

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, June 4, 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
- ❖ 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 11:30AM - 12:00PM, or at the conclusion of the Regular Agenda, whichever occurs first

Presenter: Jesse Dunn, Director, OMB

- 1. Constitutional Officers' Fiscal Year 2025 Budget Presentations - The St. Johns County Sheriff, the Clerk of the Circuit Court and Comptroller, and the Property Appraiser.** Presentation of the Constitutional Officer's tentative budgets for Fiscal Year 2025. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector is fee-based, it is not required for the Tax Collector's budget to be submitted to the BCC at this time. The Sheriff, Clerk of the Circuit Court and Comptroller, and the Property Appraiser will each make a brief oral presentation to the BCC relative to their respective tentative budget.

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

- 2. Presentation of the Boards and Committees 2023 Annual Reports.** Boards Rules and Policies Rule 2.206 Requirements of Boards and Committees states: Each Board/Committee must submit an Annual Report to the Board of County Commissioners by April 1st indicating its activities and accomplishments for the previous calendar year. The report should include the mission statement of the Board/Committee, projections for the current calendar year and any other relevant information, such as the proposed budget. At the request of the Chair, Commissioner Arnold, I have been asked to present a snapshot of the annual reports to the Board, highlighting each board/committee's 2023 accomplishments.

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. This item was originally heard at the May 21, 2024 Regular BCC meeting and asked to be brought back to the board when the applicant could be present. The applicant, John Bogart, is available and attending the June 4, 2024 Regular BCC meeting.

Presenter: Kevin Ledbetter, Senior Engineer

4. **Adoption 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 residential 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 1st, 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 residential 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. This item was presented at the PZA meeting on April 4, 2024 and received a vote to recommend transmittal (6/0; Dr. Hilsenbeck absent). The transmittal hearing took place at BCC on April 16, 2024 and received a vote to transmit (5/0).

Presenter: Katie Buchanan, Esq. Kutak Rock
Staff Member: Brandon Tirado, Planner

District 3

5. **Public Hearing * CDD AMD 2024-01 Entrada CDD.** Petition to amend the Entrada Community Development District to add approximately 102.96 acres to the District

Presenter: Andrew Rakowski - Langan Engineering
Staff Member: Keisha Fink, AICP, Principal Planner

District 5

6. **REZ 2023-27 SWC-20 RecNation St. Augustine.** REZ 2023-27 SWC-20 RecNation St. Augustine, request to rezone approximately 1.52 acres of land from Residential, Single Family (RS-3) to Industrial Warehousing (IW). The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on May 2, 2024, and recommended approval with a vote of 6 to 0 (Green absent).

Presenter: Ellen Avery-Smith, Rogers Towers
Presenter: Trevor Steven, Planner

District 3

7. **Public Hearing * MAJMOD 2024-02 Brinkhoff Charter School.** Request for a Major Modification to the Treaty Grounds Planned Unit Development (Ordinance 1987-37, as amended) to remove approximately five (5) acres of land. This request is a companion application to REZ 2024-01 Brinkhoff Charter School, which seeks to rezone the property to Open Rural (OR) to allow for a K-8 Charter School and Early Learning Center, specifically at 1600 Brinkhoff Road. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on May 2, 2024, and recommended approval with a vote of 4 to 2. Agency members and the public discussed various topics, such as traffic concerns, compatibility with the nearby area, and the topic of charter schools in general.

District 3

8. **Public Hearing * REZ 2024-01 Brinkhoff Charter School.** Request to rezone approximately five (5) acres of land from Planned Unit Development (PUD) to Open Rural (OR) to allow for a K-8 Charter School and Early Learning Center, located specifically at 1600 Brinkhoff Road. This request is a companion application to MAJMOD 2024-01, which seeks to remove the property from the Treaty Grounds PUD (Ord. 1987-37, as amended). The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on May 2, 2024, and recommended approval with a vote of 4 to 2. Agency members and the public discussed various topics, such as traffic concerns, compatibility with the nearby area, and the topic of charter schools in general.

- ❖ 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 Shearwater Phase 3F-2. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
3. Motion to adopt Resolution 2024-_____, accepting an **Easement for Utilities, a Bill of Sale, Final Release of Lien and Warranty** associated with the water, sewer and reuse systems to serve Costco Wholesale located off World Commerce Parkway. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
4. 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 Bluff aka Salida Del Sol Condominiums located off Old Moultrie Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. 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 approximately 6.8 acres for conservation and approving the transfer of up to \$55,000 from LAMP Reserve account to LAMP Land account for purchase of the property. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. 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 Trailmark Phase 10B located off Pacetti Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. 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 Trailmark Phase 10A located off Pacetti Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2024 - _____ approving the terms and authorizing the Chair to execute the **First Amendment to Special Warranty Deed** to add public library to the permitted use. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to execute **Contract Amendment No: 02, extending Master Contract No: 19-MCC-CAP-10718, with Capital Access, Inc**, through and until December 31, 2025 and to increase the funding for the contract, in the amount of \$105,000.00. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
10. Motion to adopt Resolution 2024-_____, **amending the Fiscal Year 2024 Fee Schedule** to include a \$15,000 Application Fee for Unsolicited Proposals for Public-Private-Partnerships. *For more information, contact Jaime Locklear, Director at 904 209-0158*
11. 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*
12. Motion to adopt Resolution 2024-_____ to **increase the current five dollar minimum to mail notices for taxes** and to extend the tax roll from the current \$5.00 to \$30.00 in compliance with F.S. 197.212, *For more information, contact Jennifer Ravan, Office of the Tax Collector at 904 209-2250*
13. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the **Second Amendment to the Contract Agreement between Children's Home Society, Inc. and St. Johns County** to renew the term, in substantially the same form as attached hereto; authorizing the County Administrator to execute subsequent amendments to the Agreement, without further Board action, that do not propose to amend, modify, or otherwise change the material terms, conditions, provisions, or requirements of the Agreement. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
14. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the **Second Amendment to the Contract between the County and The Devereux Foundation Inc.** for the Family Builders Treatment Program to renew the Contract for one additional year, in substantially the same form as attached. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
15. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the **Second Amendment to the Agreement between Family Support Services of North Florida, Inc. and St. Johns County** Board of County Commissioners to renew the term and make minor language modifications, in substantially the same form as attached; authorizing the County Administrator to execute any subsequent amendments to the Agreement, without further Board action, that do not propose to amend, modify, or otherwise change the material terms, conditions, provisions, or requirements of the Agreement. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

16. Motion to adopt Resolution 2024-____, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the **First Amendment to the Interagency Agreement between St. Johns County, Family Support Services of North Florida, Inc. and Community Partnership for Children, LLC** to renew the term, in substantially the same form as attached; authorizing the County Administrator to execute subsequent amendments to the Interagency Agreement, without further Board action, that do not propose to amend, modify, or otherwise change the material terms, conditions, provisions, or requirements of the Interagency Agreement. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
17. Motion to adopt Resolution 2024-____, approving and authorizing the County Administrator, or designee, to execute and deliver **Amendment No. 35 to contract NJ206 between St. Johns County Board of County Commissioners and Florida Department of Children and Families** to modify the contract funding for FY 2023-2024. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
18. Motion to adopt Resolution 2024-_____ to **amend the agreement with the United Way** to extend deadlines. *For more information, contact Lex Taylor, Deputy County Attorney at 904 209-0805*
19. Motion to adopt Resolution 2024-_____, approving **the recognition and appropriation of library donations received in the amount of \$2,870.84** amending the FY 2024 Budget. *For more information, contact Debra Gibson, Library Director at 904 827-6909*
20. Motion to approve **minutes:**
 - 05/21/24, BCC Regular
21. **Proofs:**
 - Proof: Notice of Public Hearing, Amending the St. Johns County Land Development Code, Ordinance No. 1999-51, published on February 29, 2024 and April 25, 2024 in the St. Augustine Record.
 - Proof: Notice of Public Hearing, an Ordinance establishing a Slow Speed Minimum Wake Boating Restricted Area within a portion of Pablo Creek, published on April 2, 2024 and April 9, 2024 in the St. Augustine Record.
 - Proof: Notice of Public Hearing, to determine whether the purchase by the County of the water and wastewater utility assets owned by North Beach Utilities, Inc. is in the public interest, published on April 16, 2024 in the St. Augustine Record.
 - Proof: Notice of Public Hearing, Amending St. Johns County Ordinance No.: 2022-22 Purchasing Policy Ordinance, published on April 25, 2024 in the St. Augustine Record.
 - Proof: Notice of St. Johns County Fiscal Year 2025 Administrator's Budget Workshop Schedule, published on April 25, 2024 in the St. Augustine Record.