

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, May 21, 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 National Emergency Medical Services Week
- ❖ Proclamation Recognizing National Public Works Week
- ❖ Proclamation Recognizing Foster Parent Appreciation Month
- ❖ Proclamation Recognizing National Historic Preservation Month
- ❖ Acceptance of Proclamations
- ❖ 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: Meredith Budd, Director of Live Wildly Foundation

1. **Live Wildly Foundation Presentation.** Founded in 2022, the Live Wildly Foundation is a 501(c)3 family foundation that applies an entrepreneurial approach to protecting Florida's natural resources while seeking to balance smart growth, a robust economy, and a connected, resilient landscape. Live Wildly is committed to working across the state of Florida and is excited to be partnering with Sing Out Loud for the "Live Wildly Showcase" in St. Augustine this year. As in years past, collaborations with non-profit organizations remain a pillar of Sing Out Loud, and a portion of ticket sales from the Live Wildly Showcase will be dedicated to conservation efforts within St. Johns County. With the Sing Out Loud partnership, Live Wildly is focused on engaging with local stakeholders in St. Johns County to amplify conservation efforts in the NE region of the state.

Presenter: Brett Wiler

Staff Member: Colin Groff, Deputy County Administrator

District 2

- 2. World Golf Village Survey Analysis and Strategic Recommendations.** As the County moves forward with the Purchase and Sale Agreement (PSA) due diligence stage for the assets of the World Golf Foundation, staff is seeking direction from the Board on the next steps. The County engaged TPMA, Inc. to conduct a series of citizen input sessions and a survey to gather information on what residents would like to see for the future of World Golf Village. Brett Wiler, Senior Director, Economic Development and Strategic Planning, will present the findings from this work along with recommended strategies for the next step in this process.

Presenter: Colin Groff, Deputy County Administrator

District 5

- 3. Pavo, LLC Economic Development Incentive Request.** The St. Johns County Economic Development Agency has received an application from Pavo, LLC for economic development incentives to develop a total of 22,680 square feet of speculative industrial/office space located near the intersection of I-95 and International Golf Parkway. The project scored 5 points under the speculative space 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 and water/sewer connection fees) and four years ad valorem taxes paid by the Applicant (general County portion) on capital improvements. Completion of the project is anticipated by the third quarter of 2025. With this schedule, the first annual incentive payment would be anticipated during FY27. The total estimated value of the incentive is \$107,224. 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: Greg Burke

Staff Member: Shawna Novak, Director

- 4. A presentation by the St. Johns County Affordable Housing Advisory Committee (AHAC) regarding Missing Middle Housing.** During the March meeting of the Affordable Housing Advisory Committee (AHAC), a unanimous motion was passed requesting that Greg Burke, the principal architect and President of Gregory John Burke-ARCHITECT, PA, present his findings on Missing Middle Housing to the St. Johns County Board of County Commissioners (BCC). Mr. Burke, who is actively involved in residential housing development, serves as a committee member on the AHAC. The AHAC convenes on the third Wednesday of each month at 3:00 p.m. in the Muscovy Conference room at the St. Johns County Health & Human Services Building. Missing Middle Housing is a housing typology that bridges the gap between single-family homes and large apartment complexes. It includes smaller-scale structures like duplexes, triplexes, fourplexes, courtyard apartments, and townhouses. These diverse housing choices are designed to fit within existing neighborhoods, promote walkability, and contribute to community integration. By providing more options, Missing Middle Housing aims to enhance affordability and sustainable development patterns.

Presenter: Karen Taylor, Land Planner
Staff Member: Evan Walsnovich, Planner

District 3

- 5. Public Hearing * REZ 2023-24 Contentment Park.** Request to rezone approximately 3.87 acres of land from Open Rural (OR) to Commercial Highway Tourist (CHT) located on the eastern side of Resort Way and west of State Road 207. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on April 18, 2024 and recommended approval with a vote of 4 to 1. Agency members discussed with the applicant the proposed impacts to the traffic on State Road 207 and how the site will be cleared.

- ❖ 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 **approve PFS AGREE 2024-01** and authorize the County Administrator to **execute the Amended and Restated Concurrence and Impact Fee Agreement** for the Landings at Greenbriar and the Landings at St. Johns, 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*
3. Motion to adopt Resolution 2024-_____, approving the terms and authorizing the County Administrator, or designee, to **execute a Purchase and Sale Agreement** for acquisition of property necessary for construction of right of way improvements along Kings Estate Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
4. Motion to adopt Resolution 2024-_____, accepting a **Grant of Easement and Temporary Construction Easement** and authorizing the Chair of the Board to **execute a Termination and Release of Easement**, on behalf of the County, in connection with the Porpoise Point Drainage Improvement Project. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. Motion to adopt Resolution 2024-_____, **accepting a Temporary Construction Easement** for installation of a new water transmission main to be located along North Dancy Avenue in Hastings. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2024-_____, accepting a **Deed of Dedication** and authorizing the County Administrator, or designee, to **execute an Access Easement Agreement** for property to be used for a combined fire station and sheriff facility off of CR210 on Accolade Avenue from Twin Creeks SPE, LLC, a Florida limited liability company to St. Johns County as required in the Development Order to donate up to three acres of property for a fire station and sheriff facility. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

7. Motion to adopt Resolution 2024-_____, accepting a **Non-Exclusive Assignment of Easement, Bill of Sale, Final Release of Lien and Warranty** associated with the offsite sewer system to serve Hammock Oaks Subdivision. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
8. Motion to adopt Resolution 2024-_____, accepting a **Bill of Sale and Final Release of Lien** associated with the sewer force main extension with the 5th Street right-of-way. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2024-_____, authorizing the Chair of the Board, on behalf of the County, to **execute Termination of an Easement forms and accept Temporary Coastal Management Easements** in connection with the Ponte Vedra Beach Restoration Project. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2024-_____, authorizing the Chair to execute a **Subordination Agreement and an Easement Agreement** related to the State of Florida Department of Transportation's donation of a pond site near the intersection of State Road 207 and Coquina Crossing Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the **Maintenance Agreement Amendment** in sustainably the same form as attached hereto; and further authorizing the County Administrator to execute any subsequent **amendments to the Maintenance Agreement**, without further Board action, that do not propose to amend, modify, or otherwise change the material terms, conditions, provisions, or requirements of the Maintenance Agreement. *For more information, contact Greg Caldwell, Director - Public Works at 904 209-0132*
12. Motion to adopt Resolution 2024-_____, **approving the terms, conditions, provisions, and requirements of an agreement with the Florida Department of Transportation (FDOT) and St. Johns County** for the transfer of property and maintenance requirements for roadways crossing SR 23. *For more information, contact Greg Caldwell, Public Works Director at 209-0266*
13. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **award RFP No:1596, Family Stabilization Services to Bay Area Youth Services, Inc. and execute an Agreement for Family Stabilization Services** under RFP 1596, in the not-to-exceed amount of \$305,000 per year, for a period of three years. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
14. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **award IFB No: 1719; Dobbs Road to Old Moultrie Road Forcemain and Reclaimed Water Forcemain Installation (Base Bid, Allowance 1, Allowance 2, Alternate) to T.G. Utility Company, 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 \$1,796,547.00 for completion of the specified project. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

15. 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*
16. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, 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 22-MCA-BAK-17610 to C.W. Matthews Contracting Co, Inc. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
17. Motion to adopt Resolution 2024-_____, **amending the Fiscal Year 2024 budget** to recognize and appropriate federal Equitable Sharing proceeds of \$31,713.58 as revenue within the Fiscal Year 2024 Equitable Sharing Justice Trust Fund budget. *For more information, contact Jesse Dunn, Director, Office of Management & Budget at 904 209-0568*
18. Motion to adopt Resolution 2024-_____, **amending the Fiscal Year 2024 Law Enforcement Trust Fund budget** to recognize and appropriate \$7,600 in receipts from the sale of confiscated property; and approving a transfer of \$16,709.31 from the Law Enforcement Trust Fund to the Sheriff's Office for use in accordance with section 932.7055, F.S., to purchase equipment. *For more information, contact Jesse Dunn, Director, Office of Management & Budget at 904 209-0568*
19. Motion to adopt Resolution 2024-_____, **recognizing and appropriating \$200,000 in grant funding** from the FDEP Resilient Florida Grant Program **as unanticipated revenue within the Fiscal Year 2024 Office of Intergovernmental Affairs budget**; approving and authorizing the County Administrator, or designee, to **execute and deliver Grant Agreement 24PLN25** on behalf of the County in substantially the same form as attached hereto. *For more information, contact Mathieu de Bruin, Principal Resiliency Planning Analyst at 904 209-0419*
20. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **execute and submit an application to Firehouse Subs Public Safety Foundation**, on behalf of the County, for fire safety equipment. *For more information, contact Sarah Newell, Grants and Policy Analyst at 904 209-0566*
21. Motion to adopt Resolution 2024-_____, **approving a substantial amendment to the 2022-2023 CDBG Annual Action Plan to reallocate \$427,041.96 in CDBG funds to the Hastings Community Center and Library Project** to fund the Debt Service Reserve Fund required by the HUD Section 108 loan, in substantially the same form as attached hereto; authorizing the Chair to **execute and deliver a letter to HUD** detailing the substantial amendment; and authorizing the County Administrator, or designee, to **submit the substantial amendment through HUD's Integrated Disbursement and Information System**. *For more information, contact Shawna Novak, HHS Director at 904 209-6089*
22. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **execute a Cooperative Management Agreement** in substantially the same form and format as attached for improvements to the Fort Matanzas Beach Ramp and **to recognize and appropriate up to \$1,000,000 in reimbursement funds from The National Park Service for expenses**. *For more information, contact Ryan Kane, Director at 904 209-0324*

23. Motion approving and authorizing the County Administrator, or designee, **to execute and deliver, on behalf of the County, a Memorandum of Understanding between St. Johns County and the St. Johns County Sheriff's Office**, in substantially the same form as attached hereto reference the tactical medical team program known as the TEMS team. *For more information, contact Jeremy B. Robshaw, Chief - Administrative Services at 904 209-1750*
24. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, **to execute and deliver, on behalf of the County, Standard Contract No. RP945 between Florida Department of Environmental Protection and the County for St. Johns County Marine Rescue** to provide lifeguard services for Anastasia State Park during peak summer season, in substantially the same form as attached hereto. *For more information, contact Jeremy Robshaw, Chief - Administrative Services at 904 209-1750*
25. **Motion to approve minutes:**
- 05/07/24, BCC Regular