ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst
District 2 - Sarah Arnold
District 3 - Clay Murphy, Vice-Chair
District 4 - Krista Joseph, Chair
District 5 - Ann Taylor

BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Joy Andrews, County Administrator
Rich Komando, Interim County Attorney

Tuesday, February 4, 2025 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
- Proclamation Recognizing February 2025 as Teen Dating Violence Awareness Month
- Deletions to Consent Agenda
- Approval of Consent Agenda
- Additions/Deletions to Regular Agenda
- Approval of Regular Agenda
- Public Comment

Presenter: Sheriff Hardwick & Property Appraiser Creamer

1. **Constitutional Officers' Update.** The Constitutional Officers have been invited to provide a brief update to the Board. Sheriff Hardwick or his designee, and Property Appraiser Eddie Creamer will present updates and relevant information from their respective offices.

Presenter: Dick D'Souza, Growth Management Assistant Director of Transportation
Staff Member: Amy Ring, Special Projects Manager

2. ***Public Hearing* * COMPAMD 2025-01 Non Residential Concurrency.** At the December 17, 2024 meeting, the Board directed staff to bring back an agenda item to consider the removal of the non-residential transportation concurrency exemption. Staff are returning with an ordinance and supplemental information for discussion and direction. This will come back to the Board for a vote on adoption no sooner than February 18th, 2025.

Presenter: Craig Dolven, Appellant
Staff Member: Trevor Steven, Planner

District 4

3. ***Public Hearing*** * **PLNAPPL 2024-05 500 Morning Side Dr. (Appeal of PVZVAR 2024-02 Approval).** Request to appeal the Ponte Vedra Zoning and Adjustment Board's (PVZAB) approval of a Zoning Variance to Section VIII.P of the Ponte Vedra Zoning District Regulations to allow for a maximum Impervious Surface Ratio (ISR) of 44% in lieu of the required 40% to accommodate a swimming pool, located specifically at 500 Morning Side Drive. The request was originally approved with a 5-0 vote at the regularly scheduled PVZAB meeting that took place on 11/4/2024.

Presenter: Douglas N. Burnett, Esq.
Staff Member: Keisha Fink, AICP, Principal Planner

District 4

4. ***Public Hearing*** * **MAJMOD 2024-08 Ponte Vedra Lakes Boutique PUD.** Request for a Major Modification to the T.B.D of Ponte Vedra Planned Special Development (ORD. 1998-34) to incorporate the property into the Ponte Vedra Lakes Boutique Planned Unit Development (ORD. 2019-78) to allow for a unified design. The subject property is located west of A1A N and south of Marlin Ave, specifically located between 170 and 190 A1A N. At the regularly scheduled public hearing of the Ponte Vedra Zoning and Adjustment Board (PVZAB) on December 2, 2024, the Board recommended approval with a vote of 4-0; member in support (Patton, Crozier, Pirgousis and Nickerson).

Presenter: Ryan Mauch, Environmental Supervisor
Staff Member: Corey Bowens, Director, Land Management Systems

District 1

5. **Purchase and Sale Agreement for Acquisition of land located on Bishop Estates Road.** The Land Acquisition and Management Program ("LAMP") Ordinance 2021-38 requires the LAMP Conservation Board to annually submit a ranking List of the top five properties for consideration by the Board of County Commissioners. On March 5, 2024, the Board approved the Ranking List submitted by the LAMP Conservation Board and directed staff to initiate purchase negotiations with the owners of the properties on the ranked list, including the subject property. The owner of Lot 26, Bishop Estates, Unit 1 has executed a Purchase and Sale Agreement for fee simple ownership of approximately 1.27 acres of property. The average appraised value of the property is $1,125,000. Seller is donating a portion of the appraised value. The agreed upon price is $925,000. The requested transfer of funds includes estimated closing costs, totaling $955,000. The owner of Lot 27, Bishop Estates, Unit 1 has executed a Purchase and Sale Agreement for fee simple ownership of approximately 1.51 acres of property. The average appraised value of the property is $1,252,500. The agreed to purchase price of the property is $1,250,000. The requested transfer of funds includes estimated closing costs, totaling $1,300,000.

*****Recess the Board of County Commissioners Meeting*****

*****Convene the Community Redevelopment Agency*****

Presenter: Sara Maxfield, Director, Economic Development

District 2

6. **Interlocal Agreement - St. Johns County Community Redevelopment Agency and Flagler Estates Road and Water Control District.** The condition of certain roadways within the boundary of the Flagler Estates Community Redevelopment Area ("Flagler Estates CRA") have deteriorated significantly and are either in poor condition or unimproved, consisting mostly of dirt surfaces. Flagler Estates Road and Water Control District, an independent special taxing district, duly organized and existing under the provisions of Chapter 98-528, Laws of Florida, and Chapter 298, Florida Statutes, as amended, has determined to undertake a capital project consisting of the purchase and application of asphalt millings to improve portions of Flagler Estates Boulevard and other roads within the District and the boundary of Flagler Estates CRA (the "Project"), and has requested the assistance of the St. Johns County Community Redevelopment Agency in financing the Project. The need to improve these roads is critical to the economic enhancement and overall development of the Flagler Estates CRA and is consistent with the approved Community Redevelopment Plan. In June of 2024, the Flagler Estates CRA Steering Committee voted to request support from the Community Redevelopment Agency to use Tax Increment Financing (TIF) funds from the Flagler Estates Trust Fund to assist in the Project. In the Fiscal Year 2025 budget, the Board of Commissioners and the Redevelopment Agency approved an allocation in the amount of $151,000 in TIF funds for the Project.

*****Recess the Board of County Commissioners Meeting*****

*****Convene the Community Redevelopment Agency*****

Presenter: Joanne Spencer, Sr Assistant to BoCC

7. **Consider appointment of a St. Johns County Municipality member to the Northeast Florida Regional Council (NEFRC).** Due to the recent departure of City of St. Augustine Commissioner Roxanne Horvath, there is now a vacant municipal seat on the NEFRC. According to F.S. 163.01 Florida Interlocal Cooperation Act of 1969, the governing board of St. Johns County must appoint a member from either the City of St. Augustine: Nancy Sikes-Kline, Barbara Blonder, Cynthia Garris, Jim Springfield, and Jon DePreter or the City of St. Augustine Beach; Dylan Rumrell, Beth Sweeny, Don Samora, Undine George and Virginia Morgan.

- 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, Deputy Director-BCC Accounting at 904 819-3680*

2. Motion to adopt Resolution 2025-_____, approving the proposed **Program of Projects, approving submission of the 5307/5339 grants for federal public transportation funding assistance** based on the approved Program of Projects, authorizing the County Administrator, or designee, to **execute the grant agreement and any supplemental documentation** upon approval of the application and to recognize the funds of $2,387,155 in the County's FY 2025 budget. *For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630*

3. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities** associated with the sewer system and a **Bill of Sale, Final Release of Lien and Warranty** associated with the water and sewer systems to serve Hammock Oaks. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

4. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty** associated with the water meters to serve Circle K - SR 207 and Brinkhoff Road located off State Road 207. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

5. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities and a Temporary Construction Easement** from Cornerstone Collard Augustine, LLC for a reclaimed water transmission main to be located near State Road 16 and Toms Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

6. Motion to adopt Resolution 2025-_____, accepting an **Easement Agreement for Utilities, a Temporary Access and Construction Easement, and a Memorandum of Understanding** for Utility Transmission Commitments from Heritage Development Company of NE Florida LLC for a reclaimed water transmission main to be located along LE Parrish Road and along the west and east side of I-95, and authorizing the County Administrator, or designee, to execute these documents on behalf of the County. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

7. Motion to adopt Resolution 2025-_____, accepting **Grants of Easements** to allow for improvements to an existing ditch located across Pleasure Lane. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2025-_____, **adopting the Fiscal Sustainability Plan** for the Anastasia Island Water Reclamation Facility (WRF) Solids Handling Improvements and SR16 WRF Blower Improvements projects based on the requirements for the Florida Department of Environmental Protection's State Revolving Loan program. *For more information, contact Neal Shinkre, P.E., Utility Director at 904 209-2721*

9. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **execute and issue Change Order No: 01 to Master Contract No: 24-PSA-JON-20464** with Jones, Edmunds & Associates, Inc. under RFQ 1970; Water Quality Study for Effluent-Based Limits: Guana River/Matanzas River (GTM) Estuary and Deep Creek Watershed for a not-to-exceed amount of $399,661.57. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

10. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **award IFB No. 2101**; Crescent Beach Walkway & Parking Lot Expansion to J. Howard Construction, Inc., as the lowest, most responsive, responsible bidder, for the Lump Sum Bid Price of $560,524.00 for completion of the project as specified. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

11. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **award IFB No: 2049**; SR 207 at Brinkhoff Rd Intersection Improvements to Chinchor Electric, Inc, as the lowest, most responsive and responsible bidder, at a total lump sum bid price of $1,695,000.00 and authorizing the transfer of $374,000.00 from SR207 Corridor Improvement Group Development Agreement Reserves. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

12. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **award IFB No: 2026**; Renovations at Solomon Calhoun Community Center - Phase 1 Funded to Hoffman Commercial Construction, LLC, as the lowest, responsive, and responsible bidder, for the Total Lump Sum of $2,040,000.00 for the Base Bid and deductive Alternate #1. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

13. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **award IFB 2016R**; Construction of Flagler Estates Fire Station #21 & Sheriff's Office to Vargco, LLC as the lowest, responsive, responsible Bidder, at a lump sum, value engineered bid amount of $4,001,674.00, with expectation to pursue additional value engineering opportunities, for completion of the Project in accordance with the IFB Documents. *For more information, contact Jaime T. Locklear, Director of Purchasing at 904 209-0158*

14. Motion to adopt Resolution 2025–_____, authorizing the County Administrator, or designee, to **execute Task Order 22** to T B Landmark Construction, Inc. for the provision of all labor, equipment, and materials required to replace the gravity sewer at TPC 5 Lift Station for a lump sum amount of $987,823.00 under **RFQ No: 23-21**; Utility Rehabilitation/Construction Services; Category 4 – Horizontal Directional Drilling (HDD) and Connections. *For more information, contact Jaime T. Locklear, Director of Purchasing at 904 209-0158*

15. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **execute Change Order #01 to Master Contract No. 24-MCA-SAB-20480** with Saboungi Construction, Inc. under Bid No. 1956; Butler Part West Improvements – Phase I for a lump sum amount of $110,250.00 to complete the project. *For more information, contact Jaime T. Locklear, Purchasing Director at 904 209-0158*

16. Motion to adopt Resolution 2025-_____, approving and authorizing the County Administrator, or designee, to execute a **Use Agreement** between the County and PGA Tour, Inc., in substantially the same form and format as attached hereto; authorizing the County Administrator to **execute subsequent amendments to the Agreement**, without further Board action in certain circumstances. *For more information, contact Ryan Kane, Director of Parks & Recreation at 904 209-0324*

17. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **extend the Recreational Trails Grant Agreement** with the Florida Department of Environmental Protection through March 7, 2026, for the Shore Drive Trail Project. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*

18. Motion to adopt Resolution 2025-_____, **approving the terms and conditions** of FDEP Agreement 25SJL for the **cost share of construction costs not covered by FEMA and the Florida Department of Emergency Management** for the South Ponte Vedra Beach FEMA Category G 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 25SJL in the amount of $4,750,000.00 within the **Fiscal Year 2025 Budget.** *For more information, contact Joseph Giammanco, PhD, Emergency Management Director at 904 209-0152*

19. Motion to adopt Resolution 2025-_____, approving the **recognition and appropriation of library donations** received in the amount of $ 5,240.00 amending the FY 2025 Budget. *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*

20. Motion to approve minutes:

- 1/21/2024, Regular BCC

21. Proofs:

Proof: Notice of Proposed Exchange of County Property, published on December 3, 2024 and December 10, 2024, in the St. Augustine Record.

Proof: St. Johns County Legislative Delegation Public Meeting, held on January 10, 2025 in the St. Johns County Auditorium, published on December 27, 2024, in the St. Augustine Record.

Proof: Request for Bids for IFB, Bid No.: 1663R2; Sale of Real Property located at Riberia Street, in St. Augustine, FL 32084, Parcel #210260-0000, published on November 25, 2024 and December 2, 2024, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2101; Crescent Beach Walkway & Parking Lot Expansion, published on December 2, 2024 and December 9, 2024, in the St. Augustine Record.

Proof: Soliciting Qualifications for RFQ No.: 2114; Construction Manager at Risk (CMAR) for St. Johns County Sheriff's Administration Building, published on December 13, 2024 and December 20, 2024, in the St. Augustine Record.