

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, September 3, 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
- ❖ Retirement Recognition of Barbara Moubray
- ❖ Public Safety Update
- ❖ Clerk of Court's Report
- ❖ 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: Brigadier General Michael P. Fleming and Derek Collins, The Fire Watch

1. **Presentation by The Northeast Florida Fire Watch Council regarding Veteran Suicide Prevention.** The Northeast Florida Fire Watch Council is Florida's fight to end veteran suicide. The Fire Watch Council is building a life-saving network of community members and organizations trained to identify the warning signs of veterans in crisis and to direct those veterans to the help they need. To date, no city, county, or state has systemically reduced its veteran suicide rate. Modeled after CPR, The Fire Watch's effort is the first of its kind in the country. The Board of County Commissioners in Baker, Clay, Nassau, and St. Johns County and the City of Jacksonville (the "Counties") in 2019 sought to establish the Northeast Florida Fire Watch Council (the "Fire Watch Council") by Interlocal Agreement for the purposes of promoting programs to reduce the number of suicides among military veterans living in Northeast Florida. Effective on November 6, 2019, the Counties entered into the Interlocal Agreement Regarding Veterans' Suicide Prevention, which established the Fire Watch Council, a multi-jurisdictional governmental entity. In May 2020, the Fire Watch Council launched several veteran suicide prevention programs including, most notably, the Watch Stander program, an upstream, early intervention network of community volunteers trained to identify risk factors of veterans in crisis and to direct those veterans to the resources they need. In April 2024, the Watch Stander program surpassed 6,500 trained volunteers, of which more than 4,500 are residents of the Counties. In its April 2024 report of 2022 vital statistics, the Florida Department of Health reported that, for the 3rd consecutive year, Veteran suicides in the Counties were 25% below the 2019 level, the year of the Council's founding, and that this decline far outpaces both Veteran and non-Veteran suicide decreases throughout the state. According to Florida Department of Health data, 103 fewer veterans within the Counties have died by suicide since the Fire Watch Council launched its programs, compared to 2019 levels. A University of Kentucky study on suicide bereavement in veterans and military families shows that each suicide affects 135 people. This means nearly 14,000 fewer community members in the Counties are now suffering the loss of a veteran friend or loved one. The Fire Watch Council is now transitioning into a private sector successor better structured and equipped to expand those programs geographically. The presentation today will be an update on The Fire Watch Council's successes and their transition to a non-profit that will greatly expand the services it provides to St. Johns County and elsewhere across Florida.

Presenter: Wiley C. Page, JR., AICP, Vice President, AtkinsRéalis

2. **North Florida Transportation Planning Organization 2050 Long Range Transportation Plan Update.** The North Florida Transportation Planning Organization (TPO) is a federally-mandated agency responsible for setting policy on local transportation issues, providing a forum for a coordinated, comprehensive, and continuous planning process for all transportation-related issues within the region and determining how to prioritize State and Federal transportation dollars within the region. The Long-Range Transportation Plan (LRTP) is the vision for maintaining and enhancing the regional multimodal transportation system for the next 20 years. The plan, updated at least every five years, identifies the region's critical needs and challenges and provides a framework that will guide decision-making for future transportation investments. The LRTP offers a comprehensive assessment of the region, reviewing where we live and work, evaluating the existing transportation network, and identifying projects that will serve residents' needs in the future.

Presenter: Ellen Avery-Smith, Esq., Rogers Towers, P.A.

Staff Member: Saleena Randolph, Senior Planner

District 5

3. **Public Hearing * MAJMOD 2024-05 Bannon Lakes PUD.** Request for a Major Modification to the Bannon Lakes PUD (Ord. 2015-11, as amended) to combine the permitted office and commercial development rights; revise project phasing dates based on recent emergency declaration extensions pursuant to Section 252.363 of the Florida Statutes; clarify buffering and screening; and revise the Master Development Plan (MDP) Text and Map to reflect the proposed changes, specifically located at 250 Duran Drive. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on August 1, 2024 and recommended approval with a vote of 6-0. Agency member discussion was limited and there was no public comment.

Presenter: Tera Meeks, Director, Tourism & Cultural Development

4. **Public Hearing * Second Reading for the Amendments to the Tourist Development Plan Ordinance for the removal of program funding limits.** At the June 17, 2024 meeting, the Tourist Development Council made a unanimous recommendation to remove programmatic funding limits from the Tourist Development Plan (Ordinance 2021-43) for the St. Augustine Amphitheater Debt Service, Nights of Lights, Annual Holiday Fireworks, The PLAYERS and the Visitor Information Centers. The funding limits were originally included in the 2011 version of the Tourist Development Plan and have not been modified since. The funding limits are no longer reasonable as a result of program growth and inflation. The Tourist Development Council indicated a preference for the funding limits to be removed with programmatic funding requests reviewed annually as part of the budget process. The first reading of the proposed changes to the ordinance were included on the August 6th BCC regular agenda.

Presenter: Sarah Arnold, Chairman

Staff Member: Jaime Locklear, Director of Purchasing

5. **Discussion Item - Plan for Continuity in Tourism Marketing.** Since November of 2022, the Purchasing Department has issued three (3) RFP solicitations for Tourism Marketing Services. RFP 23-19 (issued 11/29/22) received six responses, two of which were deemed responsive and evaluated by the Evaluation Committee. All proposals were rejected due to concerns related to the response. RFP 23-19R (issued 3/20/23) received seven responses, four of which were deemed responsive and evaluated by the Evaluation Committee. All proposals were rejected due to concerns related to the responses. RFP 1824 (issued 6/18/24) received six responses, three of which were deemed responsive and forwarded to evaluators. Prior to evaluation, it was decided to reject all proposals and pursue a solicitation for management services rather than marketing services. Misc. 1980 (issued 8/16/24) is posted for the purposes of securing short-term marketing management services, preventing a gap in services while a marketing management solicitation and contract are established, and a marketing firm is secured by the contracted management firm. RFP 1976 (issued 8/29/24) is posted for the purposes of contracting with a marketing management firm as directed by TDC and Administration. The existing tourism marketing contract with the Visitors and Convention Bureau expires September 30, 2024, and this is a discussion item for the Board.

Presenter: Ellen Avery-Smith, Esq., Rogers Towers, P.A.

Staff Member: Trevor Steven, Planner

District 3

6. **Public Hearing * REZ 2023-23 Osceola Lakes (WF Housing).** Request to rezone approximately 145 acres of land from Open Rural (OR) and Planned Unit Development (PUD) to Workforce Housing (WH) to allow for a maximum 640 single-family, duplex and townhouse dwelling units; specifically located south of Wildwood Drive and north of Watson Road. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, August 1, 2024, and was recommended for approval with a vote of 3-2. Agency members and members of the public discussed a range of topics, with a focus on the proposed extension of Watson Road and what its impact would be on the surrounding area. Other discussion topics included the proposal's compatibility with the surrounding communities, drainage of the area, schools, environmental impacts, and workforce housing in general.

Presenter: Jan Trantham, Senior Transportation Planner

District 3

7. **PFS AGREE 2024-05 Osceola Lakes Concurrency and Impact Fee Agreement.** Osceola Lakes, LLC, Geoffrey A. Young, and Trust No. Owner D: 5-4-2022 (collectively the Applicant) have proposed a Proportionate Fair Share Agreement (Agreement) to mitigate the transportation impacts to US 1 and Wildwood Drive, pursuant to Section 11.09.04.B of the Land Development Code in order to meet transportation concurrency requirements for the proposed Osceola Lakes workforce housing rezoning for the development of 640 residential units, consisting of 180 single family units, 226 townhome units, and 324 duplex units; or other combination of unit type generating a maximum of 427 p.m. peak hour trips. The proposed development is located west of W. Watson Road and south of Wildwood Drive. Access is proposed directly to Watson Road and Wildwood Drive by constructing a collector road that connects Watson Road and Wildwood Drive. The proportionate fair share is calculated to be \$8,641,173.00 as detailed in Exhibit B of the Agreement (PFS). The Agreement proposes to construct the Watson Road Connector as a 2-lane collector road that connects W. Watson Road to Wildwood Drive (approx. 1.3 miles), and construct improvements at the US 1/Watson Rd intersection at a total estimated cost of \$17,815,219.00 to satisfy the required transportation mitigation. Road impact fee credit in the amount of \$11,032,808.00 is included as a component of the Agreement to be awarded when the proposed improvements have been completed or financial security provided. The Watson Road Connector must commence prior to or concurrent with approval of the first construction plan within the development and be completed within two years of commencement, but prior to CO of any units within the development. The US 1/Watson Rd intersection improvement must commence prior to the approval of the first plat and be completed within one year of commencement.

*****Recess Regular Board of County Commissioners Meeting*****

*****Convvene as St. Johns County Community Redevelopment Agency (CRA)*****

Presenter: Jesse Dunn, Director, Office of Management & Budget

- 8. Community Redevelopment Agency Fiscal Year 2025 Annual Budget.** Pursuant to section 163.387, Florida Statutes, moneys in the Community Redevelopment Agency Trust Funds may be expended only pursuant to an annual budget adopted by the Community Redeveloped Agency and approved by the Board of County Commissioners. The CRA recommends the FY 2025 annual budget for the Flagler Estates, Vilano Beach, and West Augustine community redevelopment areas as attached.

*****Adjourn St. Johns County Community Redevelopment Agency (CRA)*****

*****Reconvene Regular Board of County Commissioners Meeting*****

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

- 9. Consider appointments to the Health & Human Services Advisory Council (HHSAC).** The Health and Human Services Advisory Council's purpose is to evaluate human services programs in the community to ensure that the needs of the residents of St. Johns County are met. Currently, there are two (2) vacancies due to the expired terms of Charles Daly and Kathleen Patneau. A vacancy ad was placed and ran for (60) days. Please find attached for your review and consideration, a letter of recommendation from HHSAC and (11) applications: Deanna Jones Dist. 2, Kayla Collins Dist. 3, Marvell Ford Dist. 3, Kathleen Patneau Dist. 4, Robert Douglas Will Dist. 4, Claudia Costello Dist. 5, Andrea Lyles Dist. 5, Matthew Ohlson Dist. 5, Michelle Gonzalez Dist. 5, Nicole Patalano-Bice Dist. 5, Raj Vavilala Dist. 5.

- ❖ 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 54 North Roscoe Phase 2. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
3. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to execute the **Impact Fee Credit Agreement** with Quoc Mai (IFA 2024-02) establishing a total road impact fee credit of \$30,000.00. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
4. Motion to adopt Resolution 2024-_____, granting a partial County **ad valorem historic property tax exemption** consistent with Ordinance 2022-55 for the historic property located at 115 Bridge Street within the City of St. Augustine, owned by Bridge Street Estates, LLC beginning January 1, 2025 and expiring December 31, 2034; authorizing the County Administrator, or designee, to **execute the Historic Property Tax Exempt Covenant** on behalf of the County. *For more information, contact Ryan Mauch, Environmental Supervisor at 904 209-0621*
5. Motion to adopt Resolution 2024-_____, accepting an **Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty** associated with the water system to serve North West TD, LLC., located off of Pacetti Road and Meadowlark Lane. *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, reclaimed water and sewer systems to serve The Preserve at Bannan Lakes - Phase 2E. *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 sewer system to serve Genung's Fish Camp Lift Station - FM Extension. *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, Final Release of Lien and Warranty** associated with the water and sewer systems to serve Terra Pines Reserve Subdivision Phase 2. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. 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 Pioneer School. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. 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 Trinity Episcopal North Campus - Phase 1. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2024-_____, approving the **2024-2025 Solid Waste Cost, Assessment Rates, and Non-Ad Valorem Assessment Roll** for the Solid Waste MSBUs, and authorizing the Chair, or designee, to certify and deliver the 2024-2025 Assessment Roll to the St. Johns County Tax Collector. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
12. Motion to adopt Resolution 2024-_____, approving the terms, conditions, provisions, and requirements of a **Supplemental Agreement to a Grant Agreement** between the Florida Department of Transportation (FDOT) and St. Johns County, extending the agreement terms until December 31, 2027 for improvements at the intersection of SR 16 and International Golf Parkway (IGP); and authorizing the County Administrator, or designee, to execute the Supplemental Agreement to the Grant Agreement on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 209-0266*
13. Motion to adopt Resolution 2024-_____, ratifying **Contract Amendment No: 01 with Overdrive, Inc**, and authorizing the County Administrator, or designee, to execute Contract Amendment #02 to the Digital Library Reserve Access Agreement with Overdrive, Inc, to in substantially the same form and format as attached, increasing the Contract Value to an annual amount not-to-exceed \$250,000.00 for the remaining contract term of four (4) years, in accordance with the Contract under SS 20-20. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
14. 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*
15. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to execute **Contract Amendment No: 06 for Plante & Moran, PLLC** to perform implementation advisory services at a not-to-exceed amount of \$1,677,630.00, for performance of the services, as directed by the County, in accordance with the Contract Documents under RFP No: 23-13. *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 enter into the proposed **System Upgrade Software Agreement** for a total not-to-exceed amount of \$4,439,206.00 over a six year term, and the proposed Technical Support and On-Site Response Agreement for a total not-to-exceed amount of \$1,371,483.24, over a six year term. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

17. Motion to adopt Resolution 2024-_____, approving the **2024-2025 Non-ad Valorem Assessment Roll** for the Treasure Beach Canals MSBU and to authorize the Chair, or designee, to certify and deliver the assessment roll to the St. Johns County Tax Collector. *For more information, contact Wade Schroeder, Asst. Director, OMB at 904 209-0570*

18. Motion to adopt Resolution 2024-_____, approving the **2024-2025 Non-ad Valorem Assessment Roll** for the Moultrie Crossing Lift Station MSBU and to authorize the Chair, or designee, to certify and deliver the assessment roll to the St. Johns County Tax Collector. *For more information, contact Wade Schroeder, Asst. Director, OMB at 904 209-0570*

19. Motion to adopt Resolution 2024-_____, whereby the St. Johns County Board of County Commissioners elects to **opt out of providing an ad valorem property tax exemption** to certain properties otherwise eligible for the Live Local Act Missing Middle Property Tax Exemption, under authority granted pursuant to section 196.1978(3)(o), Florida Statutes. *For more information, contact Kealey West, OCA at 904 209-0816*

20. Motion to adopt Resolution 2024-_____, authorizing **the termination of the Interlocal Agreement** subject to the execution of similar authorization by the Counties by similar resolution and approving the transfer of any residual non-monetary assets of the Fire Watch Council to The Fire Watch Project, Inc. *For more information, contact Lex Taylor, Deputy County Attorney at 209-0805*

21. Motion to approve Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to execute and deliver **Amendment Number One to the Vendor Services Master Agreement** between the County and Sunshine State Health Plan, Inc., to delete and replace Exhibit D (Subcontract Product Attachment), in substantially the same form as attached hereto. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*

22. Motion to approve **minutes**:
 - 08/20/24, BCC Regular
 - 08/22/24, Emergency Meeting

23. Proofs:

Proof: Notice of Meeting, Value Adjustment Board Meeting, held on July 22, 2024, published on July 9, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 1901; Construction of Hastings Community Center and Library - CDBG Project, published on July 1, 2024 and July 8, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 1910; Marsh Landing Waste Water Treatment Facility (WWTF) Electrical Improvements, published on July 8, 2024 and July 15, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 1896; SR 16 & Outlet Mall Blvd. Reclaimed Water Main, published on July 9, 2024 and July 15, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 1663; Sale of Real Property Located at Riberia Street in St. Augustine, FL 32084 Parcel #210260-0000, published on July 8, 2024 and July 15, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.:1923; Hastings Water Transmission Main Project - ARPA Funded, published on July 15, 2024 and July 22, 2024, in the St. Augustine Record.