

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

Joy Andrews, Interim County Administrator
David Migut, County Attorney

Tuesday, October 17, 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
- ❖ St. Johns County Professional Firefighters Association Recognition Award to Commissioner Sarah Arnold
- ❖ Proclamation Recognizing the 100th Anniversary of Kiwanis of St. Augustine
- ❖ Proclamation Recognizing November 8, 2023, as St. Johns County - Israel Friendship Day
- ❖ 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: Brad Velie, Owner

Staff Member: Eric Clark, Engineer

District 2

1. **Public Hearing * NZVAR 2023-12 - 1781 Hickory Lane.** Request for a Non-Zoning Variance to waive the required roadway standards prescribed in Section 6.04.07.A.3 of the Land Development Code for a previously platted roadway that has yet to be constructed.

Presenter: Juliet Shaposhnikov, President, Rock Springs Farms HOA, Inc.

Staff Member: Teresa Bishop, AICP, Planning Manager

District 3

2. **Public Hearing * MAJMOD 2023-14 Rock Springs Farms PUD.** Request for a Major Modification to the Rock Springs Farms PUD (Ordinance No. 2017-49, as amended) to clarify the project is limited to 182 single family dwelling units and remove the obligation of the Rock Springs Farms Homeowners Association (HOA) to fund the maintenance of the dedicated public park. The Planning and Zoning Agency recommended approval of MAJMOD 2023-14, at its regular September 21, 2023 meeting with a 4-0 vote.

Presenter: Corryn George, Environmental Supervisor

- 3. Discussion item – Review and Analysis of 14 Goals introduced at the July 18, 2023, Board of County Commissioners Meeting.** On July 18, 2023, County staff provided a briefing to the BCC on the current St. Johns County tree protection regulations in the Land Development Code (LDC). At that time, staff was provided with a document listing 14 Goals to potentially amend the LDC addressing tree protection. The BCC then directed staff to review, analyze, and bring back to the BCC a discussion item on the proposed Goals in order for the BCC to provide direction to staff for any revisions to the LDC.

Presenter: Bradley Bulthuis, Senior Assistant County Attorney

- 4. Proposed Settlement Agreement with Continental Heavy Civil Corp. Regarding Hurricane Matthew and Hurricane Irma FEMA Emergency Berm Restoration Project.** St. Johns County ("County") contracted with Continental Heavy Civil Corp. ("CHC") to design and construct the Hurricane Matthew and Hurricane Irma FEMA Emergency Berm Restoration Project, which was successfully completed at the end of 2022. Disputes arose during the closing of the contract, however, regarding claims for reimbursement for unforeseen costs incurred during the project. The County and CHC wish to resolve these disputes and have determined that CHC is due payment for valid claims made under the contract, subject to the provisions of the attached settlement agreement. Staff recommends approval of this resolution and the attached settlement agreement.

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

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

Presenter: Shawna Novak, Director, Health and Human Services

District 5

- 5. 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. 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 Community Redevelopment Agency 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, and in FY 23, the VBMS requested and was approved for a one-year increase in funding in the amount of \$95,620 (Resolution 2022-3). As part of the FY 24 budget process, VBMS was approved for funding in the amount of \$58,000. This agenda item is a Contract between the St. Johns Community Redevelopment Agency and VBMS in an amount not to exceed \$58,000 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)******

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

Presenter: David Migut, County Attorney

- 6. County Administrator Recruitment Process.** The Board has engaged GovHR USA to conduct a national search to hire a new county administrator. Additionally, the Board has appointed a selection committee to interview top-tier candidates and make a recommendation to the Board regarding which candidates to interview. GovHR USA has provided the selection committee with the list of all applicants, as well as a recommended shortlist. The selection committee met in a public meeting to review this information and has provided its guidance regarding which candidates are recommended for in-person interviews with the Board. A list of the recommended candidates, as well as their application materials, are attached. Staff will also provide any additional updates on the process, as applicable.

- ❖ 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

Joy Andrews, Interim County Administrator
David Migut, County Attorney

Tuesday, October 17, 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 Donna Echegoyen, Accounts Payable Supervisor at 904 819-3658*

2. Motion to adopt Resolution 2023-_____, approving the **final plat for Eagles Cove Lot 5 Replat.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*

3. Motion to adopt Resolution 2023-_____, approving the **final plat for Shearwater Phase 3C-2.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*

4. Motion to adopt Resolution 2023-_____, approving the **final plat for Stillwater Phase 2.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*

5. Motion to adopt Resolution 2023-_____, approving the **final plat for Stillwater Phase 3.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*

6. Motion to adopt Resolution 2023-_____, approving the **final plat for St. Augustine Lakes Phase 3A.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*

7. Motion to approve the **Volusia Woods School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2023-06).** *For more information, contact Keisha Fink, AICP, Transportation Planner at 904 209-0753*

8. **Approval of the draft conceptual management plan for the Riverdale property located on Atlantic Road** *For more information, contact Ryan Mauch, Environmental Supervisor at 904 209-0621*

9. Motion to adopt Resolution 2023-_____, authorizing the Chair of the Board, on behalf of the County, to execute a **Release of a Reverter Clause in a County Deed for property located on Volusia Street.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

10. Motion to adopt Resolution 2023-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement for acquisition of property necessary to construction right of way improvements along Kings Estate Road.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2023-_____, accepting a **Special Warranty Deed from St. Johns County Parks Foundation, Inc. for property located on Greenbriar Road and Longleaf Parkway** for a passive park and intersection improvements. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
12. Motion to adopt Resolution 2023-_____, accepting a Bill of Sale, Final Release of Lien and Warranty associated with the **sewer force main line extension and water systems to serve 315 and 319 Micklers Road located off highway A1A South.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
13. Motion to adopt Resolution 2023-_____, accepting a Bill of Sale, Final Release of Lien and Warranty associated with the **water system to serve Parkway Commons at World Golf Village located off International Golf Parkway.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
14. Motion to adopt Resolution 2023-_____, approving and authorizing the chair of the Board, on behalf of the County, to execute **an easement to Florida Power & Light Company to provide electrical service to an existing cell tower located off of future CR 2209 and International Golf Parkway.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
15. Motion to adopt Resolution 2023-_____, accepting a Bill of Sale, Final Release of Lien and Warranty associated with the **water, sewer and reuse systems to serve Silver Landing Phase 2A (Silverleaf Parcel 29A-2A) located off Silver Landing Parkway.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
16. Motion to adopt Resolution 2023-_____, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien and Warranty associated with the **water, sewer and sewer force mains systems to serve St. Augustine Lakes Phase 1B located off Deer Run Road.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
17. Motion to adopt Resolution 2023-_____, accepting a Bill of Sale, Final Release of Lien and Warranty associated with the **water and reuse systems to serve St. Johns Dental Office located off County Road 210 W.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

18. Motion to adopt Resolution 2023-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Non-Exclusive Permissive Use Agreement for use of St. Johns County property at Helen Mellon Schmidt Park located off Summer Island Drive.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
19. Motion to adopt Resolution 2023-_____, approving the terms, conditions, provisions, and requirements of the **State-Funded Grant Agreement with the Florida Department of Transportation to receive \$15,000,000 for design, permitting, construction, and post design services for CR2209;** authorizing the Chair to execute the Agreement on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
20. Motion to adopt Resolution 2023-_____, accepting and appropriating an additional **\$1,000,000 in state funding for the SR 16 and International Golf Parkway intersection improvement project** and authorizing the Chair to execute a supplemental agreement between the County and Florida Department of Transportation. *For more information, contact Greg Caldwell, Public Works Director at 209-0266*
21. Motion to adopt Resolution 2023-_____, approving the terms, provisions, conditions, and requirements of a **Memorandum of Agreement between Clay County Utility Authority, JEA, Gainesville Regional Utilities, and St. Johns County** to complete a projects conceptualization that will identify regional projects to collaboratively address long-term water resource needs within the SJRWMD and SRWMD jurisdictions and authorizing the County Administrator, or designee, to execute the Memorandum of Agreement on behalf of St. Johns County, including any documents associated with this project, with a not to exceed cost of \$71,428.57. *For more information, contact Neal Shinkre, P.E, MBA, Interim Utility Director at 904 209-2721*
22. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to execute and issue a **franchise agreement to Dhochin Recycling Jax, LLC for the collection and transportation of construction and demolition debris** in unincorporated St. Johns County, in substantially the same form as the Non-Exclusive Construction and Demolition Debris Franchise Agreement attached hereto. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
23. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to execute and issue a **franchise agreement to Duval Junk Services, LLC and Dhochin Recycling Jax, LLC for the collection and transportation of commercial/industrial solid waste** in unincorporated St. Johns County, in substantially the same form as the Non-Exclusive Commercial/Industrial Solid Waste Collection Franchise Agreements attached hereto. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
24. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to execute Task Order 13 for **A.W.A. Contracting Co., Inc. for the provision of all labor, equipment, and materials required for extension of the existing Box Culvert at Mill Creek along CR2209** for an amount not to exceed \$1,234,342.80 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, Director of Purchasing at 904 209-0158*

25. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to execute the **GMP Amendment to Master Contract No: 22-MAS-SUP-16716, in substantially the same form and format as attached, with SUPERIOR Construction Company Southeast, LLC for Phase 2 Services Final Design and Construction Services in the amount of \$13,694,235.25; and to recognize a FEMA grant reimbursement in the amount of \$5,202,030, a State of Florida grant reimbursement in the amount of 867,005, and to approve the transfer from Transportation Trust Fund Reserves in the amount of \$867,005.** *For more information, contact Jaime T. Locklear, Director of Purchasing at 904 209-0158*
26. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to execute **purchase orders for the purchase of the vehicles budgeted in FY24, through the use of solicitations or piggyback of the Florida Sheriff's Association Contracts FSA23-VEH21.0, FSA23-VEL31.0 or State of Florida Contract No: 25100000-21-STC or 25101600-21-STC,** as appropriate, in order to serve the best interest of the County, without further Board approval. *For more information, contact Jaime Locklear, Director, Purchasing & Contracts at 904 209-0158*
27. Motion to adopt Resolution 2023-_____, approving the terms and conditions of **Amendment No. 1 to FDEP Agreement 21SJ1 the State cost share of the South Ponte Vedra and Vilano Beach Restoration Project,** and authorizing the County Administrator, or designee, to execute the Agreement, along with any supplemental documentation, on behalf of the County. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
28. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, 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-15733 to DRMP, LLC.** *For more information, contact Jaime Locklear, Director, Purchasing & Contracts at 904 209-0158*
29. Motion to adopt Resolution 2023-_____, recognizing and appropriating a **\$6,183,615 Department of Homeland Security FEMA Hurricane Ian Grant, a \$1,030,603 State of Florida Division of Emergency Management Grant, and authorizing the transfer of \$1,030,063 General Fund Reserve Transfer as the local grant match for Hurricane Ian and Nicole projects approved on September 19, 2023.** *For more information, contact Jesse Dunn, OMB Director at 904 209-0568*
30. Motion to authorize the **transfer of \$91,368 from Building Services Reserves and \$944,872 from General Fund Reserves to ensure appropriation within FY 2024 for vehicles ordered but not received in FY 2023.** *For more information, contact Jesse Dunn, Director, OMB at 904 209-056*
31. Motion to adopt Resolution 2023-_____, extending the **Impact Fee Deferral Agreement between the County and Ability VNA, LLC from 16 to 18 years** and authorizing the County Administrator, or designee, to execute a Subordination Agreement to subordinate the County's' interest in the Impact Fee Deferral Agreement to the senior lender for the project. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

32. Motion to adopt Resolution 2023-____, authorizing the County Administrator, or designee, to **apply, execute, and submit grant applications with the Department of Children and Families for child welfare services and programs on behalf of the County.** *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
33. Motion to **waive Rule 2.203, Limitations of Terms of Service, and confirm the appointment of Orville Dothage to the Industrial Development Authority while remaining on the Affordable Housing Advisory Committee** because of his experience and expertise in St. Johns County's economy. *For more information, contact Joanne Spencer, Sr. Asst. to the Board of County Commissioners at 904 209-0308*
34. Motion to adopt Resolution 2023____, providing **one-time funding in the amount of \$120,000 to St. Johns County Parks Foundation, Inc. and to approve funding agreement with St. Johns County Parks Foundation, Inc.** *For more information, contact Ryan Kane, Director at 904 209-0324*
35. Motion to adopt Resolution 2023-____, **recognizing and appropriating unanticipated revenue in the amount of \$18,497 into the TDT Category 3 budget.** *For more information, contact Ryan Kane, Director at 904 209-0324*
36. **Motion approve minutes:**
- 10/03/23, BCC Regular