

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst  
District 2 -  
District 3 - Paul M. Waldron  
District 4 - Jeremiah R. Blocker  
District 5 - Henry Dean



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Tuesday, November 16, 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 November 2021 as Adoption Month
- ❖ Proclamation Recognizing November 2021 as National Hospice and Palliative Care Month
- ❖ Proclamation Recognizing Menendez Park
- ❖ Proclamation Recognizing November 17-19 as Sapna Foundation Entercircle Entrepreneurship Week at “the link”
- ❖ 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: Ellen Avery Smith, Esq.**

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

### **District 5**

1. **Public Hearing \* DRIMOD 2021-04 St. Augustine Centre.** Request to amend the St. Augustine Centre DRI to amend the St. Augustine Centre DRI to allow the redevelopment of the Outlet Retail portion of Development Area A with a mixed-use project containing a maximum of 99,500 square feet of retail/commercial space and 350 multi-family residential units. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on October 7, 2021, and was unanimously recommended for approval, 7-0.

### **District 5**

2. **Public Hearing \* MAJMOD 2021-09 St. Augustine Centre.** Request for a Major Modification to the St. Augustine Centre PUD (Ordinance 1997-23, as amended) to allow for the redevelopment of the Outlet Retail portion of Area A with a mixed-use project containing a maximum of 99,500 square feet of retail/commercial space and 350 multi-family residential units. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on October 7, 2021, and was unanimously recommended for approval, 7-0.

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

**Staff Member: Jacob Smith, Senior Planner**

**District 5**

- 3. Public Hearing \* ARC APPEAL 2021-01 Vilano Beach Hotel Appeal.** ARC APPEAL 2021-01 Vilano Beach Hotel Appeal, Appealing the decision of the North Coastal Design Review Board denying application VBTCDR 2021-05, a request for design approval of a new hotel based mixed-use development.

**Presenter: Anthony Robbins, AICP- Prosser, Inc.**

**Staff Member: Valerie Stukes, Senior Planner**

**District 1**

- 4. USP 2021-01 Fountains Unified Sign Plan.** A Sign Plan to guide construction of new signs within the developments of Fountains North Ordinance 2020-15, Fountains South Ordinance 2016-56, Fountains East 2020-59 and Tractor Supply Ordinance 2019-17.

**Presenter: Karen M. Taylor, Land Planner**

**Staff Member: Saleena Randolph, Planner**

**District 1**

- 5. Public Hearing \* REZ 2021-25 The Preserve @ Eagle Cove.** A request to rezone approximately 42.32 acres of land from an expired Planned Rural Development (PRD) to Open Rural (OR) to allow limited residential development and agricultural uses, specifically located at 4680 State Road 13 North. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on October 7, 2021, and was unanimously recommended for approval with a vote of 7-0.

**Presenter: Damon Douglas, Coastal Manager**

**District 4**

- 6. Second hearing for an MSTU Ordinance to replace the Ponte Vedra Beach and Dune Restoration MSTU with two new MSTUs.** The Commission enacted the Ponte Vedra Beach and Dune Restoration Municipal Service Taxing Unit (Phase I MSTU) on December 18, 2018, and directed staff to develop and permit a potential Ponte Vedra Beach Restoration Project for future consideration. Permitting and project design is substantially complete. The Phase I MSTU Ordinance included one MSTU that encompasses all tax parcels east of Ponte Vedra Boulevard from the Duval County line to the Guana property and limited authorization to levy millage only for 2019 and 2020. Replacing the existing Phase 1 MSTU Ordinance before December 31, 2021, would give the Commission the option to levy millage for two separate project areas that will be considered by the property owners and the Commission in a future MSTU survey. A medium-scale project has been proposed for the northern three miles (~3.1 miles) of Ponte Vedra Beach, south of the Duval County line, where sand has traditionally drifted south from the Duval County Army Corps project. A larger beach restoration project is proposed for the southern six miles (~5.8 miles) of Ponte Vedra Beach, encompassing approximately six miles north of the Guana Tolomato Matanzas National Estuarine Research Reserve property. The new ordinance would create the Ponte Vedra I and Ponte Vedra II (respectively) Dune and Beach Restoration Municipal Service Taxing Units to support the costs of the two projects. Staff will seek direction from the Commission at future Board meetings regarding the next steps: (1) the terms to propose to the property owners in the upcoming MSTU survey, including the millage rate and the expected number of years of the levy; (2) direction to solicit bids for a consultant to perform ownership searches and prepare the individualized MSTU surveys, and, upon future direction from the Commission, to obtain construction easements. Upon review of the final results of the future MSTU survey and future direction by the Commission, easements would be secured, an erosion control line established and bid packages would be developed and advertised for construction and financing.

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

- 7. Consider appointments to the Land Acquisition Management Program (LAMP) Conservation Board.** The Board of County Commissioners enacted Ordinance 2021-38 at their June 15, 2021 meeting thereby implementing the Land Acquisition Management Program (LAMP) and needs to establish its Conservation Board. The vacancies of the LAMP Conservation Board were advertised for two separate four week spans in order to obtain applications from interested parties. The LAMP Conservation Board consists of nine members to be appointed by the Board of County Commissioners. Each member of the Board of County Commissioners shall choose one member who resides within their respective district and the balance of the members chosen by the Commissioners collectively. Members of the LAMP Conservation Board are required to be registered voters of St. Johns County and have experience or expertise in one or more of the following areas, with at least five of these areas represented at all times: Agriculture, Archaeology, Business/Finance, Eco-Tourism, Education, Engineering, Environmental, History, Parks, Planning, Real Estate, Recreation, Soil/Hydrologic, and Natural Sciences, such as Biology, Botany, Geology and Zoology. Member's terms shall be for four (4) years; however, to create staggered terms, four (4) of the initial members shall be appointed for two (2) year terms. The motions below appropriately note each individual Commissioner's district representative as provided to staff and suggests the required staggered terms be assigned to the balance of the members. Attached for your review and consideration are 18 applications: Jeremy Ian Cooper- Dist. 1, Wayne E. Flowers - Dist. 1, Rhonda Lovett - Dist. 1, Joseph McAnarney - Dist. 1, Robin (Shorty) Robbins - Dist. 1, Vernon Hawley Smith III - Dist. 1, Michael D. Adams - Dist. 2, Sandra (Sandy) Gale Bond - Dist. 3, William J.B. Miller - Dist. 3, Jimmy R. Watson - Dist. 3, Kaley Adamson - Dist. 4, Travis Minch - Dist. 4, Ann Breslauer - Dist. 5, Marsh A. Chance - Dist. 5, Elizabeth Guthrie - Dist. 5, Melvin C. Longo - Dist. 5, Frederick (Fred) Richards - Dist. 5, and Melissa Taylor - Dist. 5.

- ❖ 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 904 819-3622*
- 2. Motion to adopt Resolution 2021-\_\_\_\_\_**, approving the **final plat for Sandy creek Phase 2E.** *For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603*
- 3. Motion to adopt Resolution 2021-\_\_\_\_\_**, approving the **final plat for Waterford Lakes Phase 3.** *For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603*
- 4. Motion to adopt Resolution 2021-\_\_\_\_\_**, approving the **final plat for Whisper Creek Phase 9 Unit A.** *For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603*
- 5. Motion to adopt Resolution 2021-\_\_\_\_\_**, approving the **final plat for Whisper Creek Phase 9 Unit C.** *For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603*
- 6. Motion to adopt Resolution 2021-\_\_\_\_\_**, approving the **final plat for Courtney Oaks & Courtney Chase - Silverleaf Parcels 7A-7B.** *For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603*
- 7. Motion to adopt Resolution 2021-\_\_\_\_**, approving transfer of \$153,000 in **road impact fee credits from the Vinings PUD to the Bridgewater PUD** finding the request consistent with Florida Statute. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
- 8. Motion to adopt Resolution 2021-\_\_\_\_**, approving transfer of \$274,757.12 in **road impact fee credits from the Cordova Palms PUD to the North Creek PUD** finding the request consistent with Florida Statute. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*

9. Motion to adopt Resolution 2021-\_\_\_\_, approving use of the **unused road impact fee credits awarded to the Fountains South PUD within the Fountains North PUD and/or the Fountains East PUD** finding the request consistent with Florida Statute. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
10. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a **Contract Agreement with an occupant and an owner of a mobile home located on County property for security purposes**. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
11. Motion to adopt Resolution No. 2021-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement for Sunshine Land Holdings LLC**, to acquire 33 acres of vacant land located on State Road 16 adjacent to County owned property known as Villages Regional Park West and authorize a transfer from Road Impact Fee - Zone A Reserves, and Transportation Trust Fund Reserves. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
12. Motion to adopt Resolution 2021-\_\_\_\_\_, accepting a **Corrective Warranty Deed for a portion of the right-of-way of Porter Road** and authorizing the Chair to execute a County Deed to clear the title to certain property located west of Porter Road. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
13. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute a **consent to transaction as requested by Atrium TRS IV, L.P., a Delaware limited partnership**. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
14. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms and conditions of a **Purchase and Sale Agreement for the acquisition of an easement required for the Santa Rosa CDBG Drainage Improvement Project**, and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County and to close the transaction. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
15. Motion to adopt Resolution 2021-\_\_\_\_\_, to authorize the County Administrator, or designee, to **piggyback the Sourcewell Contract # 112420-arc**, and to execute a contract, in substantially the same form and format as the attached with American Ramp Company in the amount of \$135,304.00 for completion of the project. *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 designee, to standardize **Musco Sports Lighting equipment for St. Johns County Parks and Recreation**, and to purchase Musco Sports Lighting equipment as appropriately budgeted in each Fiscal Year. Purchases within budget shall not require additional BOCC approval for the execution and issuance of purchase orders for standardized equipment. *For more information, contact Jaime Locklear, Asst. Director of Purchasing & Contracts at 904 209-0158*

17. 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*
18. Motion to adopt Resolution 2021-\_\_\_\_, authorizing the County Administrator, or designee, to **enter into negotiations with Shuman Consulting Services, LLC as the top-ranked firm under RFP No: 22-09**; American Rescue Plan Act Oversight, and upon successful negotiations, awarding and executing an Agreement in substantially same form and format as attached hereto for the performance of the work in accordance with RFP No: 22-09 and the ARPA program. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
19. Motion to approve the terms, conditions and provisions contained in the attached **American Rescue Plan Act (ARPA) Subrecipient Subaward Funding Agreement by and between St. Johns County and the St. Johns County Sheriff's Office** and to authorize the County Administrator (or designee) to execute on behalf of the County. *For more information, contact Jesse Dunn, Director, Office of Management & Budget at 904 209-0568*
20. Motion to approve the Fiscal Year 2021 **end-of-year fund reserve transfers** per the attached schedule to ensure fiscal year-end positive account balances per the Administrative Code. *For more information, contact Devin Cousins, Senior OMB Analyst at 904 209-0324*
21. Motion to approve the **write-off of delinquent EMS accounts receivable accounts**, effective September 30, 2021, totaling \$30,058.36. *For more information, contact Devin Cousins, Senior OMB Analyst at 904 209-0324*
22. Motion authorizing the Chair to execute the attached letter (or a letter in substantially the same form and format), notifying the **Division of Elections of the County's intent to purchase voting equipment**, as required under section 101.294(2) of the Florida Statutes. *For more information, contact Vicky C. Oakes, Supervisor of Elections at 904 823-2238*
23. Motion to approve the transfer from reserves for the **purchase of approved FY 2022 vehicles** and the conversion to CNG for vehicles purchased in FY 2021. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0268*
24. 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 Sivar Hospitality Consultants Inc** dba ORS Waste Removal 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, Public Works Director at 904 209-0266*

25. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of **State Highway Lighting Agreement** (Financial Project #41442017801) (Contract No. ASO81) with the State of Florida Department of Transportation, and authorizing the Chair to execute the agreement on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0270*
26. Motion to approve the **Letter of Support regarding the U.S. Economic Development Administration Grant** regarding the Build Back Better Program. *For more information, contact Patrick F. McCormack, County Attorney at 904 209-0805*
27. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the Chair of the Board of County Commissioners to **execute a contract with the Florida Department of Health for operation of the St. Johns County Health Department** in substantially the same form as attached and authorizing the County Administrator, or his designee, to execute a Lease Agreement with the Florida Department of Health in substantially the same form as attached. *For more information, contact Patrick McCormack, County Attorney at 904 209-0805*
28. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the **Library's Annual Plan of Service 2021-2022**, as required by the State Library of Florida in order to receive annual State Aid to Libraries Grant funding. *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*
29. Motion to adopt Resolution 2021-\_\_\_\_\_, allowing the **redirection of previously pledged funding** in the amount \$50,000 to be used as a match for the African-American Cultural and Historical Grant in lieu of a Special Categories Grant. *For more information, contact Sarah Taylor, Assistant County Administrator at 904 209-0530*
30. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of **FDEP Grant Agreement 22SJ2**, authorizing the County Administrator, or designee to execute the Agreement and any supplemental documentation necessary to the goal of enabling the reimbursement of eligible expenses related to the South Ponte Vedra Dune Restoration Project post-construction monitoring in the vicinity of South Ponte Vedra Beach. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794.*
31. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or designee, to **submit an application seeking funding assistance through the Florida Division of Emergency Management Covid-19 Hazard Mitigation Grant Program** for the purchase and installation of an emergency generator for the special medical needs shelter at Freedom Crossing Academy. *For more information, contact Joseph Giammanco, PhD, Director of Emergency Management at 904 824-5550*
32. Motion to approve the terms, conditions, provisions, and requirements of the **Collective Bargaining Agreements for Supervisory Unit and Rank and File bargaining units between the St. Johns County Board of County Commissioners and St. Johns County Professional Firefighters and Paramedics Local #3865**, and authorizing the Chair, County Administrator, and Fire Chief to execute the Collective Bargaining Agreements on behalf of the County. *For more information, contact Sarah Taylor, Assistant County Administrator at 904 209-0635*

- 33.** Motion to adopt Resolution 2021-\_\_\_\_, **recognizing unanticipated revenue** in the amount of \$30,472.13, increasing the General Fund revenue budget and appropriating this receipt to the St. Johns County Animal Control department. *For more information, contact Paul Studivant, Animal Control Manager at 904 209-0748*
- 34.** Motion for approval of **minutes**:
- 11/02/21, BCC Regular
  - 11/02/21, Joint BCC/School Board



