

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 15, 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 Library Lovers Month
- ❖ 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: Tyler Nolen, Emergency Preparedness Planner

1. **NEFRC Educational Summit on Overdoses.** At the direction of its Board of Directors, the Northeast Florida Regional Council will be conducting an Educational Summit on Overdoses (focusing on opioids/fentanyl). The summit will bring together key stakeholders and policy makers to discuss overdose related data in Northeast Florida. The summit will highlight several successful programs that have been implemented by counties in the Region, in hopes they can be replicated in other communities. The focus will be on sharing best practices, understanding needs, and identifying gaps as we start the conversation on a regional level. The summit will include information from behavioral and mental health facilities, hospitals, health departments, the Drug Enforcement Administration (DEA), the National District Attorneys Association, local fire rescue departments, law enforcement and others. This educational summit will be held at World Golf Village in St. Augustine, FL on Thursday, March 31, 2022. More details are to follow, and a save the date flyer for the event is attached. Speakers include: Dr. Raymond Pomm, Gateway Community Services, Nancy Russo, SMA Healthcare, Dr. Huson Gilbertstadt, Ascension, Major Scott Surrency, Putnam County Sheriff's Office, Glenn East, Clay County Fire Rescue

Presenter: Lindsay Haga, AICP, England-Thims & Miller, Inc.

Presenter: Ellen Avery-Smith, Rogers Towers, PA

Staff Member: Jan Trantham, Senior Transportation Planner

District 1

- 2. Public Hearing * DEVAGREE 2022-01 HBIS Greenbriar Helow Development Agreement.** This is the first of two required public hearings to consider a proposed Development Agreement for transportation mitigation for the Greenbriar Helow PUD. HBIS Property Holdings, LLC, a contract purchaser for a portion of property located within the proposed Greenbriar Helow PUD that is the subject of applications for a Large-Scale Comprehensive Plan Amendment (COMPAMD 2021-02) and Planned Unit Development (PUD 2021-15), has proposed a Development Agreement to mitigate the transportation impacts for 2,061 single family residential units to meet transportation concurrency requirements. A second Development Agreement (DEVAGREE 2022-02) for the remainder of the 3,500 residential units in the PUD is also proposed and will track with this Agreement. The HBIS Development Agreement proposes to contribute transportation mitigation in the total amount of \$19,379,250, including widening a portion of Greenbriar Road, and proportionate share payments, and pre-payment of additional road impact fees to be used for the widening of Longleaf Pine Parkway from Roberts Road to Veterans Parkway. The applicant proposes to pay a proportionate share of \$12,879,250 by constructing a 4-lane widening of Greenbriar Road from CR 210 west, a distance of approximately .60 mile at an estimated cost of \$10,536,000; and pay the remaining proportionate share in the amount of \$2,343,250 to be paid per unit prior to plat or construction plan approval based on the number of units on each at \$1,136.95/unit, but no later than six (6) years following the effective date of the Agreement. In addition to the required proportionate share, the applicant proposes to pre-pay the estimated remaining road impact fees as determined by the applicant in the amount of \$6,500,000 prior to construction plan approval for build out of the 2,061 units, but no later than six (6) years following the effective date of the Agreement. The proposed Agreement includes a request for road impact fee credit for the total transportation mitigation in an amount not to exceed \$19,379,250 to be awarded when roadway improvements are bonded or payments received by the County.

District 1

- 3. Public Hearing * DEVAGREE 2022-02 Helow Development Agreement.** This is the first of two required public hearings to consider a proposed Development Agreement for transportation mitigation for the Greenbriar Helow PUD. Helow Properties, LTD, the owner of approximately 2,158 acres of property that is the subject of applications for a Large-Scale Comprehensive Plan Amendment (COMPAMD 2021-02) and Planned Unit Development (PUD 2021-15) known as the Greenbriar Helow PUD, has proposed a Development Agreement to mitigate the transportation impacts for 1,439 residential units to meet transportation concurrency requirements. A second Development Agreement (DEVAGREE 2022-01) proposed by HBIS Property Holdings, LLC for 2,061 residential units both equaling the total proposed 3,500 residential units in the PUD. The Helow Development Agreement proposes to contribute transportation mitigation in the total amount of \$10,500,000 in proportionate share payments and pre-payment of road impact fees to be used for the widening of Longleaf Pine Parkway to 4-lanes from Roberts Road to Veterans Parkway. The applicant proposes to pay a proportionate share in the amount of \$9,500,000 to be paid per unit prior to plat or construction plan approval based on the number of units on each at \$6,601.81/unit, but no later than six (6) years following the effective date of the Agreement; and pre-pay the estimated remaining road impact fees as determined by the applicant in the amount of \$1,000,000 prior to construction plan approval for build out of the 1,439 units, but no later than six (6) years following the effective date of the Agreement. The proposed Agreement includes a request for road impact fee credit for the total transportation mitigation in an amount not to exceed \$10,500,000 to be awarded when payments are received by the County.

Presenter: Jesse Dunn, Director, OMB

4. **St. Johns County Florida Taxable Special Obligation Revenue Note, Series 2022: South Ponte Vedra Beach Dune and Berm Restoration Project.** On January 18, 2022, the St. Johns County Board of County Commissioners adopted Resolution 2022-25, associated with the South Ponte Vedra Beach Dune Restoration Project, awarding a contract for Bid No. 22-32 contingent upon approved financing and directing the County's financing team to prepare the loan documentation necessary to finance the South Ponte Vedra/Serenata Beach Dune Restoration Project, to be brought back for BCC consideration on February 15, 2022. The agenda item presents the prepared financing, including the Authorizing Resolution, TD Bank proposal and the Loan Agreement. If approved, a Tourist Development Fund Category 5 reserve was established, as part of the adopted FY 2022 Budget, for the purpose of participating in the annual debt service. Staff would recommend the appropriation of up to \$400,000 from Tourist Development Category 5 reserves for initial debt service payment for this project.

Presenter: Karen M. Taylor, Land Planner

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 5

5. **Public Hearing * MAJMOD 2020-07 Tolomato River Farms PUD.** A request to remove approximately 1.31 acres, change the overall layout of the project on the northern side, remove a planned shared access point, relocate the planned RV/Boat Storage area, add commercial square footage, and change lot layout. The property is located at 3301 and 3303 Coastal Highway in the Vilano Beach area. The Planning and Zoning Agency recommended approval with a 5-1 vote at its December 16, 2021 regular meeting. The Agency discussed the types of commercial that may occur in the PUD and the elevation of the property in relation to SR A1A and the adjacent County Park. The applicant responded that the type of uses will be limited by the size of the proposed building and parking. The applicant proffered that one-half of the building will be used as a market and associated related activities (such as packaged and pre-prepared foods, vegetables, food products for meals, local coffee, gallery and display space for local artists) and the second one-half of the building will be used for professional offices (which may include uses such as mail and package services, photography studio, and/or other personal services). The applicant revised the MDP Text to reflect this change as recommended by the PZA.

Presenter: Bill Miller

Staff Member: Justin Kelly, Senior Planner

District 3

6. **Public Hearing * REZ 2021-35 Red Moon Properties.** Request to rezone approximately 1.34 acres of land from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for one (1) single-family home on each of the six (6) platted lots of record. This request was heard before the Planning and Zoning Agency at their regularly scheduled public hearing on January 20, 2022, and was recommended for approval 5-0.

Presenter: Ke Nan Wang

Staff Member: Justin Kelly, Senior Planner

District 5

7. **Public Hearing * REZ 2021-28 631 Oakland Avenue.** Request to rezone approximately .23 acres of land from Commercial General (CG) to Residential, Single Family (RS-3) to accommodate construction of one (1) single-family home. This item was heard before the Planning and Zoning Agency at their regularly scheduled public hearing on January 20, 2022, and was recommended for approval, 5-0.

Presenter: Christine Valliere, Senior Assistant County Attorney

- 8. Impact Fee Credit Transfer Presentation.** The County has received several requests to transfer unused road impact fee credits to other development projects. The presentation discusses current state and county law and options the Board may consider.

Presenter: Hunter S. Conrad, County Administrator

- 9. Local Government Infrastructure Surtax Option.** Following the January 25, 2022 Growth Management Workshop and the February 1, 2022 BCC meeting, staff was directed to review existing County infrastructure needs and provide a recommended list of capital improvement projects. The presentation includes estimated costs for countywide infrastructure improvements and proposed funding strategy for the Board's consideration and discussion.

- ❖ 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 2022-_____**, approving the **final plat for Beacon Lakes Phase 3B.** *For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603*
- 3. Motion to adopt Resolution 2022-_____**, approving the **final plat for IGP Commerce Center.** *For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603*
- 4. Motion to adopt Resolution 2022-_____**, approving the **final plat for Arbors at Rivertown - Phase Three.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
- 5. Motion to adopt Resolution 2022-_____**, approving the **final plat for BROOKSIDE PRESERVE PHASE 1A.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 6. Motion to adopt Resolution 2022-_____**, approving the **final plat MILL CREEK FOREST, PHASES 2 AND 3.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
- 7. Motion to adopt Resolution 2022-_____**, approving the **final plat for Shearwater Phase 2E-4 (replat).** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
- 8. Motion to adopt Resolution 2022-_____**, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on March 15, 2022 at 9:00am or at a date and time as soon thereafter as possible to hear a request for the **vacation of an unopened/unimproved right-of-way of Roberts Road at its intersection with County Road 244 (VACROA 2018-05 Roberts Road Aberdeen CDD).** *For more information, contact Benjamin Powelson, Engineer at 904 209-0666*

9. Motion to adopt Resolution 2022-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement for property adjacent to Surfside Park** that is needed for beach access parking. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
10. Motion to adopt Resolution 2022-_____, approving a **Declaration of Restrictive Covenants Amendment No. 1** and authorizing the County Administrator, or designee, to execute the Amendment on behalf of the County. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
11. Motion to authorize the Utility Department to submit a **grant application to the St. Johns River Water Management District for the SR16 Reclaimed Water Line project**. *For more information, contact Colin Groff, P.E., Utility Director at 904 209-2703*
12. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to award **Bid No: 22-41; Purchase of Cold Bituminous Asphalt Patching Mix to Duval Asphalt Products, Inc.**, as the responsive, responsible bidder, and execute a contract in substantially the same form and format as attached hereto to provide the required Cold Bituminous Asphalt Patching Mix on an as-needed basis for St. Johns County, as provided in Bid No: 22-41. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
13. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to award **Bid No. 22-39 Purchase of TOUGHBOOK 55's & Docking Stations to Insight Public Sector, Inc.**, as the lowest, responsive, responsible bidder, and to execute a purchase order on behalf of the County for the purchase of TOUGHBOOK 55's & Docking Stations. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
14. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to enter into negotiations with Station Automation, Inc, dba PSTrax as the top ranked firm under **RFP 22-33; Inventory Program with Narcotics Tracking System** and upon successful negotiations, execute a contract in substantially same form and format as attached hereto for provision of the services as provided in RFP No: 22-33. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
15. Motion to adopt Resolution 2022-_____, approving the **standardization of Pierce Manufacturing for fire trucks and specialty fire response apparatus**, and authorizing the County Administrator, or designee, to purchase the vehicles and/or apparatus as specified from the authorized dealer of Pierce Manufacturing through a negotiated purchase or cooperative piggyback, without further Board approval, provided the purchase is fully budgeted, and complies with County Policy. *For more information, contact Jaime Locklear, Asst. Director Purchasing or Jeff Prevatt, Fire Rescue Chief at 904 209-0158*

16. Motion to approve Resolution 2022-_____, approving the revision to the ranking of awarded firms under **RFQ No: 22-01; Continuing Contracts for As Needed Professional Services**, to ensure the correct rotation is utilized to award work under the contracts in accordance with the rankings from the evaluation. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
17. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee to award and execute the revised contract, in substantially the same form and format as attached, with **Willo Products Company, Inc for completion of the project under SS No: 22-17**, as previously approved under Item #17 of the January 18, 2022 Consent Agenda. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
18. 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*
19. Motion to adopt Resolution 2022-_____, approving the recognition and appropriation of a **FY 2022 grant to Library Services** in the amount of \$200,000 and amending the FY 2022 Budget. *For more information, contact Sarah Newell, Budget Analyst at 904 209-0566*
20. Motion to adopt Resolution 2022-_____, recognizing a **FDEP Beach Management Funding Assistance grant** in the amount of \$10,468,835 as unanticipated revenue and appropriating it to the 20 Special Obligation Revenue Note Fund and the SPV Beach Construction Fund within the Fiscal Year 2022 Budget. *For more information, contact Wade Schroeder, Asst. Director OMB at 904 209-0570*
21. Motion to adopt Resolution 2022-_____ approving the terms, provisions, conditions, and requirements of the **U.S. Department of Housing and Urban Development FY21 Housing Counseling Grant Agreement between St. Johns County, Florida and the Department of Housing and Urban Development**; authorizing the County Administrator or designee to execute the Agreement substantially in the same form as attached on behalf of the County; amending the FY2022 General Fund budget to receive unanticipated revenue; and authorizing the appropriation to the Housing Department *For more information, contact Roberto Ortiz, Housing and Community Services Manager at 904 827-6894*
22. Motion to execute and issue the **Certificate of Public Convenience and Necessity for Med Trust, Inc.** effective until February 15, 2025. *For more information, contact Jeremy Robshaw, Fire Rescue Admin Services Chief at 904 209-1750*
23. **Motion to approve minutes:**
 - 01/25/22, BCC Workshop
 - 02/01/22, BCC Regular Meeting

24. Proofs:

Proof: Request for Qualifications, BID NO.:22-18; Purchase of Personal Computers, Published on October 11, 2021 and October 18, 2021 in the St. Augustine Record.

Proof: Request for Bids, Bid NO.: 21-75; Purchase of Two Vertical Turbine Pumps, Published on May 19, 2021 and May 26, 2021 in the St. Augustine Record.

Proof: Notice of Public Hearing, To Consider Adoption of Establishing a Land Acquisition Management Program (LAMP) for Unincorporated Areas, Published on June 1, 2021 in the St. Augustine Record.

Proof: Notice of Public Hearing, To Consider Adoption of St. Johns County, Florida Levying and Imposing an Additional One (1) Percent Tourist Development Tax, Published on July 6, 2021 in the St. Augustine Record.

Proof: Notice of Public Hearing, To Consider Adoption in the Matter of 051821 Security Ordinance Relating to Trespass Warnings on County Property, Published on May 8, 2021 in the St. Augustine Record.

Proof: Notice of Hearing, St. Johns County Fiscal Year 2022 Administrator's Budget Workshop Schedule, Published on May 17, 2021 in the St. Augustine Record.

Proof: Notice of Hearing, St. Johns County Auditor Selection Committee, Published on May 18, 2021 in the St. Augustine Record.

Proof: Request for Bids, Bid NO.: 21-13; McCullough Creek Regional Offsite Mitigation Area (ROMA) Timber Management Services (Timber Cruise & Monitoring), Published on June 2, 2021 and June 9, 2021 in the St. Augustine Record.

Proof: Request for Bids, Bid NO.: 21-100; Signallation Replacement at Intersection of US 1/Shore Drive, Published on June 8, 2021 and June 15, 2021 in the St. Augustine Record.

Proof: Request for Bids, RFP NO.: 21-96; Inmate Medical Services, Published on June 25, 2021 and July 2, 2021 in the St. Augustine Record.

Proof: Request for Bids, Bid NO.: 21-99; Flagler Estates Park Community Center, Published on June 29, 2021 and July 6, 2021 in the St. Augustine Record.

Proof: Request for Bids, Bid NO.: 21-75R; Purchase of Two Vertical Turbine Pumps, Published on July 2, 2021 and July 9, 2021 in the St. Augustine Record.

Proof: Requisition of Proposals, Bid NO.: 22-38; Purchase of Fire Rescue Uniforms, Published on November 24, 2021 and December 1, 2021 in the St. Augustine Record.

Proof: Requisition of Proposals, RFP NO.: 22-30; Website Update & Content Management, Published on December 3, 2021 and December 10, 2021 in the St. Augustine Record.

Proof: Requisition of Proposals, RFQ NO.: 22-08; CR-2209 Central Segment Roadway Design & Permitting, Published on December 9, 2021 and December 16, 2021 in the St. Augustine Record.

Proof: Requisition of Proposals, Bid NO.: 22-39; Purchase of TOUGHBOOK 55's & Docking Stations, Published on December 9, 2021 and December 16, 2021 in the St. Augustine Record.

Proof: Requisition of Bids, Bid NO.: 22-41; Purchase of Cold Bituminous Asphalt Patching Mix, Published on December 13, 2021 and December 20, 2021 in the St. Augustine Record.

Proof: Requisition of Bids, Bid NO.: 22-42; Agricultural Center Roof Replacement, Published on December 15, 2021 and December 22, 2021 in the St. Augustine Record.

Proof: Requisition of Proposals, Bid NO.: 22-43; St. Johns County Facilities Carpet & Hard Surface Deep Clean Care, Published on December 16, 2021 and December 23, 2021 in the St. Augustine Record.

Proof: Requisition of Proposals, Bid NO.: 22-22; McCullough Creek Regional Offsite Mitigation Area (ROMA) Timber Management Services and Harvesting & Sale of Timber, Published on December 16, 2021 and December 23, 2021 in the St. Augustine Record.

Proof: SA Req Qualifications, RFQ NO.: 22-37; Professional Design Services for St. Johns County Butler Park West, Published on December 20, 2021 and December 27, 2021 in the St. Augustine Record.

Proof: Requisition of Bids, Bid NO.: 22-46; Purchase of Flashover Simulator, Published on December 20, 2021 and December 27, 2021 in the St. Augustine Record.

Proof: Requisition of Proposals, Bid NO.: 22-14; Construction Engineering & Inspection (CEI) Services for CR-210 Widening from Greenbriar Road to Cimarrone Boulevard, Published on December 20, 2021 and December 27, 2021 in the St. Augustine Record.

Proof: Requisition of Bids, Bid NO.: 22-45; Purchase of Two (2) Whole Body Security Scanning Systems, Published on December 21, 2021 and December 28, 2021 in the St. Augustine Record.

Proof: Notice of Meeting, Notice of the 2022 Schedule for Regular Meetings of the St. Johns County Board of County Commissioners, Published on December 28, 2021 in the St. Augustine Record.

