

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

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



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, March 6, 2018 9:00 AM

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*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 - Kim K. Del Rance, Senior Planner**

#### **District 3**

1. **Public Hearing \* NZVAR 2017-12 Stowell Bed and Breakfast at 6943 A1A South.**  
This is a request for a Non-Zoning Variance to Land Development Code Section 3.07.04.A.7 to allow for a 3,450 square foot total Gross Floor Area building on 0.27 acres of land, in lieu of the 10,000 square foot per acre allowance and relief from Section 3.07.05 to allow for a three (3) story building, in lieu of limiting buildings to only two (2) stories, located at 6943 A1A South. This has a companion application SADR B 2017-08 for design approval of the building and associated parking lot and landscaping. The South Anastasia Design Review Board (SADR B) unanimously recommended approval of both the requested non-zoning variance to the Overlay standards and the new dew design at their January 25, 2018 public hearing.

#### **District 3**

2. **Public Hearing \* SADR B 2017-08, Stowell Bed and Breakfast at 6943 A1A South.** This is a request for design approval of a 3 story bed and breakfast, located at 6943 A1A South. This has a companion application NZVAR 2017-12 requesting an increase in Gross Floor Area and to allow three (3) stories. The South Anastasia Design Review Board (SADR B) unanimously recommended approval of both the requested non-zoning variance to the Overlay standards and the new dew design at their January 25, 2018 public hearing.

**Presenter - Phong T Nguyen, Transportation Development Manager**

- 3. Public Hearing \* Public Hearing-Second Reading County Impact Fee Update.** Updated impact fee study – second reading and final adoption. This is a public hearing to adopt updated impact fees schedule (including public education). The proposed ordinance is based upon a Technical Memorandum prepared by James C. Nicholas, Ph.D dated February 22, 2018 for the county reflecting the most current data and assessment regarding impact fees in the categories of roads, public buildings, law enforcement, fire and rescue, and parks and recreation. A second Memorandum is prepared for the St. Johns County School District which addresses school impact fees. On February 6, 2018 the School District Board voted to request the Board adopt the fee schedule as presented in the Technical Memorandum (see attached letter). On February 20, 2018 the Board held first reading of the ordinance and directed staff to prepare the attached final Ordinance.

**Presenter - Cynthia A. May, Senior Planner**

**District 5**

- 4. Public Hearing \* COMPAMD 2017-03 St. Marks Industrial Park (TRANSMITTAL).** Request to Transmit a proposed Comprehensive Plan Amendment, to change the land use from Rural/ Silviculture (R/S) to Industrial (I) for a 25.85 acre parcel located within the St. Marks Industrial Park. The site is on the south side of International Golf Parkway (IGP) at its intersection with St. Marks Pond Boulevard, one mile west of U.S. Highway One and five miles east of I-95. The property is zoned Planned Rural Development (PRD), and the intent is to remove a non-residential portion of the PRD. There is a companion application to change the zoning from PRD to Industrial Warehousing (IW) to allow for an industrial park with business and commerce park uses. The application for the Comprehensive Plan Amendment includes a Text Amendment to limit the allowable uses to either (1) 100,000 square feet of light industrial uses (with up to 57,000 square feet of business and commerce park) or (2) up to 200,000 square feet of light industrial use. The Planning and Zoning Agency held a public hearing on January 18, 2018 and recommended transmittal by a vote of 6 – 0.

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

**District 1**

- 5. Public Hearing \* CPA (SS) 2017-03 Bartram Park Commercial.** Adoption of CPA (SS) 2017-03 Bartram Park Commercial, a request to amend the Comprehensive Plan from Rural/Silviculture (R/S) and undesignated property formerly Race Track Road right-of-way to Community Commercial (CC). The property is located along the north side of Race Track Road, west of Bartram Park Boulevard. The Planning and Zoning Agency recommended approval with a 6-1 vote at its February 1, 2018 meeting. Please see Growth Management Department Staff Report for project details. This application is companion to two other applications: DRIMOD 2017-05 and MAJMOD 2017-20.

**District 1**

- 6. DRI MOD 2017-05 Bartram Park DRI.** This is a request to modify the Bartram Park DRI to include approximately 3.4 acres of land into the DRI and to revise the project phasing, build-out dates and termination dates pursuant to the gubernatorial emergency extensions allowing for extensions to such dates. This request is submitted concurrently with a Comprehensive Plan amendment to change approximately 7.6 acres of land from Rural/Silviculture (R/S) to Community Commercial (CC), of which approximately 4.2 acres is already within the DRI. The remaining 3.4 acres will be added into the DRI. In addition, a PUD modification has also been submitted, providing for consistency between the documents. The property owner plans to develop the subject property as part of the Bartram Park Market shopping/business center. The Planning and Zoning Agency recommended approval with a 7-0 vote at its February 1, 2018 meeting. Please see Growth Management Department Staff Report for project details.

**District 1**

7. **Public Hearing \* MAJMOD 2017-20 Bartram Park Commercial.** This is a request to modify the Bartram Park PUD to 1) change the project name to Bartram Park Commercial PUD; 2) update the PUD Text for the Bartram Park Commercial PUD to conform to the format required in the 2017 Land Development Code; 3) add and rezone approximately 7.6 acres of Open Rural property to the boundaries of the PUD; 4) add a Unified Sign Plan; and 5) revise the Master Development Plan for the Bartram park Commercial PUD. The Planning and Zoning Agency recommended approval of MAJMOD 2017-20 with a 6-1 vote at its February 1, 2018 meeting. The Agency recognized this part of Race Track Road is transitioning into a significant commercial node. The construction of SR 9-B and the approval of the Durbin Park Pavilion PUD has contributed to this transition. The Agency questioned the amount and size of signage along Race Track Road and I-95. In response, the applicant agreed to continue its coordination with staff in meeting acceptable signage within this area. Further, the Agency recognized signage is an important component of commercial development. Please refer to the Growth Management Department Staff Report for project details.

**Presenter - Kim K. Del Rance, Senior Planner**

**District 5**

8. **Public Hearing \* NZVAR 2017-13 McDonald's at 1870 A1A South.** This is a request for a non-zoning variance to Land Development Code Section 3.08.04.A to allow a flat roof in the Mid-Anastasia Overlay District. The existing McDonald's Restaurant is planning to update the building, which includes keeping the flat roof and raising the parapet walls to hide the rooftop equipment currently visible. The companion application, MADRB 2017-21, is for design approval of the exterior changes. The Mid-Anastasia Design Review Board (MADRB) unanimously recommended approval of both the requested Non-Zoning Variance to the Overlay standards and the proposed exterior renovations at their January 31, 2018 public hearing.

**District 5**

9. **Public Hearing \* MADRB 2017-21 McDonald's at 1870 A1A South.** Request for design approval for exterior changes, lighting and wall signs for the existing McDonald's located within the Mid-Anastasia Overlay District. Exterior modifications include: raising the parapet, changing paint colors, making the site accessible to meet ADA requirements and enhancement of the landscaping. The companion application, NZVAR 2017-13, requests relief from the prohibition of flat roofs. The Mid-Anastasia Design Review Board (MADRB) recommended approval of both the requested Non-Zoning Variance to the Overlay standards and the new exterior design at their January 31, 2018 public hearing.

**Presenter - Jan Brewer, Environmental Division Manager**

**District 1**

10. **Public Hearing \* NZVAR 2018-02. Revised Alternate Bald Eagle Management Plan Bald Eagle Nest SJ-24..** The applicant is seeking a Non-Zoning Variance in order to revise the existing Alternate Bald Eagle Management Plan for bald eagle nest SJ-24. The original Alternate Plan was approved via a waiver by the St. Johns County Board of County Commissioners in 2005 when the nest was identified. In preparation for construction on the Popo Point home sites Environmental Services, Inc. (ESI) staff initiated monitoring of the bald eagle nest as required by the Alternate Plan. January 2018, ESI staff notified the County staff that the bald eagle has moved to an alternate nest tree approximately 440 feet north of the original nest tree area. The original nest tree has collapsed. Therefore this revision is required to document the new location of the bald eagle nest tree and to make minor revisions to the original Alternate Plan for clarity.

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

**District 2**

- 11. Public Hearing \* Transmittal hearing for COMPAMD 2017-01 Robinson.** This is the transmittal hearing for a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential-B with a Text Amendment to limit the development of this property until the year 2026. The subject property is located south of CR 208 and north of CR 214 between CR 13A N and I-95. The subject property contains approximately 2,673 acres, of which approximately 1,666 acres are uplands. The 2,673 acres of the subject property are owned by Robinson Improvement Company. The density proposed under this Comprehensive Plan Amendment is approximately 2 dwelling units per acre. Additionally, the Robinson Improvement Company owns another approximate 10,274 acres of land adjacent to and south of CR 214, which is not included in this amendment. The Planning and Zoning Agency recommended transmittal of the Comprehensive Plan Amendment with a 5-0 vote at its January 18, 2018 meeting. The Agency discussed the need for CR 2209, the benefits of acquiring right-of-way for the roadway, the potential of growth in this part of the County. The Agency expressed there is a need for CR 2209 and acquiring the right-of-way is an important step in the future construction of the road.

**Presenter - Jay Brawley, County Engineer**

- 12. Countywide Stormwater Initiative Program.** Public Works will present an overview of the Countywide Drainage Infrastructure program needs and Countywide stormwater drainage issues. Following the storms, several drainage issues have been further exacerbated and require further review and an action plan that will include drainage infrastructure additions and improvements. A Countywide Storm Initiative (CSI) was initiated to identify critical areas that have been most impacted. Staff will present the CSI and seek further Board direction.

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

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## CONSENT AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, March 6, 2018 9:00 AM

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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 Raccoon Ranch (replat)**. *For more information, contact Kelly Dobbing, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the final **plat for Shearwater Phase 1B East-6 (replat)**. *For more information, contact David Suarez, Application Review Supervisor at 209-0720*
4. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the final **plat for Shearwater Phase 1B West-6**. *For more information, contact David Suarez, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the final **plat for Twenty Mile at Nocatee Phase 5A (replat)**. *For more information, contact David Suarez, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the final **plat for Oxford Estates - Phase Four**. *For more information, contact David Suarez, Application Review Supervisor at 209-0720*
7. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the final **plat for PLAT 2017-73 Palms at Old Ponte Vedra**. *For more information, contact David Suarez, Application Review Supervisor at 209-0720*
8. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the final **plat for Bannon Lakes Phase 1A-2**. *For more information, contact David Suarez, Application Review Supervisor at 209-0720*
9. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator or his authorized designee to execute **JPA #4375851-94-17**, revising the scope to remove storage spaces, and adding a 23' bus. *For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630*

10. Motion to adopt Resolution 2018-\_\_\_\_\_, approving the terms and conditions of **Joint Participation Agreement, Financial Project 418441-1-84-17**, for receiving a State of Florida Public Transit Block Grant for \$411,095, to recognize the revenues for the St. Johns County Transit Revenue and Expenditure budget for FY 2018, and to authorize the County Administrator or his authorized designee to execute any other documents or Supplemental Joint Participation Agreements for the purpose of Scope Changes and/or funding adjustments and all other documents as may be required. *For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630*
11. Motion to approve PFS AGREE 2016-05 and authorize the County Administrator to execute the **St. Johns Commons at CR 210 Concurrency and Impact Fee Credit Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
12. Motion to adopt Resolution 2018- \_\_\_\_\_, authorizing the County Administrator, or his designee, to enter into negotiations with the top ranked firm, CDM Smith Inc., and upon successful negotiations, enter into a contract for completion of work as specified in **RFQ No. 18-08, Northwest WTP 12-MGD Expansion - Engineering Services**. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*
13. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to enter into negotiations with, and if negotiations are successful, enter into a contract substantially in the same form as attached, with the top ranked firm, Peggy Malone & Associates, Inc, for **RFQ No: 18-35; Traffic Count Program**. *For more information, contact Jaime Locklear, Purchasing Manager at 209-0158*
14. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award RFP No. 18-12; Rehabilitation Services for State Housing Initiatives Partnership (SHIP) Program**, to enter into negotiations, and upon successful negotiations, execute a contract in substantially same form and format as attached hereto with St. Johns Housing Partnership, Inc. for the performance of Rehabilitation Services for State Housing Initiative Partnership (SHIP) Program in St. Johns County as provided in RFP 18-12. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
15. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award RFP No. 18-13 Emergency Repair Services for Sub-Standard Housing**, to enter into negotiations, and upon successful negotiations, execute a contract in substantially same form and format as attached hereto with St. Johns Housing Partnership, Inc. for the performance of Emergency Repair Services for Sub-Standard Housing in St. Johns County as provided in RFP 18-13. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 904 209-0158*
16. Motion to adopt Resolution 2018- \_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No:18-34; Collection, Transportation & Disposal of Sludge**, to Shelley's Septic Inc., d/b/a Shelley's Environmental Systems and to execute a contract substantially in the same for and format as the attached, as provided in Bid No: 18-34. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*
17. Motion to adopt Resolution 2018- \_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 18-36, Cranes Lakes, Remington, and Merganzer Lift Station Upgrades** and execute a contract with G&H Underground Construction, Inc., in substantially the same form and format as the attached draft for completion of the specified scope of work at an amount of \$730,000.00 *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*

18. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 18-31, Bannon Lakes Ground Storage Tank and Booster Pump Station** and execute a contract with Petticoat-Schmitt Civil Contractors, Inc., in substantially the same form and format as the attached draft for completion of the specified scope of work at an amount of \$1,669,000.00. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*
  
19. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 18-37, King and Bear Reuse Water Modifications** and execute a contract with S.E. Cline Construction, Inc., in substantially the same form and format as the attached draft for completion of the specified scope of work at an amount of \$302,539.96. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*
  
20. Motion to adopt Resolution 2018-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 18-18; Public Safety Docking Facility at Vilano Boat Ramp**, and to execute a contract, in substantially the same form and format as attached, with Saboungi Construction, Inc, at the negotiated guaranteed maximum price of \$508,400.00 for completion of the project in accordance with Bid No: 18-18, and the revised proposal. *For more information, contact Jaime Locklear, Assistant Purchasing Manager at 209-0158*
  
21. **Minutes for Approval**
  - 02/06/18, BCC Regular
  
22. **Proofs:**
  - a) Proof: Request for Bids, Bid No.: 18-37; King and Bear Reuse Water Modification, published on January 17, 2018, and January 24, 2018, in the St. Augustine Record.
  - b) Proof: Notice of Creditors, Bid No.: 18-38; Purchase of 90 Automated External Defibrillators (AEDs) and Related Equipment, published on January 17, 2018, and January 24, 2018, in the St. Augustine Record.
  - c) Proof: Notice of Meeting, Collective Bargaining Team of SJC and International Association of Firefighters Local #3865 meetings on 2/5/2018 and 2/8/2018, published on January 26, 2018, in the St. Augustine Record.
  - d) Proof: Request for Bids, Bid No.: 18-39; Deep Creek Vegetation Removal Services, published on January 24, 2018, and January 31, 2018, in the St. Augustine Record.
  - e) Proof: Request for Proposals, RFP No.: 18-06; Event Security Services, published on January 30, 2018, and February 6, 2018, in the St. Augustine Record.
  - f) Proof: Request for Proposals, RFP No.: 18-33; Veterinarian Services, published on February 1, 2018, and February 8, 2018, in the St. Augustine Record.
  - g) Proof: Notice of Hearing, Exchange of Real Property pursuant to Section 125.37, FS, Library Blvd and La Pasada Circle, published on February 1, 2018, and February 8, 2018, in the St. Augustine Record.

