

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 19, 2024 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 Welcoming the Open World Armenian Delegation to St. Johns County
- ❖ 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: Neal Shinkre, Utilities Director

District 5

- 1. Request for Approval to Continue Acquisition Process for North Beach Utilities, Inc. Water/Wastewater System and to Schedule Required Public Hearing.** On August 23, 2023, North Beach Utilities, Inc ("NBU"), a private water and wastewater utility system in St. Johns County, expressed its interest in selling to St. Johns County Utility ("SJCUD"). The NBU franchise provides water and wastewater services to approximately 1,400 customers in Vilano Beach (service area and location map attached). SJCUD has reviewed operational and financial feasibility information and determined that the acquisition meets all County requirements outlined in Resolution 2005-39, related to the Utility Acquisition Policy. SJCUD requests approval from the Board of County Commissioners ("Board") to continue the acquisition process by completing its utility assessments; noticing a public hearing to determine whether the acquisition is in the public interest, as required by Section 125.3401, Florida Statute, to be held on May 7, 2024; and negotiating and preparing a proposed purchase and sale agreement for acquisition of the NBU system, subject to Board approval as part of the presentation on May 7.

Presenter: Joy Andrews, County Administrator

- 2. Confirmation of Sean McGee as Fire Chief.** Acting Fire Chief Sean McGee is a 25-year member of St. Johns County Fire Rescue who has served the department in the operational ranks of Firefighter, Engineer, Lieutenant, Captain, and Battalion Chief. Prior to being appointed Acting Fire Chief in October of 2023, Sean held the rank of Battalion Chief for 11 years. Chief McGee holds a Bachelor's degree from Northern Michigan University in Public Relations/Communications. In addition, Chief McGee holds an extensive list of fire service and public safety specific certifications.

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

Presenter: Evan Walsnovich, Planner

District 3

- 3. Public Hearing * REZ 2023-20 Dobbs Road Plant Rezoning.** Request to rezone approximately 3.85 acres of land from Industrial Warehousing (IW) to Heavy Industrial (HI) with conditions to allow for all uses currently allowed within the IW zoning district in addition to Concrete Block Manufacturing, specifically located at 2035 Dobbs Road. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on February 15, 2024, and recommended denial with a vote of 5 to 1 (Green dissenting). Agency members and the public discussed compatibility with the adjacent properties and mitigation of noise, traffic, and air pollution from the subject site.

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

Staff Member: Brandon Tirado, Planner

District 5

- 4. Public Hearing * PUD 2023-20 State Road 16 Medical and Commercial PUD.** Request to rezone approximately two (2) acres of land from Residential Single-Family 3 (RS-3) to Planned Unit Development (PUD) to allow for a maximum 19,000 square feet of freestanding Emergency Room, medical office, and ancillary commercial/office space. The property is located on the northeastern corner of Woodlawn Road and State Road 16. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on February 15, 2024, and recommended approval with a vote of 6 to 0, Agency Member Peter was absent.

Presenter: Bill Miller, Coldwell Banker Premier Properties

Staff Member: Justin Kelly, Senior Planner

District 3

- 5. Public Hearing * REZ 2023-31 Biera Mar Lots.** Request to rezone approximately .47 acres of land, located along the eastern side of A1A South, north of E. Palmetto Avenue, from Commercial General (CG) to Residential, Single Family (RS-3) to allow for three (3) single-family homes on each of the three (3) platted lots. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, February 15, 2024, and was recommended for approval, 6-0.

Presenter: Kealey West, Office of the County Attorney

District 4

- 6. First Reading of proposed Ordinance to establish a boating restricted area at the double-blind curve on Pablo Creek.** Section 327.46(1)(c), Florida Statutes, authorizes the Board of County Commissioners to establish certain boating restricted areas, by ordinance, on waterways of the state within the county subject to a finding by the Florida Fish and Wildlife Conservation Commission (“FWC”) that the boating restricted area is necessary to protect public safety. Specifically, Section 327.46(1)(c) 2.a., F.S. provides for a slow speed, minimum wake boating restricted area, if the area is within 300 feet of a confluence of water bodies presenting a blind corner, a bend in a narrow channel or fairway, or such other area if an intervening obstruction to visibility may obscure other vessels or other users of the waterway. At its October 3, 2023 meeting, the Board gave consensus to proceed with the FWC application to establish a slow speed, minimum wake boating restricted area at the double-blind curve on Pablo Creek. On February 20, 2024, FWC approved the application and attached ordinance. Pursuant to section 125.66(3), Fla. Stat., a business impact estimate was prepared.

Presenter: Sarah Arnold, Chairman

- 7. County Administrator Contract.** The Board engaged GovHR USA to conduct a national search to hire a new county administrator. The Board appointed a selection committee to interview top-tier candidates and make a recommendation to the Board regarding which candidates to interview. GovHR USA 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 provided its guidance regarding which candidates are recommended for in-person interviews with the Board. On October 31, 2023, the Board selected Joy Andrews as County Administrator. This item represents the Contract between Joy Andrews and the County to serve as County Administrator.

- ❖ 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 adopt Resolution 2024-_____, approving the **final plat for REVERIE AT SILVERLEAF PHASE 2**. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2024-_____, approving the **final plat for Watersong at Rivertown - Replat No. 1**. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2024-_____, approving the **final plat for Silver Meadows (Silverleaf Parcel 33) Phase 4**. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603*
5. Motion to adopt Resolution 2024-_____, approving the **final plat for Watersong at Rivertown - Replat No. 2**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2024-_____, approving the **final plat for Cordera Townhomes**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
7. Motion to adopt Resolution 2024-_____, approving the **final plat for Brook Forest Phase 1A – Silverleaf Parcel 9**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
8. Motion to adopt Resolution 2024-_____, authorizing the notice required by Section 336.10, F.S., for a **Public Hearing on April 16, 2024, at 9:00am** or at a date and time as soon thereafter as possible to hear a request for the vacation of a portion of unopened Second Street North right-of-way (VACROA 2023-04 Ferrell-Becker Petition). *For more information, contact Benjamin Powelson, Engineer at 904 209-0666*

9. Motion to adopt Resolution 2024-_____, authorizing the notice required by Section 336.10, F.S., for a **Public Hearing on April 16, 2024, at 9:00am** or at a date and time as soon thereafter as possible to hear a request for the vacation of a portion of unopened W. 3rd Street right-of-way (VACROA 2023-03 3rd Street & Knowlton Street). *For more information, contact Benjamin Powelson, Engineer at 904 209-0666*

10. Motion to adopt Resolution 2024-_____, approving the **transfer of \$109,450.00 in road impacts fee credit**; and Resolution 2024-_____, approving the **transfer of \$17,525.00 in park impact fee credit from the Twin Creeks DRI to the Brookside Preserve PUD** finding the request consistent with Florida Statute. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*

11. Motion to adopt Resolution 2024-_____, approving the **transfer of \$779,094.00 in road impacts fee credit**; and Resolution 2024-_____, approving the **transfer of \$124,732.00 in park impact fee credit from the Twin Creeks DRI to the Stonecrest PUD** finding the request consistent with Florida Statute. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*

12. Motion to adopt Resolution 2024-_____, authorizing the County Administrator to execute the **First Amendment to Amended Impact Fee Credit Agreement** with Twin Creeks Development Associates, LLC. *For more information, contact Dick D'Souza, Growth Management Assistant Director Transportation at 904-209-0972*

13. 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 Trailmark East Parcel - Phase 2C located off Pacetti Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

14. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the **LED Lighting Agreement between St. Johns County and Florida Power & Light Company**, in substantially the same form as attached hereto. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0270*

15. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **execute and issue a franchise agreement to Capital Waste Services, 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*

16. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **execute Change Order No: 07 to Master Contract 19-MAS-OLS-11278 with Olsen Associates, Inc. under, RFQ No. 19-51**; Ponte Vedra Beach Management Project, to add Phase II for construction phase and post-construction phase services for a Not-To-Exceed amount of \$738,733.00. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

17. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **award IFB No.1620; Manhole Rehabilitation Project to RCM Utilities LLC**, as the lowest, responsive, responsible bidder, and to execute a Contract, in substantially the same form and format as attached, for completion of the project for a total Lump Sum Amount of \$760,670.00. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

18. Motion to declare as **surplus** a Puc Buggy Sailboat and trailer, and authorize the County Administrator, or designee, to donate this equipment to the Bartram Trail Society. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

19. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **award IFB No. 23-76; St. Johns County Courthouse and Service Center Roof Replacement to Childers Roofing and Sheetmetal**, A Tecta America Company, LLC, as the lowest, responsive, responsible bidder, and to execute a Contract, in substantially the same form and format as attached, for completion of the project for a total Lump Sum Amount of \$2,361,000.00, which includes Bid Alternate #1. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

20. Motion to adopt Resolution 2024-_____, **amending the Fiscal Year 2024 budget** to recognize and appropriate federal Equitable Sharing proceeds of \$9,041.48 as revenue within the Fiscal Year 2024 Equitable Sharing Treasury Trust Fund budget. *For more information, contact Jesse Dunn, Director, Office of Management & Budget at 904 209-0568*

21. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to **submit Bass Pro Shops and Cabela's Grant and Donation Program Application**, on an on-going basis, on behalf of St Johns County Parks and Recreation Department for fishing equipment for park programs. *For more information, contact Ryan Kane, Director at 209-0324*

22. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to **submit a completed Fishing Equipment Donation Program Grant Application** on behalf of St Johns County Parks and Recreation Department fishing equipment for park programs. *For more information, contact Ryan Kane, Director at 904 209-0158*

23. Motion to adopt the recommendation by the Tourist Development Council to **approve the proposed Arts, Culture and Heritage Funding Program Guidelines** attached hereto, with said guidelines being effective for the Fiscal Year 2025 Program. *For more information, contact Tera Meeks, Director, Tourism & Cultural Events at 904 209-1680*

24. **Approval of minutes:**
 - 3/5/2024, BCC Regular