

# 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, May 16, 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
- ❖ Certificate of Remembrance for the Family of Tristyn Bailey
- ❖ Proclamation Recognizing National EMS Week
- ❖ Proclamation Recognizing Water Safety Month
- ❖ Proclamation Recognizing National Historic Preservation Month
- ❖ 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
- ❖ Public Comment is Time Certain from 11:30 AM - 12:00 PM, or at the conclusion of the Regular Agenda, whichever occurs first

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

**Staff Member: Justin Kelly, Senior Planner**

### District 1

1. **Public Hearing \* COMPAMD 2022-06 The Landings at St. Johns (Active Adult).**  
Transmittal hearing for a Large-Scale Comprehensive Plan Amendment that seeks to change the Future Land Use Map designation of approximately 581 acres of land, located south of Greenbriar Road and west of Longleaf Pine Parkway, from Rural/Silviculture (R/S) to Residential-B (Res-B), with a site specific text amendment stating that in locations where the subject property is contiguous to The Landings at Greenbriar site, no Development Edges will be required. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, April 6, 2023. The Agency recommended approval of Transmittal, 4-1.

**Presenter: David Hamstra, P.E., CFM, Stormwater Department Manager, Pegasus Engineering**  
**Staff Member: David Migut, County Attorney**

**District 4**

2. **Presentation by David Hamstra, P.E., CFM of Pegasus Engineering regarding drainage at Marsh Landing.** Residents in Marsh Landing have shared concerns regarding drainage issues, and have requested intervention by the County. On December 22, 2021, the Board of County Commissioners (the "Board") directed the County Attorney to engage the services of attorney Wayne Flowers of Lewis, Longman and Walker to examine County ordinances to determine the County requirements related to drainage and stormwater systems for developments such as Marsh Landing at the time construction began on the project, as well as any applicable standards included in any County ordinances adopted after initiation of construction at Marsh Landing. Mr. Flowers' Report was received on April 19, 2022. At the April 19, 2022 Board meeting, the Board directed staff and the County Administrator to undertake certain tasks to review the Marsh Landing drainage system consistent with the applicable County ordinances as identified in Mr. Flowers' memo. On May 17, 2022, the Board authorized the County Administrator to engage the services of David Hamstra, P.E., Pegasus Engineering, LLC., to assist the County in a review of the Marsh Landing drainage system for compliance with applicable County ordinances, and the County subsequently entered into a contract with Mr. Hamstra to provide peer review services regarding Marsh Landing, to provide a Final Technical Memorandum, and to provide a presentation to the Board of County Commissioners. Mr. Hamstra's report is attached.

**Presenter: Bart Gast**  
**Staff Member: Saleena Randolph, Senior Planner**

**District 3**

3. **Public Hearing \* REZ 2022-28 Douglas Business Park.** Request to rezone approximately 5.6 acres of land from Open Rural (OR) to Industrial Warehousing (IW); subject property is located at 125 Douglas Park Drive. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on April 6, 2023. A concern was made regarding the southern property line and the applicant confirmed that the block wall buffer will be extended eastward along the southern portion of the site. No public comments were made. The Planning and Zoning Agency voted to recommend approval with a vote of 5 to 0.

**Presenter: Daniel Radomski**  
**Staff Member: Benjamin Powelson, Engineer**

**District 5**

4. **Public Hearing \* NZVAR 2023-04 4301 Myrtle Street.** Request for a Non-Zoning Variance to Section 6.02.01.B.3.a of the Land Development Code to allow for the use of an easement for access within a platted subdivision.

**Presenter: David Kiernan, County Economist**

5. **Project Krew Economic Development Incentive Request.** The St. Johns County Economic Development Agency has received an application from Project Krew for economic development incentives to operate an advanced manufacturing facility in a large-scale industrial building located in St. Johns County. Project Krew is also considering other locations and has requested confidentiality during this process. In addition to offering career opportunities with substantial benefits, Project Krew would add to the County's manufacturing and health and life sciences profile and significantly increase the County's stock of high-tech capital (i.e., robotics equipment) and high-skilled labor. The project is anticipated to begin operations by the fourth quarter of 2025. With this schedule, the first annual grant payment would be anticipated during FY27. The total estimated value of the incentive, over a multi-year period, is \$4,649,046. In accordance with the Program, the Agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application.

**Presenter: Ryan Kane, Director**

**District 4**

6. **Second Reading of Ordinance Regarding Pablo Creek Boating Restricted Area.** At its April 18, 2023, regular meeting, the Board of County Commissioners heard the first reading of a proposed ordinance to establish a boating restricted area on Pablo Creek at the San Pablo Road Bridge. The Board also heard evidence that the proposed slow speed, minimum wake boating restricted area complies with Chapter 327.46(1)(b), Florida Statutes, which authorizes counties to establish certain boating-restricted areas, by ordinance, on waterways of the state, including portions of the Florida Intracoastal Waterway (ICW) within their jurisdiction, if such area is within 300 feet of a bridge span presenting a vertical clearance of less than 25 feet or a horizontal clearance of less than 100 feet. The attached ordinance would establish a slow speed, minimum wake boating restricted area on Pablo Creek 300 feet upstream and downstream of the San Pablo Road Bridge and provide for the posting of signage alerting boaters to the newly designated slow speed minimum wake area.

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

7. **Consider appointments to the Library Advisory Board.** Currently, there is (1) one vacancy on the Library Advisory Board due to the resignation of Sarah Carlson. A vacancy ad was placed and ran for (30) days. Please see attached for your review and consideration, a recommendation letter and (20) applications: Dirk Lobenbruck Dist. 1, Brooke Fry Dist. 1, Sommer Farrin Dist. 1, Stephanie Gamache Dist. 2, Douglas Macke Dist. 3, Eric Sarrett Dist. 3, Louis Greco Dist. 3, George Edwin Olsen Dist. 3, Margalo Eden Dist. 3, Kristi Collins Dist. 4, Kerri Gustavson Dist. 4, Brian Solarek Dist. 4, Kimberly Hayward Dist. 4, Sandra Parks Dist. 5, Arthur Field Dist. 5, Kristy Labardee Dist. 5, Ginger Lindberg Dist. 5, Garrett Colton Dist. 5, Erin Nilon Dist. 5., and Marion Richardson Dist. 5.

- ❖ 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, May 16, 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 St. Augustine Lakes - Phase 2A**. *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
3. Motion to adopt Resolution 2023-\_\_\_\_\_, approving the **final plat for Eckstein Estate**. *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
4. Motion to adopt Resolution 2023-\_\_\_\_\_, approving the **final plat for Dain's Preserve at Wildwood Creek**. *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
5. Motion to adopt Resolution 2023-\_\_\_\_\_, approving the **final plat for Oxford Estates North Phase Seven**. *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
6. Motion to adopt Resolution 2023-\_\_\_\_\_, authorizing the County Administrator to **enter into a Locally Funded Agreement with FDOT to transfer funds in the amount of \$5,040,000, from the Transportation Trust Fund, for the design of SR 16 widening from two to four lanes between International Golf Parkway and I-95**. *For more information, contact Dick D'Souza, Assistant Director Growth Management-Transportation at 904 209-0792*
7. Motion to approve **execution of Impact Fee Agreement as a condition of closing for Purchase of 3.7 acre pond site. In the event the closing does not occur, this agreement will not be executed**. *For more information, contact Dick D'Souza, Assistant Director Growth Management-Transportation at 904 209-0792*
8. Motion to adopt Resolution-\_\_\_\_\_, **accepting a Special Warranty Deed from Rising Leaders of North Florida, Inc., dba First-Tee North Florida, for a donation of property located within the County Golf Course adjacent to the new fire station**. *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*

9. Motion to adopt Resolution 2023-\_\_\_\_\_, authorizing the County Administrator, or designee, to **submit a grant application to the Federal Transit Administration for American Rescue Plan (ARP) Act Additional Assistance Funding** on behalf of the County in substantially the same form as attached hereto; recognizing and appropriating the award of the grant funds into the fiscal year 2023 budget; and authorizing the County Administrator to execute any other documents necessary to implement the grant award. *For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630*
10. Motion to adopt Resolution 2023-\_\_\_\_\_, **approving the terms and authorizing the County Administrator, or designee, to execute a Purchase and Sale Agreement for property required for a pond site to serve County Road 2209 segment.** *For more information, contact Corey Bowens, Interim Director, Land Management Systems at 209-0776*
11. Motion to adopt Resolution 2023-\_\_\_\_\_, authorizing the County Administrator, or designee, to award **Bid No: 23-06R; S Holmes Blvd Drainage Improvement - Collier Heights to G&H Underground Construction, 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 specified in Bid No. 23-06R, for a lump sum amount of \$1,073,907.16.** *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*
12. Motion to adopt Resolution 2023-\_\_\_\_\_, authorizing the County Administration, or designee, to **execute a Consent to Assignment Agreement, in substantially the same form and format as attached hereto, providing for an assignment of Master Contract 22-PSA-GEO-15797 to Exim Geospatial, LLC.** *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
13. Motion to adopt Resolution 2023-\_\_\_\_\_, authorizing the County Administrator, or designee, to **execute the renewal agreement, in substantially the same form and format as attached, with Governmentjobs.com d/b/a NEOGOV, to renew all modules under the NEOGOV platform through September 30, 2027.** *For more information, contact Jaime Locklear, Asst. Director of Purchasing at 904 209-0158*
14. Motion to adopt Resolution 2023-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **execute Change Order No. 07 to Master Contract No. 14-MAS-PRO-05103 with Prosser, Inc. under RFQ 14-05; Engineering Services for an amount not to exceed \$42,642.35.** *For more information, contact Jaime Locklear, Asst. Director Purchasing at 904 209-0158*
15. Motion to authorize the County Administrator, or designee, to **appropriately donate surpluses of old computer components to the Firefighters for Families for recycling, on an ongoing basis, until such time as the program is discontinued either by the County or the Firefighters for Families.** *For more information, contact Jaime Locklear, Asst. Director of Purchasing at 904 209-0158*
16. Motion to adopt Resolution 2023-\_\_\_\_\_, authorizing the County Administrator to **execute a funding assistance agreement by and between St. Johns County and Home Again St Johns, Inc. for a capital distribution of a sub award of \$2,282,000, from the American Rescue Plan Revenue Fund Budget.** *For more information, contact County Administration at 904 209-0530*

**17. Motion to approve minutes:**

- 05/02/23, BCC Regular

• **Proofs:**

Proof: Notice of Meeting, Special Magistrates 2021 Final Tax Roll, published on February 15, 2022, in the St. Augustine Record.

Proof: Notice of Meeting, Value Adjustment Board of St. Johns County, 2022 Organizational Meeting, held on July 28, 2022, published July 11, 2022, in the St. Augustine Record.

Proof: Notice of Meeting, Value Adjustment Board of St. Johns County, Certifying the 2022 Tax Roll, held on October 13, 2022, published October 5, 2022, in the St. Augustine Record.

Proof: Notice of Meeting, Value Adjustment Board of St. Johns County, Approving Special Magistrates' recommendations and certifying the 2022 final tax roll, held on March 23, 2022, published March 15, 2022, in the St. Augustine Record.

Proof: SA Legal Display, Tax Impact of Value Adjustment Board, published April 11, 2022, in the St. Augustine Record.