

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst, Chair
District 2 - Sarah Arnold, Vice-Chair
District 3 - Roy Alaimo
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, February 7, 2023 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 February as Black History Month
- ❖ Acceptance of Proclamation
- ❖ 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
- ❖ General Public Comment is time certain from 11:30 AM – 12:00 PM, or at the conclusion of the Regular Agenda, whichever occurs first.

Presenter: Christina Evans, Matthews Design Group

Staff Member: Brandon Tirado, Planner

District 2

1. **Public Hearing * MAJMOD 2022-11 SJSO Fleet Maintenance.** Request for a Major Modification to the St. Johns County Training Facility PUD (ORD. 2015-7, as amended) to add 1.9 acres for the development of a fleet maintenance building and associated infrastructure. The Planning and Zoning Agency voted 6-0 to recommend approval.

Presenter: Amy Ring, Special Projects Manager

2. **First Reading - LDC Amendments - Veterinary Office, Animal Hospital in Office & Professional Services Use category.** Land Development Code Amendment-Veterinary Office, Animal Hospital: On September 20, 2022, the Board of County Commissioners directed staff to draft an amendment allowing Veterinary Offices in the Office & Professional Services Use category. The Planning and Zoning Agency voted on December 15, 2022, to recommend approval of this item 5-0.

*****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 2

- 3. Public Hearing * A request of the St. Johns County Community Redevelopment Agency to approve the transfer of funds from the Flagler Estates trust fund for the purchase of two undeveloped parcels adjacent to Flagler Estates Park.** At the request of the Flagler Estates CRA Steering Committee, the County is proposing the purchase of two undeveloped parcels adjacent to the Flagler Estates Park for the future expansion of the park. The purchase of the lots will require a transfer of funds from the Flagler Estates Trust Fund and is not to exceed \$100,000. The proposal conforms with the Flagler Estates Redevelopment Plan and the St. Johns County 2025 Comprehensive Plan as the project will add to the development of a system of parks, recreation facilities, and open spaces to meet the health, safety, and welfare needs of the County citizens and visitors.

*****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

- 4. Consider election of a BCC member to the Value Adjustment Board.** Florida Statute 194.015 and Chapter 12D-9.004 Florida Administrative Code require that the Board of County Commissioners elect two members from their membership to serve on the Value Adjustment Board (VAB). This item is to elect the second and final member from the Board of County Commissioners to the Value Adjustment Board.

- ❖ 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 2023-_____**, approving the **final plat for Preserve at Bannon Lakes Phase 2D.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 3. Motion to adopt Resolution 2023-_____**, approving the **final plat for Silver Landing Phase 2A.** *For more information, contact Tayler Howe, Application Review Supervisor at 209-0603*
- 4. Motion to adopt Resolution 2023-_____**, approving the **final plat for Entrada Phase 3 Unit 5.** *For more information, contact Tayler Howe, Application Review Supervisor at 209-0603*
- 5. Motion to adopt Resolution 2023-_____**, approving the **final plat for Stokes Landing.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 6. Motion to adopt Resolution 2023-_____**, authorizing the notice required by Section 336.10, F.S., for a **Public Hearing on March 7, 2023, at 9:00 a.m. or at a date and time as soon thereafter as possible to hear a request for the vacation of a portion of unused ROW on Bishop Estates Road (VACROA 2022-05)** *For more information, contact Jeffrey Petrie, Engineer at 904 209-0672*
- 7. Motion to approve a transfer in the amount of \$62,123 from Transit Reserves (59920) to Aid to Private Organizations (58200).** *For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630*
- 8. Motion to approve PFS AGREE 2022-04 and authorize the County Administrator to execute the Ferber SR 16 PUD Proportionate Fair Share Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Jan Tranthm, Senior Transportation Planner at 904 209-0611*

9. Motion to adopt Resolution 2023-_____, accepting a **Bill of Sale and Schedule of Values associated with the sewer system to serve Family Bible Church** located off Palm Valley Road. *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*
10. Motion to adopt Resolution 2023-_____, accepting a **Bill of Sale and Schedule of values and Warranty associated with the water system to serve Datil Pepper Business Park** located off US Highway 1 South. *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*
11. Motion to adopt Resolution 2023-_____, accepting an **Easement for Utilities, Warranty and Bill of Sale and Schedule of Values associated with the water system to serve Planet Fitness Epic Outparcel** located off State Road 207. *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*
12. Motion to adopt Resolution 2023-_____, accepting an **Easement for Utilities, Final Release of Lien, Warranty and Bill of Sale and Schedule of Values associated with the water system to serve Silverleaf Parcel 20 Commercial** located off Saint Johns Parkway. *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*
13. Motion to adopt Resolution 2023-_____, accepting a **Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty associated with the Vicar's Landing at Oak Bridge offsite force main** located along A1A N. *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*
14. Motion to adopt Resolution 2023-_____, accepting an **Easement for Utilities, Final Release of Lien, Warranty and Bill of Sale and Schedule of Values associated with the water, sewer, and sewer force mains systems to serve Whisper Creek Phase 9 Unit B** located off Pacetti Road. *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*
15. Motion to adopt Resolution 2023-_____, accepting an **Easement for Utilities, Final Release of Lien, Warranty and Bill of Sale and Schedule of Values associated with the water and sewer systems to serve Treaty Oaks Marketplace** located on State Road 207. *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*
16. Motion to adopt Resolution 2023-_____, accepting a **Bill of Sale and Schedule of Values, Final Release of Lien and Warranty associated with the offsite force main improvements along State Road 207.** *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*
17. Motion to adopt Resolution 2023-_____, approving the attached **Memorandum of Understanding between the County and St. Johns County School District** and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Greg Caldwell, MA, Public Works Director at 904 209-0266*

18. Motion to adopt Resolution 2023-_____, approving the terms, provisions, conditions, and requirements of **Amendment 1 to Clean Water State Revolving Fund Construction Loan Agreement**; authorizing the Chair to execute the amendment on behalf of St. Johns County. *For more information, contact Colin Groff, Utility Director at 904 209-2703*
19. Motion to adopt Resolution 2023-_____, approving the terms, provisions, conditions, and requirements of a **Sewer Unit Connection Refund Fee Agreement between St. Johns County, Florida, and GB ST AUGUSTINE, LLC, for the provision of utility sewer unit connection fee refund** and authorizing the County Administrator, or designee to execute the agreement on behalf of St. Johns County. *For more information, contact Colin Groff, Utility Director at 904 209-2703*
20. Motion to adopt Resolution 2023-_____, approving the terms, provisions, conditions, and requirements of a **Unit Connection Fee Refund Agreement between St. Johns County, Florida, and Southeast Development Partners, LLC, to recognize the Developer's required Utility Transmission Contributions**, and authorizing the County Administrator or designee to execute the agreement on behalf of St. Johns County. *For more information, contact Colin Groff, Utility Director at 904 209-2703*
21. Motion to adopt Resolution 2023-_____, approving a **template Utility Service Agreement setting forth the terms, conditions, provisions, and requirements for the line extension project between 191 South Roscoe Blvd and the intersection of King Sago Ct including along Cat Rd**; authorizing the County Administrator to execute individual agreements on behalf of the County; instructing the Clerk to file executed agreements in the public records; and authorizing the Utility Department to accept the required payments and proceed with construction of the project. *For more information, contact Colin Groff, Utility Director at 904 209-2703*
22. Motion to adopt Resolution 2023-_____, approving a **template Utility Service Agreement setting forth the terms, conditions, provisions, and requirements for the line extension project between 511 and 541 North Wilderness Trail**; authorizing the County Administrator to execute individual agreements on behalf of the County; instructing the Clerk to file executed agreements in the public records; and authorizing the Utility Department to accept the required payments and proceed with construction of the project. *For more information, contact Colin Groff, Utility Director at 904 209-2703*
23. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or his designee, to **piggyback Florida Sheriff's Association Contract #FSA20-VEF14.01, and to issue a purchase order for the purchase of three (3) ambulances**, as specified herein, from Ten-8 Fire Equipment, Inc, for a total purchase price of \$1,062,192.00, in accordance with the terms of the contract. *For more information, contact Jaime Locklear, Asst. Director of Purchasing at 904 209-0158*
24. 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 of Purchasing at 904 209-0158*

25. Motion to adopt Resolution 2023-_____, approving the terms, provisions, conditions, and requirements of the **Large User Reclaimed Water Agreement between St. Johns County, Florida, and Sawgrass Country Club, Inc.** and authorizing the County Administrator or designee to execute and record the agreement on behalf of St. Johns County. *For more information, contact Colin Groff, Utility Director at 904 209-2703*
26. Motion to adopt Resolution 2023-_____, **establishing civil penalties as provided in Schedule "A" thereto for all citation proceedings under Section 162.21, Florida Statutes, for violation of Section 2.02.04.B.19 of the St. Johns County Land Development Code.** *For more information, contact Bradley Bulthuis, Senior Assistant County Attorney at 904 209-0805*
27. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to submit a **Safe Streets for All Grant application and a Railroad Crossing Elimination grant application to the U.S. Department of Transportation.** *For more information, contact Sarah Newell, Grants and Policy Analyst at 904 209-0566*
28. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to submit **grant applications authorized in Senate Bill 4-A to the Department of Environmental Protection and the Division of Emergency Management.** *For more information, contact Sarah Newell, Grants and Policy Analyst at 904 209-0566*
29. Motion to adopt Resolution 2023-_____, approving the terms, conditions and requirements of **Amendment #30 to the Community Based Care contract NJ206 between St. Johns County, Florida and the State of Florida, Department of Children and Families,** which inserts the Schedule of Funds dated 12/07/2022 for State Fiscal Year 2022-2023, and recognizing and appropriating an associated \$263,631.00 within the County Fiscal Year 2023 Community Based Care Fund. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
30. Motion to adopt Resolution 2023-_____, in accordance with the policy provided in Resolution No. 1999-152, **approving the request to name Off Beach Parking 7740 Coastal Highway to Tortuga Park.** *For more information, contact Ryan Kane, Parks and Recreation Director at 904 209-0324*
31. Motion to adopt Resolution 2023-_____, for assistance under the Florida Inland Navigation District; to authorize the County Administrator, or designee, to submit a **grant application to the Florida Inland Navigation District, on behalf of St. Johns County, in efforts to secure funding for Genovar land acquisition;** and further authorizing the County Administrator, or designee, to execute all supplemental documents necessary to secure an award of grant funds. *For more information, contact Ryan Kane, Parks and Recreation Director at 904 209-0322*
32. Motion to adopt Resolution 2023-_____, approving the terms and conditions, and authorizing the Chair to execute the **memorandum of agreement between the Bureau of Ocean Energy Management of the Department of the Interior, the Department of the Army and St. Johns County regarding the use of outer continental shelf sand resources in substantially the form attached for the St. Johns County Coastal Storm Risk Management Project at South Ponte Vedra And Vilano Beach.** *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*

33. Motion to adopt Resolution 2023-_____, approving the terms and conditions, and authorizing the Chair to execute a **Memorandum of Agreement (MOU) between the U.S. Army Corps and the County regarding the one-time placement of additional sand in connection with the emergency nourishment of the St. Johns County Coastal Storm Risk Management Project at South Ponte Vedra And Vilano Beach.** *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
34. Motion to adopt Resolution 2023-_____, approving the terms and conditions, and authorizing the Chair to execute a **cooperation agreement in substantially the form attached for the rehabilitation of the St. Johns County Coastal Storm Risk Management Project at South Ponte Vedra and Vilano Beach;** and approve the transfer of \$233,000 from appropriate reserves. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
35. Motion to adopt Resolution 2023-_____, approving the terms and conditions, and authorizing the Chair to execute a **cooperation agreement in substantially the form attached for the rehabilitation of the St. Johns County Shore Protection Project at St Augustine Beach;** and approving the transfer of \$260,000 from appropriate reserves. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
36. Motion to adopt Resolution 2023-_____, approving the terms and conditions, and authorizing the Chair to execute an amendment in substantially the form attached to the **Project Partnership Agreement for the St. Johns County Coastal Storm Risk Management Project at South Ponte Vedra And Vilano Beach,** and authorizes the Management & Budget Director to execute a self-certification of financial capability. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
37. Motion to approve **minutes:**
- 01/17/23, BCC Regular