

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst
District 2 - Sarah Arnold
District 3 - Clay Murphy
District 4 - Krista Joseph
District 5 - Ann Taylor



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Joy Andrews, County Administrator
Rich Komando, Interim County Attorney

Tuesday, November 19, 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
- ❖ Public Safety Update
- ❖ Constitutional Officer's 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: Calvin Britt, President of the Florida Association of the Deaf

- 1. Discussion Item - Accessibility Needs for the Deaf and Hard of Hearing Community.** Presentation by Calvin Britt of SeaMe Systems. Currently, there are no emergency alert notification systems on beaches in Florida that provide immediate and on-demand information to the deaf and hard of hearing (DHH) community at public beaches during an emergency evacuation. Discuss information about the accessibility tools in public spaces such as beaches, public parks, etc. that may assist the deaf and hard-of-hearing community in the event of an emergency. Highlight a system similar to the Beach Emergency Evacuation Lights System (BEELS) at public beaches. BEELS is an emergency alert notification system that incorporates programmed audio loudspeakers and LED lights that provide real-time alerts on beaches for the general public and the deaf and hard-of-hearing community. The system alerts the public of shark sightings, lightning, rip currents, etc.

Presenter: Ellen Avery-Smith, Rogers Towers
Staff Member: Amy Ring, Special Projects Manager

District 3

2. **Public Hearing * CPA(SS) 2024-10 St. Augustine Marketplace.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately five (5) acres of land from Residential-B to Mixed Use District, specifically located at 390 Resort Way. This request is a companion application to REZ 2024-17 St. Augustine Marketplace. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on October 17, 2024, and recommended approval with a vote of 7-0. One member of the public spoke in favor of both applications.

District 3

3. **Public Hearing * REZ 2024-17 St. Augustine Marketplace.** Request to rezone approximately five (5) acres of land from Open Rural (OR) to Commercial Intensive (CI) specifically located at 390 Resort Way. This request is a companion application to CPA(SS) 2024-10 St. Augustine Marketplace. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on October 17, 2024, and recommended approval with a vote of 7-0. One member of the public spoke in support of both applications.

- ❖ 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 Whisper Creek Phase 12 Unit C. *For more information, contact Ava Pyszczyuka, Application Review Supervisor at 904 209-0603*
3. Motion to adopt Resolution 2024-_____, approving the **final plat** for Silver Falls (Silverleaf Parcel 22A) Phase 1A Replat. *For more information, contact Ava Pyszczyuka, Application Review Supervisor at 904 209-0603*
4. Motion to adopt Resolution 2024-_____, approving the **final plat** for Beach at Vilano. *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
5. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to execute the Second Amendment to **Amended Impact Fee Credit Agreement** with Whites Ford Timber, LLC, Longleaf Partners, LLC, Bocage Ventures, LLC, Trout Creek Venture, LLC, and Whites Ford Investments, LLC (IFAM 2024-01) to increase the total road impact fee credit to \$109,060,292. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
6. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to execute the **Impact Fee Agreement** with WFC Ashford Mills Owner VII, LLC establishing a total road impact fee credit of \$300,000.00. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
7. Motion to adopt Resolution 2024-_____, accepting a **Final Release of Lien and Warranty** associated with the water and sewer systems to serve St. Johns County Fire Station 11 and Sheriff's Office SW Command Center located off Cypress Links Boulevard. *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 County Administrator, or designee, to execute a **Purchase and Sale Agreement** for additional right of way to serve the Kings Estate Road Corridor Improvements Project. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2024-_____, accepting an **Easement Agreement** for Utilities and a Temporary Access and Construction Easement from First Coast Land and Timber LLC and First Coast Osceola Lakes LLC for a reclaimed water transmission main to be located west of Watson Road, and authorizing the County Administrator, or designee, to execute the Easements on behalf of the County. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2024-_____, accepting a **Grant of Easement** for future maintenance of equipment that serves the traffic signal located at the intersection of Old Moultrie Road and Southpark Boulevard. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2024-_____, accepting an **Easement for Utilities** for the lift station improvements to serve Tradewinds Condominium located off A1A South. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
12. Motion to adopt Resolution 2024-_____, approving and authorizing the Chair of the Board, on behalf of the County, to execute an **easement** to Florida Power & Light Company to install electrical service for the Public Service Center at San Sebastian View. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
13. Motion to adopt Resolution 2024-_____, accepting three **Easements for Utilities, a Bill of Sale, Final Release of Lien and Warranty** associated with the water and reuse systems to serve Silver Meadows Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
14. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to execute and issue **Change Order No: 06 to Master Contract 20-MAS-ENG-12227** with England Thims & Miller, Inc. under RFQ No. 20-10; Design of Intersection & Widening Improvements for State Road (SR) 16 at International Golf Parkway (IGP) to San Giacomo Road for a not-to-exceed amount of \$128,363.38. *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 **award IFB No: 1973; Hastings Water Treatment Plant Expansion Project - ARPA Funded** to SGS Contracting Services, Inc., as the lowest, most responsive, and responsible bidder, at a total base bid lump sum price of \$4,576,150.80 for the completion of the specified project. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

17. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **award IFB No: 1974; Countywide Aquatic Maintenance and Inspection Services** to Florida Waterways, Inc, as the 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 \$64,760.88 through the Initial Term, and in accordance with the Contract for any exercised Renewal Terms. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
18. Motion to approve Resolution 2024-_____, **amending the fiscal year 2024 revenues** within the FSA Medical Fund and appropriating to FSA Medical Claims and **approving the Fiscal Year 2024 end-of-year fund reserve transfers** per the attached schedule to ensure fiscal year-end positive department balances per the St. Johns County Administrative Code. *For more information, contact Jesse Dunn, Management & Budget Director at 904 209-0568*
19. Motion to approve **reserve transfer** of \$183,584 from Golf Club Reserves into the Golf Club Maintenance line. *For more information, contact Wade Schroeder, Assistant Director OMB at 904 209-0324*
20. Motion to **re-appoint** Thomas Baker, Glenn Hettinger, and Alison McCallum to the Architectural Review Committee for a full four-year term scheduled to expire November 19, 2028; and to **appoint** Kurt von der Osten to the Architectural Review Committee for a full four-year term scheduled to expire November 19, 2028. *For more information, contact Joanne Spencer, Sr. Asst. to the Board of County Commissioners at 904 209-0308*
21. Motion to **appoint** Mark Nickerson to the Ponte Vedra Zoning and Adjustment Board to a full (4) year term scheduled to expire on November 19, 2028. *For more information, contact Joanne Spencer, Sr. Asst. to the Board of County Commissioners at 904 209-0308*
22. Motion to adopt Resolution 2024-_____, authorizing the Chair, or designee, to **execute local government certifications** for SFY 2021-2022 and 2022-2023 SHIP Annual Reports. *For more information, contact Shawna Novak, Director HHS at 904 827-6894*
23. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **execute a non-exclusive permissive use agreement**, in substantially the same form and format as attached hereto, authorizing temporary use of County-owned property. *For more information, contact Ryan Kane, Director of Parks & Recreation at 904 209-0324*
24. Motion to adopt Resolution 2024-_____, recognizing and appropriating **unanticipated revenue** in the amount of \$356.76 into the Golf Club Maintenance Supplies budget. *For more information, contact Ryan Kane, Director of Parks & Recreation at 904 209-0324*

25. Motion to **allocate \$50,000 of funds from Tourist Development Tax Category 4 Reserves (1148 – 59920) to Category 4 Advertising (1148 – 54900)** for the promotion of St. Johns County as the location for the Florida Museum of Black History. *For more information, contact Tera Meeks, Director, Tourism & Cultural Development at 904 209-4428*
26. Motion to adopt Resolution 2024-_____, **Increasing the General Fund Library Donations budget** by \$ 240.00 and **appropriating to the Library Services department Donation Expenditure account;** and authorizing a **General Fund Reserve transfer** of library donations received in FY 2024 in the amount of \$325 to the Library Services department. *For more information, contact Debra Gibson, Library Director at 904 827-6926*
27. Motion to adopt Resolution 2024-_____, approving the **Library’s Annual Plan of Service 2024-2025**, as required by the State Library of Florida in order to receive annual State Aid to Libraries Grant funding. *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*
28. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, on behalf of the St. Johns County Public Library System, to **submit an application**, and any other associated paperwork, for a Library Services and Technology Grant in the amount of \$ 68,190.00 from the Florida Department of State, Division of Library and Information Services. *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*
29. Motion to approve **minutes:**
- 11/5/24, BCC Regular