

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, May 17, 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 May 2022 as National Foster Care Month
- ❖ Proclamation Recognizing May 2022 as National Drug Court Month
- ❖ Proclamation Recognizing May 15-21, 2022 as National EMS 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: Ellen Avery-Smith, Esq., Rogers Towers, P.A.

Staff Member: Teresa Bishop, Planning Division Manager

District 2

1. **Public Hearing * COMPAMD 2021-10 SilverLeaf DRI, Adoption Hearing.** Adoption Hearing for COMPAMD 2021-10 SilverLeaf DRI, a request to amend the Comprehensive Plan Future Land Use Map from Rural/Silviculture (R/S) and Agricultural Intensive (A-I) to Residential A, Residential C, and Commercial for approximately 2,394 acres of land located in the northwest portion of St. Johns County, generally south of the planned First Coast Expressway and east of Trout Creek. The additional 2,394 acres of land is being added into the existing SilverLeaf DRI. The applicant has further proposed a Text Amendment to limit development timing and density on certain parcels. This is a Second Adoption Hearing due to the Florida Department of Economic Opportunity (DEO) determining the application required a State Coordinated Review rather than the Expedited State Review. On December 21, 2021, the Board of County Commissioners re-transmitted the amendment for a State Coordinated Review. This Coordinated State Review was completed February 16, 2022 with no additional comments being provided. The Planning and Zoning Agency recommended approval with a 4-1 vote at its April 7, 2022 regular meeting. Three speakers spoke at the PZA hearing, one with concerns regarding traffic on SR 16 and CR 16A; others spoke in favor. The Agency discussed the DEO interpretation, timing of the new development, sustainability of agriculture land, traffic capacity, school capacity, and the rate of growth within the County.

Presenter: Thomas O. Ingram, Sodl & Ingram, PLLC
Staff Member: Corryn George, Environmental Supervisor

District 2

2. **Public Hearing * NZVAR 2022-01, Alternate Bald Eagle Management Plan for the Norwood PUD and Grand Oaks PUD approving an Alternate Bald Eagle Management Plan for the protection of bald eagle nest SJ921 located on the proposed Norwood PUD property.** An Environmental Report was provided with the Norwood PUD application conducted by Peacock Consulting Group in May of 2021 which included an inspection of all mature pine trees on the property and no bald eagle nest was found on the site at that time. On December 15, 2021, SJC Environmental staff were notified by the St. Johns County Audubon Society that a potential new bald eagle nest was observed on the Norwood property. Environmental staff conducted a site inspection on December 16, 2021, and a new bald eagle nest was found on the proposed Norwood PUD property. The 2021-2022 nesting season appears to be the first nesting of bald eagle at this location.

Presenter: Douglas Burnett, St. Johns Law Group
Staff Member: Evan Walsnovich, Planner

District 3

3. **Public Hearing * MAJMOD 2021-23 Southwood Phases 3 and 4.** Request for a Major Modification to Southwood PUD (Ordinance 1988-34, as amended) to revise Phase 3 and 4 in order to facilitate development of 101 single family lots. This application was heard by the Planning and Zoning Agency (PZA) at a regularly scheduled meeting on April 7, 2022, and the PZA recommended approval with a vote of 5-0.

Presenter: Janis Fleet, Fleet Architects Planners
Staff Member: Jacob Smith, Senior Supervising Planner

District 3

4. **Public Hearing * PUD21-09 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. This application subsequently received a recommendation for denial with a vote of 7-0 at the March 17, 2022 Planning and Zoning Agency hearing.

Presenter: Colin Groff, P.E., Utility Director

5. **Second Reading of Amendments to Utility Ordinances; Adoption of Utility Rate Tariff; and Adoption of Updated Utility Standards Manual.** On April 19, 2022, the Board of County Commissioners heard the first reading of proposed amendments to the current utility ordinances. The proposed ordinance (attached) amends, restates, consolidates, supplements and replaces these ordinances in order to (1) complete the consolidation of the Main System and Ponte Vedra Systems under one cover; (2) set uniform requirements for users of St. Johns County Utilities; (3) update the provision of the Utility Ordinance in compliance with the changes to the Safe Drinking Water Act (42 U.S.C. 300f et seq.), the Clean Water Act (33 U.S.C. 1251 et seq.), other applicable federal and State laws and regulations, and the County's Land Development Code; and (4) provide for the public health and welfare by regulating the quality of potable water supplied by the County's Water Systems to its customers, and wastewater collected by the County's Wastewater Systems, as well as to provide policies and cost recovery for the use of County's Reclaimed Water Systems. The ordinance also proposes to set forth the applicable rates, fees, and charges in a separate rate tariff, to be adopted by resolution (attached). In this agenda item, staff seeks approval of the rate tariff, as well as approval of updates to the Utilities standards manual (attached).

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

6. **Establishment of the temporary Amphitheatre & Concert Hall Advisory Committee; Adoption of By-Laws, and Confirmation of Commissioner Appointments.** At the April 19, 2022 meeting, the Commissioners came to a consensus to establish the temporary Amphitheatre & Concert Hall Advisory Committee to provide new ideas, suggest changes and enhancements of programs, explore alternate organizational options, and assist in ensuring adequate operation of the facilities for the residents and visitors of St. Johns County while also achieving maximum economic advantages and remaining accountable to the tax payers of St. Johns County. The Amphitheatre & Concert Hall Advisory Committee's primary responsibility is to serve in an advisory capacity to the Board of County Commissioners. Attached for the Board's review and consideration is a resolution and draft bylaws for the establishment of the temporary Amphitheatre & Concert Hall Advisory Committee.
7. **Consider appointments to the Affordable Housing Advisory Committee (AHAC).** The purpose of the Affordable Housing Advisory Committee (AHAC) is to review established policies, procedures, ordinances, land development regulations, and the adopted local government comprehensive plan to recommend specific action or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. Currently, there are two vacancies on the Affordable Housing Advisory Committee (AHAC). One vacancy is due to the resignation of Brittany Coronado and the second vacancy is due to the expired term of Alexander Mansur. The vacancies were advertised in August and October of 2021, and March of 2022. The vacancies are to fill required member positions, one representing areas of labor actively engaged in home building and the other representing essential services personnel. Please find attached for your review and consideration, letters of recommendation from AHAC recommending the reappointment of Alexandra Mansur and the appointment of Lindsey Rodea and applications from Alexander Mansur-District 5, Lindsey Rodea-District 5, Brittany Coronado-District 5, and Kristine Koproski-District 4.

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

8. Consider appointments to the Construction Board of Adjustment and Appeals.

Currently, there are three vacancies on the Construction Board of Adjustment and Appeals, due to expired terms. Two vacancies are for regular member positions and one vacancy is for an alternate member position. These vacancies were advertised in August and September of 2021. The Construction Board of Adjustment and Appeals acts as the hearing board for abatement proceedings under the County's unsafe building abatement code and as the local appellate board for interpretations of the Building Code and Building Official. Qualifications require applicants with knowledge and/or experience in technical codes fields and those from the general public. Members are required to be registered voters in St. Johns County. Please find attached for your review and consideration the approved minutes from the October 18, 2021 meeting of the Construction Board of Adjustment and Appeals recommending (on page 7) approval of the three applications (Bill Lanni for reappointment as a regular member, Robert Blood for appointment as a regular member (moving from an alternate to regular member), and Thomas Walsh for appointment as an alternate member).

***** The public hearing for PUD 21-18 The Cottages at St. Johns and CPA(SS) 21-24 The Cottages at St. Johns will be rescheduled to a time uncertain. The application will be re-advertised and noticed for a future public hearing date. *****

- ❖ 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 Palmetto Cove.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
- 3. Motion to adopt Resolution 2022-_____**, approving the **final plat for Shearwater Phase 3C.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
- 4. Motion to adopt Resolution 2022-_____**, approving the **final plat for Shearwater Phase 3A-3 (replat).** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 5. Motion to adopt Resolution 2022-_____**, approving the **final plat for Turnbull Creek Road at Grand Oaks Phase 2.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 6. Motion to adopt Resolution 2022-_____**, approving the terms and authorizing the Chair of the Board, on behalf of the County, to execute a **Second Amendment to License Agreement with PV Tower One, LLC.**; and, Motion to approve a transfer in the amount of \$10,000 from General Fund Reserves to the Interoperable Radio System Department for the License Fee for the remainder of FY 2022. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
- 7. Motion to adopt Resolution 2022-_____**, accepting **Grant of Easements and Temporary Construction Easements to St. Johns County required for the Big Sooye CDBG Drainage Improvement Project.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
- 8. Motion to adopt Resolution 2022-_____**, 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. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*

9. Motion to adopt Resolution 2022-_____, authorizing the Chair of the Board to execute a **Temporary Pipeline Easement to the Florida Inland Navigation District**, on behalf of the County. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
10. Motion to approve the **Fiscal Year 2022 Capital Improvement Plan re-appropriation and associated budget transfers** per the attached schedule. *For more information, contact Colin Groff, P.E., Utilities Director at 904 209-2703*
11. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to **enter into negotiations with Gulfstream Design Group, LLC as the top ranked firm under RFQ 22-57; Design Services for Disc Golf Course**, 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 Locklear, Asst. Director Purchasing at 904 209-0158*
12. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to **award Bid No. 22-70; Sale of eighty (80) golf carts to Botero Carts, LLC** as the highest, responsive, responsible Bidder. *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. 22-66R; Landscape and Playground Mulch Surfacing to Cour Valant LLC dba First Coast Mulch** as the lowest responsive, responsible bidder, and to execute a contract in substantially same form and format as attached hereto for performance of the services in accordance with Bid No 22-66R. *For more information, contact Jaime Locklear, Assistant 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. 22-67; Artificial Turf Replacement to Astro Turf Corporation dba APT Acquisition Construction Corporation** as the lowest, responsive and responsible Bidder and to execute a contract in substantially the same form and format as attached hereto for completion of the projects in accordance with the Bid Documents and Contract Documents for a total amount of \$748,375.00. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
15. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to **award and execute a contract with Kistel Media, LLC in substantially the same form and format as attached to provide and deploy concrete to the Andy King reef site** in accordance with Permit #SAJ-2009-00237 for a lump sum amount of \$148,750.00. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
16. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to **award Bid No: 22-04; State Road 16 WWTP Blower Improvements to Petticoat-Schmitt Civil Contractors, Inc**, as the lowest, responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached for the completion of the work at a total price of \$1,803,669.00. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*

17. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to **piggyback the Florida Sheriff's Association Contract FSA-VEL28.0, and to issue a Purchase Order for the purchase of three (3) battalion chief vehicles** as specified by SJC Fire Rescue from Bozard Ford for a total cost of \$110,718.00. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
18. Motion to adopt Resolution 2022-_____, approving the **recognition and appropriation of an additional \$17,170 in State Aid to Libraries Grants and amending the FY 2022 Budget.** *For more information, contact Sarah Newell, Budget Analyst at 904 209-0566*
19. Motion to approve a **transfer of \$18,287 from the Law Enforcement Trust Fund reserve for appropriation to the Sheriff's Office for use in accordance with section 932.7055, F.S.,** to purchase a used vehicle for the Special Investigations Unit. *For more information, contact Robert A. Hardwick, Sheriff at 904 810-6602*
20. Motion to adopt Resolution 2022-_____, approving the **Interlocal Agreement with the City of Jacksonville for the issuance of Series 2022 Revenue Bonds in an aggregate principal not to exceed \$200,000,000 for coordination with the St. Johns County Industrial Development Authority on the Baptist Health Project.** *For more information, contact David Migut, County Attorney at 904 209-0805*
21. Motion to authorize the County Administrator to **engage the services of David Hamstra, P.E., Pegasus Engineering, LLC., to assist the County in a review of the Marsh Landing drainage system for compliance with applicable County ordinances** as identified by the Board of County Commissioners at its April 19, 2022, and Motion to approve a transfer in the amount up to \$18,000 from General Fund Reserves. *For more information, contact David Migut, County Attorney at 904 209-0815*
22. Motion to adopt Resolution 2022-_____, approving the terms and authorizing the County Administrator, or designee, to execute **Amendment No. 5 to DEP Contract RP783 for the County to provide lifeguard services for Anastasia State Park** from May 27, 2022 to September 5, 2022. *For more information, contact Jeremy Robshaw, Chief Administrative Services at 904 209-1750*
23. Motion to adopt Resolution 2022-_____, approving and authorizing the County Administrator, or his designee, to **submit a completed application through the Florida Department of State, Division of Arts & Culture Cultural Facilities Grant Program.** *For more information, contact Christopher Culpepper, Production Manager at 904 209-0398*
24. Motion to adopt Resolution 2022-_____, **amending the Library Advisory Board By-Laws to remove the Alternate Voting duties from the LAB Emeritus position and return Emeritus position to non-voting position** based solely upon past meritorious service without any fixed duties or responsibilities. *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*

25. Motion to adopt Resolution 2022-_____, approving the **Library System's State Construction Grant Application submittal on behalf of the new Hastings Branch Library and Community Center.** *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*
26. Motion to authorize the Chair of the St. Johns County Board of County Commissioners to execute a **Letter of Agreement, substantially in the same form and format attached hereto, thereby authorizing Crime Stoppers of Northeast Florida to act as St. Johns County's agent for the purpose of applying and continuing to receive funds from the Crime Stoppers Trust Fund** administered by the Office of the Attorney General. *For more information, contact Melissa Lundquist, Sr. Assistant to the Board of County Commissioners at 904 209-0563*
27. Motion to approve **minutes:**
- 04/26/22, BCC Growth Management Workshop
 - 05/03/22, BCC Regular Meeting
28. **Proofs:**
- Proof: Notice of Meeting, Exchange of County Property, Published on February 22, 2022 and March 1, 2022, in the St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-05; Anastasia Island Wastewater Treatment Facility Solids Handling Improvements, published on February 24, 2022 and March 3, 2022, in the St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-25; Construction of Traffic Signal on CR-210 (Palm Valley Road) at S Roscoe Boulevard, Published on February 25, 2022 and March 4, 2022, in the St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-69; Purchase of Pharmaceutical Supplies for St. Johns County Fire Rescue, Published on February 25, 2022 and March 4, 2022, in the St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-12R; Vehicle Scale Inspections and Maintenance/Repairs for SJC Solid Waste Division, Published on February 28, 2022 and March 7, 2022, in the St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-66; Landscape and Playground Mulch Surfacing, Published on March 1, 2022 and March 8, 2022, in the St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-04; State Road 16 Wastewater Treatment Facility Blower Improvements, Published on March 2, 2022 and March 9, 2022, in the St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-71; Reef Monitoring for Andy King, Capo and Standish Reef Sites, Published on March 3, 2022 and March 10, 2022, in the St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-67; Artificial Turf Replacement, Published on March 3, 2022 and March 10, 2022, in the St. Augustine Record.
- Proof: Requisition of Qualifications, RFQ No.: 22-62; Design Services for Nocatee Skate Park, Published on March 4, 2022 and March 11, 2022, in the St. Augustine Record.
- Proof: Notice of Hearing, One-Cent Infrastructure Surtax, Published on March 4, 2022, in the St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-68; Fire Services Pole Barn Project, Published on March 4, 2022 and March 11, 2022, in the St. Augustine Record.
- Proof: Notice of Hearing, 031522 Purchasing Ordinance, Published on March 4, 2022, in the St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-70; Sale of Eighty (80) Golf Carts, Published on March 10, 2022 and March 17, 2022, in the St. Augustine Record.

Proof: Requisition of Bids, Bid No.: 22-53, Janitorial Services for Various SJC Facilities, Published on March 15, 2022 and March 22, 2022, in the St. Augustine Record.

Proof: Requisition of Bids, Bid No.: 22-55; Purchase of Five (5) Vending Machines and Three (3) Locker Systems, Published on March 21, 2022 and March 28, 2022, in the St. Augustine Record.

Proof: SA Notice Misc, Notice of Proposed Property Exchange, Published on March 18, 2022 and March 25, 2022, in the St. Augustine Record.

Proof: SA Legal Classified, Resolution No.: 2021-521, Published on March 9, 2022 and March 16, 2022, in the St. Augustine Record.

