

# 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, February 18, 2025, 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 February 2025 as Black History Month
- ❖ Proclamation Recognizing February 18th, 2025, as A1A All-American Road Day
- ❖ Acceptance of Proclamations
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

### **Presenter: Brandon J. Patty, Clerk of the Circuit Court and Comptroller**

- 1. Presentation of the St. Johns County Surplus and OPEB Investment Portfolios.**  
The St. Johns County Board of County Commissioners Investment Policy, Section XVII Reporting, and OPEB Trust Investment Policy, Section XV, requires the Clerk, or designee, to prepare and submit a written report annually on all invested funds to the Board. Included in the report shall be a complete list of all invested funds, the name or type of security in which the funds are invested, the amount invested, the maturity date, earned income, the book value, the market value and the yield on each investment. PFM Asset Management, LLC, is the County's investment advisor and has prepared the annual reports for the quarter ended December 31, 2024.

### **Presenter: Chris Dougherty, AICP - Inspire Placemaking Collective**

### **Staff Member: Amy Ring, Special Projects Manager**

- 2. 2050 Comprehensive Plan Update.** The Board of County Commissioners directed staff to utilize a consultant to assist the County through the process of developing an updated plan. The consultant, Inspire Placemaking Collective, will provide an update on the project history, timeline, and next steps.

**Presenter: Adam Tecler, Director, Intergovernmental Affairs**

3. **Joint Letter of Intent between the County, Florida National Guard, and St. Johns County Airport Authority regarding the planning and development of a Emergency Response and Preparedness Complex in St. Johns County.** St. Johns County (SJC) currently lacks an adequate Fire Rescue Training Facility to meet the growing demands of emergency response and adequately prepare responders for the increasingly complex and high-risk calls for assistance. After discussions with local partners, the most effective solution identified is a collaborative partnership between the Florida National Guard, St. Johns County Airport Authority, and SJC. This Joint Letter of Intent serves as the foundation for establishing a cooperative effort among these entities to develop an Emergency Response and Preparedness Complex in St. Johns County. By combining administrative resources and leveraging state, federal and private funding opportunities this partnership aims to achieve a critical objective that will enhance emergency preparedness and response capabilities, benefiting both St. Johns County residents and the region.

**Presenter: Karen M. Taylor, Land Planner**

**Staff Member: Trevor Steven, Planner**

**District 2**

4. **Public Hearing \* WH 2024-07 Cypress Village.** Request to rezone 3.94 acres of land from Residential, Single-Family (RS-2) to Workforce Housing (WH), specifically located on property situated at the intersection of King Street Extension and N. Clay Street. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on January 23, 2025, and recommended approval with a vote of 6-0.

**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 its 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. At the January 21, 2025 BCC meeting, the applicant requested a continuance to the February 18, 2025 BCC meeting.

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

- 6. First Reading of proposed Amendment to the Land Development Code regarding the placement of paver and non-structural flatwork within three feet of rear or side property lines.** On January 21, 2025, the Board of County Commissioners directed staff to draft language to amend the County Land Development Code to address the placement of pavers and non-structural flatwork within three feet of rear or side property lines. This is the first reading of the proposed amendment to the Land Development Code Amendment as directed.

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

- 7. Consider appointments to the Recreation Advisory Board.** Currently there are two (2) vacancies on the Recreation Advisory Board (RAB) for a Dist. 1 and Dist. 4 Representative. These vacancies are due to an expired term and resignation. A vacancy ad was placed and ran for approximately six (6) weeks. Please find attached for your review and consideration a recommendation letter from the Recreation Advisory Board and seven (7) qualifying applications: Dirk Lobenbruck, Dist. 1; Melinda Hobson, Dist. 1; Michael McLaughlin, Dist. 1; George Vancore, Dist. 1; Ryan King, Dist. 4; Jason Trent, Dist. 4; Jeff Lacher, Dist. 4.

- ❖ 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 approve the **Little Florence Cove School Concurrency Proportionate Share Mitigation Agreement** (CONSCA 2025-01). *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
4. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the notice required by Section 336.10, F.S., for a **Public Hearing on March 18, 2025 at 9:00am** or at a date and time as soon thereafter as possible to hear a request for the vacation of a portion of an unopened and unimproved alley (VACROA 2024-02 Road Vacation Petition - Hastings Dunkin Donuts). *For more information, contact Jeffrey Petrie, Engineer at 904 209-0672*
5. Motion to adopt Resolution 2025-\_\_\_\_\_, granting a **partial County ad valorem tax exemption** consistent with Ordinance 2022-55 for the historic property located at 121 Kings Ferry Way within the City of St. Augustine, owned by Elaine H. and Kenneth W. Darnold; authorizing the County Administrator, or designee, to **execute the Historic Property Tax Exempt Covenant** on behalf of the County. *For more information, contact Megan Wright, Environmental Specialist at 904 209-0623*
6. Motion to adopt Resolution 2025-\_\_\_\_\_, approving the terms of a **Maintenance and Hold Harmless Agreement** between St. Johns County and Ponte Vedra Corporation and authorizing the County Administrator to execute the Agreement on behalf of the County and accepting a Grant of Easement for drainage purposes. *For more information, contact Dick D'Souza, Assistant Director Transportation at 904 209-0792*
7. Motion to adopt Resolution 2025-\_\_\_\_\_, approving **Lease Agreement with Hastings Main Street** for property located at 107 E. Cochran Avenue. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting a **Deed of Dedication** for the right-of-way of an extension of Courtney Vista Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting the terms and authorizing the County Administrator, or designee, to execute a **Temporary Access Easement** for a telecommunication tower to be located off State Road 207 and Wildwood Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2025-\_\_\_\_\_, approving the terms and authorizing the Chair, or designee, to execute a **Termination of Temporary License Agreement for Construction and Other Access, and Grant of Easement for Access and Utilities**. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2025-\_\_\_\_\_, approving the terms and authorizing the Chair, or designee, to execute a **Grant of Easement and Covenant** on behalf of the County. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0000*
12. Motion to adopt Resolution 2025-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement** in connection with the roadway and drainage improvements at the State Road 16 and International Golf Parkway intersection. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0000*
13. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to issue a **non-exclusive franchise agreement to FL Couto Companies, 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*
14. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award IFB No: 2141; Purchase of Two (2) Cloth Disk Filters to Aqua-Aerobic Systems, Inc.**, as the responsive and responsible bidder, at a total lump sum bid price of \$1,525,500.00, for provision of the specified items. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
15. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award RFP 2022R; Lobbying Services** for St. Johns County to The Fiorentino Group, LLC as the top ranked Proposer in Tier I at a not-to-exceed amount of \$96,000 per year; and to award Continental Strategy, LLC as the top ranked Proposer in Tier II at a not-to-exceed amount of \$108,000 per year; and to award The Gaboton Group, LLC as the top ranked Proposer in Tier III at a not-to-exceed amount of \$42,000 per year, to perform the required services in accordance with RFP 2022R. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

16. 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*
17. Motion to adopt Resolution 2025-\_\_\_\_\_, amending the **Fiscal Year 2025 Law Enforcement Trust Fund** budget to recognize and appropriate receipts from a confiscated property case. *For more information, contact Robert A. Hardwick, St. Johns County Sheriff at 904 209-0568*
18. Motion to adopt Resolution 2025-\_\_\_\_\_, approving and authorizing the County Administrator, or designee, to execute and deliver a **Grant Agreement between the County and U.S. Department of Transportation**, in substantially the same form as attached hereto; authorizing the County Administrator to execute subsequent amendments to the Agreement and any documents necessary to implement the grant as provided for in the Resolution. *For more information, contact Adam Tecler, Director, Intergovernmental Affairs at 904 209-2405*
19. Motion to approve Resolution 2025-\_\_\_\_\_, approving and authorizing the County Administrator, or designee, to execute and deliver **Amendment Number Two to the Vendor Services Master Agreement between the County and Sunshine State Health Plan, Inc.** in substantially the same form as attached hereto. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
20. Motion to adopt Resolution 2025-\_\_\_\_\_, approving the terms, conditions, and requirements of **Amendment #0007 to the Homelessness Unified Contract between St. Johns County and Flagler Hospital, the CoC Lead Agency**, and authorizing the County Administrator or designee to execute the amendment substantially in the same form and format as attached on behalf of the County; and recognizing and appropriating the grant in the amount of \$13,355.17 into the General Fund Social Services Department for Fiscal Year 2025. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
21. Motion to adopt Resolution 2025-\_\_\_\_\_, approving the recognition and appropriation of **library donations received in the amount of \$26,500** amending the FY 2025 Budget. *For more information, contact Debra Gibson, Library Director at 904 827-6926*
22. Motion to **approve minutes:**
  - 2/4/2025 Regular BCC Meeting