

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, January 21, 2025 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
- ❖ Proclamation Recognizing January 2025 as Human Trafficking Awareness Month
- ❖ Approval of Proclamation
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Sean McGee, Chief, Fire Rescue

1. **Wildland Fire Prevention and Mitigation Presentation.** A brief update by St. Johns County Fire Rescue on the wildland fire danger for St. Johns County and an overview of the department's wildland fire operations plan and resources. Discussion will center on our response, partner agreements with the Florida Forest Service, the State Emergency Response Plan, community engagement and the geographic and weather-related circumstances that historically impact fire danger and behavior in our region.

Presenter: Nilgun Kamp, AICP, Principal Associate, Benesch

Staff Member: Mike Roberson, Director, Growth Management

2. **St. Johns County Impact Fee Update Study.** Presentation of required 5-year review of St. Johns County Impact Fees. Seeking direction for staff to pursue changes to the Impact Fee Schedule.

Presenter: Sara Maxfield, Director, Economic Development

3. **WGV Hall of Fame Update and Discussion.** Staff will provide an overview of the history of the World Golf Village campus and an update on the property disposition and status of the IMAX operations.

District 2

Presenter: Brad Wester, MSD Trustee

Staff Member: Jacob Smith, Planning Division Manager

District 4

- 4. Public Hearing * San Juan Drive Parking Ordinance Adoption Hearing.** This is the second reading and adoption hearing 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 first reading of the proposed ordinance was held at the 10/15/24 Board of County Commissioner meeting.

Presenter: Karen M. Taylor, Land Planner

Staff Member: Trevor Steven, Planner

District 3

- 5. Public Hearing * PUD 2024-06 Dog & Bog.** Request to rezone approximately 5.56 acres of land from Workforce Housing (WH) to Planned Unit Development (PUD) to allow for a maximum of 12 residential dwelling units and a maximum of 5,000 square feet of commercial uses to accommodate for a proposed restaurant/office and an associated dog park facility, with the option to add an additional 5,000 square feet of commercial uses. The subject property is located south of West King Street, east of South Holmes Blvd, and north of the Solomon Calhoun Community Center. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on November 21, 2024, and recommended approval with a vote of 5 to 2. The motion included the elimination of entertainment, retail, and hospitality out of the allowable commercial uses, along with extending the affordability period of the Workforce Housing units from 2 years to 10 years.

Presenter: James G. Whitehouse, Esq, St. Johns Law Group

Staff Member: Saleena Randolph, Senior Planner

District 3

- 6. Public Hearing * COMPAMD 2024-03 Schneider Family Campground (Transmittal).** Request for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) to Rural Commercial (RC) for approximately 120 acres of land, specifically located at 8000 US Hwy 1 South. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on November 21, 2024, and recommended approval with a vote of 6-1. One of the Agency members read into the record a letter from the South Anastasia Communities Association (SACA) in which it stated concerns about the potential intensive uses of the site and asked that the Agency recommend denial or offer a less intense alternative. The Agency members deliberated the potential for additional intensive uses of the site should the amendment be approved, emphasizing the necessity to restrict the allowable uses and expressing concerns regarding the implications of well and septic system additions. While some members acknowledged the beneficial aspects of utilizing the site in this manner, others raised questions about the current number of RV campgrounds in the vicinity and the appropriateness of the location for such use. The Agency further considered the advantages of introducing a text amendment to confine the use to RV Campgrounds and ancillary services. The applicant committed to providing use limitations within the Rezoning application that runs concurrent to the comprehensive plan amendment adoption. Public discussion included topics such as the existing wetlands on the property, the presence of small, private campgrounds in the area, competition with nearby Airbnb rentals, and the importance of retaining equestrian activities on-site.

- ❖ 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 2025-_____, approving the **final plat** for Silverleaf Parcel 8B Phase 2. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 904 209-0603*
3. Motion to adopt Resolution 2025-_____, approving the **final plat** for Rivertown Parcel 37 - Phase 1. *For more information, contact Ava Pyszczymuka, Application Review Supervisor at 904 209-0603*
4. Motion to adopt Resolution 2025-_____, authorizing the Chair of the Board, or designee, on behalf of the County, to execute a **Termination and Vacation of Temporary Construction Easement**. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities** from Wells Fargo Bank, N.A. as Trustee of the Charles R. Usina Living Trust for a reclaimed water transmission main to be located west of Law Enforcement Way. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty** associated with the water and sewer systems to serve Cordera - Workforce Housing. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities** with multiple locations 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 Silver Meadows Ph 1 (Silverleaf Parcel 33). *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2025-_____, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water system to serve Sims Laydown Yard. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2025-_____, 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*
10. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities and a Warranty** associated with the water meters to serve Take 5 Oil Change - Commerce Plaza located off State Road 16. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities** associated with the water meters and a Bill of Sale, Final Release of Lien and Warranty associated with the water, sewer and reuse systems to serve Pacetti Mixed Use Development located off Pacetti Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
12. Motion to adopt Resolution 2025-_____, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water and sewer systems to serve U-Haul SR 16 & CR 16A. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
13. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities and a Temporary Construction Easement** from Elevation Pointe, LLC for a reclaimed water transmission main to be located near State Road 16 and Toms Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
14. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to issue a **non-exclusive franchise agreement to Hicks Rolloff and Recycling, LLC**, for the collection and transportation of non-residential solid waste, of the type specified in the agreement. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
15. Motion to adopt Resolution 2025-_____, **recognizing and appropriating \$350,000** in state funds from Florida Department of Transportation and appropriating an additional \$350,000 from the Road Impact Fees Zone A Fund as the County match, for the SR 16 and South France Road intersection improvement Project; approving and authorizing the County Administrator, or designee, to **execute the State-Funded Grant Agreement** and to **execute subsequent amendments** and other documents necessary to implement the Project. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*

16. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **award RFP 1976; Destination Marketing Management Services to St. Johns County Visitors and Convention Bureau, Inc.**, as the top ranked Proposer, and to execute a contract, in substantially the same form and format as attached, at a not-to-exceed amount of \$4,500,000.00 per year, to perform the required services in accordance with RFP 1976; Destination Marketing Management Services *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
17. Motion to declare the attachment list as **surplus** and authorize the County Administrator, or designee, to dispose of the same in accordance with the Purchasing Policy Section 308 and Florida State Statute 274. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
18. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to execute contracts in substantially the same form and format as attached with **Proshot Concrete, Inc. and Bridge Masters Construction, LLC** as the most qualified firms to perform the Work in accordance with RFQ: 1893; Countywide Bridge and Box Culvert Safety Maintenance and Repair Services. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
19. Motion to adopt Resolution 2025-_____, authorizing the County Administration, or designee, to issue a **Purchase Order to Ten-8 Fire & Safety the Distributor for Pierce Manufacturing** in the amount of \$2,440,391.00, for the purchase of two (2) Pierce Enforcer Fire Pumper Trucks as standardized in 2022. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
20. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **award IFB No: 2004; DeLeon Shores #1 Lift Station to Vickers Landing Force Main to DB Civil Construction, LLC.**, as the lowest, responsive, and responsible Bidder, at a total lump sum bid price of \$1,999,990.00 for the completion of the project as specified. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
21. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **execute Change Order #07 to Master Contract No. 21-MCC-WOO-13032 with Woolpert, Inc, Inc. under RFQ No: 21-34; Digital Orthophotography** for a Not-To-Exceed amount of \$787,794.32. *For more information, contact Jaime T Locklear, Director Purchasing Department at 904 209-0158*
22. Motion authorizing County Administrator, or designee, to **assemble a financing team** to prepare refinancing documents to achieve annual debt service savings for the Sales Tax Revenue and Refunding Bonds, Series 2015 (the “2015 Sales Tax Bonds”) and Transportation Improvement Revenue Refunding Bonds, Series 2015 (the “2015 Transportation Bonds”). *For more information, contact Jesse Dunn, Deputy County Administrator at 904 209-0568*
23. Motion to adopt Resolution 2025-_____, approving the **modifications to Article 23 (Wages), Article 24 (Incentives) and Article 42 (Union Time Pool)** of the existing Collective Bargaining Agreements between the County and St. Johns County Firefighters and Paramedics International Association of Fire Fighters Local #3865 for Supervisory Units and Rank. *For more information, contact Desiree Woroner, Director, Human Resources at 904 209-0530*

24. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **execute and submit grant applications**, on behalf of the County, to various state, federal and private agencies for those grants and grant programs available in calendar year 2025; and **waiving section 203.3** (Grant Application Policy), allowing for the submission of grant applications in support of the 2025 – 2028 Funding and Advocacy Roadmap, without being presented to the Board of County Commissioners for approval prior to submission. *For more information, contact Sarah Newell, Senior Strategist at 904 209-0566*

25. Motion to adopt Resolution 2025-_____, awarding \$350,000 from **Opioid Settlement funds to EPIC Community Services, Inc.** for purchase and development of land for a sober living transitional housing village; and, approving and authorizing the County Administrator, or designee, to execute and deliver on behalf of the County the Grant Agreement in substantially in the same form as attached hereto. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

26. Motion to adopt Resolution 2025-_____, approving a **Memorandum of Understanding** between St. Johns County and Adoption-Share for the provision of Family-Match software to the Community Based Care division of Health and Human Services, and authorizing the County Administrator, or designee, to execute the MOU on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*

27. Motion to adopt Resolution 2025-_____, **allocating \$125,000 in funding for fiscal year 2025 to Home Again St. Johns, Inc. for operational costs for Veterans Village**; recommending annual reoccurring funding subject to yearly appropriation and budget approval; approving and authorizing the County Administrator, or designee, to execute the Grant Agreement on behalf of the County, in substantially the same form and format as attached. *For more information, contact Joseph McDermott, Director Veterans Service Office at 904 209-0158*

28. Motion to adopt Resolution 2025-_____, **approving the application** for a Major Impact Special Event to take place on May 24-25, 2025, at Butler Park East. *For more information, contact Ryan Kane, Director of Parks & Recreation at 904 209-0324*

29. Motion to adopt Resolution 2025-_____, **approving the application** for a Major Impact Special Event to take place on June 29, 2025, at Mickler's Landing. *For more information, contact Ryan Kane, Director of Parks & Recreation at 904 209-0324*

30. Motion to adopt Resolution 2025-_____, 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 Milton. *For more information, contact Joseph Giammanco, PhD, Director Emergency Management at 904 824-5550*

31. Motion to **approve minutes**:
 - 12/17/2024, Regular BCC

32. Proofs:

Proof: Notice of Meeting, St. Johns County Insurance Committee, held on November 21, 2024, published on November 4, 2024, in the St. Augustine Record.

Proof: Notice of Meeting, St. Johns County Insurance Committee, held on the third January, April, June and October 2025, published on November 8, 2024, in the St. Augustine Record.

Proof: Notice of Special Meeting of the St. Johns County Board of County Commissioners, held on November 19, 2024, published on November 12, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2026, Renovations at Solomon Calhoun Center, published on November 4, 2024, and November 11, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2076, Vilano Boat Ramp Maintenance Dredging, published on November 19, 2024, and November 26, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2049, SR 207 at Brinkhoff Road Intersection Improvements, published on November 20, 2024, and November 27, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2016R, Flagler Estates Fire Station #21, published on November 20, 2024, and November 27, 2024, in the St. Augustine Record.