

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

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



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Hunter S. Conrad, County Administrator
David Migut, County Attorney

Tuesday, March 1, 2022 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
- ❖ Retirement Recognition of William "Charlie" Galambos
- ❖ 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: Brendan Schneck, Owner

Staff Member: Marie E Colee, Assistant Program Manager

District 5

1. **Public Hearing * PLANAPPL 2021-06.** Request to appeal the Planning and Zoning Agency (PZA) denial of a Special Use Permit (SUPMAJ 2021-14) to allow for the on-site sale and consumption of beer and wine, under the regulation of the State of Florida Type 2COP license, in conjunction with an existing restaurant within conditional Commercial Intensive (CI) zoning, consistent with Section 2.03.02 of the Land Development Code. This item was heard by the Planning and Zoning Agency on December 2, 2021 and denied with a 5-1 vote.

Presenter: Charles Pellicer, Applicant

Staff Member: Benjamin Powelson, Engineer

District 5

2. **Public Hearing * NZVAR 2021-12 North Beach Subdivision Easement.** Request for a Non-Zoning Variance to Section 6.02.01.B.3.a of the Land Development Code to allow for the use of an easement for access within a platted subdivision.

Presenter: Gary B. Davenport, PA

Staff Member: Benjamin Powelson, Engineer

District 5

3. **Public Hearing * NZVAR 2021-19 First Street Hiers NZV.** Request for a Non-Zoning Variance to Section 6.04.07.A.1 of the Land Development Code to allow for the construction of an access meeting the County's easement standard in lieu of the County's local roadway standard within an unopened County right-of-way.

Presenter: James R. Young

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 1

4. **Public Hearing * MAJMOD 2021-19 Julington Lakes.** A request to modify the Julington Lakes PUD, Ordinance No. 2014-46 to allow up to 46,000 square feet of Neighborhood Commercial uses on a 4.54 acre parcel that was previously used for construction staging, located at 3264 Longleaf Pine Parkway. The Planning and Zoning Agency recommended approval with a 5-0 vote at its January 20, 2022 regular meeting.

Presenter: Brad Wester, MSD Chair

Staff Member: Jacob Smith, Senior Supervising Planner

District 4

5. **Ponte Vedra Blvd Dual Driveway Amendment - 1st Reading.** Amend Section III of the Ponte Vedra Zoning District Regulations to modify driveway separation requirements.

Presenter: Jesse Dunn, Director, OMB

6. **FY 2023 Board of County Commissioners Budget Calendar and Initial Budget Guidelines.** This agenda item provides initial budget guidelines for the upcoming FY 2023 County budget process.

Presenter: Jaime Locklear, Asst. Director Purchasing

7. **Proposed County Purchasing Policy and First Reading of Purchasing Ordinance.** Presentation of the revised Draft Purchasing Policy and first reading of draft purchasing ordinance for BCC direction. The current Purchasing Procedure Manual is outdated and insufficient for the procurement and contracting function of the County, and hasn't been substantially revised since 2013. The proposed Purchasing Policy shall replace the current Purchasing Procedure Manual, and shall not include the purchasing procedures, which shall be provided for in a separate Purchasing Procedures Manual for approval by the County Administrator, which will provide for more efficient adaptation to new regulations, industry standards, and use of technology.

Presenter: Henry Dean, Chair of the Board of County Commissioners

District 4

8. **Proposed Agreement Regarding Access to County Property.** The owners of certain coastal property in St. Johns County have requested that the County allow access to and use of Mickler's Beachfront Park to facilitate the owners performing future compliance work required under the permits with the Florida Department of Environmental Protection. Notice to the County, as well as approval by the County of the proposed dates and time of access, would be required before any future use of the property. The owners would also enter into a future permissive use agreement requiring, among other things, a safety and operation plan governing the use. The owners would also provide the County a temporary easement to allow access to their property for the current FEMA dune enhancement project.

Presenter: David Migut, County Attorney

- 9. First reading of proposed one-cent infrastructure surtax ordinance.** On February 15, 2022, the Board of County Commissioners ("Board") directed the County Attorney to prepare a proposed one percent local government infrastructure surtax ordinance for first reading on March 1st. The initial draft is attached. In sum, the proposed ordinance: (1) provides for the levy of a 1% local government infrastructure surtax upon all authorized taxable transactions occurring within the County (subject to voter approval); (2) provides that the levy shall be effective for ten years, beginning on January 1, 2023; (3) provides for the distribution and use of surtax revenues, including a listing of the types of potential infrastructure projects; (4) directs the Supervisor of Elections to hold a Countywide precinct referendum election on November 8, 2022; (5) provides the ballot language; (6) directs the Clerk of Court to advertise the referendum election in accordance with state law; and (7) provides for a performance audit in accordance with state law. Again, this is the first reading of the proposed ordinance; therefore, no formal action by the Board is required at this time. This first reading does however provide the Board an opportunity to gather public comment and to provide additional direction to the County Attorney in revising the proposed ordinance.

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

- 10. Consider appointments to the Contractors Review Board.** Currently there are four vacancies on the Contractors Review Board due to expired terms and one removal for absenteeism. These vacancies were advertised October 6, 2021 through November 5, 2021. The vacancies are required to be filled by a licensed certified or registered Pool Contractor, a licensed certified or registered Electrical Contractor and two citizens with no contractor industry involvement. Please find attached for your review and consideration two applications (Cory Felton, District 2 and Tyler Watson, District 3) and a letter of recommendation from the Contractors Review Board.
- 11. Consider an appointment to the Health & Human Services Advisory Council.** Currently there is a vacancy on the Health & Human Services Advisory Council (HHSAC) due to an expired term. The vacancy was advertised from August 19, 2021 to September 24, 2021. The vacancy is required to be filled by a professional from a discipline in Health & Human Services. Please find attached for your review and consideration eight applications (Leslie Barstow - Dist. 2, Anne Challis - Dist. 2, Howard Hitzel - Dist 5, Kathleen Patneau - Dist. 4, Anna Pirgousis - Dist. 4, Frederick Richards - Dist. 2, Steve Schoenly - Dist. 4, and Jonathan Simpson - Dist. 4) and a letter of recommendation from the HHSAC.
- 12. Consider an appointment to the Affordable Housing Advisory Committee.** Currently there are two vacancies on the Affordable Housing Advisory Committee due to resignations. One of the vacancies occurred recently, however, the vacancy requiring appointment of a citizen engaged in residential home building was advertised August 3, 2021 through September 1, 2021. Attached for your review and consideration are four applications (Gregory Burke - Dist. 2, Kristine Koproski - Dist. 4, Frederick Richards - Dist. 5, and Thomas Walsh - Dist. 5) and a letter of recommendation from the Affordable Housing Advisory Committee. NOTE: The additional vacancy will be advertised and brought back at a later date.

- ❖ Public Comment
- ❖ 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 Lon Stafford, Director of Financial Support at 904 819-3622*
2. Motion to adopt Resolution 2022-_____, accepting an **Easement for Utilities associated with the water system to serve parcels located on Bannon Shops Drive at the corner of International Golf Parkway and Parkland Trail.** *For more information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770*
3. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to award **Bid No:22-45; Purchase of Two (2) Whole Body Security Scanning Systems to TEK-84, Inc.** as the responsive and responsible bidder, and to execute a purchase order in the amount of \$298,000.00 for the purchase. *For more information, contact Jaime Locklear, Asst. Director of Purchasing at 904 209-0158*
4. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to execute **Task Order #88 under Bid No: 18-14 with A.W.A. Contracting Co., Inc. to complete the drainage repairs on J Flake Road** as specified, for an amount not to exceed \$209,109.93, and in accordance with the Master Contract under Bid No. 18-14; Countywide Roadway Drainage & Infrastructure Maintenance (Master Contract No: 17-MCC-AWA-08972). *For more information, contact Jaime T. Locklear, Asst. Director of Purchasing at 904 209-0158*
5. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to **piggyback the Sourcewell Contract # 120617-CAT, and to execute and issue a purchase order to Ring Power Corporation for one (1) 600Kw Caterpillar C18 Diesel Generator** in the amount of \$180,237.29, subject to the terms and conditions of the stated contract. *For more information, contact Jaime Locklear, Asst. Director of Purchasing at 904 209-0158*
6. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or designee, to execute and issue **Task Order #10, for the completion of all work specified for Sawgrass Influent Pump Station Improvements, to Wharton-Smith, Inc., in accordance with RFP 18-22: Utility Rehabilitation/Construction Services, Master Contract No: 18-MCC-WHA-08956**, for a not to exceed amount of \$468,562.00. *For more information, contact Jaime Locklear, Asst. Director of Purchasing at 904 209-0158*

7. Motion to adopt Resolution 2022-_____, approving three applications for **Major Impact Special Events to take place on April 17, 2022 at Vilano Beach, Mickler's, and Crescent Beach for sunrise Easter Services.** *For more information, contact Ryan Kane, Director at 904 209-0324*
8. Motion to adopt Resolution 2022-_____, authorizing the County Administrator, or his designee, to execute an **agreement with the Customs and Border Protection Office of Air and Marine National Center** for maintenance and support of fire rescue marine assets in substantially the same form as attached. *For more information, contact Jeremy B. Robshaw, Chief Administrative Services at 904 209-1750*
9. Motion to approve a **transfer of \$5,880 from General Fund Reserve to the Emergency Management Department** in order to sufficiently fund the contract for janitorial services at Emergency Operations Center. *For more information, contact Joseph Giammanco, Director of Emergency Management at 904 824-5550*
10. Motion to adopt Resolution 2022-_____, authorizing the submission of a **Resilient Florida Grant Opportunity for a Countywide Vulnerability Assessment** and authorizing the County Administrator, or his designee, to execute any necessary agreements with FDEP concerning the grant. *For more information, contact Joseph Giammanco, PhD, Director of Emergency Management at 904 824-5550*
11. Motion to adopt Resolution 2022-_____, approving the terms, provisions, conditions, and requirements of an **Amendment to Tourism Promotion Agreement between St. Johns County and PGA TOUR, INC.;** authorizing the County Administrator, or designee, to execute the amendment on behalf of the County; and rescinding Resolution No. 2021-550. *For more information, contact Tera Meeks, Director, Tourism at 904 209-4428*
12. Motion to adopt the recommendation by the Tourist Development Council to approve the proposed **Arts, Culture and Heritage Funding Program Guidelines** attached hereto, with said guidelines being effective for the Fiscal Year 2023 Program. *For more information, contact Tera Meeks, Director, Tourism & Cultural Events at 904 209-4428*
13. Motion to approve **minutes:**
 - 2/15/22, BCC Regular Meeting

