

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst
District 2 - Jeb S. Smith
District 3 - Paul M. Waldron
District 4 - Jeremiah R. Blocker, Chair
District 5 - Henry Dean, Vice Chair



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View
St. Augustine, FL 32084
Hunter S. Conrad, County Administrator
Patrick F. McCormack, County Attorney

Tuesday, February 2, 2021 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
- ❖ Northeast Florida Regional Council Award for Excellence in Affordable Housing Presentation
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter: Damon Douglas, Coastal Manager

District 3

1. **Summer Haven Update.** The Board directed staff to provide information regarding management options for the coastal erosion impacts to the southern portion of Old A1A in Summer Haven. Staff has examined the history of erosion and storm risk in the area, and evaluated coastal management alternatives. The evaluation will be brought back to the Board to provide a framework for the Board's discussion and considerations. Discussion outline: 1. History and background information on Summer Haven coastal erosion. 2. Coastal Management Alternatives considered. 3. Old A1A road access

Presenter: Bob Porter, D.R. Horton, Inc.

Staff Member: Joseph Cearley, Special Projects Manager

District 5

2. **Public Hearing * REZ 2020-17 Ravenswood Subdivision.** Request to rezone approximately 65 acres of land from Planned Unit Development (PUD) and Open Rural (OR) to Workforce Housing (WH) to allow 198 single family homes and 124 multi-family homes.

Presenter: D.R. Repass

Staff Member: Jan Trantham, Senior Transportation Planner

District 5

3. **PFSMOD 2020-01 Cordova Palms - SR 313 - Amendment to Concurrency and Impact Fee Credit Agreement.** Cordova Palms Investment, LLC (Applicant) has requested an amendment to the Cordova Palms Concurrency and Impact Fee Credit Agreement (Amendment) that was approved by the BCC on March 20, 2018, to mitigate transportation concurrency impacts for the Cordova Palms PUD for the development of 750 single family units and 150,000 sq. ft. of commercial retail and service uses (PFS AGREE 2017-01). The Cordova Palms PFS Agreement provides for the dedication of ROW and easements for SR 313 to FDOT (complete) and the construction of a portion of SR 313 from US 1 to the project entrance, including the SR 313/US 1 intersection. During the design phase for SR 313, significant design changes were required by FDOT and the FEC Railroad that resulted in additional costs not anticipated by the Applicant. A subsequent Development Agreement was approved by the BCC in 2019 for the improvements at SR 313 and US 1 intersection, wherein the County assumed responsibility for construction of the improvements at the intersection east of the FEC with the state grant in the amount of \$3.7M (FDOT) to facilitate the improvements, and the Applicant assumed responsibility for any additional costs above the state contribution with the ability to request additional impact fee credit accordingly. The proposed Amendment requests that the road impact fee credit be increased from a total of \$4,531,450 to \$8,116,496, representing the increased cost to the Applicant for SR 313 above the \$3.7M contributed by the State, as detailed in Exhibit A of the Amendment. The proposed amendment was updated 1/26/2021 to revise the road impact fee credit amount based on executed contract for SR 313 west of the railroad, as detailed in the revised Exhibit A.

Presenter: Matt Lahti, P.E., Gulfstream Design Group

Presenter: Georgia Katz, Senior Planner

District 3

4. **Public Hearing * REZ 2020-08 Island Docs Moultrie Road.** Request to rezone from Planned Special District (PSD) to Office Professional (OP) to allow the Professional Office uses and parking, as combined with the vacant lot to the south.

Presenter: Wesley S. Haber, Esq., Hopping Green & Sams P.A.

Presenter: Teresa Bishop, AICP, Planning Division Manager

District 2

5. **Public Hearing * CDD AMD 2020-03 Six Mile Creek Community Development District.** Request for the Board of County Commissioners to consider to have an optional public hearing to expand the boundary of the Six Mile Creek CDD. The Petition provides to add approximately 6.80 acres to the existing CDD, previously approved by the Florida Land and Water Adjudicatory Commission (FLWAC). The CDD is located within the Saint Johns DRI and encompasses portions of the Six Mile Creek Planned Unit Development (PUD).

Presenter: Jennifer Zuberer, Economic Development Specialist

District 5

- 6. IGPW1, LLC Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received applications from businesses that propose to construct industrial/office buildings as part of the International Golf Parkway Commerce Center, which is to be located off International Golf Parkway near U.S. 1. The applications received for buildings at the commerce center total more than 120,000 square feet of office/industrial/warehouse space. One of the applications received by the Agency for economic development incentives is from IGPW1, LLC (Applicant) to develop a 14,000-square-foot speculative space for industrial and office tenants. The project scored 3 points under the ‘Speculative Space’ category of the County’s Business Incentive Program, which makes it eligible for expedited permitting and an economic development grant of up to 50% of fees paid to the County by the applicant (impact fees and water/sewer connection fees) and two years ad valorem taxes paid by the applicant (general County portion) on capital improvements. Completion of the project is anticipated in December 2021. With this schedule, the first annual grant payment would be anticipated during FY23. The total estimated value of the incentive is \$34,704. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners.

District 5

- 7. Baseball Park, LLC Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received applications from businesses that propose to construct industrial/office buildings as part of the International Golf Parkway Commerce Center, which is to be located off International Golf Parkway near U.S. 1. The applications received for buildings at the commerce center total more than 120,000 square feet of office/industrial/warehouse space. One of the applications received by the Agency for economic development incentives is from Baseball Park, LLC (Applicant) to develop a 28,000-square-foot speculative space for industrial and office tenants. The project scored 5 points under the ‘Speculative Space’ 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) and four years ad valorem taxes paid by the applicant (general County portion) on capital improvements. Completion of the project is anticipated in December 2021. With this schedule, the first annual grant payment would be anticipated during FY23. The total estimated value of the incentive is \$125,151. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners.

District 5

8. Smart Recycling of North Florida Economic Development Incentive Request.

The St. Johns County Economic Development Agency (Agency) has received applications from businesses that propose to construct industrial/office buildings as part of the International Golf Parkway Commerce Center, which is to be located off International Golf Parkway near U.S. 1. The applications received for buildings at the commerce center total more than 120,000 square feet of office/industrial/warehouse space. One of the applications received by the Agency for economic development incentives is from Smart Recycling of North Florida (Applicant) to develop a 15,170-square-foot speculative space for industrial and office tenants. The project scored 5 points under the 'Speculative Space' 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) and four years ad valorem taxes paid by the applicant (general County portion) on capital improvements. Completion of the project is anticipated in December 2021. With this schedule, the first annual grant payment would be anticipated during FY23. The total estimated value of the incentive is \$63,925. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners.

District 5

- 9. BTJ Property, LLC Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received applications from businesses that propose to construct industrial/office buildings as part of the International Golf Parkway Commerce Center, which is to be located off International Golf Parkway near U.S. 1. The applications received for buildings at the commerce center total more than 120,000 square feet of office/industrial/warehouse space. One of the applications received by the Agency for economic development incentives is from BTJ Property, LLC (Applicant) to develop an 18,000-square-foot speculative space for industrial and office tenants. The project scored 3 points under the 'Speculative Space' category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development grant of up to 50% of fees paid to the County by the applicant (impact fees and water/sewer connection fees) and two years ad valorem taxes paid by the applicant (general County portion) on capital improvements. Completion of the project is anticipated in December 2021. With this schedule, the first annual grant payment would be anticipated during FY23. The total estimated value of the incentive is \$40,173. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners.

District 5

- 10. Industrial Tractor Parts Co., Inc. Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received applications from businesses that propose to construct industrial/office buildings as part of the International Golf Parkway Commerce Center, which is to be located off International Golf Parkway near U.S. 1. The applications received for buildings at the commerce center total more than 120,000 square feet of office/industrial/warehouse space. One of the applications received by the Agency for economic development incentives is from Industrial Tractor Parts Co., Inc. (Applicant) to develop a 46,000-square-foot building for the Applicant's business operations, which includes assembly, warehousing, sale and repair of undercarriage parts for crawler-type machines such as bulldozers, loaders and excavators. After the Applicant submitted the application, they subsequently withdrew their request for confidentiality. The project scored 5.5 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 50% of fees paid to the County by the applicant (impact fees and water/sewer connection fees), two years ad valorem taxes paid by the applicant (general County portion) on capital improvements and two years tangible business personal property tax paid by the applicant (general County portion). Completion of the project is anticipated in December 2021. With this schedule, the first annual grant payment would be anticipated during FY23. The total estimated value of the incentive is \$78,144. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners.

Presenter: Phong Nguyen, Transportation Development Manager

- 11. 2021 Roadway and Transportation Alternatives List of Priority Projects (LOPP).** The Florida Department of Transportation (FDOT) and the North Florida Transportation Planning Organization (TPO) request from local governments their project priorities for potential funding of new transportation projects to be considered for inclusion in the new fiscal year (FY 2026/27) of FDOT's Work Program. This is an annual recurring request to local governments. The St. Johns County Board of County Commissioners is charged with prioritizing all projects within the County, including those within municipal boundaries. The Transportation Advisory Group (TAG), consisting of County staff, representatives of the City of St. Augustine, St. Augustine Beach, St. Johns County School District, St. Johns County Sheriff's Office, and the St. Augustine-St. Johns County Airport Authority met on November 20, 2020 to review last year's priorities and to recommend this year's priorities. The attached LOPP includes recommendations of the TAG for both highway and alternatives projects.

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

- 12. Consider appointments to the Tourist Development Council.** In accordance with Florida Statutes 125.0104 and SJC Ordinance 1996-71, the SJC Tourist Development Council (TDC) is required to have two elected municipal officials on the council. The seat held by a City of St. Augustine Beach representative has expired. Please find attached for review and consideration a letter from Max Royle, City Beach Manager, requesting Vice Mayor Don Samora be appointed as the City of St. Augustine Beach representative on the TDC, along with a completed application from Vice Mayor Samora. In addition to this appointment recommendation, there are currently three other vacancies on the TDC due to a resignation and two expired terms. Two vacancies are required to be held by an owner or operator of tourist accommodations subject to bed tax. The third seat may be filled by either an individual involved in a tourist related business other than accommodations or an owner or operator of tourist accommodations subject to bed tax. These vacancies were advertised in September 2020 for a four week span. Please find attached for your review and consideration a letter of recommendation from the Tourist Development Council and Sixteen (16) applications. Accommodations applicants: Samuel Blevins - (District 5), Shannon Dearin - (District 1), Joe Finnegan - (District 5), Irving Kass - (District 2), Bill McClure - (District 3), Charles Robles - (District 5), and Stephanie Wyland - (District 3). Non-Accommodations applicants: Zachary Cole - (District 3), Kathy Fleming - (District 5), Kathy Hiester - (District 4), Peter Karpen - (District 4), Terran McGinnis - (District 5), Victor Raymos - (District 1), Albert Syeles - (District 5), Christopher Waters - (District 1), Michael Wicks - (District 4).

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

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Tuesday, February 2, 2021 9:00 AM

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CONSENT AGENDA

- 1. Motion to approve the Cash Requirement Report.** *For more information, contact Lon Stafford, Director of Financial Support at 819-3622*
- 2. Motion to adopt St. Johns County Emergency Proclamation No. 2021-_____, 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 2021-_____, approving the final plat for Waterford Lakes Phase 1.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 4. Motion to adopt Resolution 2021-_____, approving the final plat for Parkland Preserve Phase 2B, 2C, and 2D.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 5. Motion to adopt Resolution 2021-_____, approving the final plat for Entrada Phase 1 Unit 3.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 6. Motion to adopt Resolution 2021-_____, approving the final plat for PARK RIDGE.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 7. Motion to adopt Resolution 2021-_____, approving the final plat for Crosswater Village Phase 6B (replat).** *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
- 8. Motion to adopt Resolution 2021-_____, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on March 2, 2021 at 9:00 a.m. or at a date and time as soon thereafter as possible, to hear a request for the vacation of all of that portion of a 12-1/2 foot alley and a 15 foot alley and a 20 foot alley lying behind or adjacent to all Lots 1 through 24, Block 2, Jackson Park Subdivision, as recorded in Map Book 3, page 51, of the public records of St. Johns County, Florida.** *For more information, contact Eric Clark, Engineer at 209-0684*

9. Motion to adopt Resolution 2021-_____, accepting and authorizing the County Administrator, or designee, to execute a **Temporary Access Easement to a communication antenna tower site located off US 1 South.** *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
10. Motion to adopt Resolution 2021-_____, approving the terms, provisions, conditions, and requirements of an Agreement between the JEA and St. Johns County; authorizing the County Administrator to execute the Agreement on behalf of the County; approving the terms, provisions, conditions, and requirements of a **Non-Exclusive Easement for Utilities in favor of JEA;** authorizing the Chair to execute the easement on behalf of the County; and amending the FY 2021 budget to recognize and appropriate revenue in the amount not to exceed \$1,525,038 within the FY 2021 Transportation Trust Fund Budget. *For more information, contact Greg Caldwell, Interim Public Works Director at 904 209-0266*
11. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to award Bid No. 21-24; **Sale of Real Property Located at 58 Masters Drive, St. Augustine, Florida** to Casey Welch as the second highest, responsive, responsible bidder, and execute a Purchase and Sale Agreement in substantially the same form and format as attached hereto for the sale of real property located at 58 Masters Drive, St. Augustine, Florida in St. Johns County as provided in Bid No. 21-24. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
12. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to enter into negotiations, and upon successful negotiations, execute an agreement in substantially the same form and format as attached hereto with **Complete Services Well Drilling, Inc., Thompson Well & Pump, Inc., and A.C. Schultes of Florida, Inc., to perform services in accordance with RFP 21-35** and as authorized by Task Order. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
13. Motion to adopt Resolution 2021-_____, to authorize the County Administrator, or his designee, to negotiate with and, if negotiations are successful, to enter into a **concessionaire agreement with Rick Burres dba The Bait Shack, in accordance with RFP 21-27.** *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 209-0158*
14. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to execute a contract in substantially the same form and format as attached hereto to **Steelhead Plumbing, LLC for the installation of touchless plumbing fixtures, soap dispensers, roll towel dispensers, and gel liquid hand sanitizer dispensers for various County facilities in response to COVID-19** for an amount not-to-exceed \$211,230.00 in accordance with requirements consolidated under Misc. No: 21-55. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
15. Motion to adopt Resolution 2021-_____, to authorize the County Administrator, or his designee to award and execute an agreement, in substantially the same form and format as attached, with **St Johns County Council on Aging, Inc. dba Coastal Transportation as the lowest, responsive, responsible bidder for Bid No: 21-42; St. Augustine Amphitheatre Shuttle Services.** *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 209-0158*

16. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to enter into negotiations with **James Moore & Co, P.L. as the highest ranked firm under Misc. 21-58; FY 2020 Auditing Services**, and upon successful negotiations entering into an agreement, in substantially the same form and format as attached, for the completion of the required services for an amount not-to-exceed \$205,000.00. *For more information, contact Jaime Locklear, Asst. Dir. Purchasing & Contracts at 904 209-0158*

17. 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 Director Purchasing & Contracts at 904 209-0158*

18. Motion to approve a transfer of \$20,000 from Fire/EMS Impact Fee Projects Reserve to Service Charges to cover anticipated **FY 2021 credit card service charges**. *For more information, contact Jesse Dun, Director at 904 209-0568*

19. Motion to approve a transfer of \$49,850 from Equitable Sharing Justice Department Reserve for appropriation to the Sheriff's Office for use in accordance with federal guidelines to **purchase a firearms training simulator system for the Emergency Communications Center and Training Facility**. *For more information, contact Robert A. Hardwick, Sheriff at 904 824-8304*

20. Motion to adopt Resolution 2021-_____, approving the issuance by the St. Johns County Housing Finance Authority of the Governmental Note in connection with the **San Marcos Heights Project (Multifamily Mortgage Revenue Note, Series 2021)** in an aggregate principal amount not to exceed \$17,500,000. *For more information, contact Rebecca Lavie, Senior Assistant County Attorney at 904 827-6890*

21. Motion to adopt Resolution 2021-_____, authorizing the Chair to sign **HUD SF-424 and Certifications**; authorizing the County Administrator, or his designee, to submit to HUD the signed documents and amended 2019-2020 Annual Action Plan; and recognizing and appropriating \$950,706 in CDBG-CV3 funds within the fiscal year 2021 general fund budget. *For more information, contact Joseph Cone, Assistant Director Health and Human Services at 904 827-6890*

22. Motion to adopt Resolution 2021-_____, approving the terms and conditions, and authorizing the Chair to execute the lease between the **Bureau of Ocean Energy Management of the Department of the Interior and St. Johns County regarding the use of outer continental shelf sand resources** in substantially the form attached for the South Ponte Vedra Beach Restoration project in St. Johns County. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*

23. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to execute a Termination, Release and Settlement Agreement and a **Tourism Promotion Agreement** in substantially the same form and format as attached. *For more information, contact Tera Meeks, Tourism and Cultural Development Director at 904 209-4428*

- 24.** Motion to approve minutes
- 01/12/2021, BCC Special