

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, March 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 Irish American Heritage Month
- ❖ Certificate of Recognition for National Red Cross 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
- ❖ Public Comment is Time Certain from 11:30 AM - 12:00 PM, or at the conclusion of the Regular Agenda, whichever occurs first

Presenter: Doug Burnett, Esq, St. Johns Law Group

Presenter: Saleena Randolph, Planner

District 3

1. **Public Hearing * PUD 2021-19 Bella Terra PUD.** Request to rezone approximately 26 acres of land from Open Rural (OR) and Commercial Intensive (CI) with conditions to Planned Unit Development (PUD) to allow for a multifamily residential development with a maximum 174 dwelling units. The original request was heard before the Planning and Zoning Agency (PZA) on November 3, 2022, and was recommended for approval with a vote of 5 to 2 with a condition that the applicant discuss the proposed road improvements and impact fees with County staff. There was public comment and Agency discussion regarding drainage, traffic, and safety. The project was heard in front of the Board of County Commissioners (BCC) on December 6, 2022, and was continued to a date uncertain with a vote of 3 to 1. Since the BCC hearing in December, the applicant has revised the request.

Presenter: Ellen Avery-Smith, Rogers-Towers, Attorneys at Law
Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 1

2. **Public Hearing * DRI MOD 2022-01 RiverTown.** Request to modify the RiverTown Development of Regional Impact (DRI) to revise the school mitigation requirements, address the abandonment of the Eagle nest, which include changes to Map H (DRI Master Plan), the proposed Greenway Map and the Wildlife/Plant Resources Map, add a date certain for the provision of a library site and a fire station site, clarify the residential development rights, include age restricted units, and reduce the proposed roundabout locations on SR 13. A PUD Major Modification accompanies this DRI Modification request. RiverTown is located along SR 13 North, south of Greenbriar Road, with Longleaf Pine Parkway being located to the east. The Planning and Zoning Agency recommended approval with a 6-0 vote. The Agency discussed the provision of the fire station and library sites, and the School Mitigation Agreement. The applicant provided two sites that were under consideration by the County. Further, the applicant provided the School District had approved the School Mitigation Agreement. There was no public comment.

District 1

3. **Public Hearing * MAJMOD 2022-09 RiverTown.** Request to modify the RiverTown Planned Unit Development (PUD) for consistency with the DRI Modification, which includes: revise the school mitigation requirements, remove the abandoned Eagle nest protection measures from the MDP Text and Map, clarify the residential entitlements include age restricted units, and revise proposed roundabout locations on SR 13. A DRI Modification accompanies this PUD Major Modification. RiverTown is located along SR 13 North, south of Greenbriar Road, with Longleaf Pine Parkway being located to the east. The Planning and Zoning Agency recommended approval with a 6-0 vote. The Agency discussed the provision of the fire station and library sites, and the School Mitigation Agreement. The applicant provided two sites that were under consideration by the County. Further, the applicant provided the School District had approved the School Mitigation Agreement. There was no public comment.

Presenter: Karen Taylor
Staff Member: Lauren Dwyer, Planner

District 3

4. **REZ 2022-21 3085 Commercial.** Request to rezone approximately 1.70 acres of land from Open Rural (OR) to Commercial Intensive (CI) located at 3085 US Highway 1 South. This request was heard by the Planning and Zoning Agency on January 19, 2023, and was recommended for approval with a vote of 6 to 0. There was no discussion from the Agency and there were no public comments.

Presenter: Sam Lansdale
Staff Member: Jeffrey Petrie, Engineer

District 1

5. **Public Hearing * VACROA 2022-05 - A petition to vacate a portion of Bishop Estates Road in the Bishop Estates #3 Subdivision.** The applicant has requested the vacation of a portion of Bishop Estates Road fronting Parcels 35, 36, and 37 in the Bishop Estates #3 Subdivision. Based on staff review, no party will be unreasonably affected by the request.

Presenter: Elizabeth Guthrie, Chair, Land Acquisition and Management Program Conservation Board

Presenter: Ryan Mauch, Environmental Supervisor

- 6. Land Acquisition and Management Program Conservation Board Annual Property Ranking List for Consideration for Approval by the Board of County Commissioners.** The Land Acquisition and Management Program (LAMP) Ordinance 2021-38 requires the LAMP Conservation Board to annually submit a Ranking List of the top five properties for consideration by the Board of County Commissioners (Board) for acquisition and conservation. The action for the Board today is to consider the Ranking List and to approve the Ranking List as is, approve the Ranking List with modifications, or deny the Ranking List with explanation and guidance to the LAMP Conservation Board. Upon approval of the Ranking List, County staff will proceed with initiating purchasing negotiations with the property owners. Once staff has secured a purchase price on the properties or found the owner uninterested in selling, a proposed Purchase List will be brought back to the Board for review and potential approval of the purchasing funding.

Presenter: Bradley Bulthuis, Senior Assistant County Attorney

- 7. Ordinance Establishing Procedures for Code Enforcement Lien Release or Reduction.** When citations or other enforcement efforts are unsuccessful in achieving compliance, violations of St. Johns County ("County") codes and ordinances may be scheduled for hearing before an enforcement board or special magistrate, which may order the assessment of fines, penalties, and/or costs against the violator. Such orders may be recorded in the public records and constitute a lien against the property, which are an asset of the County. The County occasionally receives requests from property owners or other interested parties to reduce or forgive such code enforcement liens. The St. Johns County Board of County Commissioners ("Board") authorized the Office of the County Attorney to draft a proposed ordinance to establish procedures for the consideration of such requests. The attached proposed ordinance establishes application requirements, eligibility criteria, and process for review of the application and recommendation by the applicable code enforcement body, which is then considered by the Board for final disposition.

Presenter: Hunter S. Conrad, County Administrator

- 8. Countywide Strategic Plan.** County Administration is seeking Board approval to initiate and complete a countywide strategic plan.

Presenter: David Migut, County Attorney

- 9. Professional Services Agreement - County Administrator.** A professional services agreement for the County Administrator will be presented to the Board for review and discussion.

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

10. Consider an appointment to the Ponte Vedra Zoning & Adjustment Board.

Currently, there is one (1) vacancy on the Ponte Vedra Zoning and Adjustment Board (PVZAB). The vacancy is due to the expired term of John Lynch. A vacancy ad was placed and ran for (6) weeks. Please find for your review and consideration a recommendation from the Ponte Vedra Zoning and Adjustment Board and three (3) applications: Cynthia Ware Dist. 4, Pam Shore Dist. 4, Anthony Peduto Dist 4.

- ❖ 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, 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, March 7, 2023, 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 2023-_____, approving the final **plat for Silverlake Drive Phase 1**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
3. Motion to adopt Resolution 2023-_____, accepting a **Deed of Dedication from U-Haul Co. of Florida, to St. Johns County as required in the Impact Fee Agreement for Bridle Ridge Planned Unit Development**, known as U-Haul Mill Creek for SR16 right-of-way. *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*
4. Motion to adopt Resolution 2023-_____, approving the terms and conditions of **two purchase and sale agreements and authorizing the County Administrator, or designee, to execute the agreements on behalf of the County for the Flagler Estates Park future expansion**. *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*
5. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or his designee, to execute and issue **Task Order 01 to A.W.A. Contracting Co., Inc., to complete the sidewalk improvements along CR-2209 from N. Arabella Way to SR-9B** for an amount not to exceed \$714,860.83 under Bid No. 22-112; As-Needed Construction Services for Countywide Roadway Drainage & Infrastructure Maintenance (Master Contract No: 22-MCA-AWA-16963). *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*
6. 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*
7. Motion to authorize the County Administrator or his designee to sign **Amendments to extend contracts until June 30, 2023, for recipients of the ARPA Exterior Improvement Grant Agreement** for businesses and non-profits seeking funding assistance to enhance outdoor spaces for COVID-19 mitigation or to improve the built environment of the neighborhood. *For more information, contact Jesse Dunn, Director, Office of Management & Budget at 904 209-0568*

8. Motion to approve the **transfer of \$425,000 from Impact Fee Zone A Reserve to Improvements O/T building for the expansion of the Mills Field Lights.** *For more information, contact Ryan Kane, Director at 209-0324*
9. Motion to authorize the County Administrator, or designee, to submit an **application for the 2022 Staffing for Adequate Fire and Emergency Response (SAFER) grant on behalf of St. Johns County Fire Rescue.** *For more information, contact Jeremy Robshaw, Interim Assistant Chief at 904 209-1750*
10. Motion to adopt Resolution 2023-_____, approving and authorizing the County Administrator, or designee, to submit **Sand and Grit Removal grant applications to the Florida Department of Environmental Protection**, on behalf of the County, for qualifying projects. *For more information, contact Sarah Newell, Grants and Policy Analyst at 904 209-0566*
11. Motion to adopt the recommendation by the Tourist Development Council to **approve the proposed Arts, Culture and Heritage Funding Program Guidelines** attached hereto, with said guidelines being effective for the Fiscal Year 2024 Program. *For more information, contact Tera Meeks, Director, Tourism & Cultural Events at 904 209-4428*
12. Motion to adopt Resolution 2023-_____, approving and authorizing the County Administrator, or his designee, to **submit a completed application through the Florida Department of State, Division of Arts & Culture Cultural Facilities Grant Program.** *For more information, contact Christopher Culpepper, Asst. General Manager at 904 209-0398*
13. Motion to approve **minutes:**
 - 02/21/23, BCC Regular
14. **Proofs:**
 - Proof: Notice of Public Hearing, Establishment of Ordinance, Repealing Ordinance 1997-61 and Ordinance 2009-59 AD Valorem Tax Exemption, Published on July 6, 2022, and August 1, 2022, in The St. Augustine Record.
 - Proof: Notice of Public Hearing, Establishment of Ordinance/Regulations, Amending the SJC LDC, Ordinance 99-51, As Amended, Amending Article IV, Section 4.01.09.E.3, Published on July 7, 2022, and August 2, 2022, in The St. Augustine Record.
 - Proof: Notice of Public Hearing, Establishment of Ordinance, Amending the SJC LDC, Ordinance 99-51, As Amended, Amending Article XII, Published on July 8, 2022, and August 3, 2022, in The St. Augustine Record.
 - Proof: Notice of Special Meeting, to consider and adopt the tentative millage rates and budget for FY2023, Published on August 29, 2022, in The St. Augustine Record.
 - Proof: Requisition of Bids, Bid No: 22-94; CDBG-DR Project - Santa Rosa Drainage Improvements, Published on August 30, 2022, and September 6, 2022, in The St. Augustine Record.
 - Proof: Requisition of Bids, Bid No: 22-94; CDBG-DR Project - Santa Rosa Drainage Improvements, Published on August 30, 2022, in The Herald-Tribune.
 - Proof: Request for Qualifications, RFQ No: 23-01; Traffic Count Program, Published on September 15, 2022, and September 22, 2022, in The St. Augustine Record.
 - Proof: Notice of Special Meeting, to consider and adopt the final millage rates and budget for FY2023, Published on September 12, 2022, in The St. Augustine Record.
 - Proof: Request for Qualifications, RFQ No: 22-89R; Design Build Services for Turnbull Regional Park, Published on September 19, 2022, and September 26, 2022, in The St. Augustine Record.

Proof: Notice of Public Hearing, Amending and Supplementing the SJC LDC as Adopted by Ordinance 99-51, Published on October 18, 2022, in The St. Augustine Record.

Proof: Requisition of Bid, Bid No:23-02; Installation of Forcemain from Wildwood Dr. to Lightsey Rd, Published on October 7, 2022, and October 14, 2022, in The St. Augustine Record.

Proof: Request for Bid, Bid No: 23-07 CDBG-DR Project - S Holmes BLVD Drainage Improvement Project, Published on October 17, 2022, and October 24, 2022, in The St. Augustine Record.

Proof: Request for Bid, Bid No: 23-06; CDBG-DR - S Holmes BLVD Drainage Improvement Project Collier Heights, Published on October 17, 2022, and October 24, 2022, in The St. Augustine Record.

Proof: Notice of Referendum Election, SJC Ten Year Sales Surtax to Fund Countywide Public Infrastructure and Improvements, Published on October 5, 2022, in The St. Augustine Record.

Proof: Notice of Referendum Election, SJC Ten Year Sales Surtax to Fund Countywide Public Infrastructure and Improvements, Published on October 19, 2022, in The St. Augustine Record.

Proof: Notice of Public Hearing, Vacation of Portions of the Riverdale Boulevard and First Street Rights of Way (VACROA 2022-10 Riverdale Heritage Land INC), Published on November 22, 2022, in The St. Augustine Record.

Proof: Notice of a Special Meeting, to hold the annual reorganization of the Board of County Commissioners, Published on November 1, 2022, in The St. Augustine Record.

Proof: Request for Bids, Bid No: 23-16; Removal and Replacement of Air Ducts at St. Johns County Criminal Justice Facility, Published on November 1, 2022, and November 8, 2022, in The St. Augustine Record.

Proof: Requisition of Bids, Bid No: 23-11, CR208 Water Booster Pump Station - Ground Storage Tank Work, Published November 2, 2022, and November 9, 2022, in The St. Augustine Record.

Proof: Requisition of Bids, Bid No: 23-10, CR 208 Water Booster Pump Station - Electrical Work, Published November 2, 2022, and November 9, 2022, in The St. Augustine Record.

Proof: Notice of Public Hearing, The SJC BoCC and Planning and Zoning Agency, Amending the LDC, Ordinance 99-51, Published on November 14, 2022, in The St. Augustine Record.

Proof: Notice of Special Meeting, to hold the annual reorganization of the BoCC, Published November 28, 2022, in The St. Augustine Record.