

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, May 4, 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 Declaring May 2021, as Foster Care Month
- ❖ Proclamation Declaring May 2021, as Motorcycle Safety Awareness Month
- ❖ Proclamation Declaring May 2021, as Older Americans Month
- ❖ Proclamation Declaring May 2 - 8, 2021, as Correctional Officers and Employees Week
- ❖ Acceptance of Proclamations
- ❖ Public Safety Update
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenters: Elizabeth Payne, CEO and Eric Anderson, Emergency Preparedness Manager, Northeast Florida Regional Council

1. **Northeast Florida Regional Council Resiliency Program.** As requested by Commissioner Blocker, the Northeast Florida Regional Council will be providing a brief presentation on their Resiliency Program. The Resiliency Program has a nexus to several existing NEFRC programs of Emergency Preparedness and Economic Development. The presentation will include a discussion of ongoing programs in the Region, a few county specific projects and upcoming work that will include St. Johns County. Beth Payne, CEO and Eric Anderson, Emergency Preparedness Manager will be presenting.

Presenter: Doug Bataille, Director

District 3

2. **License Agreement for Escambia Public Beach Access Project.** St. Johns County has been contacted by Escambia Right of Way Public Beach Access Project, Inc., a non-profit formed by residents primarily along Broward Street near the Crescent Beach area of the County, as they look to construct and install a pedestrian beach access and dune crossing that will be open to the public and requires access to an unopened section of the County-owned right-of-way of Escambia Street. The group will finance and construct the improvements and seek all approvals, permits and licenses needed for the project. The group also proposes a process for it to request the County to accept ownership of the improvements upon completion of construction, but will warranty the improvements for one year and provide a one-time financial contribution of \$7,500.00 to the County for future maintenance, operation costs, and expenses for the improvements. County staff has prepared, for the Board's consideration, a proposed license and hold harmless agreement providing for the installation, construction, and operation of the improvements with the Right-of-Way, subject to certain terms, conditions, provisions and requirements. Annual costs for maintenance and operating expenses are estimated at \$600-\$1,000.

Presenter: Joseph C. Cearley, Special Projects Manager

3. **Public Hearing * LDC Amendments - Article II and XII - Short Term Vacation Rentals.** At its March 2, 2021 meeting, the Board of County Commissioners heard a second reading of proposed Land Development Code amendments relating to Short Term Vacation Rentals. The Board continued the item until after the current session of the Florida Legislature due to pending litigation on the topic and directed staff to present further revisions in the meantime. This agenda item presents proposed amendments to Articles II and XII of the St. Johns County Land Development Code to address Short Term Vacation Rentals reflecting the Board's direction. Staff will also provide an update on the pending legislation at the public hearing.

Presenter: Douglas N. Burnett, St. Johns Law Group

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 5

4. **Public Hearing * PUD 2020-01 Fatemi Commercial PUD.** A request to rezone approximately 1.85 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of 12,000 square feet of commercial/retail or professional office uses. The property is located at 2590 and 2960 SR 16 and designated Mixed Use on the Future Land Use Map. The Planning and Zoning Agency recommended approval with a 5-0 vote at its March 18, 2021 regular scheduled public hearing. The Agency discussed growth in the area and the proposed PUD consistency with the Mixed Use designation of the surrounding area. Please see Growth Management Report for project details.

Presenter: Douglas N. Burnett, Esq., St. Johns Law Group
Staff Member: Joseph C. Cearley, Special Projects Manager

District 1

5. **Public Hearing * COMPAMD 2020-08 Stonecrest (Transmittal).** Transmittal hearing for COMPAMD 2020-08, known as Stonecrest, 6164 Race Track Road, a Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural/Silviculture (R/S) to Residential-C (RES-C) for approximately 46.53 acres for a residential community consisting of a maximum 147 dwelling units. The Planning and Zoning Agency recommended approval for Transmittal to State and Regional Agencies with a 7-0 vote at its April 1, 2021 regularly scheduled meeting. The Agency discussed the impacts of future growth and the impacts on schools.

Presenter: Beth Breeding, Silverfield Development Group
Staff Member: Joseph C. Cearley, Special Projects Manager

District 4

6. **Public Hearing * REZ 2021-03 Stokes Landing Townhomes.** Request to rezone approximately 33.46 acres of land from Open Rural (OR) to Workforce Housing (WH) to allow up to 320 Townhome units with at least 40% designated as Workforce Housing as required per the Land Development Code. The Planning and Zoning Agency recommended approval with a 7-0 vote at its April 1, 2021 regularly scheduled meeting. The Agency discussed ingress and egress to the property, increased traffic on U.S. 1 and potential impacts to Stoke Landing Road.

Presenter: Zach Crabtree, Esquire
Staff Member: Benjamin Powelson, Engineer

District 4

7. **Public Hearing * VACROA 2019-01 - a Public Hearing to vacate portions of Renoir Blvd.** The applicant requests a vacation of a portion of unopened/unimproved Renoir Blvd (7th Street, a 40 foot right-of-way by Plat) within the Hilden Subdivision. 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.

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

8. **Consider appointments to the Ponte Vedra Zoning and Adjustment Board.** Currently there are two vacancies on the Ponte Vedra Zoning and Adjustment Board both due to an expired term. Please find attached for your review and consideration two applications Richard Ensslen - District 4, and Jane Rollinson - District 4, along with a recommendation from the Ponte Vedra Zoning & Adjustment Board. Ponte Vedra Zoning District Regulations, Ordinance 2018-16, Section XII.B.2 states, "Appointments of board members shall be for four (4) year terms with total service limited to two (2) such terms." The suggested motions reflect such a term.

- ❖ 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, May 4, 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 Resolution 2021-_____**, approving the **final plat for College Park Replat.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 3. Motion to adopt Resolution 2021-_____**, approving the **final plat for Entrada Phase 1 Unit 2B.** *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
- 4. Motion to adopt Resolution 2021-_____**, approving the **final plat for Crosswater Parkway Extension to Pine Island Road Phases 1, 2 and 3.** *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
- 5. Motion to adopt Resolution 2021-_____**, approving the **final plat for Town Center West End Phase 1 Replat.** *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
- 6. Motion to adopt Resolution 2021-_____**, accepting a **Quit Claim Deed from Florida Department of Transportation for lands located off State Road 207.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
- 7. 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 **sewer line extension along Windantide Road.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*
- 8. Motion to adopt Resolution 2021-_____**, authorizing the County Administrator, or his designee, to enter into negotiations with **Raftelis Financial Consultants, Inc.**, and upon successful negotiations, execute an agreement in substantially the same form and format as attached for the performance of the required services in accordance with **RFP 21-61; Financial and Management Consulting Services.** *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*

9. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to award **SS No: 21-39; Purchase and Installation of Sports Lighting System Equipment for the Multipurpose Soccer Field #5 at Davis Park** and to execute an contract in substantially the same form and format as attached hereto to Musco Sports Lighting, LLC, for the completion of the project as provided in SS 21-39 at a total price of \$216,600.00. For *For more information, contact Jaime Locklear, Asst Diector Purchasing & Contracts at 904 209-0158*

10. 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*

11. Motion authorizing the County Administrator or designee to transfer \$200,000 from E-911 Communications Fund Capital Outlay Reserve for appropriation to the Sheriff's Office to **upgrade hardware and software for recording solutions** and quality assurance. *For more information, contact Robert A. Hardwick, Sheriff at 904-810-6602*

12. Motion to approve the transfer of \$137,909 from the Law Enforcement Trust Fund reserve for appropriation to the Sheriff's Office for use in accordance with section 932.7055, F.S., to support programs and services provided through the **Sheriff's Office Criminal Justice Training Facility, SJSO Beach Patrol Unit, the St. Johns County Police Athletic League and the SJSO Public Service Assistant Program** *For more information, contact Robert A. Hardwick, Sheriff at 904-810-6602*

13. Motion to adopt Resolution 2021-_____, approving the terms, conditions, provisions, and requirements of St Johns County's Department of Homeland Security Fiscal Year 2021 Port Security Grant Program application for a **Centralized Docking and Operations Center** and authorizing the Chair of the Board of County Commissioners to execute the Grant Application on behalf of the County. *For more information, contact Robert A. Hardwick, Sheriff at 904-810-6602*

14. Motion to adopt Resolution 2021-_____, designating the Deputy County Administrator for Strategic Affairs as **St. Johns County's public economic development agency** pursuant to Section 288.075, Florida Statutes, and St. Johns County Ordinance 2014-30. *For more information, contact Rebecca Lavie, Senior Assistant County Attorney at 904 209-0805*

15. 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 IGPW1, LLC** on behalf of St. Johns County. *For more information, contact Jennifer Zuberer, Economic Development Specialist at 904 209-0560*

16. 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 Baseball Park, LLC** on behalf of St. Johns County. *For more information, contact Jennifer Zuberer, Economic Development Specialist at 904 209-0560*

17. 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 BTJ Property, LLC** on behalf of St. Johns County. *For more information, contact Jennifer Zuberer, Economic Development Specialist at 904 209-0560*
18. 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 Smart Recycling of North Florida** on behalf of St. Johns County. *For more information, contact Jennifer Zuberer, Economic Development Specialist at 904 209-0560*
19. 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 Industrial Tractor Parts Co., Inc.** on behalf of St. Johns County. *For more information, contact Jennifer Zuberer, Economic Development Specialist at 904 209-0560*
20. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to submit an application on behalf of the County to the **Community Development Block Grant Fiscal Year 2021-2022 Program for funding for design and construction of the W. 7th Street Road Construction Project**, and to complete all necessary application paperwork and certifications. *For more information, contact Greg Caldwell, M.P.A, Interim Public Works Director at 904 209-0266*
21. Motion to adopt Resolution 2021- _____, authorizing the Chair of the Board to sign **HUD Form 7082, Funding Approval/Agreement** and the County Administrator, or his designee, to submit the signed HUD Form 7082, Funding Approval/Agreement, to HUD. *For more information, contact Roberto Ortiz, Housing and Community Services Manager at 904 827-6894*
22. Motion to adopt Resolution 2021-_____, authorizing the County Administrator or designee to execute a **Hurricane Isaias Disaster Declaration (FEMA-3533-DR-FL) Federally Funded Public Assistance State Agreement** in substantially the same form and format as attached hereto. *For more information, contact Joseph Giammanco, Director of Emergency Management at 904 824-5550*
23. **Motion to approve minutes:**
 - 04/20/2021, BCC Regular