

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, April 2, 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
- ❖ Proclamation Recognizing Child Abuse Prevention Month
- ❖ Proclamation Recognizing Sexual Assault Awareness Month
- ❖ Proclamation Recognizing National Library 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: Joy Andrews, County Administrator

1. **Regional Park and Community Service Center Plan.** Review of plan to construct up to four full-service regional parks co-located with other services, including library services and various community service centers. The plan will include Library and Parks & Recreation statistical information, concepts for each campus, and a financing plan that does not necessitate new County revenues.

Presenter: Greg Caldwell, Public Works Director

2. **State Funded Florida Shared-Used Nonmotorized (SUN) Trail Network Program Agreements.** The Florida Legislature allocated \$26,277,505 in FDOT Sun Trail Grant Funds to St Johns County for various activities associated with five (5) segments of the SUN Trail network (the "Project"). \$730,000 of this funding supports design only for the trail along Beach Boulevard from Pope Road to SR A1A. The remaining \$25,547,505 supports design, construction, construction engineering, and inspection for 4 segments of the trail initiating at the existing trail on Allen Nease Road finishing at US 1 and CR 214 (King Street). As a condition of the funding, the County is required to maintain the Project for the useful life of the Project. This item requests approval and authorization for the Chair to execute the required Agreements and associated Maintenance Memorandum of Agreements between St. Johns County and the Florida Department of Transportation and to recognize the grant revenue and appropriate the funds for expenditure. No match is required by St. Johns County.

Districts 2, 3, 5

Presenter: Jesse D. Dunn, Director, OMB

- 3. Capital Improvement Revenue Refunding Bonds, Series 2024.** On February 06, 2024, the Board of County Commissioners directed staff to assemble the County's finance team to facilitate the refunding of the County's Capital Improvement Revenue Refunding Bonds, Series 2014 (the "Refunded Bonds") in order to achieve debt service savings for the County. The Resolution authorizes the issuance of St. Johns County, Florida Special Obligation Refunding Revenue Bonds, Series 2024 (the "2024 Bonds") in the aggregate principal amount of not exceeding \$11,000,000 to refund the Refunded Bonds in order to achieve debt service savings. The 2024 Bonds will not be issued unless the present value savings with respect to the refunding of the Refunded Bonds is no less than 3.00% of the aggregate par amount of the Refunded Bonds. The 2024 Bonds will be secured by a covenant of the County to budget and appropriate sufficient non-ad valorem revenues each year to pay the scheduled debt service on the 2024 Bonds. No ad valorem taxes will be used as security for or to pay the 2024 Bonds, nor will the ad valorem taxing power of the County be pledged as security for the 2024 Bonds. The resolution authorizes and directs the County Administrator, with the advice of the County's Financial Advisor and Bond Counsel, to determine the aggregate principal amount of 2024 Bonds to be issued, provided, however, the aggregate principal amount of the Bonds shall not exceed \$11,000,000. The 2024 Bonds will be sold pursuant to competitive bid to the investment firm that provides the lowest true interest cost to the County. The resolution authorizes the County Administrator, upon the advice of the County's Financial Advisor, to publish the notice of sale of the 2024 Bonds and to determine the sale date for the 2024 Bonds. The resolution appoints the paying agent and registrar for the 2024 Bonds; appoints the escrow agent for the refunding of the Refunded Bonds and approves the execution and delivery of an escrow agreement; authorizes the distribution of a preliminary official statement and the execution and delivery of a final official statement; authorizes the execution and delivery of a continuing disclosure certificate and the appointment of a dissemination agent; provides for all of the other terms and provisions of the 2024 Bonds; and provides an effective date. The Finance Team seeks the Board's approval of this resolution, which includes the forms of the related principal financing documents (attached to the resolution and incorporated therein as Exhibits A-D), to move forward with the pricing and issuance of the 2024 Bonds. For the Board's convenience in reviewing, each of the exhibits are titled/described as: Exhibit A -- Form of Official Notice of Sale; Exhibit B -- Form of Preliminary Official Statement; Exhibit C -- Form of Continuing Disclosure Certificate; and Exhibit D -- Form of Escrow Deposit Agreement.

Presenter: Jaime Locklear, Director of Purchasing

- 4. SJC Ordinance amending SJC Ordinance 2022-22, 1st Reading.** In September 2023, staff brought a discussion item to the Board for consideration of the County's Local Preference Policy. Board's direction at that meeting was to get input from the Chamber of Commerce, and to bring back recommendations. This item includes the recommended edits to the SJC Purchasing Policy relative to the Local Preference Policy, and other edits necessary due to organizational changes and administrative needs. This is the 1st reading. The final version, based upon Board direction, will be brought back to the Board for adoption.

Presenter: Doug Burnett, St. Johns Law Group
Staff Member: Saleena Randolph, Senior Planner

District 3

5. **Public Hearing * PUD 2023-21 Bella Terra.** A request to rezone approximately 37.73 acres of land from Open Rural (OR), Commercial General (CG) and Commercial Intensive (CI) with conditions to Planned Unit Development (PUD) to allow for a maximum of 155 single family dwelling units; specifically located at 150 Bella Terra Drive, 4855 Winton Circle, 4565 US Hwy 1 South, and two unaddressed parcels on US Hwy 1 South. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on March 7, 2024, and recommended approval with a vote of 5 to 2. Agency members and the public discussed the area traffic, wetlands, flooding in the area, and improved project type from the previous request.

Presenter: Autumn Martinage, Senior Planner Matthews DCCM
Staff Member: Amy Ring, Special Projects Manager

District 2

6. **Public Hearing * REZ 2023-26 Fidus Warehouse & RV/Boat Storage.** Request to rezone approximately 4.7 acres of land from Open Rural (OR) to Industrial Warehousing (IW) with conditions to waive any right to develop the property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments, specifically located south of SR16, west of Race Track Rd at address 1955 SR16. The Planning and Zoning Agency heard this item at their regularly scheduled meeting on February 15, 2024. The item was recommended for approval with a vote of 6-0. One agency member asked general questions about the Live Local Act waiver and the conceptual site plan submitted with the application. There was no public comment.

Presenter: James G. Whitehouse, Esq.
Staff Member: Marie Colee, Assistant Program Manager

District 2

7. **Public Hearing * PLNAPPL 2024-01 ABC Fine Wine and Spirits.** Request to appeal the Planning and Zoning Agency (PZA) denial of Minor Modification (MINMOD 2023-15) to Six Mile Creek PUD (ORD. 1991-37, as amended) to allow ABC Fine Wine and Spirits, which is classified as a package store, to be established within 1,000 feet of an existing church and school, specifically located on the west side of Pacetti Road between Registry Boulevard and State Road 16. Under project MINMOD 2023-15 ABC Fine Wine and Spirits, the proposed Minor Modification was heard and denied by the Planning and Zoning Agency (PZA) on December 21, 2023, with a vote of 3 to 3 constituting a Denial. (Matovina, Green, Peter approving; Pierre, Spiegel, Hilsenbeck dissenting with Perkins absent)

Presenter: William Steely, Owner
Staff Member: Marie Colee, Assistant Program Manager

District 2

8. **Public Hearing * REZ 2023-25 Steely Residence.** Request to rezone approximately 56 acres of land from Planned Rural Development (PRD) to Open Rural (OR), located on County Road 13 North. 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: Doug Burnett/Applicant
Staff Member: Eric Clark, Engineer

District 2

9. **Public Hearing * NZVAR 2023-23 Tampa Road.** 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 residential development.

Presenter: Jennifer L. Kilinski of Kilinski | Van Wyk PLLC
Staff Member: Keisha Fink, AICP, Principal Planner

District 1

10. **Public Hearing * CDD 2023-03 Petition to Establish the Orange Branch CDD.** A petition to establish the Orange Branch Community Development District (CDD), comprised of approximately 963.43 acres of land, generally located south of Greenbriar Road, north and east of State Road 13, and north and west of the River Edge CDD. The proposed CDD will serve residential portions of the Landings at St. Johns Planned Unit Development (PUD) and the Landings at Greenbriar Planned Unit Development (PUD).

Presenter: Christine Valliere, Senior Assistant County Attorney

11. **Presentation of 2024 Live Local Act Glitch Bill.** The Live Local Act (SB 102) was enacted in 2023. The law preempts local government authority on the zoning, density, and height for certain multi-family developments in commercial, industrial or mixed-use lands as long as 40% of the units are reserved for affordable housing for a minimum of 30 years. The Act also includes certain property tax exemptions and other incentives for affordable housing. A glitch bill was approved in the 2024 legislative session, along with an amendment in the tax package to create a new affordable housing property tax exemption. The approved bills are pending consideration by the governor (Senate Bill 328/House Bill 7073). At the March 5, 2024, regular meeting, the Board requested a presentation regarding the details of the approved bills.

- ❖ 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 St. Augustine Lakes Phase 3B**. For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603
3. Motion to adopt Resolution 2024-_____, approving **the final plat for Silverleaf - River Reach Parkway**. For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603
4. Motion to adopt Resolution 2024-_____, approving **the final plat for Volusia Woods**. For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603
5. Motion to adopt Resolution 2024-_____, approving **the final plat for Varella Avenue Subdivision**. For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603
6. Motion to adopt Resolution 2024-_____, 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
7. Motion to adopt Resolution 2024-_____, approving the terms and authorizing the Chair to execute **a Temporary License for Construction and Other Access** on behalf of the County. For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776
8. Motion to adopt Resolution 2024-_____, authorizing the Chair of the Board, on behalf of the County, to execute an **easement to Florida Power & Light Company** to install electrical service for Fire Station No. 11 at Cypress Lakes. For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776

9. Motion to adopt Resolution 2024-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement for a Temporary Construction Easement**, in the amount of \$10,100, to serve construction of right of way and drainage improvements for the Kings Estate Road Corridor Improvements Project. *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 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*
11. Motion to approve a **transfer in the amount of \$50,000 from Transportation Trust Fund Reserves to the Land Management Consulting Services account** for professional services related to title searches, appraisals of property, and other land management services. *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, Bill of Sale, Final Release of Lien and Warranty** associated with the water and sewer systems to serve Paseo Reyes Office Condominium North - Phase 1 located off Paseo Reyes Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
13. Motion to adopt Resolution 2024-_____, approving the terms, conditions, provisions, and requirements of the **Amended and Restated Road Maintenance Cost Share Agreement with the River's Edge Plantation Association, Inc.** regarding the milling and resurfacing of the roads within the River's Edge subdivision; and authorizing the County Administrator, or designee, to execute the Amended and Restated Agreement on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
14. Motion to adopt Resolution 2024-_____, approving the terms, conditions, provisions, and requirements of the **State-Funded Grant Agreement with the Florida Department of Transportation to receive \$640,000 for construction, and CEI for improvements** at the SR 16 and Stratton Boulevard / Industry Center Road Intersections; authorizing the County Administrator to execute the Agreement on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 209-0266*
15. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to execute and deliver on behalf of the County the **Interlocal Agreement between St. Johns County, Florida and Putnam County, Florida** in substantially the same form as attached hereto. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
16. Motion to adopt Resolution 2024-_____, approving an **increase in the refund period of one (1) year, up to and including May 27, 2025, for the Water Unit Connection Fee Refund Agreement** between Lennar Homes, LLC and St. Johns County for the Windward Ranch offsite water transmission main. *For more information, contact Neal Shinkre, P.E., Utility Director at 904 209-2721*

17. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **award RFQ NO. 1646; Design-Build Services for SR 16 Water Reclamation Facility Ground Storage Tank to Precon Corporation**, as a qualified Design-Build Firm with the lowest technically acceptable cost proposal, and to execute a contract in substantially same form and format as attached hereto for completion of the specified services for a Total Cost of \$2,552,600.00 which included Alternate # 1 Tank Dome Railing, in accordance with RFQ NO. 1646 *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

18. 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*

19. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **award IFB No: 1701; Plantation Park Renovations – Phase 1 to Astroturf Corporation DBA APT Acquisition Construction Corp**, as the lowest, most responsive and responsible bidder, at a total lump sum bid price of \$1,856,650.00 for the completion of the specified project. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

20. Motion to adopt Resolution 2024-_____, approving the **Letter of Commitment for the EPA Climate Pollution Control Grant for the Sunshine State Energy Resilience Coalition Project**, and ratifying the County Administrator’s execution of the Letter on behalf of the County; authorizing the County Administrator, or designee, to execute any necessary documents concerning the grant application. *For more information, contact Mathieu de Bruin, Principal Resiliency Planning Analyst at 904 209-0419*

21. Motion to adopt Resolution 2024-_____, approving for purposes of 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, construction, and development of a multifamily housing project known as Summerset Village and Summer Breeze Apartments; and establishing an effective date.** *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

22. Motion to adopt Resolution 2024-_____, approving the **three applications for Major Impact Special Events to take place at Vilano Beach on May 19, 2024 July 28, 2024, October 13, 2024.** *For more information, contact Ryan Kane, Director at 904 209-0324*

23. **Approval of minutes:**
 - 3/19/2024, BCC Regular

24. Proofs:

Proof: Special Care Housing. Land Development Code, Ordinance 1999-51, published on February 29, 2024, in the St. Augustine Record.

Proof: Invitation for Bids, Bid No: 1724; Permit Center Addition, published on February 1, 2024 and February 8, 2024, in the St. Augustine Record.

Proof: Invitation for Bids, Bid No:1734; SJC Jail Chiller #1 Replacement, published on February 7, 2024 and February 14, 2024, in the St. Augustine Record.

Proof: Invitation for Bids, Bid No:1687, State Attorney Office Remodel, published on February 12, 2024 and February 19, 2024, in the St. Augustine Record.

Proof: Request for Proposals, RFQ No: 1374R; Design-Build Services for Wells, published on February 13, 2024 and February 20, 2024, in the St. Augustine Record.