

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, August 20, 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 11:30 AM - 12:00 PM, or at the conclusion of the Regular Agenda, whichever occurs first

Presenter: Kaylyn Johnson, Applicant

Staff Member: Brandon Tirado, Planner

District 2

1. **Public Hearing * CPA(SS) 2024-01 Johnson Home at 8460 CR 13 S.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.34 acres of land from Agriculture-Intensive(A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of one single family home. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, June 20, 2024, and was recommended for approval with a 5-1 vote.

Presenter: Brad Wester | Driver McAfee Hawthorne & Diebenow, PLLC

Staff Member: Justin Kelly, Senior Planner

District 2

2. **Public Hearing * MAJMOD 2024-01 St. Augustine Premium Outlets.** Request for a Major Modification to the St. Augustine Outlet Center PUD (Ordinance 1989-51, as amended) to add temporary Outdoor Sales and Display, and the on-site sale and consumption of alcoholic beverages as allowed uses. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, July 18, 2024, and was recommended for approval, 6-0.

Presenter: Douglas N. Burnett | St. Johns Law Group
Staff Member – Justin Kelly, Senior Planner

District 3

- 3. Public Hearing * REZ 2023-21 Ohana Breeze.** Request to rezone approximately 0.21 acres of land, located along the eastern side of AIA South, north of Treasure Beach Road, from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family [RMH(S)] to allow for one (1) single family residence. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, July 18, 2024, and was recommended for approval, 6-0.

Presenter: Jessica Gow | Applicant
Staff Member: Trevor Steven, Planner

District 5

- 4. Public Hearing * REZ 2024-10 1974 State Road 16.** Request to rezone approximately 4.4 acres of land from Open Rural (OR) and Commercial Intensive (CI) to Commercial Intensive (CI) to provide for the same zoning over the entirety of the site, and allow for the use of Boat Sales, Service, and Storage. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, July 18, 2024, and was recommended for approval with a 6-0 vote.

- ❖ 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 Whisper Creek Phase 12 Unit C. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 904 209-0603*
3. Motion to adopt Resolution 2024-_____, approving the **final plat** for Landings at Greenbriar Phase 1A. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to execute the **Impact Fee Credit Agreement** with 5720 Two Ten, LLC, (IFA 2024-03) establishing a total road impact fee credit of \$126,000.00. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
5. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to execute the **Impact Fee Credit Agreement** with Winday Real, LLC, (IFA 2024-04) establishing a total road impact fee credit of \$57,400.00. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
6. 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 Beacon Lake Phase 4C. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. Motion to adopt Resolution 2024-_____, accepting an **Easement for Utilities and a Temporary Construction Easement** along the west side of Interstate 95 near Agricultural Center Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
8. Motion to adopt Resolution 2024-_____, accepting **Grant of Easements** from certain property owners to St. Johns County within the Guana Basin. *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 and sewer systems to serve 1941 Dobbs Road Pump Station. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **award RFQ 1374R; Design-Build Services for CDM Constructors, Inc. and Jacobs Project Management Co.**, and to execute Design-Build Contracts, in substantially the same form and format as attached, to complete the projects in accordance with the Contract. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
11. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **award IFB No. 1853; Vilano Beach Nature Greenway Boardwalk Replacement to P&G Construction, Inc.**, as the lowest, responsive, responsible bidder, for the Lump Sum Bid of \$750,000.00 for completion of the project as specified. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
12. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **award IFB No: 1807; Race Track Road: West Peyton Parkway to Bartram Park Blvd. Improvements to Petticoat-Schmitt Civil Contractors, Inc.**, as the lowest, responsive, and responsible bidder, and to execute a contract in substantially the same form and format as attached hereto, at a total lump sum bid price of \$4,030,361.01 for completion of the specified project. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
13. Motion to adopt Resolution 2024-_____, **appointing James E. Bedsole, Patrick Kennedy, and Derri Kay Lassiter Young as Special Magistrates** for a two-year term expiring on September 5, 2026; setting the amount of compensation for Special Magistrate at \$270 per hour; approving the terms, conditions, provisions, and requirements of an agreement for special magistrate services with the Law Offices of James E. Bedsole, Charles T. Douglas, Jr. P.A., and The Lassiter Law Firm, P.A.; and authorizing the County Administrator, or designee, to execute the agreements on behalf of the County. *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: 1822R; Janitorial Services for Various County Buildings, to Southern Cleaning Services, Inc**, as the lowest, responsive and responsible Bidder, and to execute a contract in substantially the same form and format as attached, for performance of the specified services at an annual price of \$191,845.11 for the Initial Term. *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 **execution of the attached Joinder Agreement** for the purpose of becoming a member of Florida Local Government Finance Commission. *For more information, contact Joy Andrews, County Administrator at 904 209-0568*

17. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to **execute and deliver the Second Amendment to Agreement for Extension Services** between the County and University of Florida, in substantially the same form as attached hereto, to extend the Agreement for an additional two years. *For more information, contact Brad Bradley, Deputy County Administrator at 904 209-0540*

18. Motion to adopt Resolution 2024-_____, recognizing and appropriating \$4,978.00 in **unanticipated revenue from the Florida Department of Health** for reimbursement of swim lessons provided by the YMCA on behalf of the Florida Swims Voucher Program for deposit into 0089-53120. *For more information, contact Ryan Kane, Director of Parks & Recreation at 904 209-0324*

19. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to execute an agreement substantially in the same form as the attached **Economic Development Incentive Agreement with Jacksonville BH Services, LLC** on behalf of St. Johns County. *For more information, contact Sam Camp, Economic Development Project Manager at 904 209-3257*

20. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to execute an agreement substantially in the same form as the attached **Economic Development Incentive Agreement with TyMe Institute, Inc** on behalf of St. Johns County. *For more information, contact Sam Camp, Economic Development Project Manager at 904 209-3257*

21. Motion to adopt Resolution 2024-_____, **approving the Library System's revised policies and procedures**, with an effective date of September 1, 2024. *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*

22. Motion to adopt Resolution 2024-_____, approving the recognition and appropriation of **library donations** received in the amount of \$2,377.87 amending the FY 2024 Budget. *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*

23. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to **execute the Award Agreement between the County and U.S. Department of Energy under the Energy Efficiency and Conservation Block Grant Program** accepting the County's formula allocation of \$275,490 in grant funds to be used for the W.E. Harris Community Center project. *For more information, contact Mathieu de Bruin, Principal Resiliency Planning Analyst at 904 209-0419*

24. Motion to approve **minutes**:
 - 08/06/24, BCC Regular