

# 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 21, 2022 9:00 AM

---

*Please be sure all cellular devices are turned off for the duration of the County Commission Meeting*

### REVISED REGULAR MEETING

- ❖ Call to Order by Chair
- ❖ Roll Call by the Clerk of the Court
- ❖ Invocation
- ❖ Pledge of Allegiance
- ❖ Proclamation Recognizing the 50th Anniversary of the St. Johns County Parks and Recreation Department
- ❖ Proclamation Recognizing July as Parks & Recreation Month
- ❖ Presentation Celebrating the Career of the County First Parks and Recreation Director
- ❖ Certificate of Recognition Awarded to Col. William H. Pruitt, U.S. Army Ret.
- ❖ Certificate of Recognition Awarded to Mr. Ed Trester, U.S. Merchant Marine
- ❖ 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

**Presenters: Eddie Creamer, Property Appraiser; and Vicky Oakes, Supervisor of Elections**  
**Staff Member: Jesse Dunn, Director, OMB**

1. **Constitutional Officers' Fiscal Year 2023 Budget Presentations - St. Johns County Property Appraiser & St. Johns County Supervisor of Elections.** 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) Property Appraiser Eddie Creamer, 2) Supervisor of Elections Vicky Oakes. The Clerk of the Circuit Court and Comptroller and the Sheriff are scheduled to make their respective presentations to the BCC on June 7, 2022.

**Presenter: Elizabeth Moore Rothenberg, Sodl & Ingram PLLC**

**Staff Member: Evan Walsnovich, Planner**

**District 5**

2. **Public Hearing \* PUD 2022-01 2020 State Road 16 PUD.** Request to rezone approximately 18.54 acres of land from Open Rural (OR), Commercial Intensive (CI), and Commercial General (CG) to Planned Unit Development (PUD) to allow for a multifamily residential community consisting of approximately 240 garden-style residential dwelling units. This application was heard by the Planning and Zoning Agency (PZA) at a regularly scheduled meeting on May 5, 2022. The PZA voted 4-2 to recommend approval of the proposed rezoning.

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

**Staff Member: Justin Kelly, Senior Planner**

**District 5**

3. **Public Hearing \* CPA (SS) 2021-27 6148 Race Track Road.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 4.17 acres of land located at 6138 and 6148 Race Track Road, from Rural/Silviculture (R/S) to Mixed Use District (MD). This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on May 19, 2022, and was recommended for adoption, 6-0.

**District 5**

4. **Public Hearing \* PUD 2021-25 6148 Race Track Road.** Request to rezone approximately 4.17 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a Self-Storage Facility. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on May 19, 2022, and was recommended for approval, 6-0.

**Presenter: Barbara Jenness, Real Estate Broker**

**Staff Member: Brandon Tirado, Planner**

**District 5**

5. **Public Hearing \* REZ 2022-07 Surfside Residential Lots.** Request to rezone .42 acres of land zoned Commercial Highway Tourist (CHT) to Residential, Single Family (RS-3) to provide for uses under the Residential C Land Use designation. The Planning and Zoning Agency heard this request during their regularly scheduled public hearing on May 19, 2022. The Agency voted unanimously 6-0 to recommend approval of REZ 2022-01. There was no public comment.

**Presenter: Tyler Lee**

**Staff Member: Evan Walsnovich, Planner**

**District 2**

6. **Public Hearing \* CPA(SS) 2022-03 7501 Cowpen Branch.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 16.78 acres of land from Agricultural-Intensive (A-I) to Residential-A (Res-A) to allow for a maximum one (1) single-family home. This request was heard by the PZA at their regularly scheduled public hearing on Thursday, May 19, 2022. The PZA recommended approval with a 6-0 vote.

**Presenter: Matthew Chmura**  
**Staff Member: Trevor Steven, Planner**

**District 2**

- 7. Public Hearing \* REZ 2022-05 8292 River Road.** Request to rezone approximately 4.18 acres of land from Commercial Intensive (CI) to Residential Single Family (RS-2) to allow for construction of a Single Family Home. This application was heard by the Planning and Zoning Agency (PZA) at a regularly scheduled meeting on May 19, 2022, where the PZA recommended approval with a vote of 6-0.

**Presenter: Ryan Kane, Director, Parks & Recreation**

**District 5**

- 8. Commercial Use of Vilano Floating Dock.** At the January 18, 2022 Board of County Commissioners meeting, staff was directed to provide recommendations on commercial use and enforcement for the Vilano Floating Dock. Staff has coordinated efforts with the City of St. Augustine and Florida Department of Environmental Protection to present the Board with viable options for use of the floating dock.

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

- 9. Consider an appointment to the Planning & Zoning Agency.** Per the Land Development Code Section 8.01.02.A.1, membership of the Planning & Zoning Agency "shall have seven (7) members, six of whom shall be appointed by the St. Johns County Board of County Commissioners and one of whom shall be appointed by the St. Johns County School Board." The current St. Johns County School Board appointee, Dr. William McCormick, will be completing his four-year term as of July 1, 2022. The St. Johns County School Board has solicited for applications and reviewed (2) applications at their regular monthly meeting on May 10, 2022. They have elected to appoint Eugene Wilson as their Planning and Zoning Agency Representative.
- 10. Consider appointments to the Arts, Culture, Heritage Funding Panel.** Currently there are five (5) vacancies on the Arts, Culture, Heritage Funding Panel. Three (3) are due to vacancies and two (2) are due to expired terms. The five (5) vacancies are for four (4) regular members and one (1) alternate member. All members are required to demonstrate an interest in tourism/cultural development and promotion. The vacancies were advertised in March through mid-May. Please find attached for your review and consideration, eight (8) applications and a recommendation letter from the Arts, Culture and Heritage Funding Panel Staff Liaison. (Antoinette Siriani - Dist. 5, Jeanette Vigliotti - Dist. 5, Catherine Marcum - Dist. 5, Pamela Ferry-Tsitos - Dist. 5, Katherine Dvornick - Dist. 2, Holly Donohoe - Dist. 3, Adam Schutska - Dist. 5, Lisa Johnson Cook - Dist. 4)
- 11. Consider appointments to the Health & Human Services Advisory Council (HHSAC).** The Health & Human Services Advisory Council's purpose is to evaluate human services programs in the community to assure the needs of the residents of St. Johns County are met. There are currently two vacancies on the HHSAC. These vacancies are due to removal of a member for absenteeism and the other is due to a resignation. These appointments require the appointment of a professional from the disciplines in Health & Human Services. An advertisement for these vacancies was posted in March of 2022 and ran for (30) days. Please find attached for your review and consideration a letter of recommendation the Health & Human Services Advisory Council and twelve (12) applications: Mary Kelly Dist 1, Anne Challis Dist. 2, Leslie Barstow Dist. 2, Marcus Williams Dist. 2, Steve Schoenly Dist. 4, Kathleen Patneau Dist. 4, Jonathon Simpson Dist. 4, Anna Pirgousis Dist. 4, Linda Shaub Dist. 4, Nicole Patalano-Bice Dist. 5, Brittany Coronado Dist. 5, Howard Hitzel Dist. 5.

**12. Consider an appointment to the Ponte Vedra Zoning & Adjustment Board.**

Currently there is one vacancy on the Ponte Vedra Zoning and Adjustment Board (PVZAB). The vacancy is due to the expired term of Harry Graham. An advertisement was placed and ran for (30) days. Please find for your review and consideration a recommendation from the board and six (6) applications. (Natalia Plyam Dist 5, Eugene Wilson Dist 4, C.F. Chip Greene III Dist 4, Thomas Baker Dist 4, J David Nardon Dist. 4, Kathleen Floryan Dist. 5)

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

# 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 21, 2022 9:00 AM

*Please be sure all cellular devices are turned off for the duration of the County Commission Meeting*

## 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 Conservation Trail Extension.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
- 3. Motion to adopt Resolution 2022-\_\_\_\_\_**, approving the **final plat for Parkland Preserve Phase 4B.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 4. Motion to adopt Resolution 2022-\_\_\_\_\_**, approving the **final plat for Bridgewater Phase 1A Second Replat.** *For more information, contact Tayler Howe, Application Review Supervisor at 209-0603*
- 5. Motion to adopt Resolution 2022-\_\_\_\_\_**, approving the **final plat for Cordova Palms Phase One.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
- 6. Motion to adopt Resolution 2022-\_\_\_\_\_**, authorizing the County Administrator to execute the **First Amendment to Impact Fee Credit Agreement with Whites Ford Timber, LLC, Longleaf Partners, LLC, Bocage Ventures, LLC, Trout Creek Venture, LLC, and Whites Ford Investments, LLC (IFAM 2022-01)** to provide that the park impact fee credit can be applied to park impact fees assessed for residential units within the additional 2400 acres of land recently added to the Silverleaf DRI and PUD. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
- 7. Motion to adopt Resolution 2022-\_\_\_\_\_**, authorizing the County Administrator to execute the **First Amendment to Amended Impact Fee Credit Agreement with Whites Ford Timber, LLC, Longleaf Partners, LLC, Bocage Ventures, LLC, Trout Creek Venture, LLC, and Whites Ford Investments, LLC (IFAM 2022-02)** to provide that the road impact fee credit can be applied to road impact fees assessed for residential units within the additional 2400 acres of land recently added to the Silverleaf DRI and PUD. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
- 8. Motion to adopt Resolution 2022-\_\_\_\_\_**, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on July 19, 2022 at 9:00am or at a date and time as soon thereafter as possible to hear a **request for the vacation of a portion of Avenue C right-of-way (VACROA 2022-06 Avenue C).** *For more information, contact David Suarez, Engineer at 904 209-0419*

9. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute **three Purchase and Sale Agreements with 1279 County Road 210, LLC, 1300 County Road 210 West, LLC and St. Johns Properties, LLC** for the last three parcels required for the CR210 widening project outside of the Twin Creeks DRI. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
10. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms and conditions of a **Purchase & Sale Agreement for the acquisition of property for a future Water Reclamation Facility off State Road 207 west of I-95**, 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*
11. Motion to adopt Resolution 2022-\_\_\_\_\_, accepting a **Bill of Sale and Schedule of Values and Final Release of Lien associated with the reuse system to serve Creekside at Twin Creeks Phase 2A located off US Highway 1.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
12. Motion to adopt Resolution 2022-\_\_\_\_\_, accepting **two Bill of Sales and Schedule of Values and two Final Release of Liens associated with the reuse system to serve Creekside at Twin Creeks Phase 2B and Creekside at Twin Creeks Phase 2C located off US Highway 1.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
13. Motion to adopt Resolution 2022-\_\_\_\_\_, accepting a **Bill of Sale and Schedule of Values and Final Release of Lien associated with the reuse system to serve Creekside at Twin Creeks Phase 2D located off US Highway 1.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
14. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms and conditions of a **Purchase and Sale Agreement for the acquisition of property for a future well site and a construction staging area for future infrastructure improvement projects**, 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*
15. 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*
16. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement to acquire property adjacent to the County owned parking lot at Crescent Beach Park formerly known as South Beach Grill.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
17. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid 22-73R; Sports Netting Replacement of Four (4) County Parks to BRC Sports, LLC dba Burbank Sports Nets** as the lowest, responsive, responsible bidder, and to execute a contract for completion of the project for a total lump sum cost of \$184,000.00, in accordance with the Bid Documents. *For more information, contact Jaime Locklear, Assistant Director of Purchasing & Contracts at 904 209-0158*

18. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 22-86; Traffic Signalization Repair Services 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 based on the unit prices submitted. *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*
19. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the **issuance by the St. Johns County Industrial Development Authority of its Senior Living Revenue Bonds (Vicar's Landing Project)**, Series 2022 in an aggregate principal amount not to exceed \$30,000,000. *For more information, contact David Migut, County Attorney at 904 209-0805*
20. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator to execute an **addendum to American Rescue Plan Act Subrecipient Subaward Funding Agreement by and between St. Johns County and the St. Johns County Sheriff's Office** and allocate \$1,100,000 of the appropriations from the American Rescue Plan Act funding to the St. Johns County Sheriff's Office. *For more information, contact David Migut, County Attorney at 904 209-0815*
21. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms, conditions, and requirements of an **Amendment between St. Johns County Board of County Commissioners and Flagler Hospital, the CoC Lead Agency**, and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Joseph Cone, Assistant Director, Health and Human Services at 904 827-6898*
22. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms, conditions, and requirements of the **subrecipient agreement, substantially in the same form as attached, between St. Johns County and Alpha Omega Miracle Home, Inc., in the amount of \$451,264.00, for the provision of approximately 500 linear feet of sewer and water lines and the construction of a lift station** and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Roberto Ortiz, Housing and Community Services Manager at 904 827-6894*
23. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms and conditions of a Purchase and Sale Agreement for the acquisition of property for a new **wastewater transmission force main and a construction staging area** for the 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*
24. **Motion to approve minutes:**
  - 06/07/2022, BCC Regular