

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst, Vice Chair
District 2 - Sarah Arnold
District 3 - Paul M. Waldron
District 4 - Jeremiah R. Blocker
District 5 - Henry Dean, Chair



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Hunter S. Conrad, County Administrator
David Migut, County Attorney

Tuesday, February 1, 2022 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 February 2022 as Black History Month
- ❖ Acceptance of Proclamation
- ❖ 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: Shannon Acevedo, Matthews Design Group

Staff Member: Jacob Smith, Senior Planner

District 2

1. **Public Hearing * PUD21-07 Winding Oaks.** PUD 2021-07 Winding Oaks, a request to rezone approximately 217.36 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 279 single family residential units, specifically located at the north side of SR 207, east of Allen Nease Road. The Planning and Zoning Agency recommended approval with a vote of 6-0 at its December 16, 2021 meeting.

Presenter: Curtis Hart, Hart Resources LLC

Staff Member: Jacob Smith, Senior Planner

District 3

2. **Public Hearing * MAJMOD 2021-20 Benchip Commercial.** Major Modification to the Benchip Commercial PUD (ORD 2020-13) to remove Phase 2 from the Master Development Plan in order to allow for the rezoning of approximately 19.9 acres to Workforce Housing (WH). This request is a companion item to rezoning application REZ2021-24. The Planning and Zoning Agency voted 5-0 to recommend approval of MAJMOD 2021-20 Benchip Commercial.

District 3

3. **Public Hearing * REZ 2021-24 Benchip Workforce Housing.** REZ 2021-24 Benchip Workforce Housing, request to rezone approximately 19.9 acres of land from Planned Unit Development (PUD) to Workforce Housing (WH). This Rezoning is a companion application to MAJMOD 2021-20 Benchip Commercial. The Planning and Zoning Agency voted 5-0 to recommend approval of REZ 2021-24 Benchip Workforce Housing.

Presenter: Russell Simmons and Lori Romein, Applicants
Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 3

4. **Public Hearing * REZ 2020-22 Bella Terra Storage.** Request to rezone approximately 1.7 acres of land from Open Rural (OR) to Commercial General (CG). The applicant is proposing a mini-warehouse facility with office and boat and RV storage. The property is located west of US 1 and south of Bella Terra Drive. The Planning and Zoning Agency recommended approval with a 6-1 vote at their December 16, 2021 regular meeting. The Agency heard this request in connection with the Special Use Permit to allow for a mini-warehouse facility. The Agency discussed the design of the facility at this location.

Presenter: Max Garcia, Applicant
Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 3

5. **Public Hearing * PUD 2021-11 Rolling Hills.** Request to rezone approximately 12.7 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a 47-lot single-family residential subdivision. The Planning and Zoning Agency recommended approval with a 6-0 vote its December 21, 2021 regular meeting.

Presenter: Kimberly Sikes, Applicant
Staff Member: Eric Clark, Engineer

District 3

6. **Public Hearing * NZVAR 2021-14 1261 South Winterhawk.** A non-zoning variance to Section 6.02.01.B.3.a of the Land Development Code to allow for the use of an easement for access in a platted subdivision.

Presenter: Ellen Avery-Smith, Esq.
Staff Member: Benjamin Powelson, Engineer

District 5

7. **Public Hearing * VACROA 2021-08 - Public Hearing to vacate a portion of unopened Diesel Road right-of-way.** The applicant has requested the vacation of a portion of unopened Diesel Road right-of-way. The right-of-way vacation being requested is located immediately adjacent to Arapaho Ave, east of U.S. 1 (Ponce De Leon Blvd). 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: Gary B. Davenport, PA
Staff Member: Jacob Smith, Senior Planner

District 4

8. **Public Hearing * MAJMOD 2021-21 Marsh Landing Lot 42 Expansion.** Request for a Major Modification to the Marsh Landing PUD (ORD 1975-15, a amended) to incorporate twenty (20) feet of land lying west of Lot 42 into the PUD boundaries to accommodate construction of a single-family home. The Planning and Zoning Agency recommended approval with a 5-0 vote at its January 20, 2022 regular meeting.

Presenter: Phong Nguyen, Transportation Development Manager

- 9. 2022 Roadway and Transportation Alternatives List of Priority Projects (LOPP).** The Florida Department of Transportation (FDOT) and the North Florida Transportation Planning Organization (TPO) requests project priorities from local governments for potential funding of new transportation projects to be considered for inclusion in the new fiscal year (FY 2027/28) of FDOT's Work Program. This is an annual recurring request sent to local governments. The St. Johns County Board of County Commissioners is charged with prioritizing all projects within the County, including those within municipal boundaries. The Transportation Advisory Group (TAG), consisting of County staff, representatives of the City of St. Augustine, St. Augustine Beach, St. Johns County School District, St. Johns County Sheriff's Office, and the St. Augustine-St. Johns County Airport Authority, met on November 19, 2021 to review last year's priorities and recommend this year's priorities. The attached LOPP includes TAG's recommendations for both highway and alternatives projects.

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

- 10. Consider appointments to the West Augustine Nuisance Abatement Board.** The Board of County Commissioners authorized the creation of the West Augustine Nuisance Abatement Board (WANAB) in 2011, to hear and deliberate unabated public nuisances within the West Augustine area. This board heard and addressed several unabated nuisances following its creation but became inactive by 2016 and all members' terms expired by mid-2016. This item is to re-instate the board and its activity by appointing new members. Per Ordinance 2014-29, the WANAB consists of five members and two alternates. All seven positions were advertised during the month of December 2021. Seven applications in total have been received. Please find for your review and consideration, a recommendation letter from the West Augustine CRA Steering Committee and the seven applications: Philip Brown (Dist. 3), Charles Ellis (Dist. 3), Dr. Margaret Rickerson (Dist. 3), Annie Mae Tucker (Dist 5), Gwen Nichols (Dist. 3), Doretha Smith (Dist. 3) and James Allen, Jr. (Dist. 3). The below suggested motions reflect the recommendations of the West Augustine CRA Steering Committee and staggered terms in order to keep continuity on the board in the future.

- ❖ 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
- Motion to adopt Resolution 2022-_____, approving the **final plat for Preserve at Bannon Lakes Phase 2C.** For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603
- Motion to adopt Resolution 2022-_____, approving the **final plat for BRIDGEWATER PHASE 1A REPLAT.** For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603
- Motion to adopt Resolution 2022-_____, approving the **final plat for RIVERTOWN MAIN STREET.** For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603
- Motion to adopt Resolution 2022-_____, approving the **final plat for MIDDLEBOURNE-PHASE ONE.** For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603
- Motion to approve PFS AGREE 2021-04 and authorize the County Administrator to execute the **Elevation Pointe Concurrency and Impact Fee Credit Agreement, (PFS AGREE 2021-04)** finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611
- Motion to adopt Resolution 2022-_____, approving the terms of an Easement for Utilities for installation of a **reclaimed water and sewer force main near the intersection of A1A North and Palm Valley Road.** For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770
- Motion to adopt Resolution 2022-_____, accepting an Easement for Utilities, a Bill of Sale, a Final Release of Lien, and a Warranty associated with the **water and sewer systems to serve Coastal Grove located off Palm Valley Road.** For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770

9. Motion to adopt Resolution 2022-_____, approving the terms and authorizing the County Administrator, or designee, to execute an **Operation and Maintenance Agreement with the St. Johns County Sheriff's Office and The Historic St. Johns County Police Athletic League, Inc.** for future construction of a sports facility. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
10. Motion to adopt Resolution 2022-_____, approving the terms and conditions of a Purchase and Sale Agreement and a Hold Harmless Agreement and authorizing the County Administrator, or designee, to execute the agreements on behalf of the County for the **S. Holmes Boulevard CDBG Drainage Project.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
11. Motion to adopt Resolution 2022-_____, accepting a **Deed of Dedication Right-of-Way for a portion of Veterans Parkway** lying south of Longleaf Pine Parkway. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
12. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to execute an amendment in substantially the same form and format as attached hereto, **extending Master Contract No: 13-MCC-BAN-042779 with Bank of America, N.A.** for an additional three years, through March 31, 2025, subject to the new fee schedule starting April 1, 2023. *For more information, contact Jaime Locklear, Asst. Director of Purchasing & Contracts at 904 209-0158*
13. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to **award Bid No: 22-16; Lease of Golf Carts w/ Chargers & Fleet Management System to Yamaha Golf-Car Company** as the lowest, responsive, responsible bidder, and to execute a lease agreement in substantially the same form and format as attached hereto as specified in Bid No. 22-16 at a Total Bid Price of \$732,480.00. *For more information, contact Jaime Locklear, Asst. Director of Purchasing & Contracts at 904 209-0158*
14. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to **award Bid No. 22-24; Restroom Cleaning Services at SJC Parks & Recreation Facilities to Quality Maintenance Professionals, LLC** as the responsive and responsible bidder, and to execute a contract in substantially same form as attached hereto for provision of the services as provided in Bid 22-24 for a Total Bid of \$283,136.00. *For more information, contact Jaime Locklear, Asst. Director of Purchasing & Contracts at 904 209-0158*
15. Motion to approve the **reappropriation of one (1) FTE** within the General Fund, including budgeted salary and benefits [from CDBG-DR Department to OMB Department], in order to centralize grant financial reporting and data collection. *For more information, contact Jesse Dunn, Director, Office of Management at 904 209-0568*
16. Motion to authorize the **transfer of \$300,000 from General Fund Reserves and allocate the funds to the Ponte Vedra Beach and Dune Restoration project** and to direct County staff to procure a contract for ownership, searches and document preparation for consideration on a future Board agenda. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*

17. Motion to authorize the County Administrator, or his designee, to submit an **application for the 2021 Staffing for Adequate Fire and Emergency Response (SAFER) grant** on behalf of St. Johns County Fire Rescue effective February 1, 2022. *For more information, contact Jeremy Robshaw, Chief Administrative Services at 904 209-1750*

18. Motion to adopt Resolution 2022-_____, approving the terms, conditions, provisions, and requirements of an **Agreement between St. Johns County and St. Johns County Parks Foundation, Inc. providing one-time funding** in the amount of \$120,000, and authorizing the County Administrator, or designee, to execute the agreement on behalf of St. Johns County. *For more information, contact Bradley Bulthuis, Senior Assistant County Attorney at 904 209-0805*

19. Motion to adopt Resolution 2022-_____, approving the **Library System's revised policies and procedures.** *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*

20. **Motion to approve minutes:**
 - 01/18/2022, BCC Regular Meeting

