

# 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, September 6, 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 September 2022 as Library Card Sign-up Month
- ❖ Proclamation Recognizing Sept. 15-Oct. 15, 2022 as Hispanic Heritage Month
- ❖ Proclamation Recognizing Sept. 17-23, 2022 as Constitution 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

**\*\*\*THE FOLLOWING ITEM IS TO BE HEARD AT 10:30 AM TIME CERTAIN \*\*\***

**Presenters: Jerry Wilson, Chair and Dylan Rumrell, Vice-Chair**

**Staff Member: Gabe Pellicer, General Manager**

1. **Report and Recommendation of Amphitheatre & Concert Hall Advisory Committee.** The Amphitheatre & Concert Hall Advisory Committee was created in order to provide new ideas, suggest changes, 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 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.

**Presenter: Michael McKee, Esq.**

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

2. **Public Hearing \* PLNAPPL 2022-01 Zurlinden Residence Appeal - 34 Marsh Dunes Pl.** Request to appeal the Ponte Vedra Zoning and Adjustment Board (PVZAB) approval of a Ponte Vedra Zoning Variance (PVZVAR 2022-15) to allow for a Front Yard setback of 34'6" in lieu of the required forty (40) feet, and modify the northerly setback from ten (10) feet to twelve (12) feet.

**District 4**

**Presenter: Ellen Avery-Smith Esq., Rogers Towers, P.A.**  
**Staff Member: Brandon Tirado, Planner**

**District 5**

- 3. *Public Hearing* \* MAJMOD 2022-01 New Twin Creeks PUD.** Request for a Major Modification to the New Twin Creeks PUD, AKA Twin Creeks, (ORD 2006-3, as amended) and within the Twin Creeks Development of Regional Impact (Res. 2005-208, as amended), to remove approximately 2.14 acres from the PUD boundaries in order to add such parcel to the Momentum Twin Creeks Planned Unit Development to provide for workforce housing contemplated in Special Condition 27 of the Amended and Restated Development Order.

**District 5**

- 4. *Public Hearing* \* PUD 2022-06 Momentum Twin Creeks PUD.** Request to rezone approximately 15.2 acres of land from New Twin Creeks Planned Unit Development (PUD) to Momentum Twin Creeks Planned Unit Development (PUD) to allow for a maximum of 192 multi-family workforce housing residential units.

**Presenter: Janis Fleet - Fleet Architects/Planners**  
**Staff Member: Trevor Steven, Planner**

**District 3**

- 5. *Public Hearing* \* MAJMOD 2022-02 Ellianos Coffee Shop.** Request for a Major Modification to the Indian Creek Forest Campground and Commercial Park PUD (ORD 1997-56, as amended) to revise the Master Development Plan Text and Map to accommodate the construction of a coffee shop and add an access point along State Road 207. At the August 4, 2022 PZA Meeting, this item was voted 7-0 for a continuance to the August 18, 2022 PZA Meeting. At the August 18, 2022 PZA Meeting, the Agency voted to recommend approval with a vote of 5-0.

**Presenter: Michael & Kyrsten Hicks**  
**Staff Member: Trevor Steven, Planner**

**District 2**

- 6. *Public Hearing* \* CPA(SS) 2022-09 3560 Joe Ashton Road (013135-0000).** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately ten (10) acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A) with a text amendment limiting the maximum number of single-family dwelling units allowed on the property to two (2). This item was heard before the regularly scheduled meeting of the PZA on Thursday, July 21 2022. The agency voted to recommend approval of the request, 6-0.

**Presenter: Max Garcia, Matthews Design Group**  
**Staff Member: Evan Walsnovich, Planner**

**District 3**

- 7. *Public Hearing* \* REZ 2021-42 Old Moultrie Flex Space.** Request to rezone approximately 0.74 acres of land from Residential, General (RG-2), Single Family, Residential (RS-3), and Commercial Intensive (CI) to Commercial Warehouse (CW) to allow for a flex warehouse space with limited commercial uses and light manufacturing. This item was heard before the regularly scheduled meeting of the PZA on Thursday, June 16, 2022. The Agency voted to recommend approval of the request, 6-0.

**Presenter: Cecelia Aldrich**  
**Staff Member: Jeffrey Petrie, Engineer**

**District 2**

- 8. Public Hearing \* VACROA 2022-07 - Public Hearing to vacate the unopened Navarra Park subdivision ROWs dedicated for public use.** The applicant has requested the vacation of the unopened ROWs in the Navarra Park subdivision. This includes all of Mirida Street, all of Castile Street lying north of the south line of Lot 8, Block 2, and all of La Paz Street lying north of Limon Street. Based on staff's review thus far no party will be unreasonably affected by the requested vacation.

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

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

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

**District 2**

- 9. Flagler Estates CRA Reserve Transfer.** The Flagler Estates Community Redevelopment Area (CRA) Steering Committee is requesting that the St. Johns County Community Redevelopment Agency transfer \$1,500 from the Flagler Estates CRA Trust Fund to fund the inaugural opening ceremonies of the Flagler Estates Community Center located within Flagler Estates Park at 9970 Oliver Road, Hastings, FL 32145. The scheduled events will take place on September 16-17, 2022. The Community Development Block Grant, a federal entitlement grant to St. Johns County, funded the community center. The proposed ceremonies will also be celebrating the 20th anniversary of the establishment of the Flagler Estates CRA.

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

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

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

- 10. Consider appointments to the Mid-Anastasia Design Review Board.** Currently, there are seven (7) vacancies on the Mid-Anastasia Design Review Board (MADRB). Three (3) are due to expired terms. The other (4) four have been vacant for an extended period due to expired terms, a death and a resignation. A vacancy ad was open for (7) months. During that time, only (6) applications were received. A vacancy ad for the remaining Alternate position will be placed at a later date. In order to ensure membership continuity, and following Article II of Resolution 2015-207 MADRB Bylaws & Operating Procedures, it is recommended that the term limits be staggered. If acceptable to the Board, the terms of the appointments will be as follows; The (3) three re-appointed members will serve full four-year terms and the (3) initially appointed members will serve (2) year terms. After the new members' terms are completed, members shall be eligible for (2) two additional four-year terms. Please see attached for your review and consideration, a recommendation letter and (6) six applications. (Ginger Borgman Dist. 3, Daniel Greene Dist. 3, Sandra Gale Bond Dist. 4, Robert Boese Dist. 5, Ann Breslauer Dist. 5, Maureen Long 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, September 6, 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 Watersong at Rivertown - Phase Three.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 3. Motion to adopt Resolution 2022-\_\_\_\_\_**, approving the **final plat for Entrada Phase 2 Unit 3B.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 4. Motion to adopt Resolution 2022-\_\_\_\_\_**, authorizing the **notice required by Section 336.10, F.S., for a Public Hearing on October 4, 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 Chapin Street right-of-way (VACROA 2022-08 Columbus Street (Spanish Forest)).** *For more information, contact Jeffrey Petrie, Engineer at 904 209-0672*
- 5. Motion to adopt Resolution 2022-\_\_\_\_\_**, authorizing the County Administrator to execute the **Impact Fee Credit Agreement with WFC Ashford Mills Owner VII, LLC (IFA 2021-01) establishing a total public facilities/buildings impact fee credit of \$396,000.00** *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
- 6. Motion to adopt Resolution 2022-\_\_\_\_\_**, approving the proposed Program of Projects, approving **submission of the 5307/5339 grants for federal public transportation funding assistance based on the approved Program of Projects**, authorizing the County Administrator, or designee, to execute the grant agreement and any supplemental documentation upon approval of the application and to recognize the funds in the County's FY 2023 budget. *For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630*
- 7. Motion to adopt Resolution 2022-\_\_\_\_\_**, accepting an **Easement for Utilities and a Temporary Construction Easement for a new wastewater transmission force main to be located between County Road 214 and Brian Way.** *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 and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County for the S. Holmes Boulevard CDBG Drainage Project.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
9. Motion to adopt Resolution 2022-\_\_\_\_\_, accepting **Grant of Easements and Temporary Construction Easements to St. Johns County required for the Santa Rosa CDBG Drainage Improvement Project.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
10. Motion to adopt Resolution 2022-\_\_\_\_\_, approving an **exchange of real property pursuant to Section 125.37 Florida Statutes in connection with a County owned retention pond and a pond owned by WCI Communities, LLC** and authorizing the Chair of the Board to execute a Termination of Easement, County Deed and Grant of Stormwater and Drawdown Easements. *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 Temporary Construction Easement for a new wastewater transmission force main to be located between County Road 214 and Brian Way.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
12. 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 The Preserve at Bannon Lakes Phase 2B located off International Golf Parkway.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
13. Motion to adopt Resolution 2022-\_\_\_\_\_, accepting a **First Amendment to Easement set forth in Warranty Deed and authorizing the Chair to join in the execution of the Easement to correct the encroachment** into proposed platted lots to correspond with the location of the roadways on the proposed plat. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
14. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the **2022-2023 Solid Waste Cost, Assessment Rates, and Non-Ad Valorem Assessment Roll for the Solid Waste MSBUs, and authorizing the Chair to certify and deliver the 2022-2023 Assessment Roll to the St. Johns County Tax Collector.** *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
15. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the terms and conditions of a **non-exclusive Construction and Demolition Debris Franchise Agreement with Custom Concrete, Inc. and a non-exclusive Construction and Demolition Debris Franchise Agreement with Windy City Investment Group LLC, dba Griffin Waste Services of Jacksonville** and authorizing the County Administrator, or designee, to execute the Agreements on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*

16. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 22-84R; Jack Wright Island Road and CR-13 at Bass Haven Culvert Replacements to A.W.A. Contracting Co., Inc.**, as the lowest, responsive, responsible bidder, and to execute a contract in substantially same form and format as attached hereto for completion of the project as provided in Bid No. 22-84R, for a lump sum cost of \$888,132.70. *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 22-100; Palm Valley West Boat Ramp Improvements to Hayward Construction Group, LLC**, 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 project as provided in Bid No. 22-100, for a lump sum cost of \$983,742.00, and to approve the transfer of \$100,000 from Zone B Park Projects - Reserves (1198-59920) to 1198-56301 (Palm Valley West Boat Ramp-Improvements O/T Buildings) for the Palm Valley West Boat Ramp Improvements. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
  
18. 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*
  
19. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator or designee to execute the **attached Design-Build Agreement with Jacobs Project Management Co., to complete Scope 1 of the Design-Build for the New SR 207 Water Reclamation Facility** and Associated Improvements for a not-to-exceed amount of \$30,000,000.00, and to negotiate a GMP Amendment for presentation to the Board for completion of Scope 2. *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*
  
20. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award Bid No: 22-77; CDBG-DR Project –Big Sooeey Drainage Improvements to G & H Underground Construction, Inc.** as the lowest, responsive, responsible bidder, and to execute a contract in substantially same form and format as attached hereto for completion of the project as specified in Bid No. 22-77, for a lump sum amount of \$3,570,513.00. *For more information, contact Jaime Locklear, Asst Director, Purchasing & Contracts at 904 209-0158*
  
21. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the **2022-2023 Non-ad Valorem Assessment Roll for the Moultrie Crossing Lift Station MSBU and to authorize the Chair, or designee, to certify and deliver the 2022-2023 assessment roll to the St. Johns County Tax Collector.** *For more information, contact Wade Schroeder, Asst. Director, OMB at 904 209-0570*
  
22. Motion to adopt Resolution 2022-\_\_\_\_\_, approving the **2022-2023 Non-ad Valorem Assessment Roll for the Treasure Beach Canals MSBU and to authorize the Chair, or designee, to certify and deliver the 2022-2023 assessment roll to the St. Johns County Tax Collector.** *For more information, contact Wade Schroeder, Asst. Director, OMB at 904 209-0570*

23. Motion to adopt Resolution 2022-\_\_\_\_\_, **authorizing the Sheriff of St. Johns County, Florida, or designee, to submit an application seeking funding assistance through the U.S. Department of Justice - Office of Justice Programs FY 2022 Edward Byrne Justice Assistance Grant (JAG)** and authorizing the Chair of the Board of County Commissioners to execute the attached Certifications and Assurances on behalf of the County. *For more information, contact Robert A. Hardwick, Sheriff, Sheriff at 904 209-1478*
24. Motion to adopt Resolution 2022-\_\_\_\_\_, approving an **amendment to the Memorandum of Understanding between the Friends of the Guana Tolomato Matanzas Research Reserve and St. Johns County**, and authorizing the Chair, or designee, to execute the Memorandum of Understanding, along with any supplemental documentation, on behalf of the County. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
25. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the Chair to execute **local government certifications for SFY 2019-2020 and 2020-2021 SHIP Annual Reports**. *For more information, contact Roberto Ortiz, Housing and Community Services Manager at 904 827-6894*
26. Motion to adopt Resolution 2022-\_\_\_\_\_, approving an **Application for Special Events of Major Impact to take place on October 9, 2022 at Mickler's Landing Beach Park for the Game On Triathlon**. *For more information, contact Ryan Kane, Director at 904 209-0324*
27. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the **submission of the FWC derelict vessel removal grant application** and authorizing the County Administrator, or his designee, to execute any necessary agreements with FWC concerning the grant. *For more information, contact Ryan Kane, Director at 904 209-0324*
28. Motion to adopt Resolution 2022-\_\_\_\_\_, **appointing the position of the Deputy County Administrator and Director of Economic Development as the designated Public Economic Development Agency** for St. Johns County. *For more information, contact Lex Taylor, Deputy County Attorney at 904 209-0807*
29. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator, or his designee, to execute an agreement substantially in the same form as the attached **Economic Development Grant Agreement with Borland-Groover Clinic** on behalf of St. Johns County. *For more information, contact Jennifer Zuberer, Project Manager at 904 209-0560*
30. Motion to adopt Resolution 2022-\_\_\_\_\_, authorizing the County Administrator or his designee to execute an amended contract in substantially the same form of the attached **amended contract between St. Johns County, Florida, and JAXUSA Partnership** for the purpose of marketing the Northeast Florida region, including St. Johns County, nationally and internationally to attract new businesses and talent to the region. *For more information, contact Jennifer Zuberer, Project Manager at 904 209-0560*

31. Motion to adopt Resolution 2022-\_\_\_\_, **appointing James E. Bedsole as Special Magistrate** for a two-year term expiring on September 6, 2024; setting the amount of compensation for the Special Magistrate at \$240 per hour; approving the terms, conditions, provisions, and requirements of an agreement for special magistrate services with the Law Offices of James E. Bedsole; and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. *For more information, contact Jalisa Ferguson, County Attorney at 904 209-0805*
32. Motion to approve **minutes**:
- 08/16/2022, BCC Regular