

# 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, October 15, 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 November 8, 2024, as St. Johns County-Israel Friendship Day
- ❖ Honoring Commissioner Henry Dean for his service on the FACT Board of Trustees
- ❖ Public Safety Update
- ❖ Constitutional Officer's Update
- ❖ Public Infrastructure Update
- ❖ Hurricane 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: Marithza Ross, Executive Director**

**Staff Member: Ryan Kane, Parks & Recreation Director**

1. **St. Johns County Park Foundation Funding Request.** The St. Johns County Parks Foundation, INC. initially entered into an agreement with the St. Johns County Board of County Commissioners in FY22 for funding to support initiatives with The Parks and Recreation Department. The Foundation requests a continuation of financial support, in the amount of \$120,000, as the non-profit pursues initiatives and opportunities that align with their goals and objectives. The Parks and Recreation Department supports the request for the continuation of funding and was included in the adopted FY 25 budget.

**Presenter: Matthew Moss, Applicant**  
**Staff Member: Trevor Steven, Planner**

**District 5**

- 2. Public Hearing \* REZ 2024-16 Auto Pros Consulting.** Request to rezone approximately 0.20 acres of land from Commercial General (CG) to Commercial Intensive (CI) to allow for used Automobile Sales; specifically located on First Avenue, approximately .5 miles south of the Northeast Florida Regional Airport. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on September 19, 2024, and recommended approval with a vote of 4 to 0. Agency members and the applicant agreed to add a condition that the only Commercial Intensive (CI) use allowed on the property would be for Automotive Sales.

**Presenter: Karen M. Taylor, Land Planner**  
**Staff Member: Saleena Randolph, Senior Planner**

**District 3**

- 3. Public Hearing \* CPA(SS) 2024-05 4 Lakes Campground.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture and Agricultural-Intensive to Rural Commercial for approximately 19.97 acres of land, and to change the Future Land Use Map designation from Rural/Silviculture to Agricultural-Intensive for approximately 20 acres of land; specifically located at 9749 CR 13 South and portions of 9855 CR 13 South. This request is a companion application to REZ 2024-12. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on September 19, 2024, and recommended approval with a vote of 4 to 0. Agency member and public discussion was limited; discussion was made regarding remote work habits and that the expansion was a good plan for the parcel.

**District 3**

- 4. Public Hearing \* REZ 2024-12 4 Lakes Campground.** Request to rezone approximately 19.97 acres of land from Open Rural (OR) to Commercial Rural (CR) with conditions, specifically located at 9749 CR 13 South and portions of 9855 CR 13 South. This request has a companion application CPA(SS) 2024-05. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on September 19, 2024, and recommended approval with a vote of 4 to 0. Agency member and public discussion was limited; discussion was made regarding remote work habits and that the expansion was a good plan for the parcel.

**Presenter: Ben Cullop, Applicant**  
**Staff Member: Evan Walsnovich, Planner**

**District 5**

- 5. Public Hearing \* CPA(SS) 2024-08 Russell Sampson Boat & RV Storage.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 31.87 acres of land from Rural/Silviculture and Residential-B to Neighborhood Commercial, specifically located on the northern side of Russell Sampson Road. This is a companion item to PUD 2024-05. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on October 3, 2024, and recommended denial with a vote of 7 - 0.

**District 5**

- 6. Public Hearing \* PUD 2024-05 Russell Sampson Boat & RV Storage.** Request to rezone approximately 31.87 acres of property from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a Boat and RV Storage Facility with a leasing office; located on the northern side of Russell Sampson Road. This request is a companion application to CPA (SS) 2024-08. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on October 3, 2024, and recommended denial with a vote of 7 - 0.

**Presenter: Zach Miller, Esq.**

**Staff Member: Jan Trantham, Senior Transportation Planner**

**District 2**

- 7. Public Hearing \* DEVAGREE 2024-02 Robinson Improvement Company Development Agreement.** The Robinson Improvement Company (RIC) has proposed a Development Agreement to provide mitigation for the transportation impacts associated to the proposed Robinson Improvement Company PUD for the development of 3,332 residential units on 2,673 acres located west of I-95 between CR 208 and CR 214. RIC proposes to construct a segment of CR 2209 from CR 208 to CR 214 as 2-lanes of a future 4-lane. The construction is proposed in two phases coinciding with the PUD phasing. RIC is required to donate the right-of-way for CR 2209 pursuant to the Agreement for Donation of Right-of-Way and Stormwater Sites between the Robinson Improvement Company and St. Johns County, dated January 17, 2019, executed in conjunction with a Comprehensive Plan Amendment for the subject property from Rural Silviculture (R/S) to Residential B future land use. This is the first of two required public hearings for consideration of a Development Agreement. The second public hearing is scheduled before the Board of County Commissioners on November 5, 2024, along with the proposed PUD.

**Presenter: Brad Wester, MSD Trustee**

**Staff Member: Brandon Tirado, Planner**

**District 4**

- 8. First Reading - San Juan Drive Parking Amendment.** First reading of a proposed amendment to the Ponte Veda Zoning District Regulations (PVZDR) Ordinance NO. 2003-05, as amended; Amending Section IX.D, "off-street parking- General provisions" to modify San Juan Drive Parking Requirements and limitations. The Ponte Veda Zoning and Adjustment Board voted to recommend approval of this item with a vote of 4/1, Mr. Peduto Dissenting.

**Presenter: Trey Mills, Driver McAfee Hawthorne & Diebenow**

**Staff Member: Kealey West, Senior Assistant County Attorney**

**District 2**

- 9. Public Hearing \* SJC Acquisitions, LLC - Brownfield Designation.** The Florida Brownfields Redevelopment Act, sections 376.77- 376.85, Florida Statutes, requires the local government with jurisdiction over a proposed brownfield area to designate such area, by resolution, pursuant to the administrative process and criteria set forth in the Act. The primary goals of the Brownfields Redevelopment Act are to reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused, create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites, and derive appropriate cleanup target levels. SJC Acquisitions, LLC is requesting a resolution designating approximately 39.60 acres of real property off Agricultural Center Drive (parcel nos. 095574-0010 and 095574-0020) in unincorporated St. Johns County a Brownfield Area as authorized under the Florida Brownfields Redevelopment Act. The property was previously used as a gun range and for agricultural uses which may have resulted in elevated concentrations of lead, other metals, and contaminants. SJC Acquisitions plans to conduct further assessment and remediation activities on the Property to achieve regulatory site closure from the Florida Department of Environmental Protection. SJC Acquisitions is pursuing the Brownfield designation to benefit from the State of Florida's Voluntary Cleanup Tax Credit program and cleanup liability protection from the State.

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

- 10. Consider appointments to the Library Advisory Board.** Currently, there are (2) two vacancies on the Library Advisory Board due to expired terms of Catherine St. Jean, Dist. 3 Rep., and John Cellucci, Dist. 4 Rep. A vacancy ad was placed and ran for (30) days. Please see attached for your review and consideration, a recommendation letter and (7) applications: Paul Morris Dist. 3, Heather Shaw-Stillman Dist. 3, Erin Nilon Dist. 3, Luis Miguel Dist. 3, Melissa Jurgens Dist. 4, Kristi Vega Dist. 4, John Cellucci Dist. 4.
  
- 11. Consider appointment to the Affordable Housing Advisory Committee (AHAC).** Currently, there is one (1) vacancy on the Affordable Housing Committee due to the resignation of Lindsey Rodea. A vacancy ad was placed and ran for (30) days. Please find attached for your review and consideration a recommendation letter from AHAC and (6) applications; Randolph Jones Dist. 3, Paul Morris Dist. 3, Marvell Ford Dist. 3, Laila Iarossi Dist. 4, Polly Crabtree Dist. 5, Barb Puryear Dist. 5.

**Presenter: Rich Komando, Interim County Attorney**

- 12. Public Hearing \* St. Johns County Administrator Ordinance Amendment.** Second Reading to reinstate and amend Ordinance 2010-47 to require a majority plus one vote of the Board of County Commissioners to further change any of the provisions of this St. Johns County Administrator Ordinance. The Purpose of this Ordinance is to provide for a form of County administration that best assures the adequate and efficient provision of services to the citizens of St. Johns County, Florida; provide for coordinated administration of County departments to better protect the health, welfare, safety and quality of life of the residents of St. Johns County, Florida; and place in the hands of a County Administrator the multitude of details which must necessarily arise from the operation of the County as a unit of local government and thus, enable the Board of County Commissioners to perform, without unnecessary interruption, its fundamental intended purpose of making policies and providing direction to the County Administrator pertaining to administration within the framework of law applicable to County government in this state. Further, the purpose of this Ordinance is to provide a structure for the economic and efficient conduct of County affairs by making the County Administrator responsible for handling all matters necessary to accomplish and bring to fruition the policies and directives established by the Board of County Commissioners.

- ❖ 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, Interim Deputy Director-BCC Accounting at 904 819-3658*
2. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the **final plat** for Sabal Estates - Phase Two. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the **final plat** for Lot 107, St. Johns Forest Unit - Two. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the **final plat** for Brook Forest Phase 2 – Silverleaf Parcel 9. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the **final plat** for Deerfield Meadows Tract “I” Replat. *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
6. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the **final plat** for Landings at St. Johns Phase 1. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 209-0603*
7. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to enter into a **Locally Funded Agreement with FDOT** to transfer funds in the amount of \$722,000 from a separate liability account for the purpose of funding FDOT's Financial Project Number 424026-4-32-01 in St. Johns County, Florida, which will, as part of the Project scope, widening of I-95 (SR 9) from North of the First Coast Expressway Interchange to the Duval County Line. *For more information, contact Dick D'Souza, Growth Management Assistant Director at 904 209-0792*
8. Approval of the **draft conceptual management plan** for the LAMP preservation property located at 5960 Don Manuel Road. *For more information, contact Ryan Mauch, Environmental Supervisor at 904 209-0621*

9. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the transfer of \$150,000.00 in **park impact fee credits** from the Twin Creeks DRI to the Multifamily at St. Augustine Centre PUD finding the request consistent with Florida Statute. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
10. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water, sewer and reuse system to serve River Reach Parkway. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water reuse system to serve Beacon Lake Phase 1. *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 and Final Release of Lien** associated with the water reuse system to serve Beacon Lake Phase 2A. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
13. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting a **Bill of Sale and Final Release of Lien** associated with the water reuse system to serve Beacon Lake Phase 2B. *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 and Final Release of Lien** associated with the water reuse system to serve Beacon Lake Phase 2C. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
15. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting a **Bill of Sale and Final Release of Lien** associated with the water reuse system to serve Beacon Lake Phase 3A. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
16. Motion to adopt Resolution 2024-\_\_\_\_\_, accepting a **Bill of Sale and Final Release of Lien** associated with the water reuse system to serve Beacon Lake Phase 3B. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
17. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a **Third Amendment to Lease Agreement with Home Again St. Johns, Inc.** for temporary use of a portion of County-owned property located off South Holmes Boulevard. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
18. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a **State of Florida Agreement Modification with Children and Families** for space located in the St. Johns County Health and Human Services Building. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

19. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute and issue a **franchise agreement** to American Rolloff's, LLC and Veteran's Commercial Corp. for the collection and transportation of construction and demolition debris in unincorporated St. Johns County, in substantially the same form as the Non-Exclusive Construction and Demolition Debris Franchise Agreement attached hereto. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
  
20. 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 No. 24-GSA-INT-19726 to Pavion Corp. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
  
21. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute **Change Order No: 01 to Construction Manager Agreement No: 24-MCA-WHA-19753** with Wharton-Smith, Inc, for the inclusion of the purchase of the infill dirt as part of the Direct Purchase Program, and to execute a Purchase Order with Grovin Construction in the amount of \$7,121,049.62. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
  
22. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute Task Order 26 for A.W.A. Contracting Co., Inc. for the provision of all labor, equipment, and materials required for site improvements at Rivertown Park 2 for an amount not to exceed \$816,907.66 under Bid No. 22-112; As-Needed **Construction Services for Countywide Roadway Drainage & Infrastructure Maintenance** (Master Contract No:22-MCA-AWA-16963). *For more information, contact Jaime T. Locklear, Director of Purchasing at 904 209-0158*
  
23. Motion to adopt Resolution 2024-\_\_\_\_\_, authorizing the Chair, or designee, to execute a contract between St. Johns County and JALA to provide **legal aid services** to indigent persons residing within St. Johns County. *For more information, contact Rich Komando, Interim County Attorney at 904 209-0805*
  
24. Motion to adopt Resolution 2024-\_\_\_\_\_, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the **Pipeline Safety Information Grants to Communities: Technical Assistance Grants (TAG) Grant Agreement** (Award No. 693JK32440008PTAG), between the County and the Pipeline and Hazardous Materials Safety Administration, in substantially the same form as attached hereto and recognizing and appropriating the unexpected grant revenue in the Fiscal Year 2025 Fire Services budget. *For more information, contact Joel Sneed, OIA Manager at 904 209-3254*
  
25. Motion to adopt Resolution 2024-\_\_\_\_\_, recognizing and appropriating \$9,494,029 in grant funds from the U.S. Department of Commerce, Economic Development Administration for the **design and construction of the First Coast Technical College Workforce Training Facility in Hastings**; approving and authorizing the County Administrator, or designee, to execute and deliver the Notice of Award; authorizing the County Administrator, or designee, to enter into and execute a sub-recipient agreement with St. Johns County School District for implementation of the Project. *For more information, contact Sarah Newell, Senior Strategist at 904 209-0566*

26. 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*
27. Motion to adopt Resolution 2024-\_\_\_\_\_, recognizing and appropriating \$52,000 awarded to the Fire Rescue Department under the **Florida Department of Law Enforcement Drone Replacement Grant Program to the Fire District Fund as unanticipated revenue**; authorizing the County Administrator, or designee, to execute and submit any necessary forms and agreements for the disbursement of the funds. *For more information, contact Jeremy Robshaw, Administrative Services Chief at 904 209-1750*
28. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the terms, conditions, and requirements of a **grant agreement** with the Florida Division of Emergency Management in the amount of \$87,645.00, through the Emergency Management Performance Grant, authorizing the County Administrator, or designee, to execute the grant agreement on behalf of the County substantially in the same form as attached, and recognizing and appropriating within the **FY25 General Fund Emergency Management Department**. *For more information, contact Joseph Giammanco, PhD, Emergency Management Director at 904 824-5550*
29. Motion to adopt Resolution 2024-\_\_\_\_\_, approving and authorizing the County Administrator or Chief Medical Examiner to execute a **Memorandum of Understanding** between the Medical Examiner Office and LifeNet Health Corporation for a tissue donation program. *For more information, contact Kelly Boulos, Forensic Operations Manager at 904 209-0823*
30. Motion to **reappoint** Ms. Susan Ponder-Stansel as the St. Johns County representative on the Health Planning Council of Northeast Florida, Inc for a two-year term scheduled to expire October 2028. *For more information, contact Joanne Spencer, Sr. Asst. to the Board of County Commissioners at 904 209-0308*
31. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the waiving of library fines through the collection of non-perishable food items during the **2024 Library Food for Fines program**. *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*
32. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the Library System's revised **Collection Development Policy and Plan 2025-2030**, with an effective date of November 1, 2024. *For more information, contact Jae Bass, Assistant Library Director at 904 827-6924*
33. Motion to adopt Resolution 2024-\_\_\_\_\_, approving the terms, conditions, provisions, and requirements of a **Grant Agreement between the Florida Inland Navigation District and St. Johns County, Florida** authorizing the County Administrator, or designee, to execute the Contract on behalf of St. Johns County and to recognize and appropriate the grant match funding from FIND as unanticipated revenue. *For more information, contact Ryan Kane, Director of Parks & Recreation at 904 209-0324*
34. Motion to approve **minutes**:

- 10/1/24, BCC Regular