

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, October 19, 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
- ❖ John Fazio Retirement Recognition
- ❖ Proclamation Recognizing the St. Johns County Civic Roundtable
- ❖ Proclamation Recognizing October 2021 as Dysautonomia Awareness Month
- ❖ Proclamation Recognizing the Knights of Columbus
- ❖ Acceptance of Proclamations
- ❖ Public Safety Update
- ❖ Clerk of Court's Report
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter: Ellen Avery-Smith, Esq., Rogers Towers, P.A.

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 2

1. **Public Hearing * COMPAMD 2021-10 SilverLeaf (Transmittal).** Transmittal Hearing for COMPAMD 2021-10 SilverLeaf DRI, a request to amend the Comprehensive Plan Future Land Use Map from Rural/Silviculture (R/S) and Agricultural Intensive (A-I) to Residential A, Residential C, and Community Commercial (CC) for approximately 2,394 acres of land located in the northwest portion of St. Johns County, generally south of the planned First Coast Expressway and east of Trout Creek. The additional 2,394 acres of land is being added into the existing SilverLeaf DRI. The applicant has further proposed a Text Amendment to limit development timing and density on certain parcels.

Presenter: Shannon Acevedo, AICP, Matthews Design Group, Inc

Staff Member: Saleena Randolph, Planner

District 2

2. **Public Hearing * REZ 2021-19 The Guitar Shop.** A request to rezone approximately 1.62 acres of land from Open Rural (OR) to Commercial, Warehouse (CW) to accommodate a guitar build and design shop, specifically located at 1985 State Road 16. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on September 16, 2021, and was unanimously recommended for approval with a vote of 6-0.

Presenter: Shannon Acevedo, AICP, Matthews Design Group, Inc.
Staff Member: Valerie Stukes, Senior Planner

District 3

3. **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. At the Planning and Zoning Agency meeting on August 5, 2021, a motion to recommend denial for MAJMOD 2020-11 Canopy Shores failed with a 3-3 vote.

Presenter: Mark W. Shelton, AICP, Applicant
Staff Member: Jacob Smith, Senior Planner

District 4

4. **Public Hearing * PUD 2021-06 The Approach at Ponte Vedra Beach.** A request to rezone approximately 4.3 acres of land from Single Family Residential District (R-1-C) to Planned Unit Development (PUD) to allow a mixed-use development that will include a hotel and commercial/office uses. The Ponte Vedra Zoning and Adjustment Board voted 4-1 to recommend denial of PUD21-6 The Approach at Ponte Vedra.

Presenter: Scott Meadows, Diversified Environmental Planning
Staff Member: Saleena Randolph, Planner

District 2

5. **Public Hearing * PUD 2020-06 208 Preserve.** A request to rezone approximately 11.37 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a maximum of 22 single-family homes, specifically located at 3165 County Road 208. The Planning and Zoning Agency heard this request during their regularly scheduled public hearing on September 16, 2021. The item was recommended for denial with a vote of 4-2. Public comment was provided by several neighbors. Please see the Growth Management Staff Report for project details.

Presenter: Karen M. Taylor
Staff Member: Justin Kelly, Senior Planner

District 5

6. **Public Hearing * PUD 2020-12 Mill Creek Crossing.** Request to rezone approximately 12.34 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate up to 40,000 square feet of commercial/retail space. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on September 16, 2021, and was unanimously recommended for approval, 6-0.

Presenter: Troy Watson, Applicant
Staff Member: Benjamin Bennett, Planner

District 5

7. **Public Hearing * REZ 2021-08 Premier Communications Group.** Request to rezone approximately .09 acres of land from Residential, Single-Family (RS-3) to Commercial Neighborhood (CN), specifically located between 256 and 260 SR 16. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on September 16, 2021. The Agency voted unanimously to recommend approval of the request, 6-0.

Presenter: T. Cameron Jacobs, Applicant
Staff Member: Jacob Smith, Senior Planner

District 3

- 8. Public Hearing * REZ 2021-20 Riverside Blvd Lots Rezone.** A request to rezone approximately .47 acres of land from Commercial General (CG) to Residential, Single Family (RS-3), specifically located at 5605 A1A S. The Planning and Zoning Agency voted 6-0 to recommend approval of REZ21-20 Riverside Blvd Lots Rezone.

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

- 9. Consider appointments to the North Coastal Design Review Board (NCDRB).** Currently there are four (4) vacancies on the North Coastal Design Review Board (NCDRB) due to expired terms, a removal due to excessive absenteeism, and a resignation. NCDRB vacancies have been advertised multiple times since October 2020. Members are required to be a St. Johns County resident who has shown an interest in the history and design of the North Coastal and Vilano Community, residing within the North Coastal Overlay District; or within the Vilano Town Center Mixed Use Overlay District. Attached for your review and consideration are four applications (Laurel Berntsen-Nicol, Rita Clare-Salzler, Kathleen Floryan, and Linda LaCerva), along with a recommendation letter from the North Coastal Design Review Board. Please note that there was a fifth applicant, Ms. Paula Alexander, who was recommended by the NCDRB; however, Ms. Alexander made a request to withdraw her application on September 9th. Additionally, Ms. Jean Miller's previous application has been added to this packet due to the NCDRB making the recommendation that as a current alternate member, she replace Mr. Steve Pullara as a regular member. An updated application has been requested for Ms. Miller but was not available at the time of this packet being constructed.
- 10. Consider exception to BCC Rule 2.202.A.1 regarding the attendance of two members of the Library Advisory Board.** In accordance with BCC Rule 2.202.A.1, Mr. Melvin Longo and Dr. Patricia Laurencelle were removed from the Library Advisory Board due to excessive absenteeism at the September 13, 2021 Library Advisory Board Meeting. BCC Rule 2.202.A.1 states, "If any appointed member of a Board/Committee fails to attend three (3) consecutive regularly scheduled meetings or five (5) of twelve (12) regular or special meetings or workshops of the Board/Committee, the Board/Committee shall declare the member's office vacant and the vacancy shall be filled as provided herein, unless otherwise provided by law. Staff shall maintain a record of absences and enforce the attendance policy." Staff records reflect that Mr. Longo missed three consecutive meetings in April, May and June of 2021 and Dr. Laurencelle missed five consecutive meetings beginning October 2020 through February 2021. Mr. Longo and Dr. Laurencelle both submitted letters of appeal in accordance with BCC Rule 2.202.A.3. BCC Rule 2.202.A.3 states, "The above attendance requirement notwithstanding, the Board of County Commissioners may take action to allow an appointed member of a Board/Committee to continue to serve in office upon a showing of good cause and exceptional circumstances. If a member is interested in invoking this policy, the member should address a letter to the County Commission Chair, copied to the Board's County Commission Liaison (if applicable) and staff support, stating such intentions. The matter will then be brought to the full County Commission for action. The Board may appoint an interim member as circumstances dictate." Please find attached for your consideration Rule 2.202 of the Board Rules and Policies, the Library Advisory Board attendance records for FY 2021 through FY 2016, a portion of the draft September 13, 2021 Library Advisory Board Meeting Minutes regarding the attendance discussion, and the letters of appeal from Mr. Longo and Dr. Laurencelle.

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

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, October 19, 2021 9:00 AM

Please be sure all cellular devices are turned off for the duration of the County Commission Meeting

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 Istoria Unit Two-A.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
3. Motion to adopt Resolution 2021-_____, approving the **final plat for Parkland Preserve Phase 3B, 3C, 3D and 3E.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
4. Motion to adopt Resolution 2021-_____, approving the **final plat for Preserve at Bannon Lakes Phase 2B.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
5. Motion to adopt Resolution 2021-_____, approving the **final plat for Grand Oaks Phase 1D Unit 2.** *For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603*
6. Motion to adopt Resolution 2021-_____, approving the terms and conditions of a purchase and sale agreement and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County for the **S. Holmes Blvd. CDBG Drainage Project.** *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, two Easements for Utilities, and a Bill of Sale conveying all personal property associated with the **water and sewer systems to serve Park Ridge also known as Moultrie Oaks Townhomes** located off Old Moultrie Road. *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
8. 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*

9. Motion to adopt Resolution 2021-_____, approving the term, conditions, provisions, and requirements of the **State-Funded Grant Agreement with the Florida Department of Transportation to receive \$2,000,000 for engineering design, construction, and CEI for improvements along CR2209\IGP intersection;** authorizing the Chair to execute the Agreement on behalf of the County; and amending the FY 2022 budget to recognize and appropriate grant revenue in the amount not to exceed \$2,000,000 within the FY 2022 Transportation Trust Fund Budget (State Grant 1114-55305). *For more information, contact Greg Caldwell, Public Works Director at 904 209-0268*
10. Motion to adopt Resolution 2021-_____, authorizing the County Administrator, or designee, to execute and issue Task Order #9, **Remove and Replace Clarifier Isolation Valves at AI WWTP, to Wharton-Smith, Inc., Master Contract No: 18-MCC-WHA-08956, under RFP 18-22: Utility Rehabilitation/Construction Services,** to install piping and isolation valves on Clarifier #5 and #6 at the AI WWTP for an amount not to exceed \$308,891.26 for completion of the work as specified under each respective agreement. *For more information, contact Jaime Locklear, Asst Director of Purchasing at 904 209-0158*
11. 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*
12. Motion to approve Resolution 2021-_____, authorizing the County Administrator, or Designee, to execute a second amended Economic Development Grant Agreement further extending the term of the original **Economic Development Agreement as amended substantially in the same form as attached with Palms Professional Park, LLC** on behalf of St. Johns County. *For more information, contact Jennifer Zuberer, Project Manager at 904 209-0560*
13. Motion to adopt Resolution 2021-_____, approving the terms, conditions, provisions, and requirements of an Agreement for **Traffic Control on District Roads with the Sweetwater Community Development District and the St. Johns County Sheriff's Office** for traffic control in the Palencia North Subdivision, and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. *For more information, contact Bradley Bulthuis, Senior Assistant County Attorney at 904 209-0805*
14. Motion to authorize the County Administrator, or his designee, to execute an **Assignment and Assumption of Lease with St. Augustine Propco, LLC,** in substantially the same form as attached. *For more information, contact Rebecca Lavie, Senior Assistant County Attorney at 904 209-0158*
15. Motion to adopt Resolution 2021-_____, approving the terms and authorizing the County Administrator, or designee, to execute the **Florida Department of Environmental Protection Grant Agreement 21SJ2** to enable reimbursement of expenses related to the St. Johns County Shore Protection Project post construction monitoring. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*

16. Motion to adopt Resolution 2021-_____, approving the terms and authorizing the County Administrator, or designee, to execute **Amendment No. 1 to Florida Department of Environmental Protection Grant Agreement 20SJL**, extending the term for reimbursement of expenses related to the St. Johns County Ponte Vedra Beach North Beach and Dune Restoration Project. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
17. Motion to adopt Resolution 2021-_____, recognizing unanticipated revenue in the amount of \$500,000, increasing the 2020 Taxable Special Obligation Revenue Note Fund revenue budget and appropriating these funds toward the prepayment of principal on the **2020 Taxable Special Obligation Revenue Note**. *For more information, contact Wade Schroeder, OMB Assistant Director at 904 209-0570*
18. Motion to adopt Resolution 2021-_____, approving the terms, provisions, conditions and requirements of the attached agreement between the County and the University to provide agricultural extension demonstrations and programming at the **Hastings Agricultural Extension Center**, and authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto on behalf of the County. *For more information, contact Wade Schroeder, Asst. Director, OMB at 904 209-0805*
19. Motion to adopt Resolution 2021-_____, recognizing a FY 2021-2022 Small Matching Grant in the amount of \$50,000 and appropriating the funds in the Fiscal Year 2022 budget for use by the Growth Management Department, Environmental Division, for the completion of the **Cultural Resources Interpretation Program**. *For more information, contact Devin Cousins, Senior OMB Analyst at 904 209-0324*
20. Motion to adopt Resolution 2021-_____, recognizing a FY 2021-2022 Small Matching Grant in the amount of \$50,000 and appropriating the funds in the Fiscal Year 2022 budget for use by the Growth Management Department, Environmental Division, to fund a **Historic Properties Survey of A1A**. *For more information, contact Devin Cousins, Senior OMB Analyst at 904 209-0569*
21. Motion to approve **calendar year 2022 holiday schedule for the Board of County Commissioners**, as described in 408.7 of the Administrative Code. *For more information, contact Sarah Taylor, Director of Human Resources at 904 209-0635*
22. Motion to adopt Resolution 2021-_____, ratifying the County Administrator's execution of **Amendment #26 to the Community Based Care contract NJ206** between St. Johns County, Florida and the State of Florida, Department of Children and Families, which inserts the Schedule of Funds dated 07/01/2021 for State Fiscal Year 2021-2022, and recognizing and appropriating an associated \$340,717 within the County Fiscal Year 2022 Community Based Care Fund. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
23. Motion to approve minutes:
 - 10/05/21, BCC Regular Meeting