

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 18, 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 May 2021 as Historic Preservation Month
- ❖ Proclamation Recognizing May 2021 as Drug Court Month
- ❖ Proclamation Recognizing May 16 - May 22, 2021 as Emergency Medical Services Week
- ❖ St. Augustine High School Varsity Cheerleaders Recognition
- ❖ Bill Young Retirement Recognition
- ❖ Acceptance of Proclamations
- ❖ Public Safety Update
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter: Erin L. Deady, Esq., Florida Counsel to Petros PACE Finance

Staff Member: Rebecca Lavie, Senior Assistant County Attorney

1. **Commercial Property Assessed Clean Energy (PACE) presentation.** At the April 6 Board of County Commissioners meeting, the Board received a request from Attorney Erin Deady to initiate a commercial PACE program in St. Johns County. The Board requested additional information on the PACE program. Ms. Deady has prepared a presentation with information on the commercial PACE program, including background on the applicable law, steps to implement the program, and examples of PACE projects from around the state. If the Board were to direct staff to take steps to implement the program, staff would bring back a resolution and interlocal agreements for consideration at a future Board meeting.

Presenter: Joy Andrews, Deputy County Administrator

District 4

- 2. PGA TOUR, Inc. Economic Development Grant Agreement for Broadcast Media Building.** On April 6, 2021, the Board approved a request to draft a grant agreement for Project Breeze, which has now been identified as a broadcast media building for PGA TOUR, Inc. PGA TOUR is evaluating relocating its broadcast media operations on PGA TOUR owned property along Palm Valley Road in Ponte Vedra Beach next to its global home building. Upon decision by the PGA TOUR to move forward with this project, the anticipated occupancy of the building is March 2024. Based on this schedule, the first annual grant payment would be anticipated during FY25, with an estimated annual payout of \$671,150. The total estimated value of the incentive is \$16,778,760.

Presenter: Shannon Acevedo, Matthews Design Group

Staff Member: Megan Kuehne, Planner

District 3

- 3. Public Hearing * MAJMOD 2020-19 Silver Creek PUD.** MAJMOD 2020-19 Silver Creek Commercial request for a Major Modification to the Silver Creek PUD (Ord. 2002-39, as amended) to allow a 20-foot building setback with an 8-foot landscape buffer along a portion of the northern property boundary, a 10-foot Perimeter Buffer in lieu of a 20B Incompatibility Buffer along an FDOT pond site that is zoned Open Rural (OR), and to clarify the addition of approximately .03 acres of land to the PUD. Located on the north-east corner of SR 207 and Silver Lane. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on April 15, 2021 and was unanimously recommended for approval, 6-0.

Presenter: Stephen Britton, Jr., Applicant

Staff Member: Justin Kelly, Senior Planner

District 2

- 4. Public Hearing * REZ 2021-01 Ag. Center Boat and RV.** Request to rezone approximately 3.28 acres of land from Commercial General (CG) with conditions to Commercial Intensive (CI) to allow for an RV/Boat Storage facility. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on April 15, 2021 and was unanimously recommended for approval, 6-0.

Presenter: Brett Law, Applicant/Representative

Staff Member: Valerie Stukes, Senior Planner

District 3

- 5. Public Hearing * REZ 2020-23 6377 A1A S Rezoning.** Request to rezone approximately .19 acres of land from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for one single family home. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on April 15, 2021 and was unanimously recommended for approval, 6-0.

Presenter: Katie S. Buchanan, Esq. Hopping Green and Sams, P.A.
Staff Member: Valerie Stukes, Senior Planner

District 3

6. **Public Hearing * CDD AMD 2021-01 Entrada Community CDD.** St. Johns County received a Petition to amend the Entrada Community Development District (CDD) on February 26, 2021. The CDD currently comprises approximately 143.98 acres of land and will serve portions of the Entrada Planned Unit Development (PUD). The Petitioner seeks to add certain portions of the future expansion parcels to the District which comprise of 57.98 acres identified as Expansion Parcels "1A, 2A and 3A". The Entrada PUD was approved in 2019 and was last modified in May 2020. Entrada has continually developed, since its approval. There are approximately 956 residential units either approved through Subdivision Construction Plans or Plats, or they are in review. Please see the Growth Management Department Staff Report for project details.

Presenter: Katie S. Buchanan, Esq. Hopping Green and Sams, P.A.
Staff Member - Valerie Stukes, Senior Planner

District 1

7. **Public Hearing * CDD 2021-02 Petition to establish the Bridgewater North CDD.** Petition to establish the Bridgewater North Community Development District (CDD), comprised of approximately 143.89 acres of land, located southeast of County Road 210 West, north of Linda Lake Lane, east of Interstate 95 and west of undeveloped lands.

Presenter: Wesley S. Haber, Hopping Green & Sams, P.A.
Staff Member: Justin Kelly, Senior Planner

District 5

8. **Public Hearing * CDD 2021-01 Petition to Establish the Cordova Palms CDD.** Petition to establish the Cordova Palms Community Development District (CDD), comprised of approximately 292.89 acres of land, located west of US 1 N, south of International Golf Parkway, and north of the Northeast Florida Regional Airport. The proposed CDD will serve the residential portions of the Cordova Palms Planned Unit Development (PUD).

Presenter: Duane Kent, PE, County Engineer and Dick D'Souza, Chief Engineer

District 5

9. **Public Hearing * VACROA 2021-05- Petition to vacate a platted drainage easement in the Porpoise Point Subdivision.** The subject of this Resolution to hear a request for the vacation of a portion of a drainage easement along the Northerly line of Lot 7, Block 1, in the Porpoise Point Subdivision as recorded in Map Book 15, Pages 1 through 9. The vacation of the easement is needed in order for the Engineering Division of Public Works to complete design work in the area to alleviate recurring flooding conditions; the subject easement is proposed to be vacated in favor of the granting of an easement on the south side of the property. The County has no interest in retaining the 7.5-foot subject easement

Presenter: Joseph Giammanco, Director, Emergency Management

- 10. Recognition and Appropriation of Hurricane Irma Disaster Recovery Grant.** In September 2017, Hurricane Irma inflicted severe impacts to the entire State of Florida resulting in a presidential declaration for federal assistance in categories A through G of FEMA's Public Assistance Program. As part of the recovery process, the County continues to complete projects that were included in FEMA's Public Assistance Program. It is estimated that FEMA will reimburse up to 90% of eligible expenditures and the State will reimburse up to 5% of eligible expenditures, leaving St. Johns County to fund the remaining 5%. Summer Haven emergency beach berm project is estimated to cost \$201,500 it is anticipated that FEMA and the State will reimburse \$163,350 and \$9,075 respectively, for the approved area and the County would be responsible for \$20,000 of the area not approved. In total the County's portion to complete this project would be \$29,075. The County's portion is requested herein to be transferred from the General fund.

Presenter: Rebecca Lavie, Senior Assistant County Attorney

- 11. Second Reading of Security Ordinance.** This item was submitted to the Board of County Commissioners at its April 20, 2021 meeting. It is being brought back to the Board for second reading. Per the Board's direction at first reading, language regarding overnight parking has been included in Section 5, and language regarding possession of weapons has been removed from Section 6.

- ❖ 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 18, 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 approve PFS AGREE 2021-01 and authorize the County Administrator to execute the **Old Moultrie Bluff PUD Proportionate Fair Share Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Victoria Kutney, Transportation Planner at 209-0753*
3. 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*
4. Motion to adopt Resolution 2021-_____, approving the **final plat for Whisper Creek Phase 6.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2021-_____, approving the **final plat for Haven at Rivertown – Phase Two.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2021-_____, for **CDDAMD 2021-02 Brandy Creek CDD** granting consent from St. Johns County Board of County Commissioners to the District's exercise of powers related to security, as authorized by Section 190.012(2)(d), FS. *For more information, contact Cynthia A. May, ASLA, Senior Planner at 904 209-0591*
7. Motion to adopt Resolution 2021-_____, approving the **final plat for Entrada Phase 1 Unit 1B.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
8. Motion to adopt Resolution 2021-_____, accepting a Final Release of Lien, Warranty, three Easements for Utilities, and a Bill of Sale associated with the **offsite water main to serve Entrada located off State Road 207.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

9. Motion to adopt Resolution 2021-_____, accepting Grant of Easements in connection with **CDBG Saint Augustine Boulevard/Cypress Road Drainage Project along Hilltop Road, Cypress Road and Saint Augustine Boulevard.** *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, Easement for Utilities and a Bill of Sale conveying all personal property associated with the **water and sewer systems to serve Lightsey Road Apartments PUD located off State Road 207.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
11. Motion to adopt Resolution 2021-_____, accepting an **Easement for Utilities associated with the water system to serve 6720 State Road 16.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
12. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to **negotiate an agreement with WEX Bank for participation in the Fleet Fuel Program,** subject to the terms and conditions contained in the National Association of State Procurement Officials Contract No. 00819, and upon successfully negotiations, execute the agreement on behalf of the County. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
13. 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*
14. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to execute a 3rd Addendum to the **Purchase and Sale Agreement with Salvation Army,** in substantially the same form and format as attached hereto, providing for the acquisition of property located at 1850 State Road 207 for future Affordable Housing and an exchange of County-owned property located at 1425 Old Dixie Highway, and further authorizing the County Administrator, or designee, to exercise all steps necessary to close the transactions. Motion to approve a transfer of an amount not to exceed \$165,000 from General Fund - Special Contingency Reserves and Capital Outlay Reserves to the Housing Department for the purchase of property located at 1850 State Road 207 for future Affordable Housing and an exchange of County-owned property located at 1425 Old Dixie Highway. *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
15. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to enter into negotiations with **Kotrady Hudgins Funeral Services, LLC dba St. Johns Family Funeral Home and Crematory,** and upon successful negotiations, entering into an agreement, in substantially the same form and format as the attached draft, for performance of the required services in accordance with RFP 21-78; Transportation of Cadavers. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*

16. Motion to adopt Resolution 2021-_____, authorizing the **Sheriff of St. Johns County, Florida, or designee, to submit an application seeking funding assistance through the Florida Department of Law Enforcement Federal Fiscal Year 2019-20 Edward Byrne Memorial Justice Assistance Grant (JAG)** and authorizing the Chair to execute the attached Certificate of Participation on behalf of the County. *For more information, contact Robert A. Hardwick, Sheriff at 904 810-6602*
17. Motion to approve a General Fund transfer in the amount of \$299,475 to the **Supervisor of Elections to purchase electronic poll books.** *For more information, contact Vicky C. Oakes, Supervisor of Elections at 904 823-2238*
18. Motion to adopt Resolution 2021-_____, approving the terms, conditions, provisions, and requirements of a Local Agency Program (LAP) Construction and Maintenance agreement between the Florida Department of Transportation and St. Johns County for the **Bishop Estates Road Signing and Pavement Marking improvements**, and authorizing the County Administrator, or designee, to execute the agreement and all necessary paperwork on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 209-0268*
19. Motion to adopt Resolution 2021-_____, approving the terms, conditions, provisions, and requirements a Construction and Maintenance agreement between the Florida Department of Transportation and St. Johns County for **signs, pavement markings and/or flashing signs near Crookshank and Hartley Elementary Schools**, and authorizing the County Administrator, or designee, to execute the agreement and any supplemental paperwork/documentation on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 209-0268*
20. Motion to approve Resolution 2021-_____, authorizing the County Administrator, or Designee, to execute an amended Economic Development Grant Agreement extending the term of the original **Economic Development Agreement substantially in the same form as attached with Palms Professional Park, LLC** on behalf of St. Johns County. *For more information, contact Jennifer Zuberer, Economic Development Specialist at 904 209-0560*
21. Motion to adopt Resolution 2021-_____, approving the terms, conditions, and requirements of the contract for the **EHEAP program between St. Johns County and ElderSource**, authorizing the County Administrator or designee to execute the contract substantially in the same form and format as attached on behalf of the County; and recognizing and appropriating funds in the amount of \$32,966.00 into the General Fund Social Services Department. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
22. Motion to adopt Resolution 2021-_____, approving for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Finance Authority of St. Johns County, Florida of multifamily housing revenue debt obligations, in one or more series, to finance or refinance all or a portion of the costs of the acquisition, construction and development of a **multifamily housing project to be known as Victoria Crossings**; and establishing an effective date. *For more information, contact Roberto Ortiz, Housing and Community Services Manager at 904 827-6894*

23. Motion to adopt Resolution 2021-____, approving the issuance by the St. Johns County **Industrial Development Authority of Senior Living Revenue Bonds (Vicar's Landing Project)** Series 2021A and 2021B in an amount not to exceed \$125,000,000 *For more information, contact Rebecca Lavie, Senior Assistant County Attorney at 904 209-0805*
24. Motion to adopt Resolution 2021-____, approving the terms and conditions of the **Florida Inland Navigation District (FIND) grant agreement to complete improvements at the Vilano Boat Ramp**; authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto; recognizing the \$250,000 FIND grant award for use in the Fiscal Year 2021 budget; and authorizing the use of tourist development tax revenues to meet the County's \$250,000 grant funding match obligation. *For more information, contact Doug Bataille, Parks & Recreation Director at 904 209-0324*
25. Motion authorizing the County Administrator, or designee, to execute an Interlocal Agreement with the City of St. Augustine Beach, providing for **law enforcement activities on beaches situated within the City's municipal limits**, and further authorizing the transfer of \$60,847 from General Fund Reserves to the Beach Fund for performance of the interlocal agreement through the remainder of the current fiscal year. *For more information, contact Doug Bataille, Parks & Recreation Director at 904 209-0324*
26. Motion to adopt Resolution 2021-____, approving Utility Staff to continue negotiations with the St Johns River Water Management District to participate in the **Black Creek Water Resource Development Project**, and approving St. Johns County's participation, if necessary, with the NFUCG to petition the Lake Brooklyn and Lake Geneva Recovery Strategy. *For more information, contact Gordon Smith, Assistant Director - Engineering at 904 209-2709*
27. **Motion to approve minutes:**
- 05/04/2021, BCC Regular

