing, Application Review Supervisor at 209-0603*
4. Motion to approve **PFS AGREE 2018-04** and authorize the County Administrator to execute the **Treaty Ground Multi-Family Proportionate Fair Share Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Heather Stahl, Transportation Planner at 209-0753*
5. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the County Administrator or his designee to submit and execute a **Federal Transit Administration (FTA) section 5307 grant to receive \$250,000 in Surface Transportation Program (STP) funding;** and to recognize and appropriate within the Fiscal Year 2019 Transit System Fund. *For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630*
6. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or Designee, to submit to the **City of St. Augustine an Application for Submerged Land Lease to expand public access and transportation opportunities at the Vilano Floating Dock;** and upon approval of the application, to execute a Submerged Land Lease in substantially the same form and format as attached hereto. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
7. Motion to adopt Resolution 2018-\_\_\_\_\_ approving the terms and conditions of and authorizing the Chair of the Board, on behalf of the County, to execute an Easement Agreement with **Curtis Boles to allow ingress and egress across a portion of County owned property** to access a property north of Moccasin Creek Lane. *For more information, contact Paolo Soria, Senior Assistant County Attorney at 209-0809*

8. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or designee, to award **Bid No:19-21, St. Johns County Northwest Fire Station # 19 to DiMare Construction Co.**, and to execute a contract in substantially the same form and format as attached for completion of work at the lump sum price of \$3,371,700; and approve the transfer of Fire Impact Fee Reserves in the amount of \$3,371,700 in order to award Bid No:19-21. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
  
9. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or designee, to award **Bid No: 19-13; 16th Street Road Replacement to G&H Underground Construction, Inc.**, and to execute a contract in substantially the same form and format as attached for completion of work at a contract price in the amount of \$462,708. *For more information, contact Leigh Daniels, Acting Purchasing Manager at 904 209-0154*
  
10. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **purchase five (5) new X Series Manual Monitor/Defibrillators and upgrade fifteen (15) X Series Monitor/Defibrillators** from Zoll Medical Corporation at a total price of \$449,177.95 in accordance with section 302.5 of the St. Johns County Purchasing manual entitled "Standardization". *For more information, contact Leigh Daniels, Acting Purchasing Manager at 904 209-0154*
  
11. Motion to approve the transfer of \$51,315 from General Fund Reserves (0083-59920) to Facilities Management (0031-53120) for the **demolition of 401 N. Main Street, Hastings.** *For more information, contact Katie Diaz, Interim Director, Facilities Management at 209-0653*
  
12. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the transfer of the **non-exclusive franchise of Sunshine Recycling for the collection and transportation of Construction and Demolition Debris to WCA of Florida, LLC dba Sunshine Recycling Inc;** approving the terms and conditions of the Non-Exclusive Franchise Agreement for Construction and Demolition Debris between St. Johns County, Florida and RBSJ Containers, LLC dba Waste Container Rentals; and authorizing the County Administrator or designee to execute the Non-Exclusive Franchise Agreements on behalf of the County. *For more information, contact Wendy Hicks, Solid Waste Manager at 827-6982*
  
13. Motion to authorize payment from **Educational Facilities Authority (EFA) funds to W.H. O'Connell & Associates, PA** for services rendered to the EFA in the amount of \$300.00. *For more information, contact Melissa Glasgow, Economic Development Director at 904 209-0552*
  
14. Motion to approve the renewal of the **County's Stop Loss Insurance Policy** with Florida Blue for the calendar year 2019, and to authorize the County Administrator or designee to authorize and administer any associated contracts. *For more information, contact Stacey Stanish, Director, Administrative/Support Services at 904 209-0635*
  
15. Motion to adopt Resolution 2018-\_\_\_\_\_, amending the **St. Johns County Fee Schedule** for services provided by St. Johns County Departments for Fiscal Year 2019. *For more information, contact Devin Cousins, Budget Analyst at 209-0568*

16. Motion authorizing County Administrator, or designee, to **assemble a financing team** to prepare refinancing documents to achieve annual debt service savings for the Sales Tax Revenue and Refunding Bond, Series 2009 for later consideration by the Board, *For more information, contact Jesse Dunn, Director at 209-0568*
  
17. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to submit the **St. Johns County FY 2017-2018 Consolidated Annual Performance and Evaluation Report (CAPER)** to the U.S. Department of Housing and Urban Development (HUD) on behalf of the County. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
  
18. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the terms, conditions, and requirements of the contract between St Johns County and **EPIC Behavioral Healthcare for the provision of services through the St. Johns Intensive Care Coordination (SJICC) Program**, to reduce recidivism of people with behavioral health disorders who are reentering the community following incarceration, in an amount not to exceed \$132,377.00, and authorizing the County Administrator to execute the Contract substantially in the same form as attached on behalf of the County. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
  
19. Motion to approve the chairman of the Board of County Commissioners to sign the attached letter approving the application submittal for the **2018 Staffing for Adequate Fire and Emergency Response (SAFER) grant** on behalf of St. Johns County Fire Rescue effective December 18, 2018. *For more information, contact Jeremy Robshaw, Deputy Chief Fire Rescue at 904 209-1750*
  
20. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the **Library's Annual Plan of Service 2018-2019**, as required by the State Library of Florida in order to receive annual State Aid to Libraries Grant funding. *For more information, contact Debra Rhodes Gibson, Library Director at 827-6926*
  
21. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the **Library System's revised policies and procedures**. *For more information, contact Debra Rhodes Gibson, Library Director at 827-6926*
  
22. **Motion to approve Minutes:**
  - 10/02/18, BCC Regular
  - 10/16/18, BCC Regular
  - 11/06/18, BCC Regular
  - 11/20/18, BCC Special
  - 11/20/18, BCC Regular



