

# 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, August 2, 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
- ❖ 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: Evan Walsnovich, Planner, Growth Management**

- District 3**
1. **Public Hearing \* REZ 2021-42 Old Moultrie Flex Space.** The applicant is requesting to continue this item to the September 6, 2022 BCC meeting. Suggested motion: *Motion to continue REZ 2021-42 Old Moultrie Flex Space to September 6, 2022.*

### **Presenter: Gary Coulliette, Ponte Vedra Resident** **Staff Member: Ryan Mauch, Environmental Supervisor**

- District 4**
2. **Resident proposal to install a State Historic Marker along Neck Rd. in Ponte Vedra Beach.** Mr. Gary Coulliette, a resident of Ponte Vedra Beach, Florida has requested assistance from County staff on a proposed historical marker for the Neck Road area. Staff has reviewed and approved the marker's text and location within the Neck Road right-of-way. Mr. Coulliette currently requests sponsorship of the proposed historic marker by the Board of County Commissioners.

**Presenter: Jesse Dunn, Director, Office of Management & Budget**

- 3. Fiscal Year 2023 Recommended Budget and Proposed Millage Rates.** The annual County budget process requires a number of steps, ranging from its preparation through adoption, per Florida Statutes (F.S. 129.03(3) and F.S. 200.065, Truth in Millage requirements). The Truth in Millage (TRIM) process informs taxpayers and the public about the legislative process by which local taxing authorities determine ad valorem (property) taxes. On July 19, 2022, The Board of County Commissioners received the FY 2023 Recommended Budget, balanced with expenditures and adequate reserves within each County fund equal to projected fund revenues. County Administration's Recommended Budget represents a funding level that can reasonably assure the achievement of St. Johns County's operational needs while minimizing the tax impact on its citizenry. An electronic version (in pdf format) of the workbook may be found on the County's website at: [www.sjcfcl.us/OMB](http://www.sjcfcl.us/OMB). Following the development and presentation of a Recommended Budget, the County is obligated to provide certain information concerning that budget to the Property Appraiser. This information includes 1.) The FY 2022 adopted millage rates; 2.) The FY 2023 proposed millage rates; 3.) The FY 2023 calculated rolled-back rates; and 4.) The date, time, and meeting place of the tentative budget hearing. This information is placed on Department of Revenue DR-420 forms provided to the Property Appraiser. Those forms provide the basis for the "TRIM" notice mailed by the Property Appraiser to property owners in St. Johns County. The BCC will need to approve proposed Millage rates (see the attached sheet) for the County's TRIM mailing, and approve September 6, 2022 at 5:01 PM in the County Auditorium as the Date, Time and Place of the first public hearing for the adoption of the FY 2023 Annual Budget. For practical purposes, once the proposed Millage rates are set, they can still be decreased but not increased.

**Presenter: Gail Oliver, Director, Land Management Systems**

**District 5**

- 4. Consideration of approving a Purchase and Sale Agreement to acquire approximately 31 acres of property located on the San Sebastian River with deep water access for a public boat ramp and related uses, including but not limited to parking and passive recreation.** This property is located on the San Sebastian River east of Home Depot, north of SR 312 and south of Nix Boat Yard Road. The property has deep water direct access for a public boat ramp, ample parking, and other related uses. The County's 2019 Parks and Recreation Master Plan has identified waterway access as a priority. The County's Capital Improvement Plan has included funding for land acquisition for boat ramp and/or beach access for FY22 and FY23. As of 2021, there are 16,701 St. Johns County registered vessels. Estimated existing boat ramp parking spaces over 13 County maintained ramps are 437 Saltwater access and 135 Freshwater access. County staff has been working for years to identify lands with deep water access for acquisition. Lampe, Roy & Associates, Inc. performed an appraisal on July 8, 2022, and the appraised value is \$15,910,000. Per St. Johns County Ordinance 2011-17 Real Estate Property Acquisition procedures, a second appraisal has been ordered and will be completed in 3 weeks. The purchase price is \$17,500,000 which is 10% above appraised value.

**\*\*\*The following item is time certain to be heard at 10:00 AM\*\*\***

**Presenter: Henry Dean, Chairman, Board of County Commissioners**

5. **Discussion of Housing Authority in St. Johns County.** On May 18, 2022, the St. Johns County Housing Finance Authority (HFA) and the St. Johns County Affordable Housing Advisory Committee (AHAC) held a joint meeting to hear the advantages and challenges of a housing authority from a Consultant. The AHAC requests that the Board pursue the creation of a Housing Authority in St. Johns County. This is a discussion item in response to the AHAC request.

**\*\*\*Recess Regular Board of County Commission Meeting\*\*\***

**\*\*\*Convene as St. Johns County Community Redevelopment Agency (CRA) \*\*\***

**Presenter: Joseph Cone, Assistant Director, Health and Human Services**

6. **Designation of Affordable Housing Lots Within West Augustine CRA.** The West Augustine Historical Community Redevelopment Area Steering Committee (WACRA) has expressed an interest in facilitating the development of affordable housing in West Augustine. The WACRA has requested that 120 parcels within the West Augustine Area and owned by the St. Johns County Community Redevelopment Agency be designated for this use. The subject parcels consist of approximately 27.46 acres. The affordable housing designation would restrict those parcels developed for affordable housing to ownership opportunities affordable to persons earning not more than 140 percent of the St. Johns County AMI.

**\*\*\*Adjourn St. Johns County Community Redevelopment Agency (CRA) \*\*\***

**\*\*\*Reconvene Regular Board of County Commissioners Meeting \*\*\***

**Presenter: Mike Roberson, Director, Growth Management**

**District 2**

7. **State Road 16 Discussion.** At the July 19, 2022 BCC Meeting, the Board directed staff to conduct a review of developer commitments to the four-laning of SR16. Staff findings will be presented for Board discussion and consideration.

- ❖ 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, August 2, 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 Terra Pines South Phase One-A.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
3. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the **final plat for Brookside Preserve Phase 2.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
4. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the **final plat for Trailmark East Parcel - Phase 2 Unit A.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
5. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the **final plat for Trailmark East Parcel - Phase 2 Unit B.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
6. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the **final plat for Trailmark East Parcel - Phase 2 Unit C.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
7. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on September 6, 2022 at 9:00 a.m. or at a date and time as soon thereafter as possible to hear a request for the **vacation of the unopened Navara Park rights-of-way, Mirida Street, Castile Street, and La Paz Street (VACROA 2022-07).** *For more information, contact Jeffrey Petrie, Engineer at 904 209-0672*
8. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms and authorizing the Chair to execute a **Permitting Agreement for limited purposes associated with roadway construction through County-owned property located off State Road 16 (CR 2209).** *For more information, contact Jan Brewer, Environmental Division Manager at 904 209-0617*

9. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a **Temporary Construction and Access Easement Agreement**. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
10. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the Chair of the Board, on behalf of the County, to execute a **Release of Phosphate, Minerals, Metals and Petroleum Reservations and Release of Related Rights of Entry and Exploration set forth in county deed**. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
11. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms and conditions of a **Purchase and Sale Agreement for the acquisition of an easement required for drainage improvements along Joe Ashton Road** 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*
12. Motion to adopt Resolution 2022-\_\_\_\_\_, accepting a **Temporary Construction Easement from Hastings Drainage District to St. Johns County for drainage improvements along J. Flake Road at its intersection with Cracker Swamp Road**, and authorizing the Chair of the Board to join in the execution of the Temporary Construction 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 the terms and conditions of a **Purchase and Sale Agreement for the acquisition of property required for the S. Holmes Boulevard CDBG Drainage 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*
14. Motion to adopt Resolution 2022-\_\_\_\_\_, accepting **Grant of Easement and two Temporary Construction Easements required for the S. Holmes Boulevard CDBG Drainage Project**. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
15. Motion to adopt Resolution 2022-\_\_\_\_\_, declaring certain County-owned property as **surplus and approving a private sale to the adjoining property owner** pursuant to provisions set forth in section 125.35(2), Florida Statutes and authorizing the County Administrator, or designee, to execute the purchase and sale agreement. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
16. Motion to adopt Resolution 2022-\_\_\_\_\_, declaring certain County-owned property as **surplus, and authorizing the sale of the property to an adjoining property owner** pursuant to provisions set forth in Section 125.35(2), Florida Statutes, and authorizing the Chair to execute a County Deed upon sale of the property. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*

17. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a **First Amendment to Lease Agreement with The Historic St. Johns County Police Athletic League, Inc. for future construction of a sports facility.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
18. Motion to adopt Resolution 2022-\_\_\_\_\_, consenting to **Nopetro's refinancing under the Lease Agreement** and authorizing the County Administrator, or designee, to execute the Consent to Refinancing, Affidavit, and Memorandum of Lease. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0132*
19. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator, or designee, to **finalize negotiations with Superior Construction Company Southeast, LLC as the top ranked firm, and upon agreement over terms and conditions, issue and execute a Design-Build Contract for the completion of Phase 1 Work under RFQ 22-15; Design-Build Services for Summer Haven North Old A1A Road Reconstruction.** *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
20. Motion to approve **reserve transfers in the amounts of \$600,000 from Fire District Fund to the Fire Rescue Department, and \$500,000 from the General Fund to the Emergency Medical Services Department** to support operations for the remainder of the fiscal year 2022. *For more information, contact Jeremy Robshaw, Fire Recue Admin Services Chief at 904 209-1750*
21. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the **recognition and appropriation of received FY 2021 and FY 2022 library donations in the amount of \$26,281,** amending the FY 2022 Budget. *For more information, contact Debra Rhodes Gibson, Library Director at 827-6931*
22. Motion to adopt Resolution 2022-\_\_\_\_\_, **rescinding Resolution 2021-188 that authorized the execution of an economic development grant agreement with BTJ Property, LLC.** *For more information, contact Jennifer Zuberer, Project Manager at 904 209-0560*
23. **Motion to approve minutes:**
  - 07/19/2022, BCC Regular

