

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, June 7, 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
- ❖ Certificate of Recognition Awarded to the First Coast Cultural Center
- ❖ 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

Presenters: Brandon J. Patty, Clerk of the Circuit Court and Comptroller; and Robert A. Hardwick, St. Johns County Sheriff
Staff Member: Jesse Dunn, Director, OMB

- 1. Constitutional Officers' Fiscal Year 2023 Budget Presentations - St. Johns County Clerk of the Circuit Court and Comptroller & St. Johns County Sheriff.** Presentation of the Constitutional Officer's tentative budgets for Fiscal Year 2023. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector is fee-based, it is not required for the Tax Collector's budget to be submitted to the BCC at this time. Each Constitutional Officer will make a brief oral presentation to the BCC relative to their respective tentative budget. The tentative presentation order will be: 1) Clerk of the Circuit Court and Comptroller, Brandon J. Patty 2) Sheriff Robert A. Hardwick. The Property Appraiser and the Supervisor of Elections have been scheduled to make their respective presentations to the BCC on June 21, 2022.

Presenter: Elizabeth De Jesus, North Florida Transportation Planning Organization
Staff Member: Phong Nguyen, Transportation Planning Manager

- 2. Presentation on North Florida TPO Transportation Improvement Program (TIP) FY 2022/2023 - 2026/2027.** The TIP identifies all publicly funded highway, transit and aviation projects within the North Florida TPO area. This area includes all of Duval County and significant portions of Clay, St. Johns and Nassau Counties. This report will cover projects significant to St. Johns County.

Presenter: Jennifer Zuberer, Project Manager

District 1

3. **Borland Groover Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received an application from Borland Groover (Applicant), for economic development incentives to develop a 35,000 square foot building located at the corner of Longleaf Pine Parkway and St. Johns Parkway in the Durbin Crossing area. The Applicant, which provides gastrointestinal healthcare services and outpatient ambulatory surgical services, will construct a new two-story building that will have an ambulatory surgical center on the first floor and medical offices and clinic on the second floor. The project will provide patients with easier access to digestive health specialists as well as the most advanced technology and procedures available. The project scored 7.5 points under the new industry category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development grant of up to 100% of fees paid to the County by the Applicant (impact fees), four years ad valorem taxes paid by the Applicant (general County portion) on capital improvements and four years tangible personal property taxes paid by the Applicant (general County portion). The project is located outside of the County's utility service area, so no connection fees are included in this incentive proposal. Completion of the project is anticipated by April 2024. With this schedule, the first annual grant payment would be anticipated during FY26. The total estimated value of the incentive is \$669,555. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application.

Presenter: Janis Fleet

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: Shannon Acevedo, Matthews Design Group

Staff Member: Kelly Schley, Application Review Supervisor

District 2

5. **Public Hearing * NZVAR 2021-21 Indian Branch Farms.** The applicant is requesting a non-zoning variance to Land Development Code Section 5.01.01.C for relief from Subdivision platting regulations for the division of two (2) or more Parcels of land to allow for the creation of six (6) residential lots and to proceed with roadway improvements meeting the requirements of LDC Section 6.04.07.B.2.

Presenter: Brad Wester

Staff Member: Jacob Smith, Senior Supervising Planner

District 2

6. **Public Hearing * CPA(SS)21-26 Wade's Creek.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 19.22 acres of land from Agricultural-Intensive (A-I) to Residential-C (Res-C) to accommodate a maximum 115 residential dwelling units. This request is a companion application to PUD21-24 Wade's Creek PUD. The project is located at the northwest corner of SR 16 and CR 16A. The Planning and Zoning Agency recommended approval with a vote of 4-2 at their regularly scheduled hearing on May 5, 2022.

District 2

7. **Public Hearing * PUD 21-24 Wade's Creek PUD.** Request to rezone approximately 19.22 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a maximum 115 residential dwelling units. This request is a companion application to CPA(SS)21-26 Wade's Creek. The project is located at the northwest corner of SR 16 and CR 16A. The Planning and Zoning Agency recommended approval with a vote of 4-2 at their regularly scheduled hearing on May 5, 2022.

Presenter: Karen Taylor, Land Planner

Staff Member: Brandon Tirado, Planner

District 2

8. **Public Hearing * REZ 2022-01 North Orange Place.** Request to rezone approximately .92 acres of land from Residential, Single-Family (RS-3) to Workforce Housing (WH). The subject parcel is located at 781 N. Orange Street. This application was heard by the Planning and Zoning Agency (PZA) at a regularly scheduled meeting on April 21, 2022, where the PZA recommended approval with a vote of 7-0.

Presenter: Karen Taylor, Land Planner

Staff Member: Trevor Steven, Planner

District 3

9. **Public Hearing * REZ 2022-02 Banner Elk.** Request to rezone approximately 3.39 acres of land from Open Rural (OR) to Commercial Warehouse (CW) to allow for commercial and light industrial uses. This application was heard by the Planning and Zoning Agency (PZA) at a regularly scheduled meeting on April 21, 2022, where the PZA recommended approval with a vote of 7-0.

Presenter: Max Garcia, Matthews Design Group

Staff Member: Evan Walsnovich, Planner

District 2

10. **Public Hearing * REZ 2022-03 Cooksey Commercial.** A request to rezone approximately 17.5 acres of land from Open Rural (OR) and Commercial Highway Tourism (CHT) to Commercial Highway Tourism (CHT) to provide for the same zoning district over the entirety of the site. This application was heard by the Planning and Zoning Agency (PZA) at a regularly scheduled meeting on April 21, 2022, and the PZA recommended approval with a vote of 7-0.

Presenter: Robin Arnold
Staff Member: Jeffrey Petrie, Engineer

District 3

- 11. Public Hearing * VACROA 2022-02 - Public Hearing vacating unopened alleys within Block 12 in the Rothchild Subdivision in Sunset Park between San Marco Street and Leo Street.** The subject of this Resolution is to hear a request for the vacation of unopened alleys within Block 12 in the Rothchild Subdivision in Sunset Park between San Marco Street and Leo Street. 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: Duane Kent, County Engineer

District 5

- 12. International Golf Parkway Curve Analysis.** At the May 3, 2022 Board of County Commissioners meeting consensus was given by the Board for staff to conduct an analysis on a segment of roadway on International Golf Parkway (IGP) known as "the curve", and bring back a presentation with the findings. "The Curve" is located on IGP approximately 1-mile east of the Bannon Lakes Blvd. / North Francis Rd. traffic signal. Staff will outline the existing conditions of "the curve" and will detail a conceptual improvement plan to the roadway for the Board's consideration.

Presenter: Joanne Spencer, Assistant to the Board of County Commissioners

- 13. Consider an appointment to the Land Acquisition Management Program (LAMP) Conservation Board.** The LAMP Conservation Board was established by Ordinance 2021-38 and serves as an advisory board to the Board of County Commissioners on issues involving the acquisition, conservation and management of Environmentally Sensitive Lands, Archaeological Sites, recreational lands and Aquifer Recharge Areas. Currently, there is one vacancy due to the resignation of Kaley Adamson. Ms. Adamson was appointed by District 4 Commissioner Blocker during the initial formation of the LAMP Conservation Board. Her term is set to expire on November 16, 2025. This vacancy is for a regular member that will represent District 4 and serve for the remainder of Ms. Adamson's term. An advertisement for a District 4 vacancy was posted in March 2022, and ran for (30) days. After review of all qualified applications, Commissioner Blocker has recommended Irene Kaufman as the District 4 representative. . Please find attached for your review and consideration, (6) applications: Irene Kaufman- Dist. 4, J David Nardon- Dist. 4, Jeffrey Mason- Dist. 4, Sandra Bond- Dist. 4, Natalia Plyam- Dist. 4, Amber Reeder- Dist. 4.

***** The public hearing for PUD 2021-26 Mivo Multi-Family Development PUD 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 Turnbull Creek Road at Grand Oaks Phase 2.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 3. Motion to adopt Resolution 2022-_____**, approving the **final plat for Silver Landing Phase 2B (replat).** *For more information, contact Tayler Howe, Application Review Supervisor at 209-0603*
- 4. Motion to adopt Resolution 2022-_____**, approving the **final plat for Silver Landing Replat.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
- 5. Motion to adopt Resolution 2022-_____**, approving the **final plat for Grand Oaks Phase 2A Unit 1.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 6. Motion to adopt Resolution 2022-_____**, approving the **final plat for Sakura Manor.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 7. Motion to adopt Resolution 2022-_____**, accepting a **Bill of Sale and Schedule of Values, Final Release of Lien and Warranty associated with the water and reuse systems to serve Sherwin Williams WGV** located off International Golf Parkway. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
- 8. Motion to adopt Resolution 2022-_____**, accepting two **Easements for Utilities, a Bill of Sale, a Final Release of Lien, and a Warranty associated with the water, sewer, sewer force mains, and reuse systems to serve Buc-ee's at St. Johns** located off International Golf Parkway. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*

9. Motion to adopt Resolution 2022-_____, accepting a **Bill of Sale and Schedule of Values, Final Release of Lien and Warranty associated with the water, sewer and reuse systems installed along International Golf Parkway and World Commerce Parkway.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
10. Motion to adopt Resolution 2022-_____, approving the terms and accepting from **Shaner Select Services Hotels V, LLC a Temporary Construction Easement at the State Road 16 and Interstate 95 Interchange.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
11. Motion to adopt Resolution 2022-_____, accepting an **Easement for Utilities and a Warranty associated with the water system to serve Tidal Wave Carwash located off State Road 16.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
12. Motion to adopt Resolution 2022-_____, accepting a **Grant of Easement for drainage improvements along Cervantes Avenue and Jardine Avenue.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
13. Motion to adopt Resolution 2022-_____, **cancelling a Purchase and Sale Agreement and authorizing the County Administrator, or designee, to execute the Settlement Agreement agreeing to cancel the purchase of the property adjacent to Surfside Park.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
14. 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, sewer, pump station and sewer force mains systems to serve Entrada Phase I Unit 3 located off State Road 207.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
15. 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 Borland Groover Ambulatory Surgery Center located off State Road 207.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
16. 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 Entrada Phase I Unit 2B located off State Road 207.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
17. Motion to adopt Resolution 2022-_____, accepting an **Easement for Utilities and a Warranty associated with the water system to serve Zaxby's Shores located off U.S. 1 South.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*

18. 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 system to serve Encompass Health Rehabilitation Hospital of St. Augustine located off State Road 207.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
19. Motion to adopt Resolution 2022-_____, authorizing the Chair, or designee, to execute a **First Amendment to Easement Agreement presented by Peoples Gas System.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
20. Motion to adopt Resolution 2022-_____, approving the Capacity Reservation Agreement in the form provided herein, and authorizing the County Administrator to execute individual **Capacity Reservation Agreements for the SR 207 Forcemain Corridor.** *For more information, contact Colin Groff, P.E., Utilities Director at 904 209-2703*
21. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to **award Bid No: 22-25; Construction of Traffic Signal CR-210 (Palm Valley Road) at S Roscoe Boulevard to Chinchor Electric, 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. 22-25, for a lump sum cost of \$1,351,391.57. *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*
22. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to **award Bid No. 22-68; Fire Services Pole Barn Project to Thomas May Construction Company** as the lowest, responsive and responsible Bidder and to execute a contract in substantially the same form and format as attached hereto for the completion of the specified project in accordance with the Contract Documents for a Base Bid Price of \$461,950.00. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
23. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee to **award Bid No: 22-82; Hastings Water Treatment Plant Improvements to SGS Contracting Services, Inc.** as the responsive and responsible bidder, and to execute a construction contract in substantially the same form and format as attached for completion of the work as specified in the Bid Documents for a cost of \$759,700.00 *For more information, contact Jaime Locklear, Asst Director of Purchasing at 904 209-0158*
24. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to **enter into negotiations with OSPORTS dba The Osborn Engineering Company as the top ranked firm under RFQ 22-26; Design Services for Four (4) County Parks,** 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*

25. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to **award Bid No. 22-60; Doug Crane Park Dock & Parking Lot Construction to Thomas May Construction Company** as the responsive and responsible Bidder and to execute a construction contract in substantially the same form and format as attached for completion of the work as specified in the Bid Documents for a cost of \$877,992.00. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*

26. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to **award Bid No. 22-72; Mills Field Park Tennis Court Replacement to El Faro Group, LLC dba Court Surfaces** as the responsive and responsible Bidder and to execute a construction contract in substantially the same form and format as attached for completion of the work as specified in the Bid Documents for a cost of \$234,430.00. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*

27. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to **award Bid No: 22-31; Construction of Temporary Traffic Signal at Intersection of CR-2209 and International Golf Parkway (IGP) to Traffic Control Devices, LLC**, 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. 22-31, for a lump sum cost of \$369,492.19. *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*

28. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to **award SS No. 22-43; Multi-Year Maintenance agreement for Workforce Online Training for the Fire Rescue Department and to execute a contract with Target Solutions dba Vector Solutions** in substantially the same form and format as attached for the performance of service in accordance with SS No. 22-43 *For more information, contact Jaime Locklear, Assistant Director of Purchasing at 904 209-0158*

29. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to **award Bid No: 22-53 Janitorial Services for Various SJC Facilities to Purdy 1 Inc., Greenscape Enterprises Inc. dba Boro Building & Property Maintenance, New Venture of Jacksonville, Inc. dba High Tech Commercial Cleaning, and North Florida Building Maintenance dba City Wide Facility Solutions**; as the lowest, responsive, responsible bidders at the total annual pricing as provided herein, and to execute contracts in substantially the same form and format as attached hereto for completion of services as provided in the Bid Document. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*

30. 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*

31. Motion to adopt Resolution 2022-_____, **recognizing unanticipated Cultural Events Division event revenue** in the amount of \$5,245,826, and appropriating such funds to the Cultural Events Department's Fiscal Year 2022 expenditure budget. *For more information, contact Jesse Dunn, Director at 904 209-0568*
32. Motion to adopt Resolution 2022-_____, amending the FY 2022 budget to **recognize and appropriate grant revenue in the amount of \$43,947 within the FY 2022 Supervisor of Elections Fund Budget.** *For more information, contact Vicky C. Oakes, Supervisor of Elections at 904 823-2238*
33. Motion authorizing the County Administrator, or designee, to **transfer an amount not to exceed \$300,000 from E-911 Communications Fund Capital Outlay Reserve for appropriation to the St. Johns County Sheriff's Office** to help defray the cost of an E-911 database support and maintenance contract. *For more information, contact Robert A. Hardwick, Sheriff at 904 810-6602*
34. Motion to **transfer \$15,000 from the General Fund Reserve to the Veterans Court Department** to cover the cost of required client drug testing. *For more information, contact Mark Weinberg, Court Administrator at 386 257-6097*
35. Motion to adopt Resolution 2022-_____, approving the terms, provisions, conditions, and requirements of the **Interagency Training Agreement between the St. Johns County, Florida, and Community Partnership for Children, Inc. and Family Support Services of North Florida, Inc.** substantially in the same form as attached and authorizing the County Administrator, or his designee, to execute the Agreement on behalf of St. Johns County substantially in the same form as attached. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
36. Motion to adopt Resolution 2022-_____, approving the terms, conditions, and requirements of the **Agreement between St. Johns County, Florida and Family Support Services of North Florida, Inc., for Client Trust administrative services,** authorizing the County Administrator, or designee, to execute the Agreement substantially in the same form as attached on behalf of the County. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
37. Motion to adopt Resolution 2022-_____, approving the terms, conditions and requirements of this **contract agreement in an amount not to exceed \$104,183.17 between St. Johns County and The Devereux Foundation, Inc. for the Family Builder Safety Services Program,** authorizing the County Administrator, or designee, to execute a contract agreement substantially in the same form as the attached agreement on behalf of the county. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
38. Motion to adopt Resolution 2022-_____, approving the terms, conditions and requirements between **St. Johns County and the Children's Home Society, Inc. to provide PRIDE (Parent Resources for Information, Development and Education) training** and authorizing the County Administrator, or designee, to execute the agreement substantially in the same form as attached on behalf of the county. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

39. Motion to **approve a \$39,478 Reserve transfer from the Tourist Development Tax Fund Category II to the Friends of the Lincolnvillle Museum** as a match to a Federal Grant received for the restoration of the historic Excelsior High School Building. *For more information, contact Tera Meeks, Director, Tourism Cultural Development at 904 209-4428*

40. Motion to approve minutes:

- 05/17/2022, BCC Regular

