

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, September 7, 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
- ❖ Public Safety Update
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter: Sean Lahav, Resiliency Coordinator, NEFRC

1. **Presentation of Northeast Florida Regional Council's "Northeast Florida COVID-19 Economic Recovery Plan".** The Northeast Florida Regional Council (NEFRC), a government agency that serves seven counties and 25 municipalities, recently announced the official release of the "Northeast Florida COVID-19 Economic Recovery Plan." The plan was formally approved through a unanimous vote of the NEFRC Board of Directors on Thursday, May 6, 2021. The recovery plan, which outlines detailed recommendations for economic recovery, was developed by the "Northeast Florida Economic Resilience Task Force," a policy group of more than 20 leaders from across the region representing local governments, regional economic development organizations, private sector companies, and nonprofit organizations. The Task Force was made possible through Federal CARES Act funding allocated by the U.S. Economic Development Administration (EDA) and awarded to the NEFRC in August 2020 to support economic resilience efforts related to the pandemic. Task Force meetings facilitated in Spring 2021 identified policy recommendations across three priority areas: (1) infrastructure; (2) small business relief and support; and (3) equity. These recommendations ultimately informed the structure of the economic recovery plan. Recommendations included in the plan relate to expanding affordable broadband access, further developing public-private partnerships, strengthening mental health resources, expanding small business support services to rural areas, and a wide array of other priority topic areas. The purpose of this presentation is to provide local elected officials with an overview of the policy recommendations that were identified throughout the process. Additionally, this presentation will address recently published guidance related to the American Rescue Plan.

Presenter: Douglas Burnett, Esq

Staff Member: Joseph C. Cearley, Special Projects Manager

District 1

2. **Public Hearing * COMPAMD 2020-08 Stonecrest.** Adoption hearing for COMPAMD 2020-08, known as "Stonecrest", 6164 Race Track Road, a Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural/Silviculture (R/S) to Residential-C (RES-C) for approximately 46.53 acres for a residential community of a maximum 147 dwelling units. This item was heard before the Planning and Zoning Agency at their public hearing on August 5, 2021, and was recommended for approval by a vote of 6-0.

Presenter: Douglas Burnett - St. Johns Law Group

Staff Member: Jacob Smith, Senior Planner

District 1

3. **Public Hearing * PUD 2020-11 Stonecrest PUD.** Request to rezone approximately 46.5 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a maximum of 147 single-family homes, located one-half mile east of the intersection of Interstate 95 and Race Track Road. This item was heard before the Planning and Zoning Agency at their public hearing on August 5, 2021, and was recommended for approval by a vote of 6-0.

Presenter: Shannon Acevedo, AICP Matthew's Design Group

Staff Member: Valerie Stukes, Senior Planner

District 3

4. **Public Hearing * MAJMOD 2020-11 Canopy Shores.** Request for a Major Modification to the St. Augustine Shores PUD (Ord. 79-73, as amended) to convert approximately 2.8 acres from permitted business uses to residential use in order to provide for ten (10) single-family lots specifically located east side of Shores Blvd north of Christina Drive and south of Deltona Blvd. On August 5, 2021, the Planning and Zoning Agency voted 3-3, recommending denial.

Presenter: Anthony Robbins, AICP Prosser, Inc.

Staff Member: Valerie Stukes, Senior Planner

District 1

5. **Public Hearing * MAJMOD 2021-05 Fountains North at St. Johns.** A request to revise the MDP Text to remove the residential entitlements, limit permissible uses to hospital and ancillary uses, allow for the realignment of the entry/egress, add clarification to the upland preservation provisions, increase Prof/Med/Outpatient Surgical/Clinic space by 250,000 square feet, increase Retail/Restaurant by 25,000 square feet, increase Hotel by 110 rooms, and provide for a single, 15-year phase of development. On August 5, 2021, the Planning and Zoning Agency voted 6-0 to recommend approval.

District 1

6. **Public Hearing * MAJMOD 2021-06 St. Johns Commons at CR 210.** A request to revise the MDP Text to allow for an additional vehicular entry/egress from CR 210, increase the non-residential square footage by 20,000 square feet, and provide for a single, 15-year phase of development. This request also includes a revision to the MDP Map to illustrate the new vehicular entry/egress from CR 210 and a revision to MDP Text Section T to include a waiver for a Unified Sign Plan to be a Joint Unified Sign Plan for all signs of the Fountains, Fountains North, Fountains East and Tractor Supply PUDs, and a waiver to Section 6.04.05 Access Management. Specifically located on the north side of County Road 210, east of Interstate 95. On August 5, 2021, the Planning and Zoning Agency voted 6-0 to recommend approval.

Presenter: Anthony Robbins, AICP Prosser, Inc.

Staff Member: Valerie Stukes, Senior Planner

District 1

7. **Public Hearing * MAJMOD 2021-07 Tractor Supply PUD.** A request to revise the MDP Text to reflect a vehicular interconnection that will allow for a new entry/egress from CR 210 to a new hospital being developed within the neighboring Fountains North and St. Johns Commons at CR 210 PUD. This request also includes a revision to the MDP Map to illustrate the new vehicular interconnection and a revision to MDP Text Section T to include a waiver for a Unified Sign Plan to be a Joint Unified Sign Plan for all signs of the Fountains, Fountains North, Fountains East and Tractor Supply PUDs. Specifically located at 1530 C.R. 210 West. On August 5, 2021, the Planning and Zoning Agency voted 6-0 to recommend approval.

Presenter: Karen Taylor

Staff Member: Benjamin Bennett, Planner

District 5

8. **Public Hearing * REZ 2021-18 Gaines Road Rezoning.** Request to rezone approximately 1.09 acres of land from Open Rural (OR) to Residential, Single Family (RS-3) to allow for two single family homes on two lots. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on August 5, 2021. The Agency voted unanimously to recommend approval of the request, 6-0.

Presenter: Thomas O. Ingram, Esq., Sodl & Ingram, PLLC

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 2

9. **Public Hearing * CPA (SS) 2021-07 Palm Lakes (The Marketplace).** Adoption of CPA (SS) 2021-07 Palm Lakes (The Marketplace), a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use from Residential-B to Mixed Use for approximately 9.93 acres. The property is located within the southeast quadrant of Pacetti Road and SR 16, east of the CR 2209 right-of-way. The property is planned for 392 multi-family dwelling units. The Planning and Zoning Agency discussed this application with its companion Major Modification application and recommended approval with a 6-0 vote. The Agency discussed the compatibility of three-story apartments adjacent to the planned County Park and the ROMA property. The Agency also discussed the traffic in the area, improvements to SR 16 and construction of CR 2209.

District 2

10. **Public Hearing * MAJMOD 2021-02 Palm Lakes (The Marketplace).** MAJMOD 2021-02, a request for a Major Modification to Ordinance No. 2002-65, as amended to allow for 392 multi-family dwelling units. The property is located within the southeast quadrant of Pacetti Road and SR 16, east of the CR 2209 right-of-way. The Planning and Zoning Agency discussed this application with its companion Comprehensive Plan Amendment application and recommended approval with a 6-0 vote. The Agency discussed the compatibility of three-story apartments adjacent to the planned County Park and the ROMA property. The Agency also discussed the traffic in the area, improvements to SR 16 and construction of CR 2209.

Presenter: Jamie Mackey, Applicant
Staff Member: Justin Kelly, Senior Planner

District 4

- 11. Public Hearing * CPA (SS) 2021-06 Corner Lot RV/Boat Storage.** Adoption of CPA (SS) 2021-06 Corner Lot RV/Boat Storage, a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 3.38 acres of land located at 11275 Old Dixie Highway from Rural/Silviculture (R/S) to Mixed Use District (MD). This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on August 5, 2021. The Agency voted unanimously to recommend approval of the request, 6-0.

District 4

- 12. Public Hearing * REZ 2021-17 Corner Lot RV/Boat Storage.** A request to rezone approximately 3.38 acres of land from Open Rural (OR) to Commercial Intensive (CI) with conditions to allow for an RV/Boat Storage facility. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on August 5, 2021. The Agency voted unanimously to recommend approval of the request, 6-0.

Presenter: Hunter S. Conrad, County Administrator

- 13. St. Johns County American Rescue Plan Act Funding Appropriation Plan.** 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. On August 9, 2021, St. Johns County received the first appropriation of ARPA funding in the amount of \$25,704,716.50, with a second and equal appropriation to be available in May 2022. A phase one funding allocation plan is provided totaling \$7,843,500 for BCC consideration, as well as consideration to recognize and appropriate within the Fiscal Year 2021 budget. There is no grant match required for this program.

- ❖ 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 Resolution 2021-_____, approving the **final plat for Town Center West End Phase 3.** *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
3. Motion to adopt Resolution 2021-_____, approving the **final plat for Preserve at Bannon Lakes Phase 2A.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2021-_____, approving the terms of and accepting an Easement for Utilities related to future construction of a **water booster station at County Road 208 and Agricultural Center Drive.** *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
5. Motion to adopt Resolution 2021-_____, authorizing the Chair of the Board, on behalf of the County, to **terminate an Easement** not needed for County purposes. *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
6. Motion to adopt Resolution 2021-_____, approving the terms of and accepting three (3) Easements for Utilities related to **installation of a water main at the State Road 206 and Interstate 95 interchange.** *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
7. Motion to adopt Resolution 2021-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Non-Exclusive Permissive Use Agreement** for use of St. Johns County property in Ponte Vedra for construction access. *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*

8. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to enter into negotiations with **Matthews Design Group, LLC as the top ranked firm under RFQ 21-88; Mickler Road Roundabout Improvements Design & Permitting**, and upon successful negotiations, to award and execute a contract in substantially the same form and format as attached for completion of the work, or to conduct negotiations with the next successively ranked firm as required until an agreement is reached. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
9. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to enter into negotiations with North Florida Removal & Cleaning Service, Inc., and upon successful negotiations, entering into an agreement, in substantially the same form and format as the attached draft, for performance of the required services in accordance with **RFP 21-78R; Transportation of Cadavers**. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
10. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to piggyback the FDOT Public Transit Office's Contract No: TRIPS-17-CACBS for the **purchase of three (3) new Ford E450 7.3L Gas Engine Challenger Champion Cutaway Transit Vehicles (Buses)**, and issue a Purchase Order to Creative Bus Sales, Inc., for the total purchase price of \$249,555.00. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*
11. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to award **Bid No. 21-48R; CDBG-DR Project – St. Augustine Blvd. and Cypress Rd. Drainage Improvements to G&H Underground Construction, Inc.** as the lowest, responsive, responsible bidder, and to execute a contract in substantially same form and format as attached hereto for completion of the project as specified in Bid No. 21-48R, for a not-to-exceed amount of \$1,777,920.52. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*
12. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to award **Bid No. 21-51R; Maintenance and Repairs to Bay Doors for SJC Fire Rescue to Associated Doors Inc.** as the responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached for the provision of the services. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
13. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to award **Bid No: 21-99; Flagler Estates Park Community Center to Blackwater Construction Services, LLC** as the lowest, responsive, responsible bidder, and to execute a contract in substantially same form and format as attached hereto for completion of the project provided in Bid No. 21-99 for a lump sum of \$487,543.00, which includes the Base Bid and Alternate #1. *For more information, contact Jaime Locklear, Asst Director of 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-_____, approving the terms and conditions of the **Non-Exclusive Franchise Agreement for Commercial/Industrial Solid Waste** between St. Johns County, Florida and Atlantic Disposal and authorizing the County Administrator or designee to execute the Non-Exclusive Franchise Agreement on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 209-0266*
16. Motion to adopt Resolution 2021-_____, approving the **2021-2022 Solid Waste Cost, Assessment Rates, and Non-Ad Valorem Assessment Roll for the Solid Waste MSBUs**, and authorizing the Chair to certify and deliver the 2021-2022 Assessment Roll to the St. Johns County Tax Collector. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
17. Motion to adopt Resolution 2021-_____, adopting the terms, provisions, conditions and requirements of the attached **Utility Work by Highway Contractor Agreement (UWHCA)** between the Board of County Commissioners of St. Johns County, Florida and the Florida Department of Transportation relating to the financial project number 210230-4-56-02. *For more information, contact Colin Groff, Utility Director at 904 209-2703*
18. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or his designee, to execute an agreement substantially in the same form as the attached **Economic Development Grant Agreement with IGP Commerce Center, LLC** on behalf of St. Johns County. *For more information, contact Jennifer Zuberer, Project Manager at 904 209-0560*
19. Motion to adopt Resolution 2021-_____, approving the terms, conditions and requirements between St. Johns County and **St. Johns Housing Partnership, Inc.** and authorizing the County Administrator, or designee, to execute the contract amendment substantially in the same form as the attached agreement on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
20. Motion to adopt Resolution 2021-_____, authorizing the Chair to execute an agreement in substantially the same form and format as attached hereto, between St. Johns County and **Jacksonville Area Legal Aid, Inc.** to provide legal services to indigent persons residing within St. Johns County during Fiscal Year 2022. *For more information, contact Rebecca C. Lavie, Senior Assistant County Attorney at 209-0805*
21. Motion to adopt Resolution 2021-_____, authorizing the County Administrator to execute the **Impact Fee Credit Agreement with Sunshine Land Holdings, LLC** providing road impact fee credits for its share of the costs of improvements to State Road 16. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
22. Motion to approve the attached amendment to the May 2, 2017 **Professional Services Agreement between Patrick F. McCormack** and the County, providing for an extension of the effective term until December 31, 2021 and deletion of the renewal provision; and authorizing the Chair to execute the amendment on behalf of the County. *For more information, contact Bradley Bulthuis, Senior Assistant County Attorney at 904 209-0805*

23. Motion to adopt Resolution 2021-_____, approving the **2021-2022 Non-ad Valorem Assessment Roll for the Treasure Beach Canals MSBU** and to authorize the Chair, or designee, to certify and deliver the 2021-2022 assessment roll to the St. Johns County Tax Collector. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
24. Motion to adopt Resolution 2021-_____, approving the **2021-2022 Non-ad Valorem Assessment Roll for the Moultrie Crossing Lift Station MSBU** and to authorize the Chair, or designee, to certify and deliver the 2021-2022 assessment roll to the St. Johns County Tax Collector. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
25. Motion to adopt Resolution 2021-_____, approving the **2021-2022 Non-ad Valorem Assessment Roll for the Ponte Vedra Wastewater and the Ponte Vedra Wastewater (Phase II) Assessment Areas** pursuant to Resolution 2002-245, and authorizing the Chair, or designee, to certify and deliver the 2021-2022 assessment roll to the St. Johns County Tax Collector. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
26. Motion to adopt Resolution 2021-_____, approving the terms, provisions, conditions and requirements of an **Amendment to Florida Department of Environmental Protection Agreement Number 17SJ1**, and authorizing the Commission Chair, or designee, to execute the Amendment to the Agreement for Hurricane Matthew Recovery, and authorizing the County Administrator, or designee, to execute any supplemental paperwork/documentation necessary to accomplish the overall goal set forth in the Agreement. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
27. Motion to approve **donation of St. Johns County Fire Rescue fire engine** to St. Johns County Firefighters Benevolent Fund, Inc., subject to the execution of a Waiver and Indemnification substantially in the same form as attached. *For more information, contact Jeremy Robshaw, Fire Rescue Administrative Services Chief at 904 209-1750*
28. Motion to execute and issue the **Certificate of Public Convenience and Necessity for Century Ambulance Services, Inc.** effective until September 15, 2024. *For more information, contact Jeremy Robshaw, Fire Rescue Admin Services Chief at 904 209-1750*
29. Motion to approve **minutes:**
- 08/17/2021, BCC Regular
 - 08/25/2021, Joint BCC & School Board
30. **Proofs:**
- Proof: Notice of Hearing, Public Hearing on establishment of ordinance / regulations affecting the use of land, published on August 3, 2021 in the St. Augustine Record.
- Proof: Notice of Hearing, Public Hearing on adoption of ordinance / regulations affecting the use of land, published on August 3, 2021 in the St. Augustine Record.
- Proof: Requisition of Proposals, RFP NO: 21-106; Branding Development, published on July 21, 2021 and July 28, 2021 in the St. Augustine Record.
- Proof: Requisition of Bids, BID NO: 21-105; Hastings Water Treatment Plant Improvements, published on July 22, 2021 and July 29, 2021 in the St. Augustine Record.

Proof: Notice of Public Hearing on vacation of an unopened / unimproved right-of-way within the Atcheson Subdivision, published on July 13, 2021 in the St. Augustine Record.

Proof: Notice of Hearing, Public Hearing on establishment of ordinance / regulations affecting the use of land, published on April 19, 2021 in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-111; Weed & Pest Control Maintenance Services, published on August 11, 2021 and August 18, 2021, in the St. Augustine Record.

Proof: Requisition of Bids, BID NO: 21-14R; Bishop Estates Road Signing Improvements, published on May 26, 2021 and June 2, 2021, in the St. Augustine Record.

Proof: Notice of Joint Meeting of the St. Johns County Board of County Commissioners and St. Johns County School Board on August 25, 2021, published on August 21, 2021, in the St. Augustine Record.

Proof: Notice of Special Meeting of the St. Johns County Board of County Commissioners on September 7, 2021, published on August 24, 2021, in the St. Augustine Record.