

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 18, 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: Douglas Burnett - St. Johns Law Group

Staff Member: Jacob Smith, Senior Supervising Planner

District 5

1. **Public Hearing * CPA(SS) 2021-14 Mills Place.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 24.31 acres of land from Residential-B (Res-B) to Residential-C (Res-C). This item was previously heard by the PZA on March 3, 2022, and received a recommendation to deny with a vote of 4-2. The BCC remanded this item back to the PZA at their April 5, 2022 hearing due to substantial changes regarding traffic mitigation. The Planning and Zoning Agency voted 4-2 to recommend denial at their regularly scheduled May 19, 2022 hearing.

District 5

2. **Public Hearing * PUD 2021-16 Mills Place PUD.** Request to rezone approximately 24.31 acres of land from Residential, Single Family (RS-3) and Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 92 single-family residential dwelling units. This item was previously heard by the PZA on March 3, 2022, and received a recommendation to deny with a vote of 4-2. The BCC remanded this item back to the PZA at their April 5, 2022 hearing due to substantial changes regarding traffic mitigation. The Planning and Zoning Agency voted 6-0 to recommend denial at their regularly scheduled May 19, 2022 hearing.

Presenter - Blair Knighting, AICP - Kimbly-Horn and Associates

Staff Member - Jacob Smith, Senior Supervising Planner

District 3

3. **Public Hearing * PUD 2021-26 Mivo Multi-Family Development PUD.** Request to rezone approximately 15.7 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 204 multifamily residential dwelling units, located at the intersection of Watson Road and US 1 South. The Planning and Zoning Agency recommended denial with a vote of 5-2 at the April 21, 2022 meeting.

Presenter: Chairman Henry Dean, County Commissioner, District 5

- 4. Consider the appointment of a St. Johns County Representative to the Northeast Florida Regional Council.** Currently there is a vacancy on the Northeast Florida Regional Council Board of Directors designated as a St. Johns County appointee due to the resignation of Commissioner Paul Waldron. The Northeast Florida Regional Council (NEFRC) has requested St. Johns County appoint one of their members to fill the current vacant seat (see attached letters and email correspondence).

Presenter: Christine Valliere, Senior Assistant County Attorney

- 5. Discussion regarding the establishment of an Infrastructure Sales Tax Advisory Committee.** At the September 20, 2022 meeting, the Board of County Commissioners directed staff to draft a resolution and bylaws to establish a citizen advisory committee if the infrastructure sales tax referendum on November 8, 2022, passes. The purpose of this committee would be to conduct public meetings in each of the four quadrants of the county and provide a recommendation to the Board of County Commissioners pertaining to capital infrastructure projects proposed by the County.

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

- 6. Consider appointments to the Library Advisory Board.** Currently, there are (2) two vacancies on the Library Advisory Board due to expired terms. A vacancy ad was placed and ran for (30) days. Please see attached for your review and consideration, a recommendation letter and (13) applications: Nicholas Andrews Dist. 1, Brooke Fry Dist. 1, Stephanie Gamache Dist. 2, Margaret Petty Dist. 2, George Olsen Dist. 3, Kerri Gustavson Dist. 4, Brian Solarek Dist. 4, Kimberly Hayward Dist. 4, Sandra Parks Dist. 5, Dr. Arthur Field Dist. 5, Kristy Labardee Dist. 5, Ginger Lindberg Dist. 5, Melvin Longo Dist. 5.
- 7. Consider appointments to the Industrial Development Authority.** Currently, there is one (1) vacancy on the Industrial Development Authority due to an expired term. A vacancy ad was posted and ran for (30) days. Please see attached for your review and consideration, a recommendation letter and (5) applications: Nicholas Primrose Dist. 2, Jeffrey Mason Dist. 4, Kerri Gustavson Dist. 4, Donald Rehberg Dist. 4, Geoffrey Litchney Dist. 5.

Presenter: Jesse Spradley, Northeast Florida Builders Association

Staff Member: Teresa Bishop, AICP, Planning Division Manager

- 8. Discussion item - Workforce Housing Zoning Designation, as presented by the Northeast Florida Builders Association.** The Northeast Florida Builders Association (NEBA) requested to address the Board of County Commissioners with suggested changes to Part 5.11.00 of the Land Development Code - Workforce Housing Zoning Designation. The suggested changes of Part 5.11.00, for your consideration, are included in a redline and clean version. NEBA also completed a review of several Florida Counties' price-points based upon AMI, as compared with St. Johns County. If the Commissioners consider these changes should be made to the Land Development Code, public hearings will be scheduled, with required notice and advertising, pursuant to County requirements and Florida Law.

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

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

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

District 5

- 9. Agreement between the St. Johns County Community Redevelopment Agency and Vilano Beach Main Street, Inc.** The St. Johns County Board of County Commissioners, by the adoption of its Resolution 2002-184, established the boundaries of the Vilano Beach Community Redevelopment Area, and, by the adoption of its Resolution 2002-208, incorporated the boundary areas of the Vilano Beach Community Redevelopment Area into the St. Johns County Community Redevelopment Agency (CRA). The Vilano Beach Main Street, Inc., (VBMS), is a not-for-profit organization dedicated to enhancing, promoting, and preserving the historic character and economic vitality of the Vilano Beach Town Center by implementing the Florida Main Street program. In 2018, the VBMS requested funding from the St. Johns County CRA to continue its efforts as a recognized Florida Main Street community (Resolution 2019-2008). The original funding request was approved as part of the adoption of the FY 2019 budget. VBMS requested an extension of the agreement, for FY 20, FY 21, and FY 22. As part of the FY 23 budget process, the VBMS requested and was approved for a one-year increase in funding in the amount of \$95,620. This agenda item is a Contract between the St. Johns CRA and VBMS in an amount not to exceed \$95,620, for the purpose of providing services in support of economic sustainability and development, within the Vilano Beach Community Redevelopment Area as recommended by the July 31, 2007 Market Analysis prepared by Thomas Point and Associates. A motion to approve the Contract is necessary.

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

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

Presenter: Joseph Giammanco, PhD, Director

- 10. Hurricane Ian recovery funding request and emergency beach berm update.** Hurricane Ian inflicted severe impacts on the State of Florida, resulting in a presidential declaration for federal assistance in categories A through G of FEMA's Public Assistance Program. As part of the initial recovery process, the County took the necessary actions to save lives, protect public health and safety, and prevent damage to improved public health and safety, and prevent damage to improved public property. It is estimated that FEMA will reimburse up to 75% of eligible expenditures, and the State will reimburse up to 12.5% of eligible expenditures, leaving St. Johns County to fund the remaining 12.5% (with some exceptions). This agenda item will discuss initial recovery costs and request Board direction on an additional beach recovery project.

***** The public hearings for COMPAMD 2021-02, PUD 2021-15, DEVAGREE 2022-01, and DEVAGREE 2022-02 will be rescheduled to a time certain November 1, 2022. The applications will be re-advertised and noticed for the hearing date. *****

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

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Tuesday, October 18, 2022 9:00 AM

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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 Whisper Creek Phase 11 Unit B.** *For more information, contact Tayler Howe, Application Review Supervisor at 209-0603*
- 3. Motion to adopt Resolution 2022-_____**, approving the **final plat for Bartram Ranch – Phase 4.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 4. Motion to adopt Resolution 2022-_____**, approving the **final plat for Rolling Hills.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
- 5. Motion to approve the 2020 State Road 16 PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2022-04).** *For more information, contact Victoria Kutney, Transportation Planner at 904 209-0753*
- 6. Motion to approve the Ferber State Road 16 School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2022-06).** *For more information, contact Victoria Kutney, Transportation Planner at 904 209-0753*
- 7. Motion to approve the Spanish Forest (Columbus Street Subdivision) School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2022-07).** *For more information, contact Victoria Kutney, Transportation Planner at 904 209-0753*
- 8. Motion to adopt Resolution 2022-_____**, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on November 15, 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 Rosewood Street right-of-way (VACROA 2022-04 Del Mar Veterinary Hospital).** *For more information, contact David Suarez, Engineer at 904 209-0419*
- 9. Motion to adopt Resolution 2022-_____**, approving the terms and conditions of a **Maintenance and Hold Harmless Agreement in connection with the County retention pond located on Northwood Drive** 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*

10. Motion to adopt Resolution 2022-_____, accepting a **Bill of Sale and Schedule of Values, Final Release of Lien and Warranty associated with the sewer system to serve Seahorse Mobile Home Park** located off U.S. Highway 1 South. *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, a Bill of Sale, a Final Release of Lien, and a Warranty associated with the water and sewer systems to serve St. Johns Commerce Center** located off U.S. Highway 1 North. *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 for roadway and sidewalk improvements along North Holmes Boulevard and King Street Extension.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
13. Motion to adopt Resolution 2022-_____, approving an **Amendment to Temporary Pipeline Easement** and authorizing the Chair of the Board to execute the Amendment 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 an **Easement for Utilities and a Warranty associated with the water and reuse systems to serve Heartland Dental at Parkway Village** located off International Golf Parkway. *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, sewer, reuse, pump station, and sewer force mains systems to serve Silverleaf RAH Parcel 29B Phase 1A & B** located off Silverleaf Parkway. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
16. Motion to adopt Resolution 2022-_____, approving the term, conditions, provisions, and requirements of the **State-Funded Grant Agreement with the Florida Department of Transportation to receive \$800,000 for construction and CEI for the CR2209 Sidewalk**; authorizing the Chair to execute the Agreement on behalf of the County and amending the FY 2023 budget to recognize and appropriate grant revenue in the amount not to exceed \$800,000 within the FY 2023 Transportation Trust Fund Budget (State Grant 1114-55305) *For more information, contact Greg Caldwell, Public Works Director at 904 209-0268*
17. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to award **Bid No: 22-112 As-Needed Construction Services for Countywide Roadway Drainage & Infrastructure Maintenance**, and execute contracts with all bidders in substantially the same form and format as attached hereto to perform the required services on an as-needed basis for various Roadway Drainage and Infrastructure Maintenance throughout St. Johns County, as provided in Bid No. 22-112. *For more information, contact Jaime Locklear, Asst. Director of Purchasing & Contracts 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 18.1 and Florida Statute 274. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
19. Motion to approve the **write-off** of the following delinquent accounts receivable accounts, effective September 30, 2022: 58 Ponte Vedra Utility Service accounts totaling \$17,211.29. *For more information, contact Devin Cousins, Senior OMB Analyst at 209-0569*

20. Motion to adopt Resolution 2022-_____, **amending the Fiscal Year 2023 budget to recognize and appropriate federal Equitable Sharing funds as revenue within the Fiscal Year 2023 Equitable Sharing Task Force Trust Fund budget.** *For more information, contact Jesse Dunn, Director, Office of Management & Budget at 904 209-0568*
21. Motion to **reappoint Ms. Susan Ponder-Stansel as the St. Johns County representative on the Health Planning Council of Northeast Florida, Inc.** for a two-year term scheduled to expire in October 2024. *For more information, contact Joanne Spencer, Assistant to the Board of County Commissioners at 904 209-0308*
22. Motion to adopt Resolution 2022-_____, approving the terms, conditions, and requirements of the **contract between St. Johns County and EPIC Community Services for the provision of services through the THINK! For Success Program,** at a price not to exceed \$50,000; and, authorizing the County Administrator to execute the contract 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*
23. Motion to adopt Resolution 2022-_____, approving and authorizing the County Administrator, or designee, to submit a completed **Fishing Equipment Donation Program Grant Application on behalf of St. Johns County Parks and Recreation Department fishing equipment for park programs.** *For more information, contact Ryan Kane, Director at 904 209-0158*
24. Motion to adopt Resolution 2022-_____, approving the terms, conditions, provisions, and requirements of a **Grant Contract between the Florida Department of Environmental Protection and St. Johns County, Florida** authorizing the County Administrator, or designee, to execute the Contract on behalf of St. Johns County. *For more information, contact Ryan Kane, Director at 904 209-0324*
25. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to execute a **non-exclusive permissive use agreement, in substantially the same form and format as attached hereto, authorizing temporary use of County-owned property.** *For more information, contact Ryan Kane, Director at 904 209-0324*
26. Motion to grant the **renewal of the Certificate of Public Convenience and Necessity for Ameri Pro EMS, Inc., to provide Class B/C services,** subject to the conditions and limitations stated thereon, and effective from October 18, 2022, through October 18, 2025, unless earlier suspended, terminated, or revoked. *For more information, contact Jeremy Robshaw, Fire Rescue Admin Services Chief at 904 209-1750*
27. Motion to adopt Resolution 2022-_____, approving the **Library System's revised Meeting Room policy.** *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*
28. Motion to adopt Resolution 2022-_____, awarding **Jacksonville Area Legal Aid, Inc. a \$150,000 Community Development Block Grant to provide legal services to eligible residents of St. Johns County;** authorizing reimbursement of pre-award costs; approving the terms, conditions, and requirements of the Subrecipient Agreement; 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*

29. Motion to adopt Resolution 2022-_____, authorizing the **Chair to sign a letter, addressed to the HUD Senior Community Planning and Development Representative, which provides details of the Substantial Amendment to the 2020-2021 Annual Action Plan** and authorize the County Administrator, or designee, to submit the amendment through HUD's Integrated Disbursement and Information System. *For more information, contact Roberto Ortiz, Housing and Community Services Manager at 904 827-6894*

30. Motion to approve **minutes:**

- 10/04/22, BCC Regular

Proofs:

Proof: Requisition of Bids, Bid No: 22-100; Palm Valley West Boat Ramp Improvements, Published on June 2, 2022, and June 9, 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.

Proof: Requisition of Bids, Bid No: 22-87; Portable Restrooms and Servicing, Published on June 9, 2022, and June 16, 2022, in the St. Augustine Record.

Proof: Requisition of Bids, Bid No: 22-107; Liquid Biosolid Hauling, Published on June 14, 2022, and June 21, 2022, in the St. Augustine Record.

Proof: Requisition of Bids, Bid No: 22-106; Julieta Court and Domenico Circle Drainage Improvements-Phase I, Published on June 14, 2022, and June 21, 2022, in the St. Augustine Record.

Proof: Requisition of Bids, Bid No: 22-84R; Jack Wright Island Road and CR-13 at Bass Haven Culvert Replacement, Published on June 14, 2022, and June 21, 2022, in the St. Augustine Record.

Proof: Requisition of Bids, Bid No: 22-79R; Surfwood Subdivision Roadway and Drainage Improvements, Published on June 15, 2022, and June 22, 2022, in the St. Augustine Record.

Proof: Requisition of Bids, Bid No: 22-105; Trash Services at St. Johns County Beaches, Published on June 17, 2022, and June 24, 2022, in the St. Augustine Record.

Proof: Notice of a Cancelled Regular Meeting of the St. Johns County Board of County Commissioner for Tuesday, July 5, 2022, at 9:00 a.m., Published on June 21, 2022, in the St. Augustine Record.

Proof: Request for Bids, Bid No: 22-97R; Renovation of Mills Field Parking Lots, Published on June 24, 2022, and July 1, 2022, in the St. Augustine Record.

Proof: Notice of Proposed Exchange of County Property, between St. Johns County and WCI Communities, LLC, Published on June 28, 2022, and July 5, 2022, in the St. Augustine Record.

Proof: Requisition of Bids, Bid No: 22-112; As-Needed Construction Services for Countywide Roadway Drainage & Infrastructure Maintenance, Published on July 21, 2022, and July 28, 2022, in the St. Augustine Record.

Proof: Notice of Adoption of a Resolution Approving and Adopting the St. Johns County Local Mitigation Strategy Plan, LLC, Published on July 26, 2022, in the St. Augustine Record.