

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst  
District 2 - Jeb S. Smith  
District 3 - Paul M. Waldron  
District 4 - Jeremiah R. Blocker, Chair  
District 5 - Henry Dean, Vice Chair



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

Hunter S. Conrad, County Administrator  
Patrick F. McCormack, County Attorney

Tuesday, February 16, 2021 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 February 2021 as Black History Month
- ❖ Acceptance of Proclamation
- ❖ Public Safety Update
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

### **Presenter: Greg Caldwell, Interim Public Works Director**

#### **District 5**

1. **South Collins Ave. Drainage Presentation.** There have been on-going citizen complaints regarding poor drainage and flooding of the South Collins Avenue and Lawrence Avenue neighborhood. At the 12/01/2020 BCC meeting the Board passed a motion to evaluate these concerns, correct the problem with every mean possible, and hold responsible the party liable. The Board directed staff to identify and investigate all factors, and propose remedies to address the concerns. Staff has conducted an evaluation of the area and identified potential mitigation projects. Staff is bringing these projects to the Board for discussion and consideration.

### **Presenter: Lindsay Haga, AICP, ETM, Inc.**

### **Staff Member: Cynthia A. May, ASLA, Senior Supervising Planner**

#### **District 2**

2. **Public Hearing \* COMPAMD 2019-08 TrailMark Added Land.** Request for a Comprehensive Plan Amendment to amend the Future Land Use designation of approximately 71 acres of land from Rural/Silviculture (R/S) to Residential-C (Res-C), with a text amendment for a site-specific policy subjecting the property to the Saint Johns DRI, generally located at 360 Indian Branch Ranch Road and 5400 Church Road, west of Pacetti Road, to be accessed through Six Mile Creek South. The Planning and Zoning Agency held a public hearing on January 21, 2021, and voted 5-1 in favor of recommending approval. There was no public comment.

**Presenter: Staci M. Rewis, Gunster, Yoakley & Stewart, PA**

**Staff Member: Cynthia A. May, ASLA, Senior Supervising Planner**

**District 2**

3. **Public Hearing \* DRIMOD 2019-02 St. Johns DRI.** Request to add approximately 71 acres to the Six Mile Creek Parcel of the Saint Johns DRI, incorporate legislative extension orders, delete the Saint Johns DRI biennial monitoring report development conditions, and to delete the development condition related to substantial deviations. The Planning and Zoning Agency held a public hearing on January 21, 2021, and voted 5-1 in favor of recommending approval. There was no public comment.

**Presenter: Damon Douglas, Coastal Manager**

4. **North Ponte Vedra Coastal Storm Risk Management Project: Feasibility Cost Share Agreement.** The U.S. Army Corps of Engineers has included a Coastal Storm Risk Management Feasibility Study for the shoreline north of Serenata Beach to the northern County line. The Federal Cost Share Agreement (FCSA) targets completion of the feasibility study within 3 years. After signing the FCSA, a Project Management Plan will be developed and agreed upon by the County and U.S. Army Corps of Engineers (USACE). The feasibility study will be conducted and managed by USACE. As of the effective date of the FCSA, shared study costs are projected to be \$3,000,000, with the Federal Government's share of such costs projected to be \$1,500,000 and the County (Non-Federal Sponsor) share projected to be \$1,500,000. Staff will continue to pursue opportunities for FDEP reimbursement for 50% of the County's share of the feasibility study. If a project is recommended by the feasibility study, it will be submitted to Congress for authorization and appropriation of construction funds. Following this authorization there is typically a 2 year project permitting, engineering, and design phase before the solicitation of a construction contract. Within 3 months of the feasibility study initiation, the County will need to provide an access plan to the USACE, before the federal interest determination milestone, ensuring that the County will provide sufficient public access before the initiation of construction. Staff has initiated a change order to the contract with Olsen Associates to complete an access plan within 30 days of initiation of the feasibility study. The Access Plan will include: 1) An explanation about why this stretch of shoreline should not be considered a private beach, including discussion of the County's customary use policy and other state or county policies that support public access. 2) A summary of the existing public access points, a discussion on potential ideas for expanding public access points, and a statement about how the County is committed to working on expansion of public access as the study progresses. 3) A summary of the existing public parking available for beach access, a discussion on potential ideas for expanding public parking or shuttle/bus services for beach access, and a statement about how the County is committed to working on improvements to parking and beach accessibility as the study progresses.

**Presenter: Karen M. Taylor**

**Staff Member: Justin Kelly, Senior Planner**

**District 4**

5. **Public Hearing \* REZ 2020-21 Summerlins Commerce Park.** A request to rezone approximately 1.28 acres of land from Open Rural (OR) to Commercial Warehouse (CW). This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on January 21, 2021 and was unanimously recommended for approval, 7-0.

**Presenter: Jan Brewer, Environmental Division Manager and Larry Miller, Utilities Department Chief Engineer**

6. **Public Hearing \* Transmittal Hearing for COMPAMD 2018-06 a Comprehensive Plan Amendment to amend the Comprehensive Plan Goals, Objectives and Policies to comply Section 163.3177, Florida Statutes, and adoption of the St. Johns County Water Supply Facilities Work Plan.** This is the transmittal hearing for a Comprehensive Plan Amendment to amend Goals, Objectives and Policies of the St. Johns County 2025 Comprehensive Plan in order to comply with Chapter 163.3177, Florida Statutes. Chapter 163, Florida Statutes, requires local governments to amend their Comprehensive Plans to adopt a Water Supply Facilities Work Plan (Work Plan) to provide for consistency with the State's Regional Water Supply Plans that were prepared by each Water Management District.

**Presenter: Bradley Bulthuis, Senior Assistant County Attorney**

7. **Second Reading of Amendments to Noise Ordinance.** At its January 19, 2021 meeting, the St. Johns County Board of County Commissioners ("Board") held a first reading of proposed amendments to Ordinance No. 2015-19, establishing regulations for the control of noise, to address certain long-standing, continuous activities performed on certain property on Binninger Drive in St. Johns County. The federal government and/or its contractors have continuously operated a marine repair division on the property for approximately 35 years and has long employed approximately 100 person variously trained in marine mechanics, welding, sandblasting, electrical, navigation, marine upholstery, and management. The activities have historically been separated from residential uses. The proposed amendments to Ordinance No. 2015-19 are attached to this item for the Board's consideration.

**Presenter: Jesse Dunn, Director OMB**

8. **FY 2022 Board of County Commissioners Budget Calendar and Initial Budget Guidelines.** This agenda item provides initial budget guidelines for the upcoming FY 2022 County budget process.

**Presenter: Melissa Lundquist, Assistant to the Board of County Commissioners**

9. **Consider appointments to the Housing Finance Authority.** The Housing Finance Authority of St. Johns County (the "HFA") is a public body created pursuant to the "Florida Housing Finance Authority Law," Chapter 159, Part IV, Florida Statutes, as amended. The HFA was established for the purpose of alleviating a shortage of affordable housing facilities and to provide capital for investment in such facilities for low, moderate, and middle income families in St. Johns County. The HFA is composed of seven members which not less than a majority of the members shall be knowledgeable in one of the following fields: labor, finance and commerce. Currently there are two (2) vacancies on the HFA. One vacancy is due to the resignation of Mr. Victor Raymos. The second vacancy is due to the expired term of Jay Kalter. Please find attached for your review and consideration a recommendation letter from the Housing Finance Authority, and three (3) Applications (Andrew Evener District 4, Jay Kalter District 4, and Erick Saks District 1).

- ❖ Public Comment
- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney's Report
- ❖ Clerk of Court's Report

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## CONSENT AGENDA

1. **Motion to approve the Cash Requirement Report.** *For more information, contact Lon Stafford, Director of Financial Support at 819-3622*
2. **Motion to adopt St. Johns County Emergency Proclamation No. 2021-\_\_\_\_\_, extending the local state of emergency for an additional seven day period.** *For more information, contact Patrick F. McCormack, County Attorney at 904 209-0805*
3. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the **final plat for Shearwater Phase 2D-3 (replat).** *For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the **final plat for Cherry Elm Drive.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the **final plat for Courtney Vista Drive.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2021-\_\_\_\_\_, accepting a **Non-Exclusive Grant of Drainage Easement from Publix Super Markets, Inc.** to St. Johns County to provide drainage for Longleaf Pine Parkway and authorizing the Chair to join in the execution of the easement on behalf of the County. *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
7. Motion to adopt Resolution 2021-\_\_\_\_\_, accepting a **Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with water and sewer systems to serve State Road No. 13 N and State Road No. 16 utility extension.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
8. Motion to adopt Resolution 2021-\_\_\_\_\_, accepting a Final Release of Lien, Warranty, Easement for Utilities, Special Warranty Deed and a Bill of Sale conveying all personal property associated with the **water, sewer and sewer force main systems to serve Parkland Preserve Phase 2A located off International Golf Parkway.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

9. Motion to adopt Resolution 2021-\_\_\_\_\_, accepting a **Final Release of Lien, Warranty, Temporary Construction Easement, and a Bill of Sale conveying all personal property associated with the water systems to serve 121 S Wilderness Trail**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
10. Motion to adopt Resolution 2021-\_\_\_\_\_, to authorize the County Administrator, or his designee to **award SS 21-17 and enter into a contract with Lexipol, LLC** to provide policy updates and training monitoring service for SJC Fire Rescue for an initial two (2) years, with one year renewals available for exercise by the County until the service is discontinued. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 209-0158*
11. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid 21-08: Lawn Maintenance St Johns County Sites to VerdeGo, LLC**, as the lowest, responsive, responsible bidder, and to execute an agreement in substantially the same form and format as attached for the performance of the specified services for an initial term of seven months with four (4) available one year renewals, and to authorize the transfer of General Fund reserves in the amount of \$146,000 to the Facilities Maintenance Department. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
12. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **award Bid No: 21-05; Countywide Pipe and Manhole Lining Renewal & Rehabilitation Services to Atlantic Pipe Services LLC, FloTech Environmental LLC, Granite Inliner LLC, Gulf Coast Underground LLC, Insituform Technologies LLC, Ric-Man Construction Florida Inc., Utility Technicians Inc., and Vortex Services LLC**, as the lowest, responsive, responsible bidders, and to execute contracts in substantially same form and format based on the unit prices submitted. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
13. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator to execute the negotiated **Purchase and Sale Agreement with Neighborhood Realty, Inc/McGarvey Residential Communities** for the completion of the renovation of the St. Johns County golf course in exchange for conveyance of the approximately 80 acres of surplus land described herein. *For more information, contact Jaime Locklear, Asst. Dir. Purchasing & Contracts at 904 209-0158*
14. Motion to declare the attachments as **surplus** and authorize the County Administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
15. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or his designee, to submit an application to the **St. Johns County River Water Management District Fiscal Year 2021-2022 Districtwide Cost-Share Program for construction of Winton Circle drainage improvements** on behalf of the County and to complete all necessary application paperwork and certifications. *For more information, contact Greg Caldwell, M.P.A, Interim Public Works Director at 904 209-0266*

16. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or his designee, to submit an application on behalf of the County to the **St. Johns River Water Management District Fiscal Year 2021-2022 Districtwide Cost-Share Program for funding for construction of Porpoise Point drainage improvements**, and to complete all necessary application paperwork and certifications. *For more information, contact Greg Caldwell, M.P.A, Interim Public Works Director at 904 209-0266*
17. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of the **Memorandum of Understanding between St. Johns County, Florida, and Alta Mar Holdings, LLC and OBDP, LLC, to recognize the Developer's required Utility Transmission Contributions**; and approving the terms, provisions, conditions, and requirements of the Large User Reclaimed Water Agreement between St. Johns County, Florida, and Alta Mar Holdings, LLC and authorizing the County Administrator to execute and record both agreements on behalf of St. Johns County. *For more information, contact Larry Miller, Chief Engineer - Development at 904 484-6448*
18. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of the Agreement for **Sewer Capacity Charge Deferral between St. Johns County, Florida and JEA**, and authorizing the County Administrator to execute the agreement on behalf of St. Johns County. *For more information, contact Larry Miller, Chief Engineer - Development at 904 484-6448*
19. Motion to adopt Resolution 2021-\_\_\_\_\_, approving and authorizing the County Administrator or his designee to **submit a completed application through the Florida Communities Trust - Parks and Open Space Florida Forever Grant Program**. *For more information, contact Bob Quinney, Grants Manager at 904 209-1287*
20. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms, conditions, and requirements of an amendment to the agreement between St. Johns County Board of County Commissioners and **EPIC Community Services for the Recovery Center Expansion Project**, providing additional funding in an amount not to exceed \$100,000.00, and authorizing the County Administrator, or designee, to execute the amendment substantially in the same form as attached on behalf of the County. *For more information, contact Shawna Novak, HHS Director at 904 209-6089*
21. Motion to adopt Resolution 2021-\_\_\_\_\_, approving and authorizing the County Administrator or his designee to **submit a completed application through the Small Business Administration, Shuttered Venue Grant program**. *For more information, contact Christopher Culpepper, Production Manager at 904 209-0398*
22. Motion to adopt Resolution 2021-\_\_\_\_\_, approving and authorizing the County Administrator or his designee to **submit a completed FIND Grant Application** on behalf of the St. Johns County Parks and Recreation Department for funding **Phase II, Construction, of a boat ramp and associated floating dock under the west side of the Palm Valley Bridge**. *For more information, contact Doug Bataille, Director at 904 209-0322*

23. Motion to adopt Resolution 2021-\_\_\_\_, approving and authorizing the County Administrator or his designee to **submit a completed FIND Grant application** on behalf of the St. Johns County Parks and Recreation Department for **funding the Vilano Landing Maintenance Dredging Program**. *For more information, contact Doug Bataille, Director at 904 209-0322*
24. Motion to Adopt Resolution 2021-\_\_\_\_, approving and authorizing the County Administrator or his designee to **submit a completed FIND Grant Application** on behalf of the St. Johns County Parks and Recreation Department for **funding for Phase II Doug Crane Boat Ramp Improvements**. *For more information, contact Doug Bataille, Director at 904 209-0322*
25. Motion to adopt Resolution 2021-\_\_\_\_, approving and authorizing the County Administrator or his designee to **submit a completed grant application** on behalf of the St. Johns County Parks and Recreation Department for **funding Phase II Palm Valley East Boat Ramp Improvements**. *For more information, contact Doug Bataille, Director at 904 209-0322*
26. Motion to approve minutes
- 1/26/2021, BCC Special Meeting