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 17, 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 the 100th Anniversary of Kiwanis of St. Augustine
- Proclamation Recognizing November 8, 2023, as St. Johns County Israel Friendship Day
- ❖ 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
- ❖ Public Comment is Time Certain from 11:30 AM 12:00 PM, or at the conclusion of the Regular Agenda, whichever occurs first

<u>Presenter: Brad Velie, Owner</u> Staff Member: Eric Clark, Engineer

District 2

1. **Public Hearing** * NZVAR 2023-12 - 1781 Hickory Lane. Request for a Non-Zoning Variance to waive the required roadway standards prescribed in Section 6.04.07.A.3 of the Land Development Code for a previously platted roadway that has yet to be constructed.

Presenter: Juliet Shaposhnikov, President, Rock Springs Farms HOA, Inc. Staff Member: Teresa Bishop, AICP, Planning Manager

District 3

2. Public Hearing * MAJMOD 2023-14 Rock Springs Farms PUD. Request for a Major Modification to the Rock Springs Farms PUD (Ordinance No. 2017-49, as amended) to clarify the project is limited to 182 single family dwelling units and remove the obligation of the Rock Springs Farms Homeowners Association (HOA) to fund the maintenance of the dedicated public park. The Planning and Zoning Agency recommended approval of MAJMOD 2023-14, at its regular September 21, 2023 meeting with a 4-0 vote.

Presenter: Corryn George, Environmental Supervisor

3. Discussion item – Review and Analysis of 14 Goals introduced at the July 18, 2023, Board of County Commissioners Meeting. On July 18, 2023, County staff provided a briefing to the BCC on the current St. Johns County tree protection regulations in the Land Development Code (LDC). At that time, staff was provided with a document listing 14 Goals to potentially amend the LDC addressing tree protection. The BCC then directed staff to review, analyze, and bring back to the BCC a discussion item on the proposed Goals in order for the BCC to provide direction to staff for any revisions to the LDC.

Presenter: Bradley Bulthuis, Senior Assistant County Attorney

4. Proposed Settlement Agreement with Continental Heavy Civil Corp. Regarding Hurricane Matthew and Hurricane Irma FEMA Emergency Berm Restoration Project. St. Johns County ("County") contracted with Continental Heavy Civil Corp. ("CHC") to design and construct the Hurricane Matthew and Hurricane Irma FEMA Emergency Berm Restoration Project, which was successfully completed at the end of 2022. Disputes arose during the closing of the contract, however, regarding claims for reimbursement for unforeseen costs incurred during the project. The County and CHC wish to resolve these disputes and have determined that CHC is due payment for valid claims made under the contract, subject to the provisions of the attached settlement agreement. Staff recommends approval of this resolution and the attached settlement agreement.

****Recess Regular Board of County Commissioners Meeting****

Convene as St. Johns County Community Redevelopment Agency (CRA)*

Presenter: Shawna Novak, Director, Health and Human Services

District 5

5. Agreement between the St. Johns County Community Redevelopment Agency and Vilano Beach Main Street, Inc. The St. Johns County Board of County Commissioners, by the adoption of its Resolution 2002-184, established the boundaries of the Vilano Beach Community Redevelopment Area, and, by the adoption of its Resolution 2002-208, incorporated the boundary areas of the Vilano Beach Community Redevelopment Area into the St. Johns County Community Redevelopment Agency. The Vilano Beach Main Street, Inc., (VBMS), is a not-for-profit organization dedicated to enhancing, promoting, and preserving the historic character and economic vitality of the Vilano Beach Town Center by implementing the Florida Main Street program. In 2018, the VBMS requested funding from the St. Johns County Community Redevelopment Agency to continue its efforts as a recognized Florida Main Street community (Resolution 2019-2008). The original funding request was approved as part of the adoption of the FY 2019 budget. VBMS requested an extension of the agreement, for FY 20, FY 21, and FY 22, and in FY 23, the VBMS requested and was approved for a one-year increase in funding in the amount of \$95,620 (Resolution 2022-3). As part of the FY 24 budget process, VBMS was approved for funding in the amount of \$58,000. This agenda item is a Contract between the St. Johns Community Redevelopment Agency and VBMS in an amount not to exceed \$58,000 for the purpose of providing services in support of economic sustainability and development, within the Vilano Beach Community Redevelopment Area as recommended by the July 31, 2007 Market Analysis prepared by Thomas Point and Associates. A motion to approve the Contract is necessary.

****Adjourn St. Johns County Community Redevelopment Agency (CRA)****

****Reconvene Regular Board of County Commissioners Meeting****

Presenter: David Migut, County Attorney

- 6. County Administrator Recruitment Process. The Board has engaged GovHR USA to conduct a national search to hire a new county administrator. Additionally, the Board has appointed a selection committee to interview top-tier candidates and make a recommendation to the Board regarding which candidates to interview. GovHR USA has provided the selection committee with the list of all applicants, as well as a recommended shortlist. The selection committee met in a public meeting to review this information and has provided its guidance regarding which candidates are recommended for in-person interviews with the Board. A list of the recommended candidates, as well as their application materials, are attached. Staff will also provide any additional updates on the process, as applicable.
 - Public Comment
 - Commissioners' Reports
 - County Administrator's Report
 - County Attorney's Report

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BOARD MEETING AGENDA

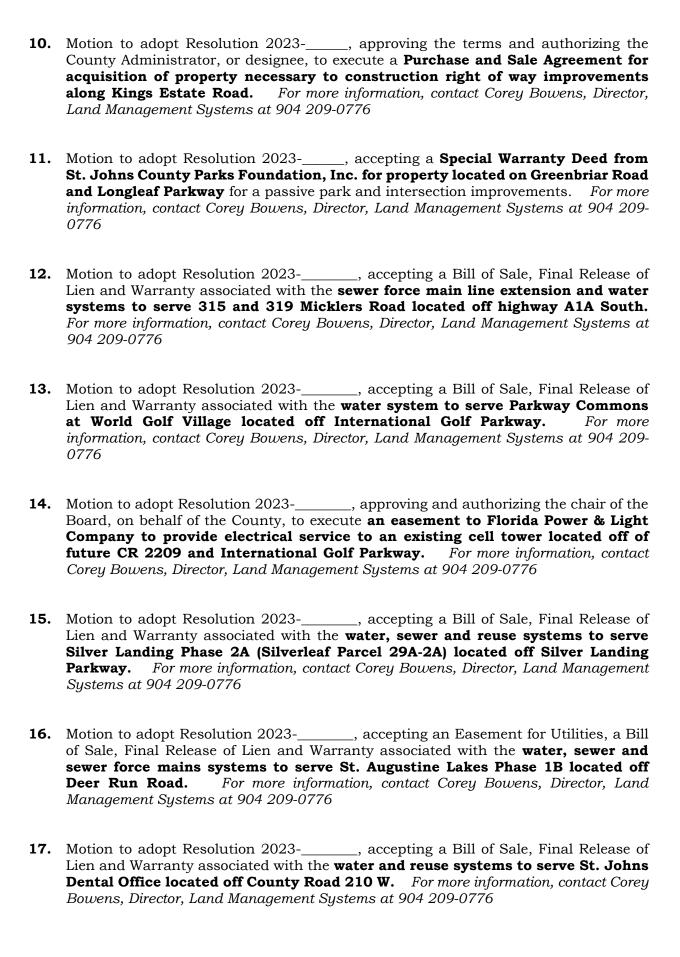
County Auditorium 500 San Sebastian View

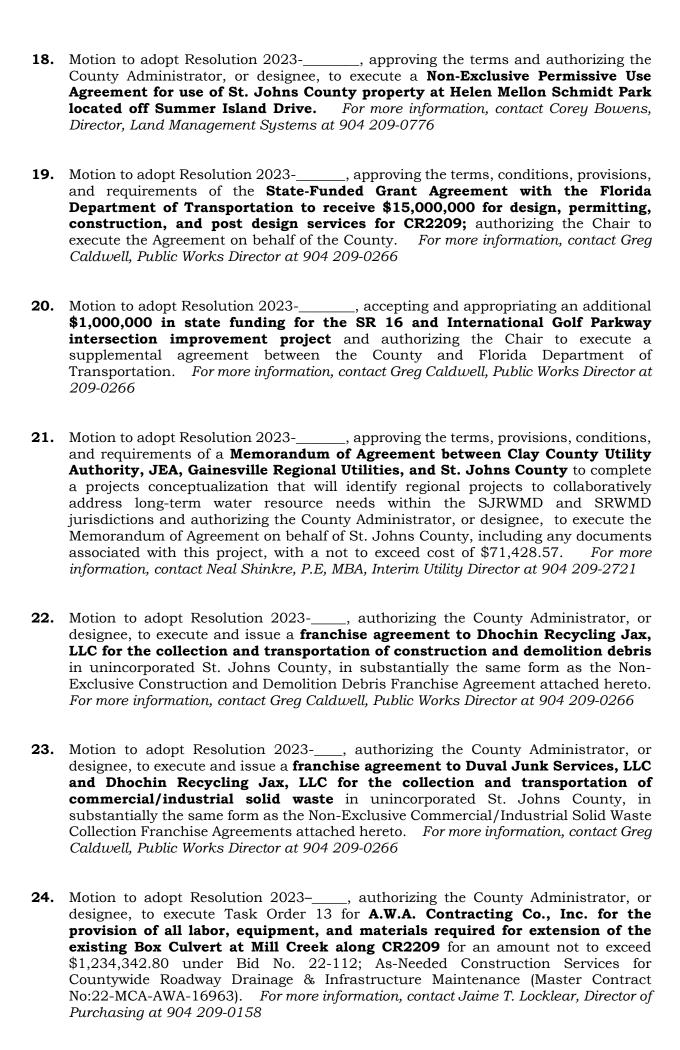
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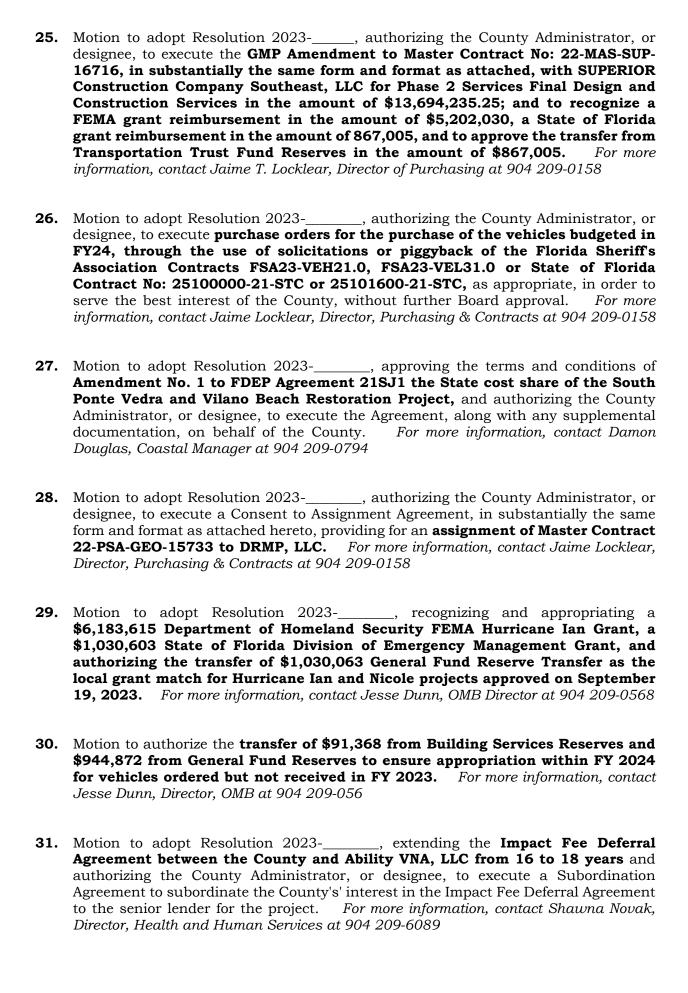
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	CONSENT AGENDA
1.	Motion to approve the Cash Requirement Report. For more information, contact Donna Echegoyen, Accounts Payable Supervisor at 904 819-3658
2.	Motion to adopt Resolution 2023, approving the final plat for Eagles Cove Lot 5 Replat. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
3.	Motion to adopt Resolution 2023, approving the final plat for Shearwater Phase 3C-2. For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720
4.	Motion to adopt Resolution 2023, approving the final plat for Stillwater Phase 2. For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720
5.	Motion to adopt Resolution 2023, approving the final plat for Stillwater Phase 3. For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720
6.	Motion to adopt Resolution 2023, approving the final plat for St. Augustine Lakes Phase 3A. For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720
7.	Motion to approve the Volusia Woods School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2023-06). For more information, contact Keisha Fink, AICP, Transportation Planner at 904 209-0753
8.	Approval of the draft conceptual management plan for the Riverdale property located on Atlantic Road For more information, contact Ryan Mauch, Environmental Supervisor at 904 209-0621
9.	Motion to adopt Resolution 2023, authorizing the Chair of the Board, on behalf of the County, to execute a Release of a Reverter Clause in a County Deed for property located on Volusia Street. For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776







- **32.** Motion to adopt Resolution 2023-_____, authorizing the County Administrator, or designee, to apply, execute, and submit grant applications with the Department of Children and Families for child welfare services and programs on behalf of the County. For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089
- 33. Motion to waive Rule 2.203, Limitations of Terms of Service, and confirm the appointment of Orville Dothage to the Industrial Development Authority while remaining on the Affordable Housing Advisory Committee because of his experience and expertise in St. Johns County's economy. For more information, contact Joanne Spencer, Sr. Asst. to the Board of County Commissioners at 904 209-0308
- 34. Motion to adopt Resolution 2023______, providing one-time funding in the amount of \$120,000 to St. Johns County Parks Foundation, Inc. and to approve funding agreement with St. Johns County Parks Foundation, Inc. For more information, contact Ryan Kane, Director at 904 209-0324
- 35. Motion to adopt Resolution 2023-_____, recognizing and appropriating unanticipated revenue in the amount of \$18,497 into the TDT Category 3 budget. For more information, contact Ryan Kane, Director at 904 209-0324
- 36. Motion approve minutes:
 - 10/03/23, BCC Regular