

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, April 15, 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 May as Mental Health Awareness Month
- ❖ Proclamation Recognizing National Public Safety Telecommunicators Week
- ❖ Acceptance of Proclamations
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: W. Bradley Russell, Russell & Russell Attorneys at Law P.A

Staff Member: Commissioner Krista Joseph, Chair

1. **Request for reimbursement of attorney's fees.** On March 25, 2025, the County received a written request from W. Bradley Russell of Russell & Russell, Attorneys at Law, P.A., on behalf of Commissioner Krista Joseph for the reimbursement of \$139,004.90 in attorney fees she incurred in her action for declaratory relief. Commissioner Joseph seeks reimbursement of her attorney's fees under the common law right recognized by the Florida Supreme Court in *Thornber v. City of Fort Walton Beach*, 568 So. 2d 914 (Fla. 1990). In that case, the Florida Supreme Court held that city council members were entitled to reimbursement of their attorney's fees for suing and obtaining an injunction against a recall petition, where the factual basis for the recall petition was that the council members allegedly violated the law in performing their duties at a public meeting. St. Johns County Ordinance 1991-12 establishes the procedures under which the County may reimburse or pay for attorney's fees for present and former county public officers, employees, and agents in cases arising from their official duties.

Presenter: Dr. Eric A. Becher

Staff Member: Commissioner Krista Joseph, Chair

2. **The Shell at St. Augustine Presentation.** Dr. Eric A. Becher will present information to the Board of County Commissioners regarding a proposal to build The Shell at St. Augustine. This project will benefit local arts, culture, and heritage organizations; provide a pathway to sustainability for those nonprofits; increase tourism dollars for St. Johns County; and enrich the quality of life for local residents through arts, culture, and heritage offerings.

Presenter: Ryan Meyer and Najla Bell-Meyer
Staff Member: Trevor Steven, Planner

District 3

3. **Public Hearing * PUD 2024-06 Dog & Bog.** Request to rezone approximately 5.56 acres of land from Workforce Housing (WH) to Planned Unit Development (PUD) to allow for a maximum of 12 residential dwelling units and a maximum of 5,000 square feet of commercial uses to accommodate for a proposed restaurant/office and an associated dog park facility, with the option to add an additional 5,000 square feet of commercial uses. The subject property is located south of West King Street, east of South Holmes Blvd, and north of the Solomon Calhoun Community Center. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on November 21, 2024 and recommended approval with a vote of 5 to 2. The motion included the elimination of entertainment, retail, and hospitality out of the allowable commercial uses, along with extending the affordability period of the Workforce Housing units from 2 years to 10 years. At the regularly scheduled Board of County Commissioners meeting held on February 18, 2025, there was a 5-0 vote to continue the item, and it has subsequently been re-advertised to the April 15th meeting.

***** The applicant requested to withdraw the application after the public hearing had been noticed. Pursuant to Land Development Code Sec. 9.00.03, the Board must consent to the withdrawal of the application. *****

Presenter: Williams Broekema
Staff Member: Jackie Williams, Overlay Planner

District 4

4. **REZ 2024-21 247 Canal Blvd.** Request to rezone approximately 0.53 acres of land from Open Rural (OR) to Residential, Single Family (RS-2). The 0.53 acre is a portion of a larger 2.5 acres parcel. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on March 20, 2025, and recommended approval with a vote of 6-0, Labanowski, Hilsenbeck, Spiegel, Piere, Green and Matovina were present, Perkins was absent. There was no public comment made.

Presenter: Jaime Locklear, Director, Purchasing

5. **Change Order to Phase 1 Design-Build Agreement for Request for Qualifications (RFQ) No: 1710; Design-Build Services for Silverleaf Fire Station #22 and Sheriff's Operations Center.** On December 17, 2024, the Board of County Commissioners of St. Johns County approved execution of a Design-Build Agreement with DiMare Construction Co. ("DiMare") for the Phase 1 design and submittal of a Guaranteed Maximum Price Proposal for Phase 2 – Final Design and Construction of the Work for the Silverleaf Fire Station #22 and Sheriff's Operations Center project under RFQ No. 1710; Design-Build Services for Silverleaf Fire Station #22 and Sheriff's Operations Center. The Phase 1 Design-Build Agreement did not include services for Early Works but included a provision that Phase 1 may also include Early Works as authorized by an approved Change Order. The County negotiated the scope and fee submitted in the Change Order Proposal for services related to the Early Works portion of the project for clearing and rough grading, in order to expedite the commencement of work, and came to agreement with DiMare at the cost of \$2,288,800.00. Staff recommends Board approval to execute Change Order No. 01 to the Phase 1 Design-Build Agreement for the completion of early works construction, as negotiated, with DiMare Construction Co. in accordance with the Design-Build Agreement and as provided in RFQ No. 1710.

Presenter: Jaime Locklear, Director of Purchasing; Daniel Whitcraft, Director of Facilities Maintenance

6. **CA#1 - GMP Amendment for Early Works Packages for Central Community and Community Sportsplex Parks under Construction Manager Agreement #24-MCA-WHA-19753 with Wharton-Smith, Inc - RFQ No: 1530.** On May 9, 2024, the County entered into Construction Manager Agreement #24-MCA-WHA-19753 with Wharton-Smith, Inc ("WSI") as the top ranked firm under RFQ No: 1530; Construction Manager at Risk Services for Multiple Parks. The initial contract was for preconstruction services related to the Regional Parks (Central Community, Central Sportsplex, Northwest Community and Northeast Community) and improvements to Davis Park. The initial contract authorized the performance of the preconstruction services and established the Construction Manager Fee of 4.9% to be applied to all Guaranteed Maximum Price ("GMP") Proposals. Since the effective date of the contract, WSI has been working with the County and the County's design firm to review, and value engineer the design of the parks for the purposes of accomplishing the work within the County's established budgetary limitations. This CA#1 serves to incorporate the first of the GMPs negotiated between WSI and County Staff. The two included GMPs are for the Early Packages of Central Community and Central Sportsplex Parks. The scope for Sportsplex in this package includes site clearing, import fill dirt, site civil earthwork & rough grading, underground utilities, long-lead main electrical equipment, track & field, three (3) natural grass soccer fields, two (2) synthetic turf soccer fields, two (2) multi-purpose synthetic fields (soccer & baseball) and athletic equipment accessories. The scope for Central Community in this package includes site clearing, import fill dirt, site civil earthwork & rough grading, underground utilities, pond, and long-lead main electrical equipment. Additionally, this GMP Amendment shall serve to adjust contract language in order to address the progress of the Contract and the mutually agreed upon changes which provide for a more appropriate process.

Presenter: Shelby Romero, Asst to the Board of County Commissioners

7. **Consider appointments to the Housing Finance Authority.** Currently there is one (1) vacancy on the Housing Finance Authority due to the expiring term of Brian Clark. A vacancy ad was placed and ran for (30) days. Please find attached for your review and consideration a letter of recommendation from the Housing Finance Authority and (3) applications; Robin Pfalzgraf Dist. 1, Kevin Kennedy Dist. 1, Julie Lemke Dist. 5.

Presenter: Commissioner Clay Murphy, Vice-Chair

8. **County Attorney Agreement for Legal Services.** On March 25, 2025, the Board, by majority vote, selected Richard Komando of Bradley, Garrison & Komando, P.A. to serve as County Attorney and authorized Commissioner Clay Murphy to enter into contract negotiations for a contract for legal services. A draft Agreement for Legal Services will be presented for review and consideration by the Board.

- ❖ 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 **final plat** for Silverleaf Parcel 14A. *For more information, contact Lisa Brown, Development Review Manager at 904 209-0692*
3. Motion to adopt Resolution 2025-_____, approving the **final plat** for Whisper Creek Phase 13. *For more information, contact Lisa Brown, Development Review Manager at 904 209-0692*
4. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to execute the **Impact Fee Credit Agreement** with 210 East, LLC establishing a total road impact fee credit of \$515,080.00. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
5. Motion to adopt Resolution 2025-_____, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water system to serve Plantation at Ponte Vedra Beach Club. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2025-_____, approving and authorizing the County Administrator, or designee, to execute and deliver on behalf of the County, the **Amendment to State Highway Lighting Maintenance and Compensation Agreement** between the County and FDOT, in substantially the same form as attached hereto; authorizing the County Administrator, or designee, to **execute any and all subsequent amendments** to Exhibit A to the Agreement, for the duration of the term of the Agreement without further authorization of the Board of County Commissioners. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
7. Motion to adopt Resolution 2025-_____, approving and authorizing the County Administrator to execute and deliver a **Maintenance and Hold Harmless Agreement** regarding improvements in the County Right-of-Way on West King Street, in substantially the same form as attached hereto. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*

8. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **award IFB No: 2207; SJC Tax Collector's Office Renovations** (Lump Sum Bid, Allowance 1, and Allowance 2) to Ulloa Management Group LLC, as the lowest, responsive, and responsible Bidder, and to execute a contract in substantially same form and format as attached hereto, at a total bid price of \$509,509.00 for completion of the specified project in accordance with the Contract Documents. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
9. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **award IFB No: 2222; Field of Dream Expansion** to Saboungi Construction, Inc., as the lowest, responsive, and responsible Bidder, and to execute a contract in substantially same form and format as attached hereto, for completion of the project in accordance with the Contract Documents, at a total project lump sum bid price of \$1,513,800.00. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
10. Motion to declare the attachment list as **surplus** and authorize the County Administrator, or designee, to dispose of the same in accordance with the Purchasing Policy Section 308 and Florida State Statute 274. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
11. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to execute **Change Order #02** as attached hereto, to Professional Services Agreement #23-GSA-INS-18427 with Inspire Placemaking Collective, Inc., under RFP #23-62 for the Comprehensive Plan Update for a lump sum amount of \$34,365.00. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
12. Motion to adopt Resolution 2025-_____, approving and authorizing the County Administrator, or designee, to execute and deliver on behalf of the County, **Grant Agreement L2313** as revised between the County and Florida Department of Environmental Protection for the Summer Haven Managed Retreat Project, in substantially the same form as attached hereto. *For more information, contact Sarah Newell, Senior Strategist at 904 209-0566*
13. Motion to adopt Resolution 2025-_____, **approving Amendment 3 to contract NJ211** between St. Johns County and Florida Department of Children, in substantially the same form as the attached hereto, and authorizing the County Administrator, or designee, to execute and deliver the amendment on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
14. Motion to adopt Resolution 2025-_____, approving and authorizing the County Administrator, or designee, to execute and deliver on behalf of the County, a **Memorandum of Understanding** between St. Johns County Fire Rescue and the Florida Department of Agriculture and Consumer Services, in substantially the same form as attached hereto. *For more information, contact Jeremy B. Robshaw, Admin Services Chief at 904 209-1750*
15. Motion to adopt Resolution 2025-_____, approving and adopting the **St. Johns County Local Mitigation Strategy Plan** as described herein, and authorizing the St. Johns County Director of Emergency Management to timely notify the Florida Division of Emergency Management of the date of the County's approval and adoption of the Plan. *For more information, contact Laura Nelson, Emergency Management Coordinator at 904 824-5550*

16. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to execute an agreement substantially in the same form as the attached **Economic Development Incentive Agreement** with AdventHealth on behalf of St. Johns County. The total capped value of the rebate shall not exceed \$222,374.00. *For more information, contact Sam Camp, Senior Project Manager at 904 209-3257*

17. Motion to **approve minutes**:

- 3/25/2025, BCC Special
- 4/1/2025, BCC Regular