

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 19, 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 Recognition acknowledging Vilano Beach Main Street Board and its members
- ❖ Proclamation Recognizing January 2024 as Human Trafficking Awareness Month
- ❖ Acceptance of Proclamation
- ❖ Public Safety Update
- ❖ Clerk of Court's Report
- ❖ Service Delivery 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

Presenter: Susan Jackson, Executive Director, Prevention Coalition of St. Johns County

1. **Hidden in Plain Sight Program Presentation by Susan Jackson with the PACT Prevention Coalition of St. Johns County.** Susan Jackson, Executive Director of PACT, has requested the opportunity to do a brief presentation to the Commission on PACT initiatives and to discuss the Hidden in Plain Sight program. The Hidden in Plain Sight trailer will be onsite in the County Administration Parking lot for Commissioners and the public to participate. The cargo trailer is staged as a youth's bedroom designed to provide eye-opening education about dozens of things that could be indicators of risky behaviors or mental health concerns. There is also a slide presentation and backpack demonstration showing parents, grandparents, and adult family members problematic things that may be hidden in plain sight.

Presenter: Greg Caldwell, Public Works Director

2. **Award of RFP 23-32 Residential Solid Waste, Recycling and Yard Waste Collection Services.** The County currently has contracts for Residential Solid Waste, Recycling and Yard Waste Collection Services. These contracts expire on July 31, 2024 and have no remaining renewals. The Purchasing Department issued a new Request for Proposals (RFP) in accordance with the SJC Purchasing Policy. On August 24, 2023, the County received proposals from seven (7) qualified contractors, which were provided to the Evaluation Committee to review and score. Based upon the evaluation of the Proposals, FCC Environmental Services Florida, LLC was identified as the top ranked firm, and staff subsequently negotiated a contract for the required services. Staff recommends Board approval to award RFP 23-32 to FCC Environmental Services, LLC as the top ranked firm, and to execute the negotiated contract with FCC Environmental Services, LLC. Due to the size of some attachments, they are available upon request from Jaime Locklear at jlocklear@sjcfl.us.

Presenter: Gordon Smith, Assistant Utility Director - Engineering

District 3

3. **Design-Build Services for a New SR 207 Water Reclamation Facility and Associated Improvements.** Due to the Florida Legislature passing Senate Bill 64 requiring a state-wide elimination of non-beneficial surface water discharges of effluent, the Utility Department must expand the system capacity for wastewater treatment and water reclamation for the State Road 207 and Anastasia Island wastewater service areas. The project consists of a 3.25 Million Gallons Per Day (MGD) capacity Water Reclamation Facility (expandable up to 6.5 MGD), over 13 miles of large diameter transmission mains, a Reclaimed Water Booster Station, and a Master Wastewater Pump Station. On September 6, 2022, the Board of County Commissioners (Board) authorized the award and execution of a Design-Build Agreement with Jacobs Project Management Co. (Jacobs), as the top ranked firm through the RFQ process, to complete Scope 1 of the Design-Build for the New SR 207 Water Reclamation Facility and Associated Improvements for a not-to-exceed amount of \$30,000,000 and to negotiate a Guarantee Maximum Price (GMP) Amendment for Scope 2. Scope 1 of the project, which includes design, and some early work construction, is underway and County staff has negotiated a GMP for Scope 2 for the Board's consideration and approval. The negotiated GMP is for a not-to-exceed amount of \$161,820,000 for Scope 2, which makes the total project not-to-exceed amount \$191,820,000 for both Scope 1 and Scope 2. The GMP Amendment provides for Substantial Completion on or before April 16, 2026. County staff has reviewed the proposal and recommends Board approval of the Amendment. Due to their size, complete proposals and supporting documentation are available upon request. The Utility Department is also requesting Board Approval of a one-time transfer of \$5,000,000 from Utility Unit Connection Fee Reserves (4426-59941) to Utility Unit Connection Fees Capital Projects (4484-56302) to complete funding for Scope 2 of the Design-Build project.

Presenter: Joseph Giammanco, PhD, Emergency Management Director

District 3

4. **Study of Summer Haven River and Surrounding Areas and Study of Summer House Erosion Findings, including potential FEMA Category B emergency protective measures.** St. Johns County sought professional services to conduct a study to develop (1) an environmentally and financially sustainable long-term solution to maintain the flow of the Summer Haven River and (2) a list of potential projects to address beach erosion threatening the Summerhouse Complex north of Fort Matanzas. To achieve these goals, INTERA-GEC collected and reviewed data, analyzed coastal processes, numerically modeled the coastal processes, formulated and evaluated conceptual alternative solutions in close collaboration with the County, and summarized the work in a report, and conducted public outreach events. This presentation is the findings of the Intera-Gec study. County Staff has identified a potentially eligible section of Summer Haven beach for Hurricanes Ian and Nicole's Category B Emergency Protective Measures.

Presenter: James Whitehouse, St. Johns Law Group
Staff Member: Saleena Randolph, Senior Planner

District 5

- 5. Public Hearing * MAJMOD 2023-10 Heritage Park PUD.** Request for a Major Modification to the Heritage Park PUD (Ord. 2000-4, as amended) to divide Parcel B into two sections (B-1 and B-2); to add 12 multi-family residential units to the allowable uses for Parcel B-2; to remove the use of a 7,200 sqft daycare facility from the list of allowable uses on Parcel B; to provide parking and design criteria to Parcel B-2 for the proposed 12 multi-family units; and to provide a revised MDP Text and Map, specifically located at 227 Hefferon Drive. The Planning Agency heard this request at their regularly scheduled public hearing on November 16, 2023, and recommended approval with a vote of 4 to 3, conditioned upon changes to the building height and removing the "rental only" language within the Text as agreed upon by the presenter. Agency members and public commenters discussed several topics including compatibility, traffic, noise, parking, unit types, and heights of buildings. In response to the PZA discussion, the applicant revised the MDP Text and Map to include a maximum height of building to 35 feet and removed language regarding rental units.

Presenter: Alex Mansur, Affordable Housing Advisory Committee Chair

- 6. Public Hearing * Affordable Housing Advisory Committee Annual Report.** As required by Florida State Statute, St. Johns County's Affordable Housing Advisory Committee (AHAC) annually reviews established policies, procedures, ordinances, the County's Land Development Code, and the Comprehensive Plan, and makes recommendations on strategies to encourage or facilitate the development and/or preservation of affordable housing. On November 15, 2023, AHAC conducted a noticed public hearing and by affirmative vote of the majority of the AHAC membership, approved the attached final report.

- ❖ 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 Echeгойen, Accounts Payable Supervisor at 904 819-3658*
- 2. Motion to adopt Resolution 2023-_____**, approving the **final plat for Silver Falls (Silverleaf Parcel 22A) Phase 2.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
- 3. Motion to adopt Resolution 2023-_____**, approving the **final plat for Bridgewater Phase 2B.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
- 4. Motion to adopt Resolution 2023-_____**, approving the **final plat for Terra Pines South Phase Two.** *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
- 5. Motion to adopt Resolution 2023-_____**, accepting an Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty associated with the **water and reuse systems to serve 7-Eleven at Beacon Lake Parkway located off County Road 210 W.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
- 6. Motion to adopt Resolution 2023-_____**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien and Warranty associated with the **water and reuse systems to serve Amazing Explorers Academy located off Silverleaf Parkway.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
- 7. Motion to adopt Resolution 2023-_____**, accepting an Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty associated with the **water, sewer and reuse systems to serve Courtney Oaks and Courtney Chase (Silverleaf Parcel 7A & 7B) Phase 2 located off St. Johns 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 Warranties associated with the **water and sewer systems to serve Terra Pines Reserve (Phase 1A) located off County Road 208.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

9. Motion to adopt Resolution 2023-_____, accepting three Deeds of Dedication Right-of-Way and a Grant of Easement to St. Johns County that are necessary for the **construction and perpetual maintenance of right-of-way improvements along Old Moultrie Road.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2023-_____, accepting **two 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*
11. Motion to adopt Resolution 2023-_____, accepting **Temporary Construction Easements and an Amended and Restated Temporary Construction Easement to St. Johns County for the Summer Haven North Stormwater Drainage Project along Old A1A.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
12. Motion to adopt Resolution 2023-_____, accepting the **donation of 5.09 acres of property from Helow Properties, Ltd, a Florida limited partnership to St. Johns County, Florida for a combined fire station and sheriff facility required for this area.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
13. Motion to adopt Resolution 2023-_____, accepting a **Deed of Dedication Right-of-Way from Mattamy Jacksonville, LLC to St. Johns County for the right-of-way of Mallow Court in Enclave at Rivertown-Phase Two-A.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
14. Motion to adopt Resolution 2023-_____, approving the terms and conditions of the **modified contract between St. Johns County and the Florida Department of Emergency Management (FDEM).** *For more information, contact Greg Caldwell, Public Works Director at 904 209-0113*
15. Motion to adopt Resolution 2023-_____, approving the terms and conditions of the **modified contract between St. Johns County and the Florida Department of Emergency Management (FDEM).** *For more information, contact Greg Caldwell, Public Works Director at 904 209-0113*
16. Motion to adopt Resolution 2023-_____, **amending the Fiscal Year 2024 Transportation Trust Fund Budget to account for unanticipated revenue in the amount of \$26,591.62.** *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
17. Motion to adopt Resolution 2023-_____, approving the terms, conditions, provisions, and requirements of **Amendment No. 1 to Agreement HA001 between Florida Department of Environmental Protection and St. Johns County.** *For more information, contact Frank Kenton, Assistant Utility Director at 904 209-2705*

18. 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 20-MAS-CIT-11607 to Granicus, LLC.** *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
19. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to **award RFP No: 1468; Weed & Pest Control Services for St. Johns County Athletic Fields to Southeast Turf Grass Supply, Inc.,** as the only responsive, responsible Proposer, and to execute a five (5) year contract, in substantially the same form and format as attached, at a not-to-exceed amount of \$1,563,442.00, to perform the required services in accordance with RFP No: 1468. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
20. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to **award IFB No: 1550; Sawgrass Water Reclamation Facility (WRF) Redevelopment to Razorback LLC,** as the lowest, most responsive and responsible bidder, at a total lump sum bid price of \$941,300.00 for the completion of the specified project. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
21. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to **award IFB No: 1536; CR214 TO SR207 12-Inch Concentrate Force Main to T B Landmark Construction, Inc.,** as the lowest, most responsive and responsible bidder, at a total not-to-exceed bid price of \$5,383,891.00 for the completion of the specified project. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
22. Motion to declare the attachments as **surplus** and authorize the County Administrator, or designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
23. Motion to adopt Resolution 2023-____ approving the terms, conditions, and requirements of the **Services Agreement between St. Johns County, Florida and Sunshine State Health Plan, Inc.,** recognize and appropriate the unanticipated revenue and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
24. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to execute a **non-exclusive permissive use agreement,** in substantially the same form and format as attached hereto, authorizing temporary use of County-owned property. *For more information, contact Ryan Kane, Director at 904 209-0324*
25. Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to execute a **non-exclusive permissive use agreement,** in substantially the same form and format as attached hereto, authorizing temporary use of County-owned property. *For more information, contact Ryan Kane, Director at 904 209-0324*

26. Motion to adopt Resolution 2023- _____, authorizing the County Administrator, or his designee, **to apply for a grant opportunity with the Florida Department of Health on behalf of the County, recognizing that if approved the State will provide 100% funding in the amount of \$93,600 for the purchase of High Performance Rescue devices.** *For more information, contact Jeremy Robshaw, Communications Chief at 904 209-1750*
27. Motion to adopt Resolution 2023-_____, recognizing and **appropriating \$239,287 in federal grant funding under the Land and Water Conservation Fund Program (LWCF) administered through Florida Department of Environmental Protection (FDEP)** as unanticipated revenue within the Fiscal Year 2024 Parks and Recreation Department budget and approving the terms, conditions, provisions, and requirements of Grant Agreement LW759 between Florida Department of Environmental Protection and St. Johns County, and authorizing the County Administrator, or designee, to execute the Agreement in substantially the same form and format as attached hereto and to execute any subsequent amendments to the Agreement that do not propose to amend, modify, or otherwise change its material terms, conditions, provisions, or requirements. *For more information, contact Sarah Newell, Grants and Legislative Analyst at 904 209-3254*
28. Motion to adopt Resolution 2023-_____, approving the **recognition and appropriation of library donations received in the amount of \$1,720 amending the FY 2024 Budget.** *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6931*
29. Motion to approve minutes:
- 12/05/23, BCC Regular