

# 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 16, 2024, 9:00 AM

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*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 National Public Safety Telecommunicators Week
- ❖ Proclamation Recognizing April 27th as American Legion Family Day
- ❖ Proclamation Recognizing May as Mental Health Awareness Month
- ❖ Proclamation Recognizing April as Water Conservation Month
- ❖ Public Safety Update
- ❖ Clerk of Court's Report
- ❖ Legislative Affairs Update
- ❖ Service Delivery Team 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: Sean McGee, Fire Chief**

1. **Public Safety Facility Plan.** Review of a plan to construct up to four fire stations and a Fire Rescue training facility. The plan will include concepts for each facility and a financing plan that does not necessitate new County revenues.

### **Presenter: Joy Andrews, County Administrator**

2. **Confirmation of Intergovernmental Affairs Director.** Adam Tecler has served as the Grants and Legislative Affairs Manager for SJC since 2022, securing more than \$168 million in funding to advance critical infrastructure projects throughout the county. Prior to joining SJC, Mr. Tecler gained extensive federal, state, and local government experience in the executive, legislative, and judicial branches of government.

**Presenter: Corey Bowens, Director Land Management & Lex Taylor, Deputy County Attorney**

**District 2**

- 3. Purchase and Sales Agreement for World Golf Foundation, Inc. real property and improvements and Lease Back Agreement for a portion of real property to PGA Tour, Inc.** In June 2023, the World Golf Foundation notified St. Johns County (SJC) of its intention to move the World Golf Hall of Fame and the World Golf Hall of Fame IMAX theater out of the World Golf Village, and to relocate the PGA Tour Productions to a new building on the Global Home Campus. These departures and relocations provide a turning point for the SJC community, offering a unique opportunity to shape the development of these properties that align with the community's vision and needs. The Foundation owns the PGA Tour Production building and leases to the PGA Tour, Inc. and owns all of the parking area, common area, and other improvements within the core of the World Golf Village. The County requested two appraisals for the real property which are attached as exhibits. The average appraised value from the two appraisals is \$5,297,500.00. The Foundation has agreed to a purchase price of \$5,297,500.00 for the real property and \$202,500 for the inventory in the Hall of Fame, IMAX Theater and the PGA Tour Production Building, and the World Golf Village Marks for a total purchase price of \$5,500,000.00. The negotiated purchase price complies with Ordinance No. 2011-17. The estimated cost for property closing is estimated at \$50,000. The total funding requirement is \$5,550,000. This Agreement also is a negotiated agreement to terminate the Tourist Development Agreement dated November 26, 1991, and the Ground Lease for the Hall of Fame dated May 10, 1995, with the World Golf Foundation providing a clear title to the County for the Hall of Fame. PGA Tour, Inc. and World Golf Foundation, Inc. have also requested to lease back the Tour Production Building until March 2025 to facilitate an efficient move of the production group to their new headquarters at TPC in Ponte Vedra. Attached is a Ground Lease for consideration which includes an agreement with the Foundation to continue to operate the IMAX Theater and the responsibility to maintain the common space through the Property Owners Association until March 2025. The County will be responsible for the insurance costs for the property as part of the agreement. The recommendation for funding includes the reallocation of \$2 million in American Rescue Plan Act Funding and \$2 million from the 2019 Capital Improvements Fund approved for the construction of a library.

**Presenter: Thomas Ingram | Sodl & Ingram, PLLC**  
**Staff Member: Justin Kelly, Senior Planner**

**District 2**

- 4. Public Hearing \* CPA (SS) 2023-10 County Road 208 Multifamily.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 23.17 acres of land from Rural/Silviculture to Residential-D, with a site specific text amendment stating that the subject property shall be entitled to a maximum density of fifteen (15) dwelling units per net acre, pursuant to Policy A.1.11.1(m)(7) of the 2025 Comprehensive Plan regarding the Affordable Housing Density Bonus, provided that at the time of initial development until the date that is fifteen (15) years from the issuance of the first Certificate of Occupancy, forty percent (40%) of the residential units on the property shall be income-restricted for affordable housing. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, March 21, 2024, and was recommended for approval, 4-2.

**District 2**

- 5. Public Hearing \* PUD 2023-19 County Road 208 Multifamily.** Request to rezone approximately 23.17 acres of land, located on the north side of County Road 208, approximately two miles west of the State Road 16/Interstate 95 interchange, from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 180 multifamily residential dwelling units. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, March 21, 2024, and was recommended for approval, 4-2.

**Presenter: Karen M. Taylor, Land Planner**

**Staff Member: Teresa Bishop, AICP, Planning Manager**

**District 3**

6. **Request to Withdraw PUD 2023-15 Sunset View PUD.** The applicant has requested to withdraw PUD 2023-15 Sunset View PUD. The Sunset View PUD is an advertised public hearing item. Section 9.00.03 of the Land Development Code (LDC) requires the Board of County Commissioners to approve the withdrawal of this application. LDC Section 9.00.03 states: Withdrawal of Applications - An application for any action under this Article may be withdrawn at any time so long as no notice has been given that the application will be reviewed at a public hearing. An application may be withdrawn thereafter, with the consent of the Board of County Commissioners or Planning and Zoning Agency, as applicable. The Planning and Zoning Agency heard PUD 2023-15 at its regular scheduled March 7, 2024 meeting and recommended denial with a 7-0 vote. The applicant has determined, they will pursue alternatives in developing the property under the current zoning and has requested the PUD application be withdrawn from review and public hearing.

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

**Staff Member: Evan Walsnovich, Planner**

**District 3**

7. **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: Curtis Hart, Hart Resources LLC**

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

**District 4**

8. **Public Hearing \* CPA(SS) 2023-08 Pine Island.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 20.67 acres of land from Rural/Silviculture (R/S) to Mixed Use District (MD); specifically located at 9050, 9060, and 9080 US Hwy 1 North along with unaddressed parcels located on US Hwy 1 North and Old Dixie Highway. This request is a companion application to PUD 2023-17. 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 1. Agency members discussed the amount of legal lots of record, housing alternatives, apartment types, existing apartments in the area, compatibility with the area, and wetlands.

**District 4**

9. **Public Hearing \* PUD 2023-17 Pine Island.** Request to rezone approximately 20.67 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 50,000 square feet of commercial uses and 202 multi-family units; specifically located at 9050, 9060, and 9080 US Hwy 1 North along with unaddressed parcels located on US Hwy 1 North and Old Dixie Highway. This request is a companion application to CPA(SS) 2023-08. 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 1 with the condition that the applicant revise the height of buildings. Agency members discussed building heights, compatibility with the area, and wetlands. As a result of the Agency discussion, the applicant has provided a revised Text and Map with maximum height of Residential buildings at 45 feet and Commercial buildings at 35 feet.

**Presenter: Kealey West, Office of the County Attorney**

**District 4**

- 10. Second Reading of proposed Ordinance to establish a boating restricted area at the double blind curve on Pablo Creek.** At its March 19, 2024, regular meeting, the Board of County Commissioners heard the first reading of a proposed ordinance to establish a slow speed, minimum wake boating restricted area on Pablo Creek at the double blind curve. 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: Gordon Smith, Assistant Utility Director - Engineering**

- 11. Transmittal Hearing for COMPAMD 2024-01, a Comprehensive Plan Amendment to amend the Comprehensive Plan Goals, Objectives and Policies to comply with Section 163.3177, Florida Statutes, as revised by House Bill 1379.** House Bill (HB) 1379 revised existing Florida Statutes related to Environmental Protection, becoming effective on July 1, 2023. HB1379 added specific requirements to Florida Statutes Section 163.3177 related to pollutant load reduction projects for the Basin Management Action Plan (BMAP) areas in the County’s jurisdiction and for considering the feasibility of providing sanitary sewer service to developments of fifty (50) or more lots with more than one onsite sewage treatment and disposal systems (OSTDS) per one (1) acre. These provisions were explicitly described in the revised Statute as requiring an Amendment to the County’s Comprehensive Plan to include by July 1, 2024. Two new policies have been developed to address the requirements of HB 1379. One policy will require the County to list applicable pollutant load projects for the LSJR BMAP in its Five-Year Capital Improvement Plan as needed. A second policy will require the County to consider the feasibility or providing sanitary sewer service to developments of fifty (50) or more lots with more than one onsite sewage treatment and disposal systems (OSTDS) per one (1) acre and include applicable projects in its Five-Year Schedule of Capital Improvements as needed. This Comprehensive Plan amendment is required for compliance with the applicable provisions of House Bill 1379, under the requirements of s. 163.1377, F.S.

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

- 12. Consider appointment to the Construction Board of Adjustment and Appeals.** Currently, there are (6) vacancies on the Construction Board of Adjustment and Appeals due to expired terms. A vacancy ad was placed in August of 2023 and remains open. Please find attached for your review and consideration a recommendation letter from the Construction Board of Adjustment and Appeals and (3) applications: Amber Reeder Dist. 5, Michael Saxe Dist. 5, Adrienne Reed Dist. 5.

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

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## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

Joy Andrews, County Administrator  
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Tuesday, April 16, 2024, 9:00 AM

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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 Rivertown Vista**. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the terms and conditions of **Joint Participation Agreement, Financial Project 418441-1-84-24, for receiving a State of Florida Public Transit Block Grant for \$636,098**, and to recognize the funds for the **St. Johns County Transit Revenue and Expenditure budget for FY 2024**, and to authorize the County Administrator or authorized designee to execute any other documents or Supplemental Joint Participation Agreements for the purpose of **Scope Changes and/or funding adjustments and all other documents as may be required**. *For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630*
4. Motion to approve **PFS AGREE 2024-02** and authorize the County Administrator to **execute the Madison St. Augustine 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 Lauren Dwyer, Transportation Planner at 904 209-0753*
5. 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 Palencia Parcel MUA5 located off US 1 North. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting an **Easement for Utilities, a Bill of Sale, Final Release of Lien and Warranty** associated with the sewer force main system to serve Palm Valley Gardens Ph2 (force main) located off North Roscoe Boulevard. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

7. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting a **Quit-Claim Deed, Grant of Easement and Temporary Construction Easement** in connection with the Regalo Road Improvement Project. *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 W George Miller Road in Hastings. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water system to serve 8165 State Road 207. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2024-\_\_\_\_\_, **approving application to the State of Florida Department of Transportation for donation of surplus lands** necessary for public purposes, located at State Road 207 and Hilltop Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. 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 Agricultural Center Warehouse located off Agricultural Center Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
12. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water and sewer systems to serve A.W.A. Office - Warehouse located off Agricultural Center Drive. *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, two Bills of Sale, two Final Releases of Lien and two Warranties** associated with the water, sewer, and reuse systems to serve Beacon Lake Phase 4A and 4B located off County Road 210. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
14. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water and reuse systems to serve Fifth Third Bank - Beachwalk located off County Road 210. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
15. 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 WGV Office Condos Infrastructure located off Pacetti Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

16. 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 St. Augustine Lakes Phase 2A located off Homes Boulevard. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
17. 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 Old Moultrie Apartments located off Old Moultrie Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
18. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the terms, provisions, conditions and requirements of the **Utility Work by Highway Contractor Agreements between St. Johns County, Florida and the Florida Department of Transportation relating to the financial project numbers 422938-8-52-01 and 422938-8-56-01 in the amount of \$4,504.50 and \$11,870.00, respectively;** approving the terms, provisions, conditions, and requirements of **Three Party Escrow Agreement between St. Johns County Utilities, the Florida Department of Transportation, and the State of Florida, Department of Financial Services, Division of Treasury;** and authorizing the Chair to execute the agreements on behalf of the County. *For more information, contact Neal Shinkre, Utility Director at 904 209-2721*
19. Motion to adopt Resolution 2024-\_\_\_\_\_, approving a template **Utility Service Agreement** setting forth the terms, conditions, provisions, and requirements for the line extension project between CR 206 and Cypress Point II; authorizing the County Administrator, or designee, to **execute individual agreements on behalf of the County; instructing the Clerk to file executed agreements in the public records; and authorizing the Utility Department to accept the required payments and proceed with construction of the project.** *For more information, contact Neal Shinkre, Utility Director at 904 209-2721*
20. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the terms, conditions, provisions, and requirements of the **Utility Cost-Share Agreement between HDG Cypress Point, LLC and St. Johns County,** and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. *For more information, contact Neal Shinkre, Utility Director at 904 209-2721*
21. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award IFB No: 1724; Public Service Center to STG Contracting Group, Inc.,** as the lowest, most responsive and responsible bidder, at a total lump sum bid price of \$9,454,652.50 for the completion of the specified project, including Bid Alternate #1. *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 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award Bid No: 1572; Tillman Ridge Transfer Station Tipping Floor Repairs to Cornerstone Construction Services, Inc.**, as the responsive, and responsible bidder, and to execute a contract in substantially same form and format as attached hereto, at a total negotiated lump sum bid price of \$886,690.00 for completion of the specified project. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
  
24. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award Olsen Associates, Inc. as the top ranked firm, and execute a Professional Services Contract for a Beach Management Plan under RFQ 23-47**, in the not-to-exceed amount of \$540,484.00. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
  
25. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award RFQ NO. 1528 Construction Engineering & Inspection (CEI) Services for CR 2209 Extension Central Segment with Eisman & Russo**, as the top ranked firm, and execute a contract in substantially the same form and format as attached for completion of the services at a not-to-exceed contract price of \$993,168.00. *For more information, contact Jaime Locklear, Director Purchasing Department at 904 209-0158*
  
26. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee to **execute and submit an application to the National Fish and Wildlife Foundation 2024 National Coastal Resilience Fund**, on behalf of the County, to support the acquisition of the Shores Boulevard parcel. *For more information, contact Mathieu de Bruin, Principal Resiliency Planning Analyst at 904 209-0419*
  
27. Motion to adopt Resolution 2024-\_\_\_\_\_, **allocating \$124,652 from the Veteran Services Homeless Veterans Housing Assistance Program to Home Again St. Johns, Inc.** to provide case management and wrap around services to veterans residing in Veterans Village; and approving and authorizing the County Administrator, or designee, to execute the Grant Agreement on behalf of the County, in substantially the same form and format as attached. *For more information, contact Joseph McDermott, Director Veterans Service Office at 904 209-0158*
  
28. Motion to **appoint Chris Brazda to the Ponte Vedra Architectural Review Committee** for a full four-year term scheduled to expire April 16, 2028. *For more information, contact Joanne Spencer, Sr. Asst. to the Board of County Commissioners at 904 209-0308*
  
29. Motion to adopt Resolution 2024-\_\_\_\_\_, recognizing **and appropriating unanticipated revenue in the amount of \$4,020 into the Golf Club Equipment Maintenance budget.** *For more information, contact Ryan Kane, Director at 904 209-0324*
  
30. **Approval of minutes:**
  - 4/2/2024, BCC Regular