

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, June 18, 2019 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 June 2019 as PTSD Awareness Month
- ❖ Acceptance of Proclamations
- ❖ Public Comment
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter - Jesse Dunn, Director, OMB

1. **Constitutional Officers' Fiscal Year 2020 Budget Presentations.** Presentation of the Constitutional Officer's tentative budgets for Fiscal Year 2020. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector is fee-based, it is not required for the Tax Collector's budget to be submitted to the BCC at this time. Each Constitutional Officer will make a brief oral presentation to the BCC relative to their respective tentative budget. The tentative presentation order will be: 1) Clerk of Courts Hunter S. Conrad, 2) Sheriff David B. Shoar, 3) Supervisor of Elections Vicky Oakes and 4) Property Appraiser Eddie Creamer

Presenter - Beverly Frazier, Senior Supervising Planner

2. **Public Hearing * MAJMOD 2018-08 Moultrie Bluff PUD (Commercial).** Request for a Major Modification to the Moultrie Bluff Planned Unit Development (Ordinance 2009-31, as amended) to clarify allowed uses for the non-residential portion of the project; revise the site plan and design standards; reduce buffer requirements; increase allowances for ground signage; and update phasing as outlined in the revised Master Development Plan (MDP) Text and Map. The PUD is located west of US Highway 1 South and north of Wildwood Drive. The Planning and Zoning Agency recommended denial of the modification at the May 2, 2019 regular meeting with a 4-2 vote. A summary of the proposed changes and concerns expressed by neighboring residents are included in the Growth Management Department staff report. This item was continued from the June 6, 2019 agenda.

District 3

Presenter - Justin Kelly, Planner

District 5

- 3. Public Hearing * REZ 2019-01 WSOS Radio Station Offices and Studio.** A request to rezone approximately 2.77 acres from Open Rural (OR) to Commercial, General (CG) to allow for business, service, and office uses.

Presenter - Georgia Katz, Senior Planner

District 3

- 4. Public Hearing * CPA (SS) 2018-07 Peck Property.** Adoption of CPA (SS) 2018-07 Peck Property, a request to amend the Comprehensive Plan from Residential B to Mixed Use, for property 9.99 acres in size, located on the north side of SR 207 approximately ¾ of a mile east of I-95. At the PZA meeting on May 16, 2019, the PZA by a unanimous vote of 5-0, recommended approval of CPA (SS) 2019-07.

District 3

- 5. Public Hearing * REZ 2018-11 Peck Property.** REZ 2018-11, a request to rezone approximately 9.99 acres of land from Open Rural (OR) to Commercial General (CG), located on the north side of SR 207 approximately ¾ of a mile east of I-95. At the PZA meeting on May 16, 2019, the PZA by a unanimous vote of 5-0, recommended approval of this request for rezoning.

Presenter - Cynthia A. May, Senior Supervising Planner

District 1

- 6. Public Hearing * COMPAMD 2018-08 Southwest Quadrant Race Track Rd. & St. Johns Pkwy (Adoption).** Request for a Comprehensive Plan Amendment, COMPAMD 2018-08, to change the Future Land Use Map designation of approximately 71 acres of land at the Southwest Quadrant of Race Track Road and St. Johns Parkway from Rural/Silviculture (R/S) and Residential-A (Res-A) to Mixed Use (MD) and Conservation (C), with a text amendment limiting development to 250,000 square feet of commercial and office space and 400 multi-family units. Commercial and office uses will be community and neighborhood related in nature. The Board of County Commissioners transmitted this amendment to State and regional agencies on February 19, 2019. The Planning and Zoning Agency held a public hearing on May 2, 2019 and voted 6 – 0 to recommend adoption of the Comprehensive Plan Amendment.

Presenter - Cynthia A. May, ASLA, Senior Supervising Planner

District 1

- 7. Public Hearing * PUD 2016-12 Mill Creek Forest.** Public hearing for PUD 2016-12 Mill Creek Forest, a request to rezone approximately 264 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a 305 unit single-family development. The Planning and Zoning Agency held a public hearing on April 4, 2019 and voted 4 - 3 in favor of recommending approval. Please see Growth Management Department staff report for project history and details.

Presenter - Cynthia A. May, ASLA, Senior Supervising Planner

District 1

- 8. Public Hearing * COMPAMD 2018-09 Mill Creek Forest (Adoption).** Adoption hearing for COMPAMD 2018-09 known as Mill Creek Forest, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential – B with a text amendment limiting the number of residential units to a maximum of 305 single family dwelling units. The subject property fronts along Greenbriar Road, east of Longleaf Pine Parkway in the vicinity of 601 Greenbriar Road. On May 2, 2017, the majority of Board of County Commissioners voted to Deny adoption. This is a new application to request a Comprehensive Plan Amendment. The Board transmitted this proposed amendment on February 18, 2019. On April 4, 2019, the Planning and Zoning Agency held a public hearing and voted 6 - 1 in favor of recommending adoption of the Comprehensive Plan Amendment. Please see Growth Management Department staff report for project history and details.

Presenter - Beverly Frazier, Senior Supervising Planner

District 4

- 9. PUD 2017-07 Ponte Vedra Lakes Boutique.** Request to rezone approximately 0.37 acres of land from Single Family Residential District (R-1-C) to Planned Unit Development (PUD) to allow for 3,000 square feet of limited Neighborhood Commercial and Community Commercial uses. The property is located south of Marlin Avenue with approximately 150 feet of frontage on the west side of A1A N. The Ponte Vedra Zoning and Adjustment Board recommended denial of this rezoning with a 5-1 vote at the April 2, 2018 hearing. The Board and adjacent property owners expressed concerns regarding the proposed commercial uses, reduced buffers, and lack of parking. Discussion included possible modifications to the proposed Master Development Plan (MDP) to provide interconnectivity with adjacent non-residential development, limit permitted uses for compatibility, and reduce the maximum square footage of proposed commercial based on the size of the site. The updated MDP outlines the proposed development and is included in the Growth Management staff report.

Presenter - Jan Brewer, Environmental Division Manager

- 10. Public Hearing * COMPAMD 18-02 Sea Level Rise.** This is the adoption hearing for a Comprehensive Plan Amendment(s) to amend Objective E.1.3 of the Comprehensive Plan in order to meet a Florida Statutes requirement. As required, St. Johns County Planning staff reviewed the St. Johns County 2025 Comprehensive Plan for compliance with Florida Statutes. After that review it was determined that amendment(s) are necessary to address Florida Statute, Chapter 163.3178(2)(f)1, which requires that county Comprehensive Plans address, “development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.”

Presenter - Rachel Garvey, Transit Grants Specialist

11. *Public Hearing* * Proposed Fare Increase for the Public Transportation System.

The FTA requires grantees to solicit and consider public comment prior to a fare increase. This is the second of two public hearings as required by the approved Public Involvement Plan. The proposed fare increase is intended to generate additional funds necessary to help support the County's public transportation system. The proposed base fare will increase from \$1.00 to \$2.00; the discounted base fare will increase from \$.50 to \$1.00; daily passes will increase from \$2.00 to \$4.00; and discounted daily passes will increase from \$1.00 to \$2.00. Monthly passes will not increase, but remain at \$30.00 and \$15.00 discounted.

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

12. Consider an appointment to the North Florida TPO Citizen Advisory Committee.

The North Florida Transportation Planning Organization (TPO) Citizen Advisory Committee has two at-large vacant positions designated for a St. Johns County representative. Both vacancies are due to resignations; that of Mr. Warren Butler earlier in the year and recently Mr. Bradley Gordon. The TPO has forwarded the application of Mr. Mario Dipola for review and consideration for a nomination to the vacant position.

- ❖ 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 Allen MacDonald, County Finance Director at 819-3669*
2. Motion to adopt Resolution 2018-_____, approving the **final plat for Windward Ranch Phase Thirteen.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2019-_____, authorizing the notice required by Section 336.10, F.S., for a **Public Hearing on August 6, 2019 at 9:00am** or at a date and time as soon thereafter as possible to hear a request for the vacation of a portion of Florida Street, **W Fourth Street, and alleyway, located within the College Park Subdivision (VACROA 2018-04 Florida St & W Fourth St).** *For more information, contact Benjamin Powelson, Engineer at 209-0666*
4. Motion to approve **IFAM 2019-02** and authorize the County Administrator to execute the Amended Concurrency and **Impact Fee Credit Agreement** for the **Fountains at St. Johns PUD** finding that the amendment of PFS AGREE 2016-05 is consistent with Article XI of the Land Development Code, as amended. *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
5. Motion to adopt Resolution 2019-_____, authorizing the Chair of the Board, on behalf of the County, to execute and deliver two County Deeds and two Temporary Easements to the **State of Florida Department of Transportation in connection with the Interstate 95** (State Road No. 9) Roadway Improvements. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
6. Motion to adopt Resolution 2019-_____, approving the terms, conditions, provisions, and requirements of a **Construction and Maintenance Agreement with Sawgrass Country Club, Inc. for the one-time maintenance of Old Barn Weir Channel;** authorizing the County Administrator, or designee, to execute the agreement on behalf of the County; and approving the transfer of \$103,950 from Transportation Trust Fund Reserves (1131-59927) to Engineering Aid to Private Organizations (1128-58200). *For more information, contact Jay Brawley, P.E., AICP, County Engineer at 904 209-0113*

7. Motion to adopt Resolution 2019-_____, recognizing and appropriating within the **FY 2019 Utility Services Fund, a Florida Department of Environmental Protection State Revolving Loan in the amount of \$3,326,290.** *For more information, contact William G. Young, Utility Director at 904 209-2703*
8. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or his designee, to **award Bid No. 19-54: Villages of Valencia Offsite Force Main Replacement to DBE Management, Inc.,** (d.b.a. DBE Utilities, Inc.), and to execute a contract in substantially the same form and format as attached for the completion of the work at lump sum price of \$481,875.00. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
9. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or designee, to execute an Assignment Agreement, in substantially the same form and format as attached hereto, which shall assign the current contracts with **Stone Engineering Group, Inc to Crawford Murphy & Tilly, Inc.,** subject to the same terms and conditions provided **under RFQ No. 15-69; Civil Engineering Services for Northwest Fire Station #19, and RFQ No. 17-17-41; Professional Services.** *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
10. Motion to adopt Resolution 2019-_____, authorizing the County Administrator, or his designee, to enter into negotiations, and upon successful negotiations, award and execute a contract, in substantially the same form and format as attached hereto, with **Olsen Associates, Inc, the top ranked firm,** to complete the negotiated services in accordance with **RFQ No: 19-51, Ponte Vedra Management Project Development, Design, and Permitting.** *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*
11. Motion to adopt Resolution 2019-_____, authorizing the County Administrator or his designee, to execute and **issue a purchase order to Sensus Technology, for the purchase of the specified water meter equipment at a total price of \$306,250.00.** *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
12. Motion to approve the **transfer of \$224,365 from Fire District reserves for the rebuild and refurbish of a Fire Rescue Engine utilizing 10-8 Fire Equipment as the contracted vendor.** *For more information, contact Jeff Prevatt, Fire Rescue Chief at 904 209-1750*
13. Motion to adopt Resolution 2019-_____, approving the terms, conditions and requirements of the **contract amendment #19 between the Florida Department of Children and Families and St. Johns County , Florida,** and authorizes the County Administrator, or designee, to execute a Contract Amendment substantially in the same form as the attached agreement on behalf of St. Johns County, Florida. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

14. Motion to adopt Resolution 2019-_____, approving the terms, conditions, and requirements of the **Agreement between St. Johns County, Florida and Family Support Services of North Florida, Inc., for Master Trust administrative services**, authorizing the County Administrator, or designee, to execute the Agreement 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*

15. Motion to authorize staff to prepare and submit an application for funding in an amount not to exceed **\$105,000 for the Housing and Urban Development FY 2019 Comprehensive Housing Counseling Grant**. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

16. Motion to adopt Resolution 2019-_____, approving the terms, conditions, and requirements of the **Agreement between St. Johns County, Florida and Family Support Services of North Florida, Inc., for the Heart Gallery of North Florida adoption recruitment services**, and authorizing the County Administrator, or designee, to execute an Agreement in substantially the same form as the attached Agreement on behalf of the County. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

17. Motion to adopt Resolution 2019- _____, approving the terms, provisions, conditions, and requirements of the **Interagency Training Agreement between the St. Johns County, Florida, and Community Partnership for Children, Inc. and Family Support Services of North Florida, Inc.** substantially in the same form as attached and authorizing the County Administrator, or his designee, to execute the Agreement on behalf of St. Johns County substantially in the same form as attached. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

18. Motion to adopt Resolution 2019-_____, approving the terms, conditions and requirements of this **contract extension agreement in an amount not to exceed \$104,183.17 between St. Johns County and Devereux Florida Treatment Network for the Family Builder Safety Services Program**, authorizing the County Administrator, or designee, to execute a contract extension agreement substantially in the same form as the attached agreement on behalf of the county. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

19. Motion to adopt Resolution 2019-_____, approving the terms, conditions and requirements between **St. Johns County and the Children's Home Society, Inc. to provide PRIDE (Parent Resources for Information, Development and Education) training** and authorizing the County Administrator, or designee, to execute the agreement 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*

20. Motion to **approve a transfer from General Fund Reserves (0083-59920) to the Social Services Department (0067-53101)** in an amount not to exceed **\$6,000 to cover additional burials/cremations as required by law for the remainder of Fiscal Year 2019.** *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

