

# 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  
Rich Komando, Interim County Attorney

Tuesday, March 5, 2024 9:00 AM

*Please be sure all cellular devices are turned off for the duration of the County Commission Meeting*

## REGULAR MEETING REVISED

- ❖ Call to Order by Chair
- ❖ Roll Call by the Clerk of the Court
- ❖ Invocation
- ❖ Pledge of Allegiance
- ❖ Proclamation Recognizing Flood Awareness Week
- ❖ Public Safety Update
- ❖ Clerk of Court's Report
- ❖ Public Infrastructure 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: Savannah Rodgers, Project Manager**

#### **District 5**

1. **Acadia Healthcare Company, Inc. Economic Development Incentive Request.**  
The St. Johns County Economic Development Agency has received an application from Acadia Healthcare Company, Inc. (Acadia) for economic development incentives to develop a total of 99,485 square feet of space located near the intersection of CR210 and Moon Bay Parkway. Acadia is a behavioral healthcare service provider that offers inpatient, outpatient, detoxification, and residential treatment. After Acadia submitted the application, they subsequently withdrew their request for confidentiality. The project scored 7.5 points under the new industry category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development incentive of up to 100% of fees paid to the County by the Applicant (impact fees), four years ad valorem taxes paid by the Applicant (general County portion) on capital improvements and four years tangible personal property taxes paid by the Applicant (general County portion), which is an 8.3 percent reimbursement on all taxes and fees paid to the County over a 20-year period. Completion of the project is anticipated by the fourth quarter of 2025. With this schedule, the first annual reimbursement payment would be anticipated during FY27. The total estimated value of the incentive is \$1,648,754. In accordance with Program requirements, 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: Elizabeth Guthrie, Chair, Land Acquisition and Management Program Conservation Board**

**Staff Member: Ryan Mauch, Environmental Supervisor**

2. **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 LAMP Recommended Properties 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, a Purchase and Sale Agreement will be brought back to the Board for review and potential approval of the purchasing funding.

**Presenter – Ryan Kane, Director of Parks and Recreation, and Jaime T. Locklear, Director of Purchasing**

**District 3**

3. **24-00024 Award of Invitation for Bid (IFB) No: 1534; Shore Drive Trail – FDEP #T2126.** The Purchasing Department issued an Invitation for Bids ("IFB") for construction of an eight foot (8') shared use/multi-use pathway along Shore Drive in the St. Augustine South Neighborhood, St. Augustine, Florida, interconnecting two County Boat Ramps. Four (4) bids were submitted, with the lowest, most responsive, and responsible bid being submitted by CGC, Inc., at a base bid not-to-exceed price of \$1,129,621.00, Alternate 1 not-to-exceed price of \$419,779.00, and Alternate 2 not-to-exceed price of \$252,332.00, for a total project not-to-exceed bid price of \$1,801,732.00. Staff recommends Board approval to award IFB No: 1534 to CGC, Inc., and to execute a contract in substantially the same form and format as attached for completion of the project in accordance with IFB No. 1534. Due to the size of the Exhibits and Attachments, they are available upon request form Jaime Locklear.

**Presenter: Douglas N. Burnett, St. Johns Law Group**

**Staff Member: Trevor Steven, Planner**

**District 5**

4. **Public Hearing \* REZ 2023-16 Mills Workforce Housing (WH).** Request to rezone approximately 24.31 acres of land from Residential, Single Family (RS-3) and Open Rural (OR) to Workforce Housing (WH) with a condition limiting the maximum number of units to 110, located near the intersection of Lewis Speedway and Woodlawn Road. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on December 21, 2023 and recommended denial with a vote of 3 to 3. At the regularly scheduled BCC hearing on 2/6/24, The applicant requested a continuance to the 3/5/24 BCC hearing to allow for the submittal and review of a potential roundabout that would be located near the subject property.

**Presenter: James G. Whitehouse, Esq.**

**Staff Member: Keisha Fink, AICP, Principal Planner**

**District 5**

5. **Public Hearing \* PLNAPPL 2023-04 DeArment Residence, 3780 Coastal Hwy, St. Augustine FL. (Appeal of ZVAR 23-18 Approval).** Request by neighbors to appeal the Planning and Zoning Agency (PZA) approval of a Zoning Variance (ZVAR 2023-18) to Table 6.01 of the Land Development Code to allow for a Front Yard setback of 15 feet in lieu of the required 25 feet, and to allow for the placement of a swimming pool within the required Second Front Yard setback, adjacent to the platted, unopened Right-of-Way. Under project ZVAR 2023-18 DeArment Residence, the proposed Zoning Variance was heard and approved by the Planning and Zoning Agency (PZA) on November 2, 2023 with a vote of 3 to 2; Members in support (Matovina, Perkins, Green) and Members in opposition (Dr. Hilsenbeck, Spiegel).

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

**Staff Member: Saleena Randolph, Senior Planner**

**District 2**

6. **Public Hearing \* PRD 2023-01 Honey Branch Farms.** Request to rezone approximately 273 acres of land from Planned Rural Development (PRD) and Open Rural (OR) to Planned Rural Development (PRD) to allow for a maximum of 54 single family homes within approximately 27 acres of Development Area, setting aside the remaining approximately 246 acres for Reserve Area; specifically located on unaddressed property on County Road 208 across from Joe Ashton Road. The Planning and Zoning Agency heard this request as their regularly scheduled public hearing on February 1, 2024 and recommended approval with a vote of 6 to 1, conditioned upon the wetland changes provided by the applicant at the hearing and adding allowance of sidewalks/driveways to the Reserve Area. Agency members and the public discussed compliance with the LDC and Comprehensive Plan regarding a PRD's Reserve/Development Areas, access entrance, 30' shared ROW, traffic, overgrowth, continuance of farming the land, chemical spray in area, proposed utilities, and compact/clustered development.

**Presenter: Karen Taylor, Land Planner**

**District 5**

7. **Public Hearing \* REZ 2023-22 One North Commercial.** Request to rezone approximately 1.01 acres of land from Commercial Intensive (CI) with conditions to Commercial Intensive (CI), located northeast of 6236 US Highway 1 North, specifically located at 6241 W. Cypress Drive and unaddressed lots on W. Cypress Drive. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on February 1, 2024 and recommended approval with a vote of 6 to 1. Agency members and the public discussed the lot sizes, reasoning behind the existing condition, wetlands and flooding in the area.

\*\*\*Recess the Board of County Commissioners Meeting\*\*\*

\*\*\*Convene the Community Redevelopment Agency\*\*\*

**Presenter: Shawna Novak, HHS Director**

**District 2**

- 8. Flagler Estates Community Redevelopment Area Reserve Transfer.** Flagler Estates Flagler Estates Community Redevelopment Area (CRA) Steering Committee is requesting that St. Johns County transfer \$2,900 from the Flagler Estates CRA Trust Fund to fund a new event, the Spring Festival, scheduled for April 20, 2024. At the time of FY 23-24 budget process, the Spring Festival was not yet conceived and therefore funding for this event was not included in a budget request. The idea for a community festival in the spring matured over the course of several Flagler Estates Steering Committee meetings, to a point that at the November Steering Committee meeting, residents voted in favor for this event. Therefore, the Flagler Estates CRA Steering Committee is requesting an additional allocation to fund the event. This additional allocation will fund the event and pay for the cost of food, advertising, a band, event activities, and games for children. The County Parks and Recreation department is planning to team with the Flagler Estates CRA at this event.

\*\*\*Adjourn the Community Redevelopment Agency\*\*\*

\*\*\*Convene the Board of County Commissioners Meeting\*\*\*

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

- 9. Consider appointment to the Recreation Advisory Board.** Currently there is one (1) vacancy on the Recreation Advisory Board (RAB) for a District 2 Representative. This vacancy is due to the expired term of Bradley Long. A vacancy ad was placed and ran for (60) days. Please find attached for your review and consideration a recommendation letter from the Recreation Advisory Board and (3) qualifying applications: Christian Joransen Dist. 2, Bradley Long Dist. 2, Andrew Geisel Dist. 2.

**\*\*\*The public hearing NZVAR 2023-24 Silverleaf 6277 County Road 16A Non-Zoning Variance is being continued to a date uncertain. The application will be re-advertised and noticed once a hearing date is scheduled\*\*\***

- ❖ Public Comment
- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney's Report

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## BOARD MEETING AGENDA

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Tuesday, March 5, 2024 9:00 AM

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### CONSENT AGENDA REVISED

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 2024-\_\_\_\_\_, approving the **final plat for Rivertown Shores - Phase 2**. *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
3. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the **final plat for Mill Creek Forest Phase 4**. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2024-\_\_\_\_\_, granting a partial County ad valorem **historic property tax exemption consistent with Ordinance 2022-55 for the historic property located at 30 Sanford Street in the City of St. Augustine, owned by Sanford Chase, LLC beginning January 1, 2024 and expiring December 31, 2033**; authorizing the County Administrator, or designee, to **execute the Historic Property Tax Exempt Covenant** on behalf of the County. *For more information, contact Hali Barkley, Environmental and Cultural Resource Specialist at 904 209-0623*
5. Motion to approve **PFS AGREE 2023-02** and authorize the County Administrator to **execute the SR 207 Infill Multifamily Proportionate Fair Share Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
6. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting **six Temporary Construction Easements to St. Johns County for drainage improvements in Surfwood Subdivision located off A1A South**. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting **Temporary Construction Easements 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*

8. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting an **Easement for Utilities for a new water transmission main to be located along N. Dancy Avenue in Hastings.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the terms and conditions of an **Easement and Interlocal Agreement between St. Johns County and Durbin Crossing Community Development District** and authorizing the Chair to execute the **easement and agreement on behalf of the County.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting an **Easement for Utilities, a Bill of Sale, Final Release of Lien and Warranty associated with the water and sewer systems to serve Benchip 'Parcel A' - Gas Station located off State Road 207.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the terms and conditions of a **Purchase and Sale Agreement in the amount of \$810,000, for the acquisition of property located at the Southeast corner of US1 and Pine Island Road,** and authorizing the County Administrator, or designee, to **execute the agreement on behalf of the County.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
12. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting an **Easement for Utilities, a Bill of Sale, Final Release of Lien and Warranty associated with the water and sewer systems to serve Entrada Phase 2 - Unit 3C located off State Road 207.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
13. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting **two Easements for Utilities, a Bill of Sale, Final Release of Lien and Warranty associated with the water system to serve Ponte Vedra Self Storage located off State Road A1A North.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
14. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting an **Easement for Utilities for a new water transmission main to be located along N. Dancy Avenue in Hastings.** *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
15. Motion to direct the County Attorney's Office to prepare **an amendment to the River's Edge Plantation Road Maintenance Cost Share Agreement (St. Johns County Resolution No. 2016-286) for review and approval by the Board** *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
16. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting **\$6,000,000 in state grant funds; approving the terms, conditions, provisions and requirements of the State-Funded Grant Agreement with Florida Department of Transportation for intersection improvements at CR 210 at US 1;** and 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*

17. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the Director of the St. Johns County Utility Department to **complete and submit any required applications for the A1A Master Lift Station Project to the State of Florida, Department of Transportation on behalf of St. Johns County** and to negotiate the terms, conditions, provisions, and requirements of any construction agreement on behalf of the County, subject to final review and approval by the Board. *For more information, contact Gordon Smith, P.E., Assistant Director - Engineering at 904 209-2709*
  
18. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award RFP No. 1629; Utility Well Assessment Program, and to execute a General Service Agreement**, in substantially the same form and format as attached hereto with **Complete Services Well Drilling, Inc., Partridge Well Drilling, Co., Inc., Thompson Well & Pump, Inc., and A.C. Schultes of Florida, Inc., to perform services in accordance with RFP 1629;** and as authorized by Task Order. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
  
19. 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*
  
20. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award IFB No. 24-08R; Mussallem Beachfront Park to E.B. Morris General Contractors Inc., as the lowest, responsive, responsible bidder, for the Lump Sum Bid and Bid Alternate of \$1,084,350.00 for completion of the project as specified; and to approve a reserve transfer of \$450,000 from Impact Fee Zone B Reserves into the Improvements Other Than Building project line.** *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
  
21. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to **execute Contract Amendment #04, in substantially the same form and format as attached, increasing the Contract Price by \$62,920.00 for the development of a new chart of accounts, in accordance with the Contract under RFP 23-13.** *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
  
22. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award Bid No: 1556; Construction of A1A Master Lift Station (Bid Price, Allowance 1, Allowance 2, Allowance 3) to Sawcross, Inc., as the lowest, most responsive, and responsible bidder, and to execute a contract in substantially same form and format as attached hereto, at a total lump sum bid price of \$2,928,000.00 for completion of the specified project.** *For more information, contact Jaime T. Locklear, Director of Purchasing at 904 209-0158*
  
23. Motion to approve Resolution 2024-\_\_\_\_\_, to **transfer CDBG-DR grant funding in the amount of \$99,700 from CDBG-DR Affordable Housing to CDBG-DR Housing within the Fiscal Year 2024 General Fund budget.** *For more information, contact Jesse Dunn, Director, Office of Management & Budget at 904 209-0568*

24. Motion to adopt Resolution 2024-\_\_\_\_\_, **approving three applications for Major Impact Special Events to take place on March 31, 2024 at Mickler's, Crescent, and Vilano Beach, for sunrise Easter Services.** *For more information, contact Ryan Kane, Director at 904 209-0324*
25. Motion to adopt Resolution 2024-\_\_\_\_\_, approving and authorizing the County Administrator, or designee, **to execute and deliver**, on behalf of the County, **a Memorandum of Understating between St. Johns County and Florida State College at Jacksonville to establish and implement a Field Internship training program**, in substantially the same form as attached hereto. *For more information, contact Jeremy B. Robshaw, Chief - Department Communications at 904 209-1750*
26. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, **to execute a contract with the PGA Tour for the County to provide public safety services which will be reimbursed by THE PLAYERS at a total cost of \$85,805, during THE PLAYERS professional golf event on the dates and times outlined in the contract.** *For more information, contact Jeremy Robshaw, Chief - Department Communications at 904 209-1750*
27. Motion authorizing the County Administrator or designee to **transfer an amount not to exceed \$500,000 from E-911 Communications Fund Capital Outlay Reserve for appropriation to the St. Johns County Sheriff's Office to defray the cost of a 3-year maintenance and support contract for database services.** *For more information, contact Wanda Vega, E911 Supervisor at 904 209-1507*
28. Motion authorizing the County Administrator or designee to **transfer an amount not to exceed \$73,992 from E-911 Communications Fund Capital Outlay Reserve for appropriation to the St. Johns County Sheriff's Office to defray the cost of a 3-year circuit network implementation and bandwidth expansion contract.** *For more information, contact Wanda Vega, E911 Supervisor at 904 209-1507*
29. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the **recognition and appropriation of library donations received in the amount of \$16,320.00 amending the FY 2024 Budget.** *For more information, contact Debra Gibson, Library Director at 904 827-6909*
30. Motion to approve **minutes.**
  - 2/20/2024, BCC Regular



**31. Proofs:**

Proof: Board of County Commissioners of St. Johns County will hold a public hearing January 16, 2024, to consider adoption of the following ordinance amending ordinance 2008-29, regarding the St. Johns County Affordable Housing Advisory Commity. Published on January 3, 2024, in the St. Augustine Record.

Proof: Board of County Commissioners of St. Johns County will hold a public hearing January 16, 2024, to consider adoption of the following ordinance amending ordinance 2018-42 Regulating the Operation of Golf Carts, Low-speed vehicles, and mini-trucks on County roads and sidewalks. Published on January 3, 2024, in the St. Augustine Record.

Proof: Board of County Commissioners of St. Johns County will hold a public hearing January 16, 2024, to consider adoption of the following ordinance amending ordinance 2007-19 The St. Johns County Beach Code. Published on January 3, 2024, in the St. Augustine Record.

Proof: Board of County Commissioners of St. Johns County will hold a public hearing February 6, 2024, to consider adoption of the following ordinance amending ordinance 1999-51, the St Johns County Land Development Code. Published January 26, 2024, in the St. Augustine Record.

Proof: Request for Bids No: 1677; North Ponte Vedra Beach Restoration. All sealed bids must be submitted by or before 2:00PM EST on Wednesday, January 31, 2024, or otherwise stated in an addendum. Published on December 26, 2023, and January 2, 2024, in the St. Augustine Record.

Proof: Request for Qualifications No: 1646; Design-Build Services for SR 16 Water Reclamation Facility Ground Storage Tank. All qualifications must be submitted by or before 4:00PM EST on February 15, 2024, or otherwise stated in an addendum. Published January 11, 2024, and January 18, 2024, in the St. Augustine Record.

Proof: Request for Qualifications No: 1422; Design-Build Services for Reclaimed Watermain Between SR 16 Water Reclamation Facility to Interstate 95 and Elevation Parkway to CR 2209. All qualifications must be submitted by or before 4:00PM EST on February 15, 2024, or otherwise stated in an addendum. Published January 11, 2024, and January 18, 2024, in the St. Augustine Record.

Proof: Request for Bids No: 1701; Plantation Park Renovations Phase 1. All sealed bids must be submitted by or before 2:00PM EST on Wednesday, February 21, 2024, or as otherwise stated in an addendum. Published January 22, 2024, and January 29, 2024, in the St. Augustine Record.