

# 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

Hunter S. Conrad, County Administrator  
Patrick F. McCormack, County Attorney

Tuesday, March 2, 2021 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
- ❖ Proclamation Recognizing March as Florida Archeology Month
- ❖ Acceptance of Proclamation
- ❖ Public Safety Update
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

**Presenter: Joseph Cearley, Special Projects Manager**

1. **Public Hearing \* LDC Amendments - Article II and XII - Short Term Vacation Rentals.** Proposed Land Development Code Amendments – Amending Articles II and XII of the St. Johns County Land Development Code for Short Term Vacation Rentals

**Presenter: Jesse Dunn, Director, Office of Management & Budget**

- 2. St. Johns County Taxable Water and Sewer Revenue Refunding Bonds, Series 2021.** A resolution of the Board of County Commissioners, authorizing the issuance of "St. Johns County, Florida Taxable Water and Sewer Revenue Refunding Bonds, Series 2021," in an aggregate principal amount not to exceed \$45,000,000 for the principal purposes of refunding a portion of the outstanding Series 2013A Bonds and a portion of the Series 2014 Bonds and paying the costs of issuing the 2021 Bonds. In sum, the resolution authorizes the issuance of the 2021 Bonds, and pledges from water and sewer net revenues of the St. Johns County Utility System to secure payment of the debt service. The resolution also authorizes and directs the County Administrator, with the advice of the County's Financial Advisor and Bond Counsel, to determine the aggregate principal amount of 2021 Bonds to be issued, provided, however, the aggregate principal amount of the Bonds shall not exceed \$45,000,000 and the net present value debt service savings exceed 5% of the refunded bonds par amount. In order to more efficiently move forward, the resolution further provides for the authorization of the publication of a notice of sale for the 2021 Bonds; award of the 2021 Bonds pursuant to a public bid; appointing the paying agent and registrar; authorization for distribution of a preliminary official statement and the execution and delivery of an official statement; authorization to execute and deliver an escrow deposit agreement; appointment of an escrow agent; authorization to execute and deliver a continuing disclosure certificate and the appointment of a dissemination agent; and an effective date. Here, the Finance Team seeks the Board's approval of this resolution, which includes the substantially final forms of the required documents (attached hereto and incorporated herein as Exhibits A-E), to move forward with the competitive sale and issuance of the 2021 Bonds. For the Board's convenience in reviewing, each of the exhibits are titled/described below: Exhibit A, Form of Official Notice of Sale; Exhibit B, Form of Preliminary Official Statement; Exhibit C, Form of Continuing Disclosure Certificate; Exhibit D, Form of Registrar and Paying Agent Agreement; Exhibit E, Form of Escrow Deposit Agreement.

**Presenter: Ellen Avery-Smith, Esq., Rogers Towers, P.A.**

**Staff Member: Cynthia A. May, ASLA, Senior Supervising Planner**

**District 1**

- 3. Public Hearing \* MAJMOD 2020-22 Bannon Lakes PUD Lot Width.** Request for a Major Modification to the Bannon Lakes PUD (Ordinance 2015-11, as amended) to allow a minimum lot width of 40 feet for single family residential in lieu of the currently permitted 43 feet. The Planning and Zoning Agency held a public hearing on this item on February 4, 2021, and voted 5 to 1 in favor of recommending approval. There was no public input.

**Presenter: Ellen Avery-Smith, Esq., Rogers Towers, P.A.**

**Staff Member: Justin Kelly, Senior Planner**

**District 5**

- 4. Public Hearing \* MAJMOD 2020-20 St. Augustine Centre Medical Center.** Request for a Major Modification to the St. Augustine Centre PUD (Ordinance 1997-23, as amended) to add 100,000 square feet of medical center uses. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on February 4, 2021. The Agency voted unanimously to recommend approval, 6-0.

**Presenter: Dan Sikes/Applicant**  
**Staff Member: Eric Clark, Engineer**

**District 4**

- 5. *Public Hearing* \* VACROA 2020-01 Jackson Park Subdivision - Public Hearing to vacate 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.** The applicant requests 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. Based on staff's review thus far, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation. Staff anticipates we will have no objections to the request.

- ❖ Public Comment
- ❖ 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, 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-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award SS No: 21-18; Purchase of Davis Park Sports Lighting** and to execute and issue a purchase order to Musco Sports Lighting, LLC, for the purchase of the specified LED lighting system at a total price of \$185,000.00. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
- 4. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute a Consent to Assignment Agreement, in substantially the same form and format as attached hereto, providing for an assignment of Master Contract No. 20-MCC-KRY-12220 to Fleetwash, Inc dba Krystal Klean.** *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
- 5. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award RFP No. 21-52; CDBG-DR Owner Occupied Rehabilitation/Elevation/Reconstruction, to Excel Contractors, LLC and St. Johns Housing Partnership, Inc., as the highest ranked responsive, responsible respondents and to execute contracts in substantially the same form and format as attached hereto for performance of the work.** *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
- 6. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute a contract in substantially same form and format as attached hereto with DB Civil Construction, LLC for completion of the St. Johns County pavement resurfacing portion of the Ponte Vedra Blvd. 6-inch Cast Iron Water Main Replacement project as provided in JEA's Bid No. 003-21, for a lump sum cost of \$319,703.00** *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*

7. Motion to adopt Resolution 2021-\_\_\_\_, authorizing the County Administrator, or designee, to execute a Consent to Assignment Agreement, in substantially the same form and format as attached hereto, providing for an assignment of **Master Contract No. 18-MCC-KRY-09434 to Fleetwash, Inc dba Krystal Klean.** *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
8. Motion to adopt Resolution 2021-\_\_\_\_, authorizing the County Administrator, or designee, to enter into negotiations with **CDM Smith Inc. as the top ranked firm under RFQ 21-25; Engineering and Environmental Services** for SJC Solid Waste Division, and upon successful negotiations, to award and execute a contract in substantially the same form and format as attached for completion of the work, or to conduct negotiations with the next successively ranked firms as required until an agreement to complete the work is reached. *For more information, contact Jaime Locklear, Asst. Director of Purchasing & Contracts at 904 209-0158*
9. 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*
10. 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 Refunding Bonds, Series 2012 A, and Transportation Improvement Revenue Refunding Bonds, Series 2012**, and to present at a future St. Johns County Board of County Commission meeting for consideration. *For more information, contact Jesse Dunn, Director at 209-0568*
11. Motion to approve the transfer of \$103,950 from Transportation Trust Fund Capital Outlay Reserves for the payment of **one-time maintenance of Old Barn Weir Channel** per the Construction and Maintenance Agreement with Sawgrass Country Club, Inc. *For more information, contact Greg Caldwell, M.P.A., Interim Public Works Director at 209-0266*
12. Motion to adopt Resolution 2021-\_\_\_\_, approving and authorizing the County Administrator or his designee to submit a completed application through the Florida **Department of Economic Opportunity for the Community Development Block Grant - Coronavirus Relief Program (CARES Act)** *For more information, contact Bob Quinney, Grants Manager at 904 209-1287*
13. Motion to adopt Resolution 2021-\_\_\_\_, authorizing the County Administrator, or his designee, to execute an agreement substantially in the same form as the attached **Economic Development Grant Agreement with Encompass Health Rehabilitation Hospital of St. Augustine, LLC** on behalf of St. Johns County. *For more information, contact Jennifer Zuberer, Economic Development Specialist at 209-0560*
14. Motion to authorize the County Administrator, or his designee, to submit an application for the **2020 Staffing for Adequate Fire and Emergency Response (SAFER)** grant on behalf of St. Johns County Fire Rescue. *For more information, contact Jeremy Robshaw, Chief Administrative Services at 904 209-1750*

**15. Motion to approve minutes:**

- 01/19/2021, BCC Regular
- 02/02/2021, BCC Regular
- 02/03/2021, Joint BCC/School Board
- 02/09/2021, BCC Special
- 02/16/2021, BCC Regular
- 02/23/2021, BCC Special

