

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, October 5, 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 October 2021 as Domestic Violence Awareness Month
- ❖ Proclamation Recognizing October 2021 as Menorcan Heritage Month
- ❖ Proclamation Recognizing October 2021 as Breast Cancer Awareness Month
- ❖ Proclamation Recognizing October 3-9, 2021 as National 4-H Week
- ❖ Acceptance of Proclamations
- ❖ Public Safety Update
- ❖ Clerk of Court's Report
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter: Jennifer Zuberer, Project Manager

District 2

1. Deerpark Industrial Venture, LLC Economic Development Incentive Request.

The St. Johns County Economic Development Agency (Agency) has received an application from Deerpark Industrial Venture, LLC (Applicant) for economic development incentives to develop two industrial buildings to be used as speculative space for multi-tenant distribution centers. Building A is proposed to be 291,200 square feet, and building B is proposed to be 131,040 square feet. The Applicant plans to develop a class-A industrial warehousing/logistics park to be located at I-95 and S.R. 207. Both buildings of the project scored 6 points under the speculative space category of the County's Business Incentive Program, which makes each building 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 by the third quarter of 2023. With this schedule, the first annual grant payment would be anticipated during FY25. The estimated value of the incentive for building A is \$759,896, and the estimated value of the incentive for building B is \$365,920, totaling \$1,125,816 for the entire 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. Staff recommends support of this incentive application.

Presenter: Karen M. Taylor, Land Planner

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 5

2. **Public Hearing * CPA (SS) 2021-10 Beachcomber RV Resort.** A request to amend the Comprehensive Plan from Residential-C to Rural Commercial (RC) for approximately 20.84 acres, located at 3453 Coastal Highway. The applicant is proposing a RV Park with 170 campsites, bath house, fire pit, office and other related amenities. A deck and beach walkover is planned for the eastern portion of the property. The Planning and Zoning Agency (PZA) recommended denial with a 3-2 vote. The Agency expressed the Rural Commercial Future Land Use designation was not appropriate for this portion of the County and shared this area was not rural in nature and the Rural Commercial designation was not justified.

District 5

3. **Public Hearing * MAJMOD 2021-13 Beachcomber RV Park.** Request to modify the Beachcomber PUD to allow for a RV Park. The property comprises approximately 43.87 acres, located at 3455 Coastal Highway. The applicant is proposing a RV Park with 170 campsites, bath house, fire pit, office and other related amenities. A deck and beach walkover is planned for the eastern portion of the property. The Planning and Zoning Agency recommended denial of the companion Comprehensive Plan amendment; therefore, in turn recommended denial of MAJMOD 2021-13 with a 3-2 vote.

Presenter: Karen M. Taylor, Land Planner

Staff Member: Jacob Smith, Senior Planner

District 2

4. **Public Hearing * CPA (SS) 2021-4 Bridle Ridge.** Request to amend the Comprehensive Plan from Rural Commercial (RC) to Commercial (C) for approximately 9.8 acres located at the west corner of SR 16 and CR16A. The Planning and Zoning Agency voted to recommend approval 4-1 at the September 2, 2021 meeting.

District 2

5. **Public Hearing * MAJMOD 2021-08 Bridle Ridge.** Request for a Major Modification to the Bridle Ridge PUD (ORD 2010-42) revising the Master Development Plan to reflect changes of allowed uses in order to accommodate the addition of a new U-Haul facility, specifically located at the west corner of SR 16 and CR16A. The Planning and Zoning Agency voted to recommend approval 4-1 at the September 2, 2021 meeting.

Presenter: Douglas N. Burnett

Staff Member: Justin Kelly, Senior Planner

District 2

6. **Public Hearing * CPA (SS) 2019-02 Shaw Property.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 18.95 acres of land located at 10800 County Road 13 North from Rural/Silviculture (R/S) to Residential-A (Res-A) with a text amendment limiting the maximum number of single-family dwelling units allowed on the property to seven (7). This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on September 2, 2021, and was unanimously recommended for approval, 5-0

Presenter: Douglas Burnett, St. Johns Law Group

Staff Member: Jacob Smith, Senior Planner

District 4

7. **Public Hearing * PLNAPPL21-2 Gruenbaum Family Variance (PVZVAR 21-01).** Request to appeal the Ponte Vedra Zoning and Adjustment Board (PVZAB) denial of a Zoning Variance request (PVZVAR 2021-01) to construct a retaining wall no more than 12 feet in height and located within 20 feet of an existing retaining wall in lieu of the four (4) foot maximum height and forty (40) foot separation requirements. The Ponte Vedra Zoning and Adjustment Board voted 4-3 to deny PVZVAR21-01.

Presenter: Ellen Avery-Smith, Esq.

Staff Member: Jacob Smith, Senior Planner

District 4

8. **Public Hearing * PLNAPPL21-3 306 Ponte Vedra Blvd. (PVZAR 2021-05).** Request to appeal the Ponte Vedra Zoning and Adjustment Board (PVZAB) denial of a Zoning Variance request (PVZVAR 2021-05) to allow a rear yard setback of five (5) feet in lieu of the twenty-five (25) foot requirement to accommodate construction of a detached accessory structure. The Ponte Vedra Zoning and Adjustment Board voted 7-0 to deny PVZVAR21-05.

Presenter: Shannon Acevedo, AICP

Staff Member: Jeffrey Petrie, Engineer

District 3

9. **Public Hearing * VACROA 2021-07 Escambia Street - Public Hearing to vacate a portion of an unopened/unimproved R/W within the Ocean Grove Subdivision.** The applicant has requested the vacation of an unopened/unimproved R/W within the Ocean Grove Subdivision. The R/W vacation being requested is a portion of Escambia Street located between Blocks 10 and 11 within the Ocean Grove subdivision, specifically between Madison Street and Brevard Street. Based on staff's review, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation.

Presenter: Bill Miller

Staff Member: Justin Kelly, Senior Planner

District 3

10. **Public Hearing * REZ 2021-16 6324 Costanero Road.** Request to rezone approximately .24 acres of land from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for one (1) single family residential home. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on September 2, 2021, and was unanimously recommended for approval, 5-0.

Presenter: Karen M. Talyor

Staff Member: Justin Kelly, Senior Planner

District 4

11. **Public Hearing * REZ 2021-21 HDG US 1 North.** Request to rezone approximately 1.96 acres of land from Open Rural (OR) to Commercial Warehouse (CW) to allow for Light Industrial and Intensive Commercial uses. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on September 2, 2021. The Agency voted unanimously to recommend approval, 5-0.

Presenter: Bill Miller, Applicant
Staff Member: Justin Kelly, Senior Planner

District 3

12. **Public Hearing * REZ 2021-23 6381 A1A South.** Request to rezone approximately .20 acres of land from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for one (1) single family residential home. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on September 2, 2021. The Agency voted unanimously to recommend approval, 5-0.

Presenter: Joseph Daniel Bushnell, Applicant
Staff Member: Benjamin Powelson, Engineer

District 3

13. **Public Hearing * VACROA 2021-02 Bushnell Alleyway - Public Hearing to vacate a portion of an unopened/unimproved alley within the Anastasia Park Subdivision.** The applicant has requested the vacation of an unopened/unimproved alley within the Anastasia Park Subdivision. The alley vacation being requested is the most southerly boundary of Anastasia Park as recorded in Map Book 3, Page 65 of the public records of St. Johns County, Florida. Based on staff's review, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation.

Presenter: Kathryn Whittington, Esq., Whittington Law, PLLC
Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 4

14. **Public Hearing * DRI MOD 2018-05 Marshall Creek.** A request for a DRI modification to close out the Marshall Creek DRI, adopting a DRI Built-Out Agreement. The Marshall Creek DRI (Palencia) is a planned community containing approximately 2,678 acres located along US 1 North at International Golf Parkway, east to the Intracoastal Waterway, south to approximately White Castle Road and north to Pine Island Road. The Planning and Zoning Agency recommended approval of DRI MOD 2018-05 with a 5-0 vote. The Agency commended the applicant and developer for completing a DRI.

- ❖ Public Comment
- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney'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 Resolution 2021-_____, approving the **final plat for Preserve at Bannon Lakes Phase 2A.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2021-_____, approving the **final plat for River Landing at Nocatee Phase 1(Replat).** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2021-_____, approving the **final plat for Parkland Preserve Phase 3A-4A.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
5. Motion to adopt Resolution 2021-_____, approving the **final plat for Bridgewater Phase 1A.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
6. Motion to adopt Resolution 2021-_____, approving the **final plat for Shearwater Phase 3A-2 (Replat).** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
7. Motion to adopt Resolution 2021-_____, approving the **final plat for Waterford Lakes Phase 2.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
8. Motion to adopt Resolution 2021-_____, approving the **final plat for Oak Grove.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
9. Motion to adopt Resolution 2021-_____, accepting a Deed of Dedication from Helow Properties, LTD., a Florida Limited Partnership, to St. Johns County as required in the **CR 210 widening Concurrency and Impact Fee Credit Agreement** for right-of-way and a pond site. *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*

10. Motion to adopt Resolution 2021-_____, approving the terms and authorizing the County Administrator, or designee, to execute a Purchase and Sale Agreement, in substantially the same form and format as attached, to acquire property necessary for the **CR 210 widening project outside of the Twin Creeks DRI**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
11. Motion to adopt Resolution 2021-_____, approving the terms and authorizing the County Administrator, or designee, to execute a Memorandum of Understanding with the St. Johns County Sheriff's Office setting aside property for future construction of a **Police Athletic League Sports Facility**. *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
12. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to enter into negotiations with **Jones Edmunds & Associates, Inc. as the top ranked firm under RFQ 21-89; Design & Permitting of Kings Estate Road Corridor Improvements**, 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 firm as required until an agreement is reached. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
13. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to piggyback the Florida Sheriff's Association Contracts FSA-20-VEH28.0 and FSA-VEL18.0 and State of Florida Contract No: 25100000-19-1 and 25101600-16-1, as appropriate to **purchase specified FY22 Vehicles** included in the budget, and authorizing the County Administrator, or designee, to execute and issue purchase orders relative to these purchases. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
14. Motion authorizing the County Administrator or designee to transfer an amount not to exceed \$40,000 from E-911 Communications Fund Capital Outlay Reserve for appropriation to the **St. Johns County Sheriff's Office for the purchase of a vehicle** to support the development and maintenance of an ANI/ALI database. *For more information, contact Robert A. Hardwick, Sheriff at 904 810-6602*
15. Motion to approve the extension of the **2021 tax roll prior to completion of the parcels included in the Property Value Adjustment Board hearings**. *For more information, contact Dennis W. Hollingsworth, C.F.C., St. Johns County Tax Collector at 904 209-2280*
16. Motion to adopt Resolution 2021-_____, accepting the **funding recommendations of the St. Johns County Health and Human Services Advisory Council** as attached hereto and authorizing the County Administrator or designee to extend the current funding agreements as recommended by the Health and Human Services Advisory Council. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
17. Motion to authorize staff to prepare and submit an application for funding in an amount not to exceed \$150,000 for the **Housing and Urban Development FY 2021 Comprehensive Housing Counseling Grant**. *For more information, contact Roberto Ortiz, Housing and Community Services Manager at 904 827-6894*

18. Motion to adopt Resolution 2021-_____, recognizing unanticipated revenue in the amount of \$75,198.95, increasing the General Fund revenue budget and appropriating this receipt to the **St. Johns County Fire Rescue - Rescue Division (Emergency Medical Services) department**. *For more information, contact Jeff Prevatt, Fire Rescue Chief at 904 209-1702*
19. Motion to adopt Resolution 2021-_____, approving the terms, conditions, and requirements of a **2020 Staffing for Adequate Fire and Emergency Response (SAFER) grant program to hire twenty (20) firefighters** by St. Johns County Fire Rescue in accordance with the 2020 SAFER Notice of Funding Opportunity, and authorizing the County Administrator, or his designee, to accept the grant award on behalf of the County. *For more information, contact Jeremy Robshaw, Chief, Administrative Services at 904 209-1750*
20. Motion to approve the terms, conditions, provisions, and requirements of Collective Bargaining Agreement between the St. Johns County Board of County Commissioners and the **United Brotherhood of Carpenters and Joiners of America, Florida Carpenters Regional Council Local #2038, and authorize the Chair and County Administrator to execute the Collective Bargaining Agreement** on behalf of the County. *For more information, contact Sarah Taylor, Director of Human Resources at 209-0635*
21. Motion to adopt Resolution 2021-_____, authorizing the Chair to execute a Release and Termination in substantially the same form and format as attached on behalf of the County in accordance with the terms and conditions of the Special Assessment Agreement, dated July 24, 1996, and recorded in Official Records Book 1185, page 1907 of the public records of St. Johns County, Florida; authorizing the refund of Special Assessment payments made after the repayment of the **Convention Center Revenue Bonds; and dissolving the Convention Center Enterprise Fund**. *For more information, contact Rebecca C. Lavie, Senior Assistant County Attorney at 904 209-0805*
22. Motion to adopt Resolution 2021-_____, approving the terms, provisions, conditions and requirements of the attached **agreement extension between St. Johns County and the University of Florida**, Board of Trustees, and authorizing the County Administrator, or designee, to execute the extension in substantially the same form and format as attached hereto on behalf of the County. *For more information, contact Rebecca C. Lavie, Senior Assistant County Attorney at 209-0805*
23. Motion to **approve minutes:**
- 09/16/2021, Joint BCC/School Board Meeting
 - 09/21/2021, BCC Regular
 - 09/21/2021, BCC Special
 - 09/28/2021, BCC Special
24. **Proofs:**
- Proof: Requisition of Bids, RFQ NO: 21-90; SR-16 Westbound dual left turn lanes & widening of SR-16 to 4-lanes from CR-16A to St. James Avenue Design & Permitting, published on 5/04/2021 and 5/11/2021, in the St. Augustine Record.
- Proof: Requisition of Bids, RFQ NO: 21-89; Design and Permitting of Kings Estate Road Corridor Improvements, published on 5/04/2021 and 5/11/2021, in the St. Augustine Record.

Proof: Requisition of Bids, RFQ NO: 21-88; Mickler Road Roundabout Improvements Design & Permitting, published on 5/04/2021 and 5/11/2021, in the St. Augustine Record.

Proof: Requisition of Bids, RFQ NO: 21-87; Longleaf Pine Parkway Widening to 4-Lanes from Veterans Parkway to Roberts Road Design and Permitting, published on 5/03/2021 and 5/10/2021, in the St. Augustine Record.

Proof: Requisition of Bids, RFQ NO: 21-84; Professional Financial Auditing Services, published on 4/23/2021 and 4/30/2021, in the St. Augustine Record.

Proof: Req Qualification, RFQ NO: 21-86; SR-A1A / Mickler Road Intersection Improvements, Design & Permitting, published on 4/22/2021 and 4/29/2021, in the St. Augustine Record.

Proof: Requisition of Proposals, BID NO: 21-03R; SR 16 WWTR, published on 4/16/2021 and 4/23/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-72R; Maintenance of Traffic (MOT) Devices for CR-210 Corridor East of I-95, published on 7/05/2021 and 7/12/2021, in the St. Augustine Record.

Proof: Requisition of Proposals, BID NO: 21-51; Maintenance and Repairs to Bay Doors for St. Johns County Fire Rescue, published on 5/07/2021 and 5/14/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-51R; Maintenance and Repairs to Bay Doors for St. Johns County Fire Rescue, published on 6/25/2021 and 7/02/2021, in the St. Augustine Record.

Proof: Requisition of Proposals, BID NO: 21-59; Supply of Uniforms, Floor Mats, Fender Covers and Shop Towels, published on 4/15/2021 and 4/22/2021, in the St. Augustine Record.

Proof: Requisition of Proposals, BID NO: 21-73; Northwest Well NW-7 Well Drilling & Site Preparation, published on 4/10/2021 and 4/17/2021, in the St. Augustine Record.

Proof: Requisition of Proposals, BID NO: 21-78R; Transportation of Cadavers, published on 6/23/2021 and 6/30/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-76; Players Club WRF to Sawgrass WRF Interconnects, published on 6/21/2021 and 6/28/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-82; Appraisal & Appraisal Related Services, published on 6/07/2021 and 6/14/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-77; SR 207 Water Main Extension - Phase 2, published on 5/19/2021 and 5/26/2021, in the St. Augustine Record.

Proof: Requisition of Proposals, BID NO: 21-74; CR 214 WTP TR-50 Well Drilling, published on 4/10/2021 and 4/17/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-48; CDBG-DR - St. Augustine Blvd & Cypress Rd Drainage Improvements, published on 4/29/2021 and 5/06/2021, in the St. Augustine Record.

Proof: SA Notice, RFI NO: 21-47; Automation of St. Johns County Financial Plan Data, published on 5/18/2021 and 5/25/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-48R; CDBG-DR - St. Augustine Blvd & Cypress Rd Drainage Improvements, published on 6/18/2021 and 6/25/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-14; Bishop Estates Road Signing Improvements, published on 4/12/2021 and 4/19/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-97; Countywide Pavement Maintenance and Rehabilitation Continuing Services, published on 6/17/2021 and 6/24/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-95; Fire and/or Burglar Alarm Systems Installation, Service, Inspection, and Monitoring, published on 6/11/2021 and 6/18/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-94; Cisco Call Manager Flex License Subscription, published on 5/25/2021 and 6/01/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-92; Gravity Sanitary Sewer Improvements, published on 5/05/2021 and 5/12/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-93; Purchase of SR 207 Water Main Extension Materials, published on 5/05/2021 and 5/12/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-105; Hastings Water Treatment Plant Improvements, published on 7/22/2021 and 7/29/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-104; SJC Fire Station #11 and Sheriff's Office Southwest Operations Center Design Services, published on 6/18/2021 and 6/25/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-101; Signalization Replacement at Intersection of US 1 / Lewis Point Road / St. Augustine South Drive, published on 6/17/2021 and 6/24/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-98; Purchase of Personal Computers, published on 6/03/2021 and 6/10/2021, in the St. Augustine Record.

Proof: SA Notice, Unclaimed Monies, published on 7/15/2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-102; Vilano Boat Ramp Parking Lot Improvements, published on 7/15/2021 and 7/22/2021, in the St. Augustine Record.

Proof: Notice of Intent, FEMA Berm, published on 7/16/2021, in the St. Augustine Record.

Proof: Notice of Intent, Sovereign Submerged Lands, published on 7/20/2021, in the St. Augustine Record.

