

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

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



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Joy Andrews, County Administrator
Rich Komando, Interim County Attorney

Tuesday, December 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
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Jesse Dunn, Deputy County Administrator

- 1. American Rescue Plan Act (ARPA) Appropriation.** On May 10, 2021, the U.S. Department of the Treasury announced the launch of the Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021 (ARPA), to provide emergency funding for eligible state, local, territorial, and Tribal governments, to support the immediate pandemic response, bring back jobs, and lay the groundwork for a strong and equitable recovery. St. Johns County has received ARPA funding totaling \$51,409,434. ARPA funds must be expensed by December 31, 2026; prior to that, ARPA funds must be committed/encumbered by December 31, 2024. ARPA funds not committed/encumbered must be refunded. To date, the Board of County Commissioners (BCC) has approved the reappropriation of ARPA funding when it has been determined that projects will not achieve the December 31, 2024 deadline: these reappropriations have been brought forward by County Administration as either regular or consent agenda items. On 10/01/2024 (consent agenda item #24), the BCC approved the most recent reappropriation of funding. For the 12/03/2024 agenda, County Administration is requesting the reappropriation of remaining category balances, including \$2.0 million for the World Golf Village property acquisition, into Sheriff's Police Athletic League (PAL) projects, allowing the County to meet the commitment/encumbrance ARPA deadline of December 31, 2024. It has been determined that the World Golf Village property acquisition cannot be executed by the December 31, 2024 deadline. In addition, the Grant Administration category balance is also recommended to be transferred to the PAL project. Attached to this agenda item is the comprehensive American Rescue Plan Act funding plan and the recommended reappropriations. Up to \$10 million of ARPA funding can be appropriated to capital projects under the lost-revenue category.

Presenter: Adam Tecler, Intergovernmental Affairs Director

- 2. Consider the proposed 2025-2028 St. Johns County Funding and Advocacy Roadmap.** The St. Johns County Funding and Advocacy Roadmap is a focused list of priorities and objective steps the County may initiate to secure financial resources and other support from our State and Federal representatives. County Administration presents a list of recommended items from County staff for the Board to consider adopting as the 2025-2028 St. Johns County Funding and Advocacy Roadmap. The approved Funding and Advocacy Roadmap is subsequently presented to the public and submitted to the County's Legislative Delegation and other public agencies for consideration.

Presenter: Dick D'Souza, Growth Management Assistant Director, Transportation

- 3. 2025 Roadway and Transportation Alternatives List of Priority Projects (LOPP).** The Florida Department of Transportation (FDOT) and the North Florida Transportation Planning Organization (TPO) request project priorities from local governments for potential funding of new transportation projects to be considered for inclusion in the new fiscal year of FDOT's Work Program. This is an annual recurring request sent to local governments. The St. Johns County Board of County Commissioners is charged with prioritizing all projects within the County, including those within municipal boundaries. The Transportation Advisory Group (TAG), consisting of County staff, representatives of the City of St. Augustine, St. Augustine Beach, St. Johns County School District, St. Johns County Sheriff's Office, and the St. Augustine-St. Johns County Airport Authority met on November 14, 2024, to review last year's priorities and recommend this year's priorities. The attached LOPP includes TAG's recommendations for both highway and alternatives projects. Staff is requesting the approval of the Local priorities, the Transportation Alternatives, and the Sidewalk to Schools list. The Board will hear the Regional Priority list on December 17th. The full list, including the Regional Priorities, is presented at this time.

Presenter: Jaime Locklear, Director of Purchasing

- 4. Change Order #06 to Master Contract 20-MAS-ENG-12227 with England Thims & Miller, Inc., under RFQ 20-10; Design of Intersection & Widening Improvements for State Road (SR) 16 at International Golf Parkway (IGP) to San Giacomo Road.** In 2020, the County issued RFQ 20-10 for the Design of Intersection & Widening Improvements for State Road 16 at International Golf Parkway to San Giacomo Road, which included professional engineering services for the complete design, permitting, right-of-way acquisition, utility coordination and construction documents. On July 20, 2020, the County entered into contract with England Thims & Miller, Inc, as the top-ranked firm. Change Orders #01, #03, and #04 have been issued to extend the completion time of the work. Due to the requirement for an Intersection Control Evaluation (ICE) by FDOT, the initial contract only included Phase I scope, and price, and Change Order #02 was done to authorize Phase II for complete design. Change Order #05 provided for additional engineering design, surveying, geotechnical exploration and testing, plans production, and permitting to extend the project limits along IGP, and to include a stormwater outfall. Change Order #06 is proposed for the design of SJCUD facilities from CR 2209 to the eastern SR 16 reconstruction limits, additional environmental permitting due to the US Army Corps of Engineers assuming responsibility of FDEP permitting, additional geotechnical analysis as required by FDOT comments received on the 60% plan submittal, sketch and legal descriptions, addition of an expenses item for printing, delivery service, mileage, and permitting fees, and the addition of a Post Design Services task. Proposed Change Order #06 conveys an additional cost of \$128,363.38, which increases the total contract value to \$1,179,589.60. Due to the added cost being in excess of 25% of the initial contract value, proposed Change Order #06 must be reviewed and approved by the Board of County Commissioners in order for it to be executed. Staff recommends Board approval to execute Change Order #06 for the above-mentioned additional work.

Presenter: Jan Trantham, Senior Transportation Planner

District 2

5. **IFAM 2024-01 Silverleaf DRI Road Impact Fee Agreement Modification.** The Silverleaf DRI Road Impact Fee Agreement (IFA 2017-02) originally approved by the BCC on 10/3/2017, by Resolution 2017-312, as amended on 8/20/2019 by Resolution 2019-257 (IFAM 2019-03) and on 6/21/2022 by Resolution 2022-209, is being modified to update the total road impact fee credit consistent with the increased transportation mitigation required by the DRI Development Order as modified in 2021 by Resolution 2021-551 and DRIMOD 2024-01 approved by the BCC on 11/5/2024. The road impact fee credit amount is increased from \$78,528,877 to \$109,060,292, an increase of \$30,531,415 for the construction of the CR 16A Connector (River Reach Pkwy from CR 16A to Silver Lake Drive) at a mitigation value of \$5,382,659, and Silver Lake Drive Extension at a mitigation value of \$20,984,270, and a mitigation payment to the County in the amount of \$4,164,486 designated for County improvements to CR 16A. The mitigation value for these improvements is based on the total cost minus the development's percentage utilization of capacity. The CR 16A Connector and the Silver Lake Drive Extension have both been constructed, and the \$4,164,486 payment for improvements to CR 16A has been received by the County.

Presenter: Jaime Locklear, Director of Purchasing

6. **Consideration of Presentations under RFP 1976; Destination Marketing Management Services.** On Monday, November 18, 2024, at the regularly scheduled meeting of the Tourist Development Council, the TDC voted unanimously to forego presentations, as elected by the evaluation committee, and to proceed with award based upon the evaluation scores from the submitted Proposals. As the TDC is an advisory council of the BOCC, their vote is provided as a recommendation for BOCC consideration. The RFP, attached hereto, provides the option to conduct Presentations as a second stage of evaluation, as determined by the Evaluation Committee. Subsequent to the initial scores related to the submitted Proposals, the majority of the Evaluation Committee agreed that conducting presentations as a second stage of evaluation was appropriate to make the final decision. The Presentations and subsequent Evaluation Meeting have been scheduled with the responding Proposers and Evaluation Committee for December 6, 2024. The Board has two options: 1. Vote to forego presentations and proceed with award based upon the scored Proposals as recommended by the TDC; OR 2. Vote to continue with the presentations and then proceed with award based upon the total scores in accordance with the RFP.

Presenter: Stephen Glidden | Picolata Forest Group, LLC
Staff Member: Justin Kelly, Senior Planner

District 2

7. **Public Hearing * CPA(SS) 2024-03 Colee Cove Hamlet.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 45.8 acres of land, located at 7926 Colee Cove Road, from Rural/Silviculture (R/S) to Residential-A (Res-A), with a site-specific Text Amendment limiting the number of residential uses allowed on the subject property to a maximum eleven (11) single-family residential dwelling units. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, November 7, 2024, and was unanimously recommended for approval, 7-0.

District 3

- 8. Summer Haven Managed Retreat Project Grant Agreement.** During the 2023 Legislative session, the County sought and was awarded funding for the Summer Haven Managed Retreat Project (the “Project”). The Florida Department of Environmental Protection (FDEP) has grant funds appropriated in the amount of \$5,000,000 under Legislative Line-Item Grant (FY23/24) Project L2313 - St. Johns County Summer Haven Managed Retreat. The \$5,000,000 is recognized and appropriated in the FY25 Land Management budget. The grant agreement requires a one-to-one match and staff is pursuing opportunities to fund the match through grant funding. For this item, staff is requesting approval to execute and submit the grant agreement to FDEP while the County continues to pursue match funding. If grant funding is not available, staff will bring back an item for Board consideration to appropriate local funding as properties become available for purchase and/or through the Fiscal Year 2026 budget process.

- ❖ 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, Deputy Director-BCC Accounting at 904 819-3680*
2. Motion to adopt Resolution 2024-_____, approving the final **plat** for Claiborne Lane - Parcel 37 (Minor Collector). *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 904 209-0603*
3. 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*
4. Motion to adopt Resolution 2024-_____, accepting **two Easements for Utilities** associated with the sewer system and a **Bill of Sale, Final Release of Lien and Warranty** associated with the water, sewer and reclaimed water systems to serve Reverie at Silverleaf Phase 1 - Parcel 22C. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. 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 Briarwood Apartment Improvements located off A1A South. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. 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 Entrada Phase 3 - Unit 6A located off State Road 207. *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 system to serve Family Kia Remodel. *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 Trailmark Phase 12A located off County Road 208. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

9. Motion to adopt Resolution 2024-_____, approving an **Agreement between North Beach Investment, Inc. and St. Johns County** for the acquisition of property needed to construct a sidewalk along Euclid Avenue and authorizing the County Administrator, or designee, to execute the Agreement 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-_____, approving the terms and conditions and authorizing the County Administrator, or designee, to execute a **Basic Ordering Agreement** with the Federal Bureau of Investigation to collocate communication equipment on a County-owned tower. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to execute and deliver an **Interlocal Agreement** between City of St. Augustine and St. Johns County, Florida, as authorized by Section 163.01, Florida Statutes, regarding maintenance for roadway, utilities and drainage improvements on West King Street. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
12. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to execute and issue a **franchise agreement to Sim's Trucking, Inc** 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*
13. Motion to adopt Resolution 2024-_____, approving the terms, provisions, conditions and requirements of the **SRF loan amendment** and authorizing the execution and delivery of the SRF loan amendment. *For more information, contact Neal Shinkre, P.E., Utility Director at 904 209-2721*
14. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **award Misc 1831; Operation & Management of the Food and Beverage Services at the St. Johns Golf Club** to HZIP, LLC., as the most responsive and responsible respondent a revenue based contract with 5% of gross profit and a minimum of \$1200.00 a month to the county. *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 **award IFB No: 1997; North Beach Park Renovations (Base Bid, Alternate 1, Alternate 2, Alternate 3)** to Saboungi Construction, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in substantially same form and format as attached hereto, at a total project lump sum bid price of \$2,101,380.00 for completion of the specified project. *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: 1993; Collection, Transportation & Disposal of Wastewater Sewage Sludge** to Revinu, 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 \$196,275.00 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*

17. Motion to adopt Resolution 2024-_____, authorizing the County Administration, or designee, to issue a **Purchase Order** to Nations Bus Corporation in the amount of \$597,707.92, for the purchase of four (4) new Chevy 4500 Turtle Top Terra Transit MD 23' Cutaway Buses under the FDOT Public Transit Office's Contract #TRIPS-22-CA-MB-LF-NBC. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
18. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, or designee, to **piggyback Florida Sheriff's Association Contract #FSA23-VEF17.01, Item #490 and to issue a purchase order** for the purchase of two (2) ambulances, as specified herein, from Ten-8 Fire Equipment, Inc, for a total purchase price of \$720,536.00 in accordance with the terms of the contract. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
19. Motion to adopt Resolution 2024-_____, approving the terms, conditions, and requirements of the **Rural EMS Training Award No. 1H79TI087153-01**, between U.S. Department of Health and Human Services, Substance Abuse and Mental Health Services Administration and St. Johns County Board of County Commissioners and authorizes the County Administrator, or designee, to execute the agreement on behalf of the County and recognizes and appropriates \$47,499.00 in Federal Funds within the Fiscal Year 2025 Fire Rescue Services budget. *For more information, contact Joel Sneed, Office of Intergovernmental Affairs Manager at 904 209-0419*
20. Motion to adopt Resolution 2024-_____, **recognizing and appropriating \$500 in grant funding from the Federal Emergency Management Agency**, Emergency Food and Shelter Program to provide interim housing for families whose homes are undergoing necessary repairs funded by other grants; approving and authorizing the County Administrator, or designee, to execute and deliver on behalf of the County the Award Agreement, in substantially the same form as attached hereto. *For more information, contact Shawna Novak, HHS Director at 904 209-6089*
21. Motion to adopt Resolution 2024-_____, approving **Amendment No. 2 to contract NJ211** between St. Johns County and Florida Department of Children and Families; ratifying the County Administrator's, or designee's, execution of the amendment on behalf of the County; and recognizing and appropriating the additional \$27,877.00 within the County Fiscal Year 2025 Community Based Care Fund. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
22. 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*
23. Motion to adopt Resolution 2024-_____, approving the terms, conditions, provisions, and requirements of a **Grant Agreement** between the Florida Communities Trust and St. Johns County, Florida authorizing the County Administrator, or designee, to execute the contract on behalf of the county. *For more information, contact Ryan Kane, Director of Parks and Recreation at 904 209-0324*
24. Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to submit a completed Supporting Healthy Aging Through Parks and Recreation 4.0 **Grant Application** on behalf of St Johns County Parks and Recreation Department. *For more information, contact Ryan Kane, Director of Parks & Recreation at 904 209-0324*

25. Motion to adopt Resolution 2024-_____, authorizing the County Administrator, the Director of Emergency Management, or designee, to **execute agreements** between St. Johns County Board of County Commissioners and the State of Florida Division of Emergency Management for Hurricane Debby. *For more information, contact Joseph Giammanco, PhD, Director of Emergency Management at 904 824-5550*

26. Motion to authorize the **transfer** of \$10,812 in St. Johns Pet Center donations from General Fund Reserves to the FY 25 Animal Control Department budget. *For more information, contact Paul Studivant, Deputy Director of Animal Control at 904 209-0748*

27. Motion to approve **minutes:**

- 11/19/24, BCC Regular
- 11/19/24, BCC Special

28. Proofs:

Proof: Notice of Value Adjustment Board Meeting (Cancellation); Cancelled its meeting for Thursday, October 10, 2024 due to threat of Hurricane Milton, published on October 9, 2024, in the St. Augustine Record.

Proof: Notice of Meeting; Value Adjustment Board will hold a meeting for the purpose of certifying the 2024 tax roll on October 14, 2024, published on October 11, 2024, in the St. Augustine Record.

Proof: Notice of Public Hearing, Amending Ordinance 2010-47, published on October 3, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 1997; North Beach Park Renovations, published on September 26, 2024 and October 3, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2016; Flagler Estates Fire Station #21, published on October 7, 2024 and October 14, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2010: CR 208 Over Town Branch Bridge Replacement, published on October 7, 2024 and October 14, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2004; DeLeon Shores #1 Lift Station to Vickers Landing Force Main Project, published on October 9, 2024 and October 16, 2024, in the St. Augustine Record.