

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, April 6, 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
- ❖ Proclamation Recognizing April 2021 as National Healthcare Decisions Month
- ❖ Proclamation Recognizing April 2021 as Sexual Assault Awareness Month
- ❖ Proclamation Recognizing April 2021 as National Poetry Month
- ❖ Proclamation Recognizing April 11 - 17, 2021, as Public Safety Telecommunications Week
- ❖ Acceptance of Proclamations
- ❖ Public Safety Update
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter: Kathryn Whittington, Esq., Whittington Law, PLLC

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 5

1. **MAJMOD 2020-12 Saint Johns Interchange Parcels PUD.** Major Modification 2020-12 – Major modification to the Interchange Parcels PUD (Ordinance No. 1991-36, as amended), located within the Saint Johns Development of Regional Impact (DRI). The request provides for the transfer of five (5) residential dwelling units and 200,000 square feet of retail/commercial development rights to the Six Mile Creek PUD, also located within the Saint Johns DRI, the incorporation of previous approved land use exchange of 728,863 square feet of industrial uses to 350,000 square feet of commercial uses, pursuant to the approved Land Use Equivalency Table in the Saint Johns DRI, allow up to 250 multi-family units to be constructed on Parcel 15 and allow multi-family parking standards as per the Land Development Code. The Planning and Zoning Agency recommended approval with a 3-2 vote. The Agency discussed growth and development in the general area of International Golf Parkway, Pacetti Road and SR 16, and its impact on quality of life, traffic capacity, school capacity, if there is a need for additional commercial uses in this area, and the impact these changes may have upon the existing residents within both the Interchange Parcel PUD and the Six Mile Creek PUD, specifically the King and Bear community in the Six Mile PUD. Many King and Bear residents spoke against increasing the commercial uses at the entrance of the King and Bear community. Please see Growth Management Report for project details.

2. **Public Hearing * MAJMOD 2020-13 Six Mile Creek PUD.** Major modification to the Six Mile Creek PUD, located within the Saint Johns Development of Regional Impact (DRI). The request provides for a transfer of five (5) dwelling units from the Interchange Parcels PUD, planned as single family or multi-family; a transfer of 200,000 square feet of commercial retail uses increasing the commercial retail to 351,000 square feet; delete 6,000 square feet of commercial entitlement on Parcel 9 and relocate to Parcels 1 and 2 of Six Mile Creek North; decrease the commercial entitlement on Parcel 6 from 15,000 square feet to 13,650 square feet and relocate to Parcels 1 and 2 of Six Mile Creek North; and allow 18,362 square feet of the King and Bear Clubhouse for commercial uses. The Planning and Zoning Agency recommended approval with a 3-2 vote. The Agency discussed growth and development in the general area of International Golf Parkway, Pacetti Road and SR 16, and its impact on quality of life, traffic capacity, school capacity, if there is a need for additional commercial uses in this area, and the impact these changes may have upon the existing residents within both the Interchange Parcel PUD and the Six Mile Creek PUD, specifically the King and Bear community in the Six Mile PUD. Many King and Bear residents spoke against increasing the commercial uses at the entrance of the King and Bear community. Please see Growth Management Report for project details.

Presenter: Joy Andrews, Deputy County Administrator

3. **Project Breeze Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received an application from Project Breeze for economic development incentives. The Applicant has requested confidentiality under Section 288.075, Florida Statutes, for the project as it goes through the due-diligence process. The Applicant proposes to develop a 150,000-square-foot building (Building A) to house digital media operations within the qualified targeted industry of infotech. The Applicant has yet to submit the final number of new fulltime jobs and annual average wage of the new jobs the project will bring. In addition to the provision of incentives based on the construction of a new facility and creation of new jobs, the Applicant has requested that the County consider the value of retention of existing jobs at an existing facility (Building B) within the County in its consideration of the application. The project will retain 145 jobs there, averaging \$97,000 per job retained. The Applicant has also proposed additional potential inducements for further incentives, such as the conveyance of certain property rights to the County and the opportunity for the County to work with the Applicant as a resource for County-wide economic development and general marketing. These inducements would be a condition of the County's entering into an incentive agreement with the Applicant. The County has broad authority under Section 125.045, Florida Statutes, to expend public funds for the expansion or retention of businesses. The Applicant has requested economic development incentives over a 30-year period due to the magnitude of the project and to encourage retention and expansion of an existing business with significant economic impact within St. Johns County. An incentive period of this duration falls outside of the scope of the incentive program provided under Section 11 of the St. Johns County Business Incentive Program Ordinance (the Ordinance); however, Section 7 of the Ordinance permits the Board of County Commissioners to consider incentives that fall outside the scope of the program. Completion of the project is anticipated by the first quarter of 2024. With this schedule, the first annual grant payment would be anticipated during FY26. Based on the Applicant's request, the estimated value of the incentive for Building A is \$13,774,888. Based on the Applicant's request, the estimated value of the incentive for Building B is \$9,605,237. Based on the Applicant's request, the total estimated value of incentives for both buildings is \$23,380,125. The requested values are subject to change based on the final number of new fulltime jobs provided by the Applicant and other conditions outlined for the project. 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: Shannon Acevedo, AICP Senior Planner MDG

Staff Member: Valerie Stukes, Senior Planner

District 2

4. **Public Hearing * CPA (SS) 2019-06 State Road 16 Car Condos.** A request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map classification from Rural/Silviculture (R/S) to Mixed Use (Md) for approximately 5.74 acres of land, with a Text Amendment to Policy A.1.11.1(M)(8) limiting Commercial development to a maximum of 79,000 square feet. The Planning and Zoning Agency voted 5-0 to recommend approval.

District 2

5. **PUD 2019-09 State Road 16 Car Condos.** A request to rezone approximately 5.74 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 79,000 square feet of commercial development, of which 55,000 square feet shall be utilized for Car Condo Facility, specifically located south of state road 16 about 1 mile east of the SR 16 and Pacetti Road interchange. The Planning and Zoning Agency voted 5-0 to recommend approval.

Presenter: Gilbert Spruance, Heritage Homes

Staff Member: Jacob Smith, Planner

District 4

6. **Public Hearing * NZVAR21-01 Eventide Lot 11.** Request for a Non-Zoning Variance to Land Development Code Section 4.01.06.B to allow for a retaining wall in lieu of a minimum 25-foot building setback to the Upland Buffer, specifically located at 57 Beachscape Circle.

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

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 5

7. **Public Hearing * CDD AMD 2020-04 World Commerce Center.** CDD Petition to amend the CDD boundary to add approximately eight acres to the World Commerce Center CDD.

Presenter: Joseph Cearley, Special Projects Manager

8. **Public Hearing * Workforce Housing Zoning District - Discussion Item.** Discussion item for the Board of County Commissioners contemplating an amendment to the Comprehensive Plan and Land Development Code for the potential amendment to the market price maximum cap set on the \$210,000 pricepoint.

Presenter: Jesse Dunn, Director

- 9. Tourism Industry Recovery Loan.** On May 19, 2020, in response to the COVID-19 pandemic, the Board of County Commissioners (BCC) approved a General Fund loan in the amount of \$2 million to Tourism Development Tax Fund, Category I to initiate incremental advertisement programs to target demand among those visitors willing to travel, in order to sustain tourism industry in St. Johns County. Specifically, the BCC approved a motion authorizing an allocation of \$2 million in General Fund reserves to provide for destination marketing to promote St. Johns County as a tourist destination in accordance with the plan presented by the St. Johns County Visitors and Convention Bureau on May 19, 2020, authorizing the County Administrator to execute an amendment governing expenditure of the funds, and for the funds to be paid back over a period of five years from Tourist Development Category I revenues. On March 16, 2021, Commissioner Dean requested Board consideration to discuss loan forgiveness associated with that loan.

- ❖ Public Comment
- ❖ 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 - 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, April 6, 2021 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 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 Chair of the Board, on behalf of the County, to execute and deliver to the State of Florida Department of Transportation **Temporary Easements over a portion of S. Holmes Boulevard in connection with the State Road 313 transportation project.**** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
- 4. Motion to adopt Resolution 2021-_____, accepting Grant of Easements to St. Johns County required for the **S. Orange Street CDBG Drainage Project.**** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
- 5. Motion to adopt Resolution 2021-_____, accepting a Final Release of Lien, Warranty, Easement for Utilities and a Bill of Sale conveying all personal property associated with the **water and sewer systems to serve The Global Home of the PGA Tour** located off Palm Valley Road.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
- 6. Motion to adopt Resolution 2021-_____, approving the terms and conditions of a **Maintenance Agreement between the State of Florida Department of Transportation and St. Johns County** in connection with the proposed Deer Run Road Extension adjacent to the SR 313 right-of-way and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
- 7. Motion to adopt Resolution 2021-_____, accepting a Final Release of Lien, Warranty, Easement for Utilities and a Bill of Sale conveying all personal property associated with the **water, sewer, reuse and sewer force main systems to serve Hartford (Silverleaf Parcel 17C)** located off St. Johns Parkway.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

8. Motion to adopt Resolution 2021-_____, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with **water system to serve Silverleaf Village Amenity Center (Parcel 17)** located off St. Johns Parkway. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
9. Motion to adopt Resolution 2021-_____, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with **water system to serve Pet Paradise WGV** located off International Golf Parkway. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
10. Motion to adopt Resolution 2021-_____, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with the **force main extension on County Road 214 between Allen Nease Road and Morgans Treasure Road.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
11. Motion to adopt Resolution 2021-_____, authorizing the County Administrator or his designee, to execute and issue a purchase order to **Sensus USA, Inc., for the purchase of the specified water meter equipment** at a total price of \$455,544.41. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*
12. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to **award Bid No. 21-55; Vilano Beach Fishing Pier Floating Dock Replacement to Yelton Construction Company, Inc.,** as the lowest, responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached hereto for completion of the project as provided in Bid No. 21-55 at a lump sum price of \$309,934.00, plus Bid Alternate #1 at a unit price of \$20,000.00 to replace any existing pile, if determined that any of the existing 10 concrete piles are unusable. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*
13. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to **award Bid No. 21-58, Mowing Services on Shore Drive to VerdeGo Landscape,** as the lowest, responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached hereto to perform the required services at an annual cost of \$27,269.28. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*
14. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to **award Bid No. 21-65, Trash Collection Services at St Johns County Parks & Properties to Lyons Contract Service,** as the lowest, responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached hereto for performance of the services at an annual cost of \$112,032.12. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 209-0158*

15. Motion to adopt Resolution 2021 – _____, authorizing the County Administrator, or his designee, to **award Bid No: 21-53; Application of Rejuvenation Agent on Various Streets in St. Johns County to Pavement Technology, Inc.** as the lowest, responsive, responsible bidder, and to execute a contract in substantially same form and format as attached hereto for completion of the project as provided in Bid No. 21-53, for a lump sum cost of \$282,488.00. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*

16. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to negotiate terms and conditions and upon satisfactory negotiations, to execute an agreement in substantially same form and format as attached hereto with **Airgas USA, LLC, for service on an as-needed basis as provided in Bid No. 21-63,** for the unit price of \$.099 per pound. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*

17. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to execute **Misc. 21-71 Annual Maintenance Agreement with Carrier Corporation,** in substantially same form and format as attached hereto with the first year cost of \$15,985.00 renewable for as long as the Chillers are operational at the SJC Courthouse. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*

18. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to enter into negotiations, and upon successful negotiations, **award RFP No. 21-39, Maintenance and Repairs to St Johns County Fire Rescue Fleet and St Johns County Fleet Maintenance to Continental Auto/Truck Service Center, Inc.,** and to execute a contract in substantially the same form and format as attached hereto for performance of the required services specified under RFP No: 21-39. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*

19. 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*

20. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to enter into negotiations with **Witt O'Brien's LLC as the highest ranked firm under RFP No 21-68; Emergency Rental Assistance Grant - Program Administration Services,** and upon successful negotiations, to execute a contract in substantially the same form and format as attached hereto for completion of the work as specified in RFP No: 21-68. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*

21. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee to award **Bid No:21-69; Davis Park Artificial Turf Field Replacement to Astro Turf Corporation dba APT Acquisition Construction Corp.,** as the lowest, responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached hereto for completion of the project as provided in Bid No:21-69 at a base bid price of \$305,400.00, plus \$54.00 per ton for gravel stone if needed. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*

22. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to execute an agreement in substantially same form and format as attached hereto with **Teleflex LLC to lock in current intraosseous vascular systems** pricing. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*
23. Motion to adopt Resolution 2021-_____, approving the terms, conditions, provisions, and requirements of a Memorandum of Understanding regarding **maintenance of traffic for CR 210 between Twin Creeks Development Associates, LLC and St. Johns County**, amending the Fiscal Year 2021 Transportation Trust Fund budget to receive unanticipated revenue, and authorizing the County Administrator, or designee, to execute the Memorandum of Understanding on behalf of the County. *For more information, contact Bradley Bulthuis, Senior Assistant County Attorney at 209-0805*
24. Motion to adopt Resolution 2021-_____, accepting a **Grant of Easement from Robert and Janice Beach to provide drainage for De Soto Road** and directing the Clerk to record the original in the public records of St. Johns County. *For more information, contact Bradley Bulthuis, Senior Assistant County Attorney at 209-0805*
25. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to implement a subrecipient contract for **St. Johns Housing Partnership, Inc., for the purpose of increasing the supply of affordable housing** in St. Johns County. The property is located at 3380 11th Street, Elkton, FL 32022. *For more information, contact Roberto Ortiz, Housing and Community Services Manager at 904 827-6894*
26. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to execute a subrecipient contract with **Alpha-Omega Miracle Home, Inc., for the purpose of increasing the supply of affordable housing** in St. Johns County. *For more information, contact Roberto Ortiz, Housing and Community Services Manager at 904 827-6894*
27. Motion to adopt Resolution 2021-_____, authorizing the Chair to **sign HUD-7082 Funding Approval/Agreement for CDBG funds**, authorizing the County Administrator, or his designee, to submit to HUD the signed HUD-7082 Funding Approval/Agreement for CDBG and to recognize and appropriate \$995,177 in unanticipated CDBG funds within the Fiscal Year 2021 Budget. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
28. Motion to adopt Resolution 2021-_____, approving the terms, provisions, conditions, and requirements of the **Non-Exclusive Franchise Agreement for Construction and Demolition debris** between St. Johns County, Florida and **Atlantic Disposal LLC** and authorizing the County Administrator or designee to execute the Non-Exclusive Franchise Agreement on behalf of the County. *For more information, contact Greg Caldwell, Interim Public Works Director at 209-0266*

29. Motion to adopt Resolution 2021-_____, approving and adopting the **St. Johns County Comprehensive Emergency Management Plan**. *For more information, contact Joseph Giammanco, Director of Emergency Management at 904 824-5550*
30. Motion to adopt Resolution 2021-_____, **accepting Florida Department of Health Emergency Medical Services County Grant** in the amount of \$18,691; approving terms, conditions, requirements of grant agreement; authorizing the County Administrator, or designee, to execute grant agreement on behalf of St. Johns County; and recognizing and appropriating the grant contribution in the FY 2021 budget. *For more information, contact Jeremy Robshaw, Chief Administrative Services, SJCFR at 209-1750*
31. Motion to adopt Resolution 2021-_____, recognizing a **\$2,500 donation from Florida Elite Soccer Association** as unanticipated revenue and allocating the funds for use in the FY21 budget to complete **improvements at Veterans Park Soccer Fields**. *For more information, contact Doug Bataille, Director at 904 209-0322*
32. **Motion to approve minutes:**
- 3/16/2021, BCC Regular
33. **Proofs:**
- Proof: Notice of Hearings, Ordinance 99-51, held on December 1, 2020, January 21, 2021, and February 16, 2021 IDC, BCC and PZA, published on November 17, 2020, in the St. Augustine Record.
- Proof: Notice of Hearing, South Ponte Vedra Dune Restoration Project, held on January 14, 2021, published on December 31, 2020 and January 7, 2021, in the St. Augustine Record.

