

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst, Chair
District 2 - Sarah Arnold, Vice-Chair
District 3 - Roy Alaimo
District 4 - Krista Joseph
District 5 - Henry Dean



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Joy Andrews, Interim County Administrator
David Migut, County Attorney

Tuesday, October 3, 2023, 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
- ❖ St. Johns County Professional Firefighters Association Recognition Award to Commissioner Sarah Arnold
- ❖ Proclamation Recognizing EPIC Behavioral Healthcare 50th Anniversary
- ❖ Proclamation Recognizing October 2023 as Domestic Violence Awareness Month
- ❖ Proclamation Recognizing October 1-7, 2023, as National 4-H Week
- ❖ Acceptance of Proclamations
- ❖ Public Safety Update
- ❖ Clerk of Court's Report
- ❖ Public Infrastructure Update
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment is Time Certain from 11:30 AM - 12:00 PM, or at the conclusion of the Regular Agenda, whichever occurs first

Presenter: Brad Wester | Driver McAfee Hawthorne & Diebenow

Staff Member: Justin Kelly, Senior Planner

District 4

1. **Public Hearing * COMPAMD 2023-03 11280 US 1 North Self-Storage (FAR).** Adoption hearing for a site-specific Text Amendment to Policy A.1.11.3 of the 2025 Comprehensive Plan to allow a Floor Area Ratio (FAR) of 110% in lieu of the required maximum of 50% in the Intensive Commercial Future Land Use Map designation to accommodate construction of a Self-Storage Facility, specifically located at 11280 US 1 North. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, September 7, 2023, and was recommended for approval, 6-0.

Presenter: James Tedder and Trudy Dupont-Tedder, Owners

Staff Member: Kelly Schley, Application Review Supervisor

District 3

2. **Public Hearing * NZVAR 2022-18 Tedder Variance.** The subject property is located west of US 1 South and north of State Road 206 West. This request is for a Non-Zoning Variance to Land Development Code Section 5.01.01.C seeking relief from subdivision platting requirements to allow for the division of four (4) separate 4.88 acre lots.

Presenter: Tera Meeks, Tourism and Cultural Development Director

District 5

- 3. Consideration of the allocation of Tourist Development Tax Reserves for the funding of the Fort Mose reconstruction project.** During the August 15th Board of County Commissioner's meeting, there was a Commissioner request for staff to present for further board consideration, the potential of allocating Tourist Development Tax Reserve funds for the Florida State Parks Foundation's (Foundation) Fort Mose reconstruction project. The Foundation has raised approximately \$1.38 million for the project from a combination of sponsorships and a Florida African-American Cultural & Historical Grant. The Foundation continues to fundraise to generate the additional \$500,000 (approx.) in funding that is needed to complete the Fort Mose reconstruction project.

Presenter: Ryan Kane, Director, Parks and Recreation

District 3

- 4. Staff Report on Development of Tortuga Park.** St. Johns County Parks and Recreation and Public Works have been developing designs for Tortuga Park, located at 7740 Coastal Highway. The park would create a new public beach access point as well as off beach parking, a walkover, restrooms, and a shower station. The Board initially approved a budget of \$1,139,840 for this project however, due to public interest and requests for more public involvement, the project was put on hold. The Board asked Ryan Kane, Director of Parks and Recreation to present a detailed report and include options relating to this proposed project. Mr. Kane will provide information on the following: 1. Retain ownership of the parcel, but table development plans. 2. Sell the property and pursue the purchase of another beach access point. 3. Construct the park as designed, or with modifications.

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

- 5. Consider an appointment to the Ponte Vedra Zoning & Adjustment Board.** Currently, there are two (2) vacancies on the Ponte Vedra Zoning and Adjustment Board (PVZAB). These vacancies are due to the expiring terms of Megan McKinley and John Patton. A vacancy ad was placed and ran for (6) weeks. Please find for your review and consideration a recommendation letter and one (1) qualifying application: Megan McKinley Dist. 4.
- 6. Consider appointments to the Industrial Development Authority.** Currently, there are two (2) vacancies on the Industrial Development Authority (IDA) due to expired terms. A vacancy ad was posted and ran for (30) days. Please see attached for your review and consideration, a recommendation letter from the IDA and (7) applications: Dirk Lobenbruck Dist 1, Brian Clark Dist. 1, Heather Harley-Davidson Dist. 3, Eli Gillmore Dist. 3, Orville Dothage Dist. 5, Amber Reeder Dist. 5, Melissa Churchwell Dist. 5.

- ❖ 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 Donna Echegoyen, Accounts Payable Supervisor at 904 819-3658*
2. Motion to adopt Resolution 2023-_____, approving the **final plat for Bartram Ranch - Phase 5**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
3. Motion to adopt Resolution 2023-_____, approving the **final plat for Whisper Creek Phase 10 Unit B**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
4. Motion to adopt Resolution 2023-_____, approving the **final plat for Eagles Cove Lot 5 Replat**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
5. Motion to adopt Resolution 2023-_____, approving the **final plat for Orchard Park Phase 3**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
6. Motion to adopt Resolution 2023-_____, approving the **final plat for Old Moultrie Bluff Replat**. *For more information, contact Kelly Schley, Application Review Supervisor at 209-0720*
7. Motion to adopt Resolution 2023-_____, accepting a **Temporary Construction Easement** to St. Johns County to serve construction of right of way and drainage improvements for the Kings Estate Road Corridor Improvements Project. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
8. Motion to adopt Resolution 2023-_____, accepting the terms and authorizing the County Administrator, or designee, to execute a **Temporary Access Easement for a telecommunication tower** to be located off Saint Johns Parkway (County Road 2209), south of the Silverleaf/Hartford subdivision. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2023-_____, approving the terms, provisions, conditions, and requirements of a **Memorandum of Agreement between Clay County Utility Authority, JEA, Gainesville Regional Utilities, and St. Johns County** to complete a project conceptualization that will identify regional projects to collaboratively address long-term water resource needs within the SJRWMD and SRWMD jurisdictions and authorizing the County Administrator, or designee, to execute on behalf of St. Johns County, any documents associated with this project with a not to exceed cost of \$71,500. *For more information, contact Neal Shinkre, P.E, MBA, Interim Utility Director at 904 209-2721*

10. Motion to adopt Resolution 2023-____, authorizing the County Administrator, or designee, to award **Bid No: 23-77; Sheriff's Tactical Training Facility (Base Bid, Allowance #1, and Alternate #1) to DiMare Construction Co.**, as the lowest, responsive, responsible local bidder, and to execute a contract in substantially same form and format as attached hereto for completion of the project as provided in Bid No. 23-77, for a not-to-exceed cost of \$4,478,500.00. *For more information, contact Jaime T. Locklear, Director of Purchasing at 904 209-0158*
11. Motion to adopt Resolution 2023-____, authorizing the County Administrator, or designee, to **piggyback the Florida State Sheriff's Association FSA22-VEH20.0, Heavy Trucks & Buses contract**, to execute and issue a purchase order for four (4) 2023 StarCraft Allstar 22' cutaway buses, for the total purchase price of \$575,818.00. *For more information, contact Jaime T. Locklear, Director of Purchasing at 904 209-0158*
12. Motion to adopt Resolution 2023-____, **recognizing CDBG-DR grant funding of \$279,233 in the General Fund and appropriating to the CDBG-DR Grant General Activities Department**, and authorizing the reinstatement of three and one half (3.5) grant funded FTE positions to support closeout of the CDBG-DR Grant Program. *For more information, contact Jesse Dunn, Director, Office of Management & Budget at 904 209-0568*
13. Motion to adopt Resolution 2023-____, approving and authorizing the County Administrator, or designee, to execute and deliver **Amendment Three to Contract P021-STJBCC between St. Johns County Board of County Commissioners and ElderSource for the Emergency Home Energy Assistance** and amending FY 24 General Fund Budget by \$12,668 and appropriating to the Social Services Department for the Elderly Program *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
14. Motion to adopt Resolution 2023-____, **accepting the funding recommendations of the St. Johns County Health and Human Services Advisory Council as attached hereto** and authorizing the County Administrator or designee to extend the current funding agreements as recommended by the Health and Human Services Advisory Council. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
15. Motion to adopt Resolution 2023-____, approving and authorizing the County Administrator, or designee, to execute the **Memorandum of Understanding between the County and Flagler Hospital, Inc. for the purpose of coordinating care for patients diagnosed with serious mental illness**, in a not to exceed amount of \$120,000, in substantially the same form as attached hereto. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
16. Motion to adopt Resolution 2023-____, approving and authorizing the Chair to execute the **Contract for Behavioral Health Services between the County and SMA Healthcare, Inc.** in a not to exceed amount of \$230,000, in substantially the same form as attached hereto. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
17. Motion to adopt Resolution 2023-____, approving and authorizing the County Administrator, or designee, to execute and deliver **Amendment No. 33 to contract NJ206 between St. Johns County Board of County Commissioners and Florida Department of Children and Families**; approving the State Fiscal Year 2023-2024 Community Based Care budget spending plan; and recognizing and appropriating \$118,513.00 in additional funding within the County Fiscal Year 2023 Community Based Care Fund. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*

18. Motion to adopt Resolution 2023-_____, authorizing the County Administrator to execute the **Florida Department of Environmental Protection contract SG073**, and to recognize and appropriate the contract amount of \$40,000 within the FY 2024 Utility Services Fund. *For more information, contact Westly Woodward, Principal Resiliency Planning Analyst at 904 209-0615*
19. Motion to adopt Resolution 2023 _____, **recognizing unanticipated revenue** in the amount of \$2,649, increasing the General Fund revenue budget, and appropriating this receipt to the St. Johns County Medical Examiner department. *For more information, contact Kelly Boulos, Forensic Operations Manager at 904 209-0823*
20. Motion to approve calendar year **2024 holiday schedule** for the Board of County Commissioners, as described in 408.7 of the Administrative Code. *For more information, contact Lilian Hutchinson, Director of Human Resources at 904 209-0622*
21. Motion to adopt Resolution 2023-_____, approving the terms and conditions of **FDEP Agreement 23SJL for the State cost share of the future Ponte Vedra Beach Beach and Dune Restoration project**, and authorizing the County Administrator, or designee, to execute the Agreement, along with any supplemental documentation, on behalf of the County. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
22. Motion to adopt Resolution 2023-_____, approving the terms and conditions of **FDEP Agreement 23SJ2 for the cost share of the post-construction monitoring of the South Ponte Vedra and Vilano Beach Restoration Coastal Storm Risk Management Project**, and authorizing the County Administrator, or designee, to execute the Agreement, along with any supplemental documentation, on behalf of the County; and to recognize and appropriate FDEP Agreement 23SJ2 in the amount of \$98,207 within the Fiscal Year 2024 Budget. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
23. Motion to adopt Resolution 2023-_____, approving the terms and conditions of **FDEP Agreement 23SJ3 for the cost share of the U.S. Army Corps of Engineers Ponte Vedra Coastal Storm Risk Management Feasibility Study**, and authorizing the County Administrator, or designee, to execute the Agreement, along with any supplemental documentation, on behalf of the County; and to recognize and appropriate FDEP Agreement 23SJ3 in the amount of \$750,000 within the Fiscal Year 2024 Budget. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
24. Motion to adopt Resolution 2023-_____, approving the terms and conditions of **Amendment No. 1 to FDEP Agreement 22SJ2 the State cost share of the post-construction monitoring South Ponte Vedra Dune Restoration project**, and authorizing the County Administrator, or designee, to execute the Agreement, along with any supplemental documentation, on behalf of the County; and to recognize and appropriate FDEP Agreement 22SJ2 in the amount of \$93,015 within the Fiscal Year 2024 Budget. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*
25. Motion to adopt Resolution 2023-_____, approving the terms and conditions of **FDEP Agreement 23SJ4 for the funding cost share of the eligible expenses relating to FEMA Category B Emergency Beach Berm projects and the FEMA Category G Repair of the South Ponte Vedra Dune Project relating to Hurricanes Ian and Nicole**, and authorizing the County Administrator, or designee, to execute the Agreement, along with any supplemental documentation, on behalf of the County; and to recognize and appropriate FDEP Agreement 23SJ4 in an amount up to \$9,517,866 within the Fiscal Year 2024 Budget. *For more information, contact Damon Douglas, Coastal Manager at 904 209-0794*

- 26.** Motion to approve **minutes:**
- 09/19/23, BCC Regular
 - 09/19/23, BCC Special