

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, October 4, 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 October 2022, as Domestic Violence Awareness Month
- ❖ Proclamation Recognizing October 3-9, 2022, as National 4-H 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: Lindsay Haga, AICP, ETM, Inc.

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 2

1. **Public Hearing * PUD 2022-08 Ferber SR 16.** Request to rezone approximately 33 acres from Commercial Intensive (CI) and Planned Unit Development (PUD) to PUD to allow 95,000 square feet of commercial, retail and office uses and 405 multi-family dwelling units. The Planning and Zoning Agency recommended denial of PUD 2022-08, at its August 18, 2022 regular meeting, with a 2-2 vote. The Agency discussed, density, the 60 foot height, parking, traffic on SR 16 and Four Mile Road, and the proposed project's impact on the natural environment. Section 8.01.03.B of the Land Development Code provides: Each decision of the PZA must be approved by a majority vote of the members present at a meeting in which a quorum is in attendance and voting. Failure to receive a majority vote of members present shall act as a denial of the application, appeal, or other matter that is before the PZA. Therefore, the 2-2 tie vote resulted in a denial.

Presenter: Ellen Avery-Smith, Esq., Rogers Towers

Staff Member: Jacob Smith, Senior Supervising Planner

District 2

2. **Public Hearing * COMPAMD 2021-12 Laurel Point - Transmittal.** Request for a Large Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 80.4 acres of land from Rural/Silviculture/St. Johns River Water Management District (R/S/SJRWMD) to Residential-C (Res-C), with a companion text amendment policy limiting development to a maximum of 175 single-family residential units and a maximum 23,000 square feet of commercial and office space. The Planning and Zoning Agency voted 3 - 1 to recommend transmittal.

Presenter: Douglas N. Burnett, Esq., St. Johns Law Group
Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 3

- 3. Public Hearing * Transmittal Hearing - COMPAMD 2022-03 SR 207 & Wildwood Self-Storage.** Transmittal hearing for a Comprehensive Plan amendment to amend Policy A.1.11.3 to increase the Floor Area Ratio (FAR) from 70% to 120% for the construction of a personal property self-storage facility, within the Mixed Use Future Land Use designation and specifically located at 1855 SR 207. The Planning and Zoning Agency recommended approval of the transmittal of COMPAMD 2022-03, at its August 18, 2022 regular meeting, with a 3-1 vote. The Agency discussed the height of the proposed mini-warehouse structure and precedent being established by allowing a greater FAR than the Comprehensive Plan prescribes. There was no public comment.

Presenter: Gary Davenport, PA
Staff Member: Evan Walsnovich, Planner

District 2

- 4. Public Hearing * MAJMOD 2022-04 Bartram Downs Unit II (Chappell Storage).** Request for a Major Modification to the Bartram Downs PRD (ORD 2002-08, as amended) to remove approximately 6.5 acres of land from the development, thereby resulting in a remaining area of 42.1 acres. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on August 18, 2022, and was recommended for approval, 5-0.

District 2

- 5. Public Hearing * CPA(SS) 2022-07 Chappell RV/Boat Storage.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 6.5 acres from Agricultural-Intensive (A-I) to Neighborhood Commercial (NC). This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on August 18, 2022, and was recommended for approval, 5-0.

District 2

- 6. Public Hearing * PUD 2022-09 Chappell RV/Boat Storage.** Request to rezone approximately 6.5 acres of land from Planned Rural Development (PRD) to Planned Unit Development (PUD) to allow for an RV/Boat Storage Facility. This request is a companion application to CPA(SS) 2022-07 and MAJMOD2022-04. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on August 18, 2022, and was recommended for approval, 5-0.

Presenter: Linda Green
Staff Member: Sloane Stephens, Planner

District 3

- 7. Public Hearing * REZ 2022-10 Green Rezoning.** Request to rezone approximately 0.17 acres of land from Commercial General (CG) to Residential, Single Family (RS-3), located at 4954 A1A S. The Planning and Zoning Agency recommended approval with a vote of 5 to 0 at the August 18, 2022 public hearing.

Presenter: James Whitehouse, St. Johns Law Group
Staff Member: Trevor Steven, Planner

District 3

- 8. Public Hearing * REZ 2022-12 Bittar-Sandhu Residence.** Request to rezone approximately 0.19 acres of land from Commercial General (CG) to Residential, Single Family (RS-3). The Planning and Zoning Agency recommended approval with a vote of 5 to 0 at the September 1, 2022 public hearing.

Presenter: James Whitehouse, St. Johns Law Group

Staff Member: Trevor Steven, Planner

District 3

- 9. Public Hearing * REZ 2022-13 Vermillion Residence.** Request to rezone approximately 0.19 acres of land from Commercial General (CG) to Residential, Single Family (RS-3). The Planning and Zoning Agency recommended approval with a vote of 5 to 0 at the September 1, 2022 public hearing.

Presenter: Jesse Dunn, Director, Office of Management

- 10. St. Johns County, Florida Water and Sewer Revenue Bonds, Series 2022.** On May 17, 2022, the St. Johns County Commission directed staff to assemble a finance team to facilitate required utility bonds to fund their capital improvement plan including a new 3.25 MGD Wastewater Treatment Plant within the State Road 207 Corridor. The October 4, 2022 agenda item provides consideration of a resolution of the Board of County Commissioners, authorizing the issuance of St. Johns County, Florida Water and Sewer Revenue Bonds, Series 2022, in an amount not to exceed \$130,000,000 in order to finance costs of various capital improvements to the Utility System included in the current five-year Capital Improvement Plan. In sum, the resolution authorizes the issuance of the 2022 Bonds, and pledges to budget and appropriate water and sewer revenues to secure payment of the debt service. The Resolution provides for a competitive sale of the Bonds and approves the forms of various financing documents including the Preliminary Official Statement, the Official Notice of Sale, the Continuing Disclosure Certificate and the Paying Agent and Registrar Agreement. The Series 2022 Project includes various water and sewer capital improvements contained within the Issuer's current five-year capital improvement program, including but not limited to a new 3.25 MGD Wastewater Treatment Plant, Master Pump Stations, Reclaim Storage and re-pump facilities and related collection and distribution piping systems for servicing the State Road 207 Corridor as more particularly described in the plans and specifications on file with the Issuer. Here, the Finance Team seeks the Board's approval of this resolution, which includes the required supplemental documents (attached hereto and incorporated herein as Exhibits A-E), to move forward in issuing the 2022 Bonds. For the Board's convenience in reviewing, each of the exhibits are titled/described below: Exhibit A: General Description of the Series 2022 Project; Exhibit B: Form of Official Notice of Sales; Exhibit C: Form of Preliminary Official Statement; Exhibit D: Form of Continuing Disclosure Certificate; Exhibit E: Form Registrar and Paying Agent Agreement.

Presenter: Ryan Kane, Director, Parks and Recreation

District 4

- 11. Palm Valley West Boat Ramp Improvements.** The scope of work for this project shall include providing all labor, materials, equipment, and any other items necessary to construct a new concrete boat ramp, construct a new fixed wooden dock with a new floating dock and gangway, construct a new sidewalk, replace/relocate the existing kayak launch, and construct improvements to the parking lot and maneuvering area. The project site is at the existing kayak launch located on the west side of the Intracoastal Waterway, under and just north of the Palm Valley Bridge. SJC Purchasing issued a formal Invitation for Bids in accordance with County Policy and two (2) bids were received, with the lowest, responsive and responsible bid submitted from Hayward Construction Group, LLC, at a total bid price of \$983,742.00. Staff recommends Board approval to award Bid No. 22-100 to Hayward Construction Group, LLC, and to execute a construction contract for completion of the work in accordance with the Bid Documents at the above price. Senior staff will provide a presentation detailing this project and its impact on St. Johns County.

Presenter: Shawna Novak, Director, Health and Human Services

District 2

- 12. Village of West Augustine Discussion.** Ability Housing was awarded financing for the development of Village of West Augustine, an affordable housing project in West Augustine. The project includes a 92-unit apartment complex: 10 apartments will be affordable to households earning 33% of the Area Median Income (AMI), 7 apartments will be affordable to households earning 50% AMI, and 73 apartments will be affordable to households earning 60% AMI. Due to an increase in construction costs and interest rates, the funding secured is insufficient to cover development costs. Health and Human Services Staff received a formal request seeking financial relief from the President and CEO of Ability Housing on September 14, 2022.

Presenter: David Migut, County Attorney

- 13. Code Enforcement Discussion.** This is a discussion item requested by the Commissioners at the September 6, 2022 BCC meeting, wherein the Office of the County Attorney (OCA) was directed to review and provide information regarding the possibility of improvements and/or revisions to the County's Code Enforcement ordinances and current fines for Code Enforcement violations. OCA staff has researched the County's current Code Enforcement ordinances and fine regulations, as well as ordinances in other cities and counties. OCA's findings will be presented for Board discussion and consideration.

***** The public hearing for PUD 2022-04 Madison St. Augustine 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 Seabrook Village Phase 1.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 3. Motion to adopt Resolution 2022-_____**, approving the final **plat for Rivertown Shores - Phase One.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 4. Motion to approve the Bannon Lakes First Consent Amendment to the School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2022-03).** *For more information, contact Victoria Kutney, Transportation Planner at 904 209-0753*
- 5. Motion to adopt Resolution 2022-_____**, accepting a **Grant of Easement to St. Johns County for construction of a sidewalk at the north end of Ray Road.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
- 6. Motion to adopt Resolution 2022-_____**, accepting **Grants of Easement and Temporary Construction Easements from property owners to St. Johns County for the Summer Haven North Stormwater Drainage Project along Old A1A.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
- 7. Motion to adopt Resolution 2022-_____**, accepting an **Easement for Utilities needed for installation of a sewer force main at TPC Boulevard and A1A North.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
- 8. Motion to adopt Resolution 2022-_____**, approving the terms and authorizing the County Administrator, or designee, to execute a **Conditional Use Permit with St. Augustine RC Flyers, LLC for space at the Tillman Ridge Transfer Station at Allen Nease Road.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*

9. Motion to adopt Resolution 2022-_____, declaring certain County-owned property as **surplus and approving a private sale to the adjoining property owner 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*
10. Motion to adopt Resolution 2022-_____, approving the terms and accepting from **Highland Pointe, 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 a **Bill of Sale and Schedule of Values, Final Release of Lien and Warranty associated with the water and sewer systems to serve Whisper Creek Phase 9 Unit A located off Pacetti Road.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
12. 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 sewer systems to serve Whisper Creek Phase 9 Unit C located off Pacetti Road.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
13. Motion to adopt Resolution 2022-_____, accepting a **Special Warranty Deed, five Easements for Utilities, a Bill of Sale, a Final Release of Lien, and a Warranty associated with the lift station, water, sewer, sewer force mains and reuse systems to serve Silver Landing (Silverleaf Parcel 29A-1) located off County Road 16A.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
14. Motion to adopt Resolution 2022-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **First Amendment to Lease Agreement with Home Again St. Johns, Inc. for temporary use of a portion of County-owned property located off South Holmes Boulevard.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
15. Motion to adopt Resolution 2022-_____, approving the terms and authorizing the Chair to execute **two Easements for Utilities, and accepting three Easements for Utilities, a Bill of Sale, a Final Release of Lien, and a Warranty associated with the water, sewer, and sewer force mains systems to serve Smith Business Park located off International Golf Parkway.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
16. Motion to adopt Resolution 2022-_____, approving the terms and conditions of the **non-exclusive Construction and Demolition Debris Franchise Agreement between St. Johns County, Florida and CT Dumpster & Hauling Inc.** and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
17. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to execute **Change Order No: 01 to the Preliminary Design-Build Agreement with SUPERIOR Construction Company Southeast, LLC for the addition of all remaining design services to develop a GMP Proposal for construction** at an amount of \$2,143,646.33 under RFQ 22-13; Design-Build Services from CR-210 Widening from Greenbriar Road to Cimarrone Boulevard. *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*

18. Motion to adopt Resolution 2022-____, authorizing the County Administrator, or his designee, to execute **contract amendments to the contracts with A.W.A. Contracting Co. Inc., Constantine Constructors, Inc., and G&H Underground Construction, Inc.** amending verbiage to Article 4.1.1 Project Price in accordance with the new procurement authorization thresholds per the SJC Purchasing Policy. *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*
19. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to **piggyback the Florida Sheriff's Association Contracts FSA-20-VEH28.0 and FSA-VEL18.0 and State of Florida Contract No: 25100000-21-STC and 25101600-21-STC, as appropriate to purchase specified FY23 Vehicles included in the budget**, and authorizing the County Administrator, or designee, to execute and issue purchase orders relative to these purchases. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
20. Motion to authorize the **transfer** of \$106,660 from General Fund Reserves to fund equipment ordered in Fiscal Year 2022 but not received until Fiscal Year 2023. *For more information, contact Jesse Dunn, Director, Office of Management at 904 209-0568*
21. Motion authorizing County Administrator, or designee, to **direct the County financing team to pursue short-term financing for the 800 Megahertz Interoperable Radio System.** *For more information, contact Jesse Dunn, Director, OMB at 904 209-0568*
22. Motion authorizing the County Administrator or designee to **transfer an amount not to exceed \$313,260 from E-911 Communications Fund Capital Outlay Reserve for appropriation to the St. Johns County Sheriff's Office for a geospatial indoor mapping project.** *For more information, contact Wanda Vega, E911 Supervisor at 904 209-1507*
23. Motion to adopt Resolution 2022-____, approving the terms, provisions, conditions, and requirements of the contract template to be used to **create and execute final agreements between St Johns County and non-profit agencies as recommended by the St. Johns County Health and Human Services Advisory Council** and to authorize the County Administrator or designee to execute final agreements in substantially the same form as the contract template on behalf of the County. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
24. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to **execute and submit a Coastal Partnership Initiative Grant Application to FDEP, on behalf of the County, for a project to install educational coastal signage at waterfront parks.** *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0627*
25. Motion to adopt Resolution 2022-_____, approving the terms, conditions, provisions, and requirements of **Collective Bargaining Agreements for Supervisory Unit and Rank and File bargaining units between the St. Johns County Board of County Commissioners and St. Johns County Professional Firefighters and Paramedics Local #3865**, and authorizing the Chair, County Administrator, and Fire Chief to execute the Collective Bargaining Agreements on behalf of the County. *For more information, contact Lilian Hutchinson, Director, Human Resources at 904 209-0622*

26. Motion to approve the **calendar year 2023 holiday schedule for the Board of County Commissioners**, as described in 408.7 of the Administrative Code. *For more information, contact Lilian Hutchinson, Director of Human Resources at 904 209-0622*
27. Motion to adopt Resolution 2022-_____, accepting the terms, provisions, conditions, and requirements of the **U.S. Department of Housing and Urban Development FY 2022 Housing Counseling Grant Agreement between St. Johns County, Florida and the Department of Housing and Urban Development**; authorizing the County Administrator or designee to execute the Agreement and Form HUD-1044 on behalf of the County; amending the FY2023 General Fund budget to receive unanticipated revenue; and authorizing the appropriation to the Housing Department *For more information, contact Roberto Ortiz, Housing and Community Services Manager at 904 827-6894*
28. **Motion to approve minutes:**
- 09/20/2022, BCC Regular
 - 09/20/2022, BCC Special
29. **Proofs:**
- Proof: Requisition of Bids, Bid No.: 22-73R; Sports Netting at Four (4) County Parks, published on May 2, 2022, and May 9, 2022, in The St. Augustine Record.
- Proof: SA Requisition of Qualification, RFQ No.: 22-75; Design-Build Services for New County Branch Library, published on May 3, 2022, and May 10, 2022, in The St. Augustine Record.
- Proof: SA Requisition of Qualification, RFQ No.: 22-74; Design Services for Hastings Library and Community Center, published on May 3, 2022, and May 10, 2022, in The St. Augustine Record.
- Proof: SA Requisition of Qualification, Replacing Ordinance 2006-4, 2013-13 and 2016-45, published on May 4, 2022, in The St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-91; Treaty Park Basketball Court Replacement, published on May 4, 2022, and May 11, 2022, in The St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-89; Turnbull Regional Park Construction, published on May 6, 2022, and May 13, 2022, in The St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-95; Roadway and Infrastructure Improvements - North Holmes Boulevard and King Street Extension Intersection, published on May 8, 2022, and May 15, 2022, in The St. Augustine Record.
- Proof: Legal Ad Display, in the matter of Budget Workshop Schedule, published on May 2, 2022, and May 9, 2022, in The St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-92; Vilano Boat Ramp Restroom, published on May 9, 2022, and May 16, 2022, in The St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-98; Water Utility Remote Real-Time Monitoring and Modeling System, published on May 11, 2022, and May 18, 2022, in The St. Augustine Record.
- Proof: Request for Proposals, RFP No.: 22-78; Disaster Recovery Consulting Services, published on May 11, 2020, and May 18, 2020, in The St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-97; Renovation of Mills Field Parking Lots, published on May 11, 2022, and May 18, 2022, in The St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-99; Purchase of Ford Brass Warehouse Supplies, published on May 12, 2022, and May 19, 2022, in The St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-96; Construction of Utility Laboratory, published on May 12, 2022, and May 19, 2022, in The St. Augustine Record.
- Proof: Requisition of Bids, Bid No.: 22-77; CDBG-DR Project - Big Soeey Drainage Improvements, published on May 13, 2022, and May 20, 2022, in The St. Augustine Record.
- Proof: SA Notice Misc, in the matter of Unclaimed Monies Declared Forfeited, published on May 13, 2022, in The St. Augustine Record.

Proof: Requisition of Bids, Bid No.: 22-90; Fipronil Application Services for St. Johns County Athletic Fields, published on May 17, 2022, and May 24, 2022, in The St. Augustine Record.

Proof: Requisition of Bids, Bid No.: 22-81R; Rebid Anastasia Island Wastewater Treatment Facility Belt Press Refurbishment, published on May 17, 2022, and May 23, 2022, in The St. Augustine Record.

Proof: Requisition of Bids, Bid No.: 22-101; Purchase of Large Meter Replacement Parts, published on May 25, 2022, in The St. Augustine Record.

Proof: Requisition of Bids, Bid No.: 22-104; Construction of SR 312 Reclaim Water Line, published on May 31, 2022, and June 7, 2022, in The St. Augustine Record.