

# 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, April 5, 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 April 2022 as Water Conservation Month
- ❖ Proclamation Recognizing April 2022 as Sexual Assault Awareness Month
- ❖ Proclamation Recognizing April 3-9, 2022 as National Library Week
- ❖ Proclamation Recognizing April 10-16, 2022 as National Public Safety Telecommunicators 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: Karen M. Taylor, Land Planner**

**Staff Member: Brandon Tirado, Planner**

#### **District 2**

1. **Public Hearing \* REZ 2021-37 Ashton Downs.** Request to rezone approximately 73.72 acres of land from Planned Rural Development (PRD) to Open Rural (OR). The subject parcel is located on an unaddressed parcel on the west side of the State Road 13A North, 1.1 miles South of County Road 208 and County Road 13A North intersection. This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on February 17, 2022, and was recommended for approval, 7-0.

**Presenter: Matthew Lahti, P.E., Gulfstream Design Group LLC**

**Staff Member: Trevor Steven, Planner**

#### **District 3**

2. **Public Hearing \* REZ 2021-34 Island Doctors Old Moultrie.** Request to rezone approximately 1.29 acres of land from Commercial Neighborhood (CN) to Office & Professional (OP) to facilitate a proposed expansion of the existing medical office located to the north. The Planning and Zoning Agency (PZA) heard this request during their regularly scheduled public hearing on March 3, 2022. The item was recommended for approval with a vote of 6-0.

**\*\*\*TIME CERTAIN TO BE HEARD AT 10:00 AM\*\*\***

**Presenter: Sarah Newell, Grants and Legislative Development Manager**

- 3. Home Again St. Johns ARPA Grant Request.** At the March 15th BCC meeting, staff was directed to collaborate with Home Again St. Johns to develop a grant agreement utilizing ARPA funding. Based on discussions with Home Again and further information received, staff is returning to the board with the updated grant request from Home Again for consideration. Upon acceptance of the project proposal and direction from the board, staff will work to finalize the details of a grant agreement that meets all the requirements of ARPA.

**Presenter: Joseph Giammanco, PhD, Director of Emergency Management**

**District 3**

- 4. Northern Summer Haven / River Discussion.** Discussion to assess the vulnerability of the Northern Summer Haven area and Summer Haven River.

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

**Staff Member: Saleena Randolph, Planner**

**District 5**

- 5. Public Hearing \* REZ 2021-32 Unleashed Dog Park.** Request to rezone approximately 2.37 acres of land from Commercial, General (CG) with Conditions to Commercial, Intensive (CI), and a request to rezone approximately 0.23 acres of land from Residential Manufactured/Mobile Home (RMH) to Commercial, Intensive (CI), specifically located at 6550 US 1 North, 6580 US 1 North, 100 Ronald Road, and 104 Ronald Road. The Planning and Zoning Agency (PZA) heard this request during their regularly scheduled public hearing on February 17, 2022. The item was recommended for approval with a vote of 6-1. Agency members discussed lighting, buffers, barking dogs and gates. There was public comment that discussed the location to residential and the appearance of an outdoor sports bar. Other public comments discussed the site providing a family-friendly atmosphere for clean, outdoor fun for both people and dogs.

**Presenter: Janis Fleet, Fleet Architects Planners**

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

**District 3**

- 6. Public Hearing \* PUD 21-09 Bacon Storage (Brinkhoff Rd).** Request to rezone approximately 4.9 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for up to 16,000 square feet of neighborhood commercial uses and a RV/Boat Storage facility. The Planning and Zoning Agency previously recommended denial with a vote of 6-0. The Board of County Commissioners remanded this item back to the Planning and Zoning Agency and required the Applicant to hold a community meeting on the project.

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

**Staff Member: Brandon Tirado, Planner**

**District 5**

7. **Public Hearing \* REZ 2021-38 Sandy Creek Storage.** Request to rezone approximately 7.85 acres of land from Open Rural (OR) to Commercial Highway Tourist (CHT). The subject property is located at 1735 County Road 210 W and an unaddressed parcel South of the previously mentioned address. This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on February 17, 2022, and was recommended for denial, 6-1. This request was withdrawn by the applicant, pursuant to e-mail dated March 11, 2022. Land Development Code Section 9.00.03 Withdrawal Of Applications, states: An application for any action under this Article may be withdrawn at any time so long as no notice has been given that the application will be reviewed at a public hearing. An application may be withdrawn thereafter, with the consent of the Board of County Commissioners or Planning and Zoning Agency, as applicable. This application was advertised and noticed according to Code. Staff requests the Board of County Commissioners consent to the withdrawal. The applicant is aware that a new application, applicable fees, and review be required should the property owner proceed.

**Presenter: Gary B. Davenport**

**Staff Member: Saleena Randolph, Planner**

**District 3**

8. **Public Hearing \* PUD 2021-05 Deerfield Forest.** Request to rezone approximately 37 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a maximum of 63 single family homes, located on the south side of Watson Road and west of Deerfield Meadows Circle. The Planning and Zoning Agency heard this request on November 18, 2021 and voted 5-1 to recommend denial. The applicant requested reconsideration from the PZA on 12/16/2021 and they voted 6-0 to reconsider. The Planning and Zoning Agency heard this request during a public hearing on March 3, 2022. The item was recommended for approval with a vote of 4-3. Agency members discussed the US1/Watson intersection, drainage, access, safety, Deerfield Forest Drive, emergency access easement, and the railroad. There was public comment from several Deerfield Meadows residents and Carter Road residents. Public comments included: traffic, safety, and flooding; sections of Carter Road as a private road and privately maintained; single entrance off Watson; RV garages within Deerfield Meadows; construction access not updated in documents; no new documents filed by applicant; and railroad.

**Presenter: Douglas N. Burnett - St Johns Law Group**

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

**District 3**

9. **Public Hearing \* PUD 2021-23 Orchard Park II PUD.** Request to rezone approximately 23.71 acres of land from Open Rural (OR) and Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow for a maximum 129 residential townhome dwelling units. The Planning and Zoning Agency voted 6-0 to recommend approval of the project.

**Presenter: Douglas N. Burnett, St. Johns Law Group**  
**Staff Member: Jacob Smith, Senior Supervising Planner**

**District 5**

- 10. Public Hearing \* CPA (SS) 2021-14 Mills Place.** A request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 24.31 acres of land from Residential-B (Res-B) to Residential-C (Res-C). The Planning and Zoning Agency recommended denial with a 4-2 vote at its March 3, 2022 regular meeting. The Agency discussed the additional density allowed by Residential-C and increase in traffic along Lewis Speedway.

**District 5**

- 11. Public Hearing \* PUD 2021-16 Mills Place.** A request to rezone approximately 24.31 acres of land from Open Rural (OR) and Residential, Single Family (RS-3) to Planned Unit Development (PUD) to allow for the development of a maximum of 92 single family homes. The Planning and Zoning Agency recommended denial with a 4-2 vote. The Planning and Zoning Agency recommended denial with a 4-2 vote. The Agency discussed compatibility with the surrounding area, traffic on Lewis Speedway, and increased density.

**Presenter: Ellen Avery-Smith, Rogers Towers**  
**Staff Member: Jacob Smith, Senior Supervising Planner**

**District 2**

- 12. Public Hearing \* DRI MOD 2021-05 World Commerce Center.** Request to modify the World Commerce Center Development of Regional Impact (DRI) to amend the project phasing consistent with the Legislative extensions, revise reporting requirements, update the Master Plan Map (Map H) for consistency with the Planned Unit Development (PUD) Master Development Plan (MDP), revise the Land Use Conversion Tables, and revise the Transportation Improvements Map. The World Commerce Center DRI is generally located south of International Golf Parkway and north of SR 16. The Planning and Zoning Agency recommended approval with a 6-0 vote at its March 3, 2022 meeting.

**Presenter: Courtney P. Gaver, Rogers Towers, P.A.**  
**Staff Member: Saleena Randolph, Planner**

**District 3**

- 13. Public Hearing \* MAJMOD 2021-22 Deerpark Commerce Center.** Request for a Major Modification to the St. Augustine 500,000 SF Warehouse PUD (Ord. 2005-91, as amended) to add approximately 5.98 acres; to change the PUD name to Deerpark Commerce Center; to allow a 4% upland natural vegetation in lieu of the 5% requirement; to provide a maximum height of buildings of 49 feet; and to revise the Master Development Plan (MDP) Text and Map. The subject property is located at 3800 Deerpark Blvd and includes the two unaddressed lots located to the north. The Planning and Zoning Agency (PZA) heard this request during their regularly scheduled public hearing on February 17, 2022. The item was recommended for approval with a vote of 6-1. Agency members discussed the wetlands onsite, upland buffers, traffic in the area, and proposed height of building. There was no public comment.

**Presenter: Westly Woodward, CFM, Floodplain Manager**

- 14. Flood Damage Control Regulations - Land Development Code Amendment.** Land Development Code Amendment - Flood Damage Control Regulations The attached draft ordinance proposes modifications to the text of Part 3.03.00 of the Land Development Code (Flood) and Article XII Definitions from the Land Development Code
- 15. Revisions to Local Ordinance Chapter 1 of the Florida Building Code.** This is the first reading of revisions to the Local Ordinance of Chapter 1 of the Florida Building Code. The various changes presented by staff focus on updates to our local Flood Regulations, with other changes to the local administration of the Building Code. These revisions will increase the health, safety, and welfare of the citizens of St. Johns County.

**Presenter: Jeff Prevatt, Fire Rescue Chief**

- 16. Application for Renewal of Certificate of Public Convenience and Necessity (COPCN) by Liberty Ambulance Services Inc.** In accordance with Section 401.25, Florida Statutes, and pursuant to St. Johns County Ordinance 2012-20, Liberty Ambulance Services, Inc. (Liberty) submitted an application (attached) for renewal of its current COPCN, set to expire on April 2, 2022. Ordinance 2012-20 provides that renewals shall be based upon the same standards as considered in granting of the original certificate along with other factors as may be relevant. Fire Rescue staff conducted an initial review of the renewal application and determined that, while there is a public necessity for the service, Liberty does not possess sufficient knowledge and experience to properly operate the proposed service or sufficient personnel and equipment to adequately cover the proposed service area. In particular, Fire Rescue has investigated a recent complaint regarding the services provided by Liberty within St. Johns County and determined that Liberty failed to meet the requirements and expectations for certificate holders under Sections 13 and 21 of Ordinance 2012-20. Accordingly, as provided in Ordinance 2012-20, Sections 7, 8, and 11, Fire Rescue recommends that the Board of County Commissioners deny Liberty's application for Certificate of Public Convenience and Necessity to provide Class B/C services within the geographic boundaries of St. Johns County. The written recommendation is attached to this agenda item, and additional documentation will be available at the Board meeting.

- ❖ Public Comment
- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney's Report

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## BOARD MEETING AGENDA

County Auditorium  
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Tuesday, April 5, 2022 9:00 AM

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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 Silverleaf 29B-2.** *For more information, contact Nichole Bradley, Application Review Supervisor at 904 209-0603*
- 3. Motion to adopt Resolution 2022-\_\_\_\_\_**, approving **the final plat for Brookside Preserve Phase 1B.** *For more information, contact Tayler Lewis, Application Review Supervisor at 904 209-0603*
- 4. Motion to adopt Resolution 2022-\_\_\_\_\_**, approving the **final plat for Beacon Lake Parkway Extension.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
- 5. Motion to adopt Resolution 2022-\_\_\_\_\_**, approving the terms of and accepting a **Temporary Construction Easement provided by Continental Brokerage, Inc. at the State Road 206 and Interstate 95 Interchange.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
- 6. Motion to adopt Resolution 2022-\_\_\_\_\_**, accepting a **Grant of Easement to St. Johns County in connection with drainage improvements along Kinlaw Road and Stuart Avenue located off State Road 207.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
- 7. Motion to adopt Resolution 2022-\_\_\_\_\_**, approving the terms and authorizing the County Administrator, or his designee, to execute a **Hold Harmless Agreement on behalf of the County, and accepting a Temporary Construction Easement for access to construct roadway improvements along Holmes Boulevard.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
- 8. Motion to adopt Resolution 2022-\_\_\_\_\_**, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement for Acquisition of property required for road right-of-way improvements and sidewalk construction along N. Holmes Boulevard and King Street Extension.** *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 Chair of the Board, on behalf of the County, to execute a **Temporary Construction Easement, and accepting from Gate Petroleum Company an Easement for Utilities at the State Road 16 and Interstate 95 Interchange.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
10. Motion to adopt Resolution 2022-\_\_\_\_\_, approving and authorizing the Chair of the Board, on behalf of the County, to execute an **Easement to Beaches Energy Services to improve electrical service to the Marsh Landing Wastewater Treatment Plant.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
11. Motion to adopt Resolution 2022-\_\_\_\_\_, accepting **Temporary Construction Easements from property owners to St. Johns County for the L'Atrium Circle Sidewalk Replacement Project in Ponte Vedra Beach.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
12. Motion to adopt Resolution 2022-\_\_\_\_\_, approving an **exchange of real property pursuant to Section 125.37, Florida Statutes, in connection with the Pine Island Road Fire Station and authorizing the Chair of the Board to execute a County Deed and a Termination and Vacation of an Easement** on behalf of the County. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
13. Motion to adopt Resolution 2022-\_\_\_\_\_, approving an **Amendment to Temporary Assignment of Easement and authorizing the Chair of the Board to execute the Amendment on behalf of the County.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
14. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the **transfer of funds in the amount of \$100,000 from General Fund Reserves to the Land Management Department and the expenditure of funds to obtain appraisals for properties along the Summer Haven shoreline on an as needed basis.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
15. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of the **First Amendment to Memorandum of Understanding Wastewater Transmission Commitments between St. Johns County and Life Care Ponte Vedra, Inc. relating to the Oak Bridge development,** and authorizing the County Administrator, or designee, to execute the First Amendment on behalf of the County. *For more information, contact Colin Groff, P.E., Utility Director at 904 209-2703*
16. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator, or designee, to **enter into negotiations with Matthews Design Group, LLC as the top ranked firm under RFQ 22-52; Design & Permitting of Woodlawn Road Corridor Improvements from SR-16 to ±1,350 Feet North of White House Boulevard,** 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 or it no longer serves the best interest of the County to proceed. *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*

17. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 22-51; Construction of Old Moultrie Road Improvements from US 1 to Summerhill Circle to Besch & Smith Civil Group, Inc.**, as the lowest, responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached hereto for completion of the project as provided in Bid No. 22-07, for a lump sum cost of \$2,598,915.00. *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*
18. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No. 22-54; Modernization of St. Johns County Courthouse Elevators to Schindler Elevator Corporation**, as the responsive and responsible bidder, and to execute a contract in substantially the same form and format as attached hereto for completion of the project as provided in Bid No. 22-54, for a Lump Sum Price of \$601,314.00. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
19. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No. 22-58; Sheriff's Office Administration Building Roof Replacement to CG Roofing Group, LLC** and execute a contract in substantially the same form and format as attached hereto for completion of the project as provided in Bid No. 22-58 at the lump sum price of \$280,236.60. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
20. 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*
21. Motion to adopt Resolution 2022-\_\_\_\_\_, **recognizing the \$248,400 grant from the Department of Homeland Security – FEMA Cooperating Technical Partners Program as unanticipated revenue** and authorizing its appropriation and expenditure in the Fiscal Year 2022 budget for use by the Building Department to perform the grant agreement. *For more information, contact Devin Cousins, Senior OMB Analyst at 904 209-0569*
22. Motion to authorize the **transfer of General Fund reserves in the amount of \$12,054 in order to pay invoices from the St. Augustine Record for Fiscal Year 2021.** *For more information, contact Jesse Dunn, Director at 904 209-0568*
23. Motion to authorize the **transfer of General Fund Reserves in the amount of \$40,500 to provide improvements within the Clerk of Courts and Comptroller's Office.** *For more information, contact Katie Diaz, Director at 904 209-0653*
24. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms, conditions, provisions, and requirements of **St Johns County's State E-911 State Grant Application for GIS data management software** and authorizing the Chair of the Board of County Commissioners to execute the Grant Application on behalf of the County. *For more information, contact Robert A. Hardwick, Sheriff at 904 810-6602*



25. Motion to adopt Resolution 2022-\_\_\_\_, approving the terms, conditions, provisions, and requirements of **St Johns County's State E-911 State Grant Application for Next Generation 911 Tactical Mapping and Data Analytics Software** and authorizing the Chair of the Board of County Commissioners to execute the Grant Application on behalf of the County. *For more information, contact Robert A. Hardwick, Sheriff at 904 810-6602*
26. Motion to authorize a reserve **transfer of \$50,000 from the Pier Reserves into the Purchases line.** *For more information, contact Ryan Kane, Director at 904 209-0324*
27. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the **application for a Major Impact Special Event to take place on May 15, 2022 at Mickler's Landing or Vilano Beach**, if the beach renourishment project is not yet completed. *For more information, contact Ryan Kane, Director at 904 209-0324*
28. Motion to adopt Resolution 2022-\_\_\_\_\_, **recognizing a \$5,000 donation from Florida Elite Soccer Association as unanticipated revenue** and allocating the funds for use in the FY22 budget to complete improvements at Veterans Park Soccer Fields. *For more information, contact Ryan Kane, Director at 904 209-0324*
29. Motion to adopt Resolution 2022-\_\_\_\_\_, Authorizing the County Administrator, or designee, to enter into an **Interlocal License Agreement with the River's Edge Community District for the use of the waterfront park, Rivertown Park**, to provide the community with Kayak Tours and local history and plant education along the St. Johns River. *For more information, contact Ryan Kane, Director at 904 209-0324*
30. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms, conditions, provisions, and requirements of a **First Amendment to Agreement Between St. Johns County, Florida and Continental Heavy Civil Corp.** providing conditional extension of contract time for FEMA emergency berm restoration project; and authorizing the County Administrator, or designee, to execute the First Amendment on behalf of the County. *For more information, contact Joseph Giammanco, PhD, Director at 904 209-0158*
31. Motion to approve the addition of **one (1) grant-funded FTE position to support the Coastal Management team.** *For more information, contact Joseph Giammanco, PhD, Director of Emergency Management at 904 824-5550*
32. Motion to approve **minutes:**
  - 3/15/22, BCC Regular

