

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst, Chair
District 2 - Sarah Arnold, Vice-Chair
District 3 -
District 4 - Krista Joseph
District 5 - Henry Dean



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Hunter S. Conrad, County Administrator
David Migut, County Attorney

Tuesday, December 20, 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
- ❖ Retirement Recognition of Gail Oliver, Director of Land Management
- ❖ Retirement Recognition of Chief Jeffrey Prevatt, Fire Rescue
- ❖ Retirement Recognition of the Honorable Judge Charles J. Tinlin
- ❖ Proclamation Recognizing January 2023 as Human Trafficking Awareness Month
- ❖ Acceptance of Proclamation
- ❖ Public Safety Update
- ❖ Clerk of Court's Report
- ❖ Public Comment Time Certain from 11:30 AM – 12:00 PM
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

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

Staff Member: Saleena Randolph, Planner

District 2

1. **Public Hearing * PUD 2022-14 Integra State Road 16 PUD.** Request to rezone approximately 56 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow for a maximum 10,000 square feet of commercial space and 300 multi-family residential units. The subject property is located at 2980 State Road 16 and an unaddressed parcel located on the north side of SR 16, west of the interchange of SR 16 and I-95. The Planning and Zoning Agency heard this request during their regularly scheduled public hearing on October 6, 2022. The item was recommended for approval with a vote of 4 to 1. There was public comment that discussed compatibility, traffic, roads, and recent BCC denials in the area. There was Agency discussion regarding the sixty-foot height of buildings, type of housing proposed, rental prices, traffic, impacted roads, and the lack of a second entrance to the site. This item was scheduled for the November 1, 2022, BCC hearing but was not heard. The applicant requested a continuance to a date certain of December 20, 2022, and the Board approved the continuance with a vote of 4 to 0.

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

District 3

2. **Public Hearing * COMPAMD 2022-03 SR 207 & Wildwood Self-Storage (Adoption).** Adoption 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 adoption with a 4-1 vote at its November 17, 2022 meeting. The Agency discussed the aesthetics and height of the building. The applicant responded the height of the building will not exceed 47 feet.

Presenter: Douglas N. Burnett, Esq., St. Johns Law Group
Staff Member: Evan Walsnovich, Planner

District 2

3. **Public Hearing * PUD 2022-12 Edgewater Business Center PUD.** Request to rezone approximately 7.27 acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow for a maximum of 39,000 square feet of commercial warehouse flex space. This request was heard by the Planning and Zoning Agency on November 3, 2022, and was recommended for approval with a vote of 7-0.

Presenter: Mackenzie Smith, St. Johns County
Staff Member: Trevor Steven, Planner

District 3

4. **Public Hearing * CPA(SS) 2022-15 875 W. King Street.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately .35 acres of land from Community Commercial (CC) to Residential-D (Res-D) to accommodate one (1) residential dwelling unit being placed on the property. This request was heard by the Planning and Zoning Agency at their regularly scheduled hearing on November 17, 2022, and was recommended for approval, 6-0.

District 3

5. **SUPMIN 2022-08 875 W. King Street (Burns MH 131300-0000).** Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08. This request is a companion application to CPA(SS) 2022-15 875 W. King Street. This request was heard by the Planning and Zoning Agency at their regularly scheduled hearing on November 17, 2022, and was recommended for approval, 6-0.

Presenter: Steve Ladrado, Chairman, Affordable Housing Advisory Committee
Staff Member: Roberto Ortiz, Manager, Housing and Community Services

6. **Public Hearing * Affordable Housing Advisory Committee Annual Report.** As outlined in section 420.9076(2), F.S. the County's Affordable Housing Advisory Committee (AHAC) is required to review established policies, procedures, ordinances, and the County's Land Development Code and Comprehensive Plan and make recommendations on actions or initiatives to encourage or facilitate affordable housing on an annual basis. Every year, by December 31st, AHAC must submit a new report of its recommended affordable housing incentive strategies. On November 16, 2022, as required by statute, AHAC conducted a properly noticed public hearing and by affirmative vote of the majority of the AHAC membership approved the attached final report of its recommended affordable housing incentive strategies. AHAC recommends the Board of County Commissioners adopt the recommendations in the final report.

Presenter: Roberto Ortiz, Manager, Housing and Community Service

7. **Public Hearing * Approval of the 2022 Inventory List of Land Available for Affordable Housing in St. Johns County, Florida.** Pursuant to section 125.379, F.S., commencing in 2007 and every three years thereafter, the County is required to prepare an inventory list identifying all real property within the County to which the County holds fee simple title that is appropriate for use as affordable housing. The Board of County Commissioners is required to review the inventory list at a public hearing and adopt a resolution approving the final list.

Presenter: Saul Crafton, Strategic Systems, Inc.

Staff Member: Joseph Cone, Assistant Director, Health and Human Services

District 3

8. **Public Hearing * Second Public Hearing to designate property located at 1850B S.R. 207 west of Wildwood Drive (Victoria Crossing) a Brownfield Area as authorized under the Florida Brownfields Redevelopment Act, Sections 376.77 – 376.85, Florida Statutes.** Victoria Crossing Apartments, LP is requesting that the St. Johns County Board of County Commissioners adopt a resolution designating the subject property a Brownfield Area as authorized under the Florida Brownfields Redevelopment Act, Sections 376.77 – 376.85. The subject property is located at 1850B State Road 207 west of Wildwood Drive. The owner is working toward the completion of the development of the property into a 96-unit affordable housing multi-family apartment complex identified as Victoria Crossing. Victoria Crossing Apartments, LP is pursuing the brownfield designation to benefit from the state of Florida's tax exemption benefits for the development of affordable housing within a brownfield area. The owner and the County have complied with the procedures, designation criteria, and notice required by Florida Statutes. The first public hearing for this item was held on December 6, 2022, during the BCC's regular meeting.

Presenter: David Migut, County Attorney

9. Amendment to Board's Rules and Policies Concerning Rule 1.201 and 4.102.

Pursuant to Board direction at its November 1, 2022 meeting, the Office of County Attorney has drafted language to amend Rule 4.102 of the Board's Rules and Policies to add language stating that the Board shall not hold a regular meeting on the first Tuesday of January or the first Tuesday of July. Additionally, the Office of County Attorney is proposing to amend Rule 1.201 of the Board's Rules and Policies to add language that in any year when Election Day falls on November 8th, the Special Meeting for Board reorganization shall be held on the first Tuesday of December (instead of the third Tuesday of November). This change is recommended to ensure compliance with state law.

- ❖ 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 Mill Creek Forest Phase 5.** *For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603*
- 3. Motion to adopt Resolution 2022-_____**, approving the **final plat for Whisper Creek Phase 11 Unit A.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 4. Motion to adopt Resolution 2022-_____**, approving the **final plat for Mill Creek Forest Phase 1B Replat.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
- 5. Motion to approve the Entrada PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2022-11).** *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
- 6. Motion to adopt Resolution 2022-_____**, approving the terms and conditions of a **Use Agreement for use of Anastasia State Park in connection with a beach nourishment project** and authorizing the Chair of the Board to execute the Use Agreement on behalf of the County and accepting Perpetual Beach Storm Damage Reduction Easements required for the project. *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0776*
- 7. Motion to adopt Resolution 2022-_____**, authorizing the County Administrator to execute the attached **Memorandum of Understanding with JEA to provide for utility work related to the CR 210 Widening from Greenbriar Rd to Cimarrone Blvd project.** *For more information, contact Greg Caldwell, MPA, Public Works Director at 904 209-0266*

8. Motion to adopt Resolution 2022-_____, approving the **First Amendment to Impact Fee Credit Agreement between St. Johns County and Murabella Owner, LLC for State Road 16 Improvements and Villages West Park Entrance** and authorizing the County Administrator, or designee, to execute the Amendment on behalf of the County. *For more information, contact Greg Caldwell, MPA, Public Works Director at 904 209-0266*

9. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to **award Bid No. 23-10; CR 208 Water Booster Pump Station – Electrical Work to Cogburn Bros, 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. 23-10, for a total lump sum cost of \$949,000.00. *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*

10. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to **award Bid No. 23-11; CR 208 Water Booster Pump Station – Electrical Work to Precon Corporation, 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. 23-10, for a total lump sum cost of \$2,309,900.00. *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*

11. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to execute and issue **Change Order No. 02 to Master Contract No: 22-MCS-SCH-16033 with Schindler Elevator Corporation, for the additional work to modernize the State's Attorney elevator** for the additional cost of \$150,331.00. *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*

12. Motion to approve a **transfer from General Fund Reserves in an amount up to \$20,000 to fund the engagement of professional services related to the Marsh Landing drainage system.** *For more information, contact Wade Schroeder, Asst. Director, OMB at 904 209-0570*

13. Motion to approve the **Fiscal Year 2023 Parks & Recreation Capital Improvement Plan Reappropriation.** *For more information, contact Jesse Dunn, Director, OMB at 904 209-0568*

14. Motion to approve a **transfer of \$10,553 from Equitable Sharing Justice Department Reserve and \$3,295 from Equitable Sharing Treasury Department Reserve for appropriation to the Sheriff's Office** for use in accordance with federal guidelines to purchase 8 tablets for the Special Investigations Unit. *For more information, contact Robert A. Hardwick, Sheriff at 904 824-8304*

15. Motion to adopt Resolution 2022-_____, approving the terms, conditions, and requirements of **Amendment #0004 to the Homelessness Unified Contract between St. Johns County and Flagler Hospital, the CoC Lead Agency**, and authorizing the County Administrator or designee to execute the amendment substantially in the same form and format as attached on behalf of the County; and recognizing and appropriating the grant in the amount of \$10,000 into the General Fund Social Services Department for Fiscal Year 2022-2023. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

16. Motion to adopt Resolution 2022-_____, **recognizing and appropriating \$1,711,625 of State of Florida Department of Children and Families Funding into the Fiscal Year 2023 Budget** corresponding to Amendment 29 of the Community Based Care Contract No. NJ206, and approving five (5) full-time equivalent positions to the Community Based Care division of the Health and Human Services Department to support programs mandated by new legislation enacted as a result of the 2022 Legislative Session. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*

17. Motion to adopt Resolution 2022-_____, approving the terms, provisions, conditions and requirements of the **Agreement between St. Johns County and National Youth Advocacy Program, Inc., for the Enhanced Foster Care Program**, in an amount not to exceed \$145,371 for the current state fiscal year and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the county. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*

18. 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*

19. Motion to approve **minutes**:
 - 12/06/22, BCC Special
 - 12/06/22, BCC Regular