

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

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



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Joy Andrews, County Administrator
David Migut, County Attorney

Tuesday, December 5, 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
- ❖ Presentation in Remembrance of Paul Waldron, beloved District 3 County Commissioner
- ❖ Public Safety Update
- ❖ Clerk of Court's Report
- ❖ Public Infrastructure Update
- ❖ Legislative Affairs Update
- ❖ 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

Presenters: Greg Caldwell, Public Works Director, and Jaime Locklear, Purchasing Director

District 5

1. **Approval of a Memorandum of Understanding (MOU) between St. Johns County and Twin Creeks Development Associates, LLC, and Award of IFB No: 23-94 CR 210 Widening from Trinity Way to Beachwalk Boulevard.** The Board of County Commissioners approved the Twin Creeks Development Order on August 9, 2005, which was amended on August 18, 2015, and September 1, 2021. Since the approval of the Development Order, a good faith dispute has arisen in relation to the responsibility for the widening of the gap on CR 210 and the financial responsibility for such widening. In an effort to resolve this dispute, this Memorandum of Understanding (MOU) sets forth their common understanding and interpretation as to the manner in which construction of the 6-lane roadway will be performed. The purpose of the project is to complete the 6-lane widening of County Road 210 from Trinity Way to Beachwalk Boulevard and includes improvements of the roadway, drainage, signage, pavement markings, and maintenance of traffic. The Purchasing Department issued an Invitation for Bids ("IFB") in accordance with SJC Purchasing Policy, and four (4) bids were submitted, with the lowest, responsive, responsible bid being submitted by Watson Civil Construction, Inc., at the lump sum bid price of \$12,586,631.05 for the Base Bid and Alternate #1 for the Temporary Traffic Control Plan. Additional funding in the amount of \$2,100,000 from Transportation Trust Fund Reserves is needed to award the contract. The MOU provides a resolution of a good faith dispute concerning the responsibility for the widening of the gap on CR 210 from the western boundary of the DRI to C.E. Wilson Road and the financial responsibility for such widening. Staff recommends Board approval to award IFB No: 23-94 to Watson Civil Construction, Inc., and to execute a contract in substantially the same form and format as attached for completion of the project as specified in the IFB.

Presenter: Tony Robbins, AICP | Prosser, Inc.

Staff Member: Justin Kelly, Senior Planner

District 5

2. **Public Hearing * MAJMOD 2023-17 New Twin Creeks Light Industrial Access.** Request for a Major Modification to the Twin Creeks PUD (Ordinance 2015-52, as amended) to add a new access connection point along CR 210 West for the Light Industrial parcel located to the south. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, November 2, 2023, and was recommended for approval, 5-0.

Presenter: Blair Knighting, Kimley-Horn and Associates, Inc.

Staff Member: Brandon Tirado, Planner

District 1

3. **Public Hearing * MAJMOD 2023-06 Race Track Road PUD.** Request for a Major Modification to the Race Track Road PUD (Ordinance 2006-61) to revise currently allowed commercial and office square footage to accommodate construction of a Personal Property Mini-Warehouse (Self-Storage) facility, which is an allowable use within the PUD. The project is specifically located at 3635 Race Track Road. The Planning and Zoning Agency heard this request at the October 19, 2023, regular scheduled meeting and recommended approval with a 5-1 vote.

Presenter: Linda Hartley/Owner

Staff Member: Eric Clark, Engineer

District 2

4. **Public Hearing * NZVAR 2023-16 - Bennett Road Easement.** Request for a Non-Zoning Variance to Section 6.04.07.B.2.c of the Land Development Code to allow relief from the required local roadway design standards for an existing access easement (Bennett Road) which is already serving more the five (5) homes, to add one (1) additional access (home) to the easement.

Presenter: R.V. Prestwood, Jr.

Staff Member: Jeffrey Petrie, Engineer

District 5

5. **Public Hearing * NZVAR 2022-15 - 5697 Big Pine Drive.** Request for a Non-Zoning Variance to Section 6.04.07.M.2 of the Land Development Code for the use of an existing non-paved private roadway to access a non-residential development

Presenter: Brenna M. Durden, Esq. on behalf of Birnban Care, LLC

Staff Member: Teresa Bishop, Planning Manager

District 5

6. **Public Hearing * MAJMOD 2023-15 Villages of St. Augustine.** Request for a Major Modification to the Villages of St. Augustine PUD (Ordinance No. 2007-35, as amended) to add Class III Geriatric Acute Care Psychiatric Specialty Hospital for seniors 55 and older as an allowed use within the PUD. The property is located at 150 Village Crossing Court. The Planning and Zoning Agency heard this request at the October 19, 2023, regular scheduled meeting and recommended approval with a 6-0 vote.

Presenter: Joanne Spencer, Senior Asst. to the Board of County Commissioners

- 7. Consider appointment to the Recreation Advisory Board.** Currently, there is one (1) vacancy on the Recreation Advisory Board (RAB) for a District 4 Representative. This vacancy is due to the resignation of Deborah Chapin. A vacancy ad was placed and ran for (30) days. Please find attached for your review and consideration a recommendation letter from the Recreation Advisory Board and two qualifying (2) applications: Kate Beck Dist. 4, Marithza Ross Dist. 4.

- 8. Consider appointments to the Planning and Zoning Agency.** Currently, there are (2) two vacancies on the Planning and Zoning Agency due to the expired terms of Dr. Richard Hilsenbeck and Meagan Perkins. A vacancy ad was placed and ran for (3) months. Please see attached for your review and consideration, a recommendation letter and (17) applications; Brian Clark Dist. 1, Edward Ortelli Dist. 2, Charles Labanowski Dist. 2, Douglas Macke Dist. 3, Richard Hilsenbeck Dist. 3, John Ruggeri Dist. 3, Jennifer Cook Dist. 3, Robert Lambert Dist. 4, Sairo Kola Dist. 4, Leah Provenson Dist. 4, Meagan Perkins Dist. 4, Mike Koppenhafer Dist. 4, Dick Williams Dist. 4, Matthew Ohlson Dist. 5, Amber Reeder Dist. 5, Mike Griffin Dist. 5, Timothy White Dist. 5.

- ❖ 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 Donna Echegoyen, Accounts Payable Supervisor at 904 819-3658*
- 2. Motion to authorize the transfer of \$83,129 from General Fund Clerk of Circuit Court reserves in order for the St. Johns County Clerk of the Circuit Court & Comptroller to contract with Payment Works for third-party ACH payment verification.** *For more information, contact Brandon J. Patty, Clerk of the Circuit Court and Comptroller at 904 819-3600*
- 3. Motion to adopt Resolution 2023-_____, approving the final plat for Silver Falls (Silverleaf Parcel 22A) Phase 1 Replat.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 4. Motion to adopt Resolution 2023-_____, approving the transfer of \$349,452.00 in park impact fee credits from the Twin Creeks DRI to the Fountains East Apartments within the Fountains East PUD finding the request consistent with Florida Statute.** *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
- 5. Motion to adopt Resolution 2023-_____, accepting a Bill of Sale, Final Release of Lien and Warranty associated with the water and sewer systems to serve Rolling Hills Subdivision located off Rolling Hills Drive.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
- 6. Motion to adopt Resolution 2023-_____, accepting two Temporary Construction Easements for property required for the CR210 widening project from Cimarrone Boulevard to Greenbriar Road.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
- 7. Motion to adopt Resolution 2023-_____, accepting four easements to St. Johns County to serve construction of a portion of County Road 2209 located between International Golf Parkway and Silverleaf Parkway.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2023-_____, accepting a **Bill of Sale, Final Release of Lien and Warranty associated with the water and sewer systems to serve Trailmark (Phase 11A) located off Pacetti Road.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2023-_____, accepting an **Easement for Utilities associated with the water and reuse systems to serve Panera Shell #6247 at Parkway Village located off International Golf Parkway.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2023-_____, accepting an **Easement for Utilities associated with the water system to serve Hyundai at St. Johns located off State Road 207.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2023-_____, accepting a **Deed of Dedication from Southeast Investments, Inc., to St. Johns County as required in the Concurrency and Impact Fee Credit Agreement for Ferber State Road 16 PUD for right-of-way to widen Four Mile Road.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
12. Motion to adopt Resolution 2023-_____, accepting a **Deed of Dedication Right-of-Way from Elevation Pointe, LLC to St. Johns County as required in the Concurrency and Impact Fee Credit Agreement for Elevation Pointe at Anderson Park PUD for a portion of Toms Road right-of-way.** *For more information, contact Corey Bowens, Land Management Systems Director at 904 209-0776*
13. 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 a booster pump station located off Agricultural Center Drive.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
14. Motion to adopt Resolution 2023-_____, approving an **exchange of real property pursuant to Section 125.37, Florida Statutes, in connection with 210 East, LLC Retail Development located on the south side of County Road 210 W.** *For more information, contact Corey Bowens, Land Management Systems Director at 904 209-0776*
15. Motion to adopt Resolution 2023-_____, accepting a **Temporary Construction Easement from Tolomato Community Development District to St. Johns County for pedestrian improvements at Preservation Trail and Town Plaza Avenue.** *For more information, contact Corey Bowens, Land Management Systems Director at 904 209-0776*
16. Motion to adopt Resolution 2023-_____, approving an **exchange of real property pursuant to Section 125.37, Florida Statutes, in connection with Fairfield Inn and Suites St. Johns Development located at the northwest intersection of County Road 210 and Interstate 95.** *For more information, contact Corey Bowens, Land Management Systems Director at 904 209-0776*

17. Motion to adopt Resolution 2023-_____, approving an **exchange of Real Property pursuant to Section 125.37, Florida Statutes, in connection with property in Armstrong.** *For more information, contact Corey Bowens, Land Management Systems Director at 904 209-0776*
18. Motion to adopt Resolution 2023-_____, approving the terms, conditions, provisions and requirements of the **State-Funded Grant Agreement with Florida Department of Transportation for intersection improvements at US 1 and Pine Island Road;** authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
19. Motion to adopt Resolution 2023-_____, approving the terms, conditions, provisions and requirements of the **State-Funded Grant Agreement with Florida Department of Transportation for intersection improvements on SR A1A corridor;** authorizing the County Administrator, or designee, 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-_____, authorizing the County Administrator to execute a **Utility Cost Share Reimbursement Agreement in the form provided between St. Johns County, Florida, and Pulte Home Company, LLC, for the upsizing of the sewer force main along Rolling Hills Drive.** *For more information, contact Neal Shinkre, Utility Director at 904 209-2721*
21. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee to execute contracts in substantially the same form and format as attached with **Asphalt Paving Systems Inc., Hubbard Construction Company, Kudzue 3 Trucking Inc., Pavement Technology Inc., and Preferred Materials Inc., as responsive, responsible bidders, to perform the Work in accordance with IFB No. 24-01; Countywide Pavement Maintenance and Rehabilitation Services.** *For more information, contact Jaime T. Locklear, Director of Purchasing at 904 209-0158*
22. Motion to authorize the **transfer of \$44,363 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 904 209-0568*
23. Motion to adopt Resolution 2023-_____, approving the terms, conditions, provisions, and requirements of **St Johns County's State E-911 State Grant Application for GIS Services for Indoor Mapping** and authorizing the Chair of the Board of County Commissioners to execute the Grant Application on behalf of the County. *For more information, contact Wanda Vega, E-911 Supervisor at 904 209-1507*
24. Motion to adopt Resolution 2023-_____, approving the terms, conditions, provisions, and requirements of **St Johns County's State E-911 State Grant Application for a GIS systems project and equipment for E-911** and authorizing the Chair of the Board of County Commissioners to execute the grant application on behalf of the County. *For more information, contact Wanda Vega, E-911 Supervisor at 904 209-1507*

25. Motion to adopt Resolution 2023-____, approving the terms, conditions, provisions, and requirements of **St Johns County's State E-911 State Grant Application for a Management Information System and Services for 911** and authorizing the Chair of the Board of County Commissioners to execute the Grant Application on behalf of the County. *For more information, contact Wanda Vega, E-911 Supervisor at 904 209-1507*
26. Motion to adopt Resolution 2023-____, approving the terms, conditions, provisions, and requirements of **St Johns County's State E-911 State Grant Application for a Mobile 12 Position Crash Kit (MEVO)** and authorizing the Chair of the Board of County Commissioners to execute the Grant Application on behalf of the County. *For more information, contact Wanda Vega, E-911 Supervisor at 904 209-1507*
27. Motion to adopt Resolution 2023-_____, approving for purposes of the **HFA Ordinance, the County HFA Resolution and Section 147(f) of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Finance Authority of St. Johns County, Florida of multifamily housing revenue debt obligations, in one or more series, to finance or refinance all or a portion of the costs of the rehabilitation of a multifamily housing project to be known as The Oaks at St. John.** *For more information, contact Joseph Cone, Assistant HHS Director at 209-2898*
28. Motion to adopt Resolution 2023-_____, authorizing the Chair to **execute local government certifications for SFY 2020-2021 and 2021-2022 SHIP Annual Reports.** *For more information, contact Shawna Novak, Health and Human Services Director at 904 827-6894*
29. Motion to adopt Resolution 2023-_____, approving and authorizing the County Administrator, or designee, to **execute the First Amendment to the Contract between St. Johns County and The Devereux Foundation, Inc., in substantially the same form as attached hereto, on behalf of the County.** *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
30. Motion to adopt Resolution 2023-_____, approving and authorizing the County Administrator, or designee, to execute and deliver **the Second Amendment to the Contract between St. Johns County and National Youth Advocate Program, Inc., in substantially the same form as the attached hereto, on behalf of the County.** *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
31. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee to execute and **submit an application to the First Responders Children's Foundation Community Engagement Grant Program, on behalf of the County, for projects that may qualify for funding.** *For more information, contact Joel Sneed, Grants and Legislative Analyst at 904 209-3254*
32. Motion authorizing a **General Fund Reserve transfer of library donations received in FY 2023 in the amount of \$6,891.48 to the Library Services Department.** *For more information, contact Debra Rhodes Gibson, Library Director at 827-6931*

33. Motion to adopt Resolution 2023-_____, approving the **Library System’s revised Interlibrary Loan policy, with an effective date of 1-2-2024.** *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*
34. Motion to approve Resolution 2023-_____, authorizing the County Administrator, or Designee, to execute a **second amendment to the Economic Development Grant Agreement extending the construction completion term of the original Economic Development Grant Agreement and adjusting the other dates in the Agreement in accordance with the extension substantially in the same form as attached with Industrial Tractor Parts Co. Inc. on behalf of St. Johns County.** *For more information, contact Jennifer Zuberer, Manager of Tourism Promotional Programs at 904 209-0560*
35. Motion to authorize the **transfer of \$10,945 in St. Johns Pet Center donations from General Fund Reserves to the FY 24 Animal Control Department budget.** *For more information, contact Paul Studivant, Animal Control Manager at 904 209-0748*
36. Motion to approve minutes:
- 11/21/23, BCC Special
 - 11/21/23, BCC Regular
37. **Proofs:**
- Proof: Notice of Public Workshop & Hearing, Erosion Control Line, for the purpose of considering evidence bearing on the location of a proposed Erosion Control Line at Ponte Vedra Beach, FL, project known as Ponte Vedra Beach, FL Beach Nourishment Project, published on October 12, October 19 and October 26, 2023, in the St. Augustine Record.
- Proof: Notice of Cancelled Meetings of the St. Johns County Administrator Selection Committee, published on October 12, 2023, in the St. Augustine Record.
- Proof: Notice of a Special Meeting of the St. Johns County Commissioners, the purpose of the Special Meeting will be to interview the final candidates selected for the County Administrator position, published on October 25, 2023, in the St. Augustine Record.
- Proof: Notice of a Joint Meeting of the St. Johns County Board of Commissioners and St. Johns County School Board, the purpose of this meeting is to have an overview of the school construction funding process and a presentation of school-related infrastructure projects. The Board of County Commissioners may also consider and take action on any other business that may lawfully come before it during the joint meeting, published on October 26, 2023, in the St. Augustine Record
- Proof: Notice is hereby given that St. Johns County is soliciting bids under invitation, for Bids No: 24-08; Mussallem Beachfront Park, published on September 27, 2023 and October 4, 2023, in the St. Augustine Record.
- Proof: Notice is hereby given that St. Johns County is soliciting Qualifications and separate Sealed Cost Proposals for RFQ No: 1374; Design-Build Services for Wells, published on October 6 and 13, 2023, in the St. Augustine Record.
- Proof: Notice is hereby given that St. Johns County is soliciting sealed bids under invitation for Bids No: 1550; Sawgrass Water Reclamation Facility (WRF) Redevelopment, published October 9 and 16, 2023, in the St. Augustine Record.
- Proof: Notice is hereby given that St. Johns County is soliciting sealed bids under invitation for Bids No: 1536; CR214 to SR207, published on October 9 and October 16, 2023, in the St. Augustine Record.

Proof: Notice is hereby given that St. Johns County is soliciting sealed bids under invitation for Bids No: 24-05; Treaty Park Improvements, published on October 12 and October 19, 2023, in the St. Augustine Record.

Proof: Notice is hereby given that St. Johns County is soliciting sealed bids for Bid No: 1534; Shore Drive Trail, published October 12 and October 19, 2023, in the St. Augustine Record.

Proof: Notice is hereby given that St. Johns County is soliciting sealed bids for Bid No: 1538; Alpine Groves Park Shoreline Restoration - FDEP #23FRP10, published on October 16 and October 23, 2023

Proof: Notice is hereby given that St. Johns County is soliciting sealed bids under invitation for Bids No: 1520; Surfwood Subdivision Roadway and Drainage Improvements, published on October 20 & October 27, 2023, in the St. Augustine Record.