

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

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



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

Hunter S. Conrad, County Administrator  
Patrick F. McCormack, County Attorney

Tuesday, September 21, 2021 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 September 17-23, 2021, as Constitution Week.
- ❖ Proclamation recognizing September 15 - October 15, 2021 as Hispanic Heritage Month.
- ❖ 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

**Presenter: Lindsay Haga, AICP, England, Thims & Miller**

**Staff Member: Joseph C. Cearley, Special Projects Manager**

### District 5

1. **Public Hearing \* PUD 2020-04 Porter Property.** PUD 2020-04 Porter Property, request to rezone approximately 165 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow up to 237 single-family dwelling units. This item was heard by the Planning and Zoning Agency on August 5, 2021, and was recommended for denial by a vote of 4-2.

**Presenter: Ellen Avery Smith, Esq.; Rogers Towers P.A.**

**Staff Member: Jacob Smith, Senior Planner**

### District 1

2. **Public Hearing \* DRI MOD 2021-02 Twin Creeks DRI.** Request to amend the Twin Creeks DRI to modify Special Condition 27 to allow private sector development of workforce housing on the 13-acre parcel, revise Special Condition 30 to reflect the dedication of 2.78 acres to the St. Johns County School Board, revise the land use total in General Condition 2, extend phasing and build-out dates based on legislative extension orders, and update biennial monitoring reports. The Planning and Zoning Agency recommended approval of DRIMOD21-02 with a vote of 6-0.

**Presenter: Beth Breeding, Silverfield Development Group**  
**Staff Member: Joseph C. Cearley, Special Projects Manager**

**District 4**

3. **Public Hearing \* REZ 2021-27 Stokes Landing Townhomes.** REZ 2021-27 Stokes Landing Townhomes, Request to rezone approximately 33.46 acres from Workforce Housing (WH) to Workforce Housing (WH) with conditions. This item was heard by the Planning and Zoning Agency on September 2, 2021, and was recommended for approval by a vote of 5-0.

**Presenter: Beth Breeding**  
**Staff Member: Victoria Kutney, Transportation Planner**

**District 4**

4. **PFS AGREE 2021-03 Stokes Landing Townhomes Proportionate Fair Share Agreement.** Silverfield Development Company (Applicant), the owner of approximately 28 acres of land (Property), has proposed a Proportionate Fair Share Agreement (Agreement) to mitigate for transportation impacts to International Golf Parkway pursuant to Section 11.09.04.B of the Land Development Code to meet transportation concurrency requirements for 320 multi-family residential units. The Board approved the Applicant's Workforce Housing rezoning request on May 4, 2021. On July 20, 2021 the applicant moved forward with a proportionate fair share agreement for 320 multi-family residential units where it was denied. On the September 21, 2021 BCC agenda the applicant will be presenting a rezoning application (REZ 2021-27) to go from workforce housing to workforce housing with conditions for up to 320 dwelling units and, if approved, simultaneously present a proportionate fair share agreement to mitigate for 320 multi-family residential units. The proportionate fair share for Stokes Landing Townhomes is calculated to be \$225,989.00 as detailed in Exhibit B of the Agreement (PFS). The total proportionate share is required to be paid within two years of approval; however, payment is required prior to each Plat approval for the number of lots on each Plat. The Impact Fee Credit Reduction provision of the LDC applies to the calculated proportionate share amount resulting in a reduction of \$4,676.00 from the total road impact fee credit. Road impact fee credit in the amount of \$221,314.00 is included as a component of the Agreement to be awarded upon the County's receipt of the Cash Payment.

**Presenter: Shannon Acevedo, AICP, Matthews Design Group**  
**Staff Member: Teresa Bishop, AICP, Planning Division Manager**

**District 3**

5. **Public Hearing \* PLNAPPL 2021-01 Tara Hill Barn.** Appeal of the Planning and Zoning Agency Final Order denying a Special Use to allow an event center under Section 2.03.01.A of the Land Development Code and to allow for unpaved parking under Section 2.03.15 of the Land Development Code. The property is zoned Open Rural (OR) and located at 2985 Kings Road.

**Presenter – Hawley Smith, Applicant**  
**Staff Member: Joseph C. Cearley, Special Projects Manager**

**District 1**

6. **Public Hearing \* NZVAR 2021-11 Century Acres Lane.** NZVAR 2021-11 Century Acres, Request for a Non-Zoning Variance to Section 6.02.01.B.3 of the Land Development Code to allow for a newly created lot to take access from an existing easement within a platted subdivision and to Section 5.01.01.C for relief from platting requirements for the newly created lot, specifically located at 1665 Century Acres Lane.

**Presenter: Timothy Holt**

**Staff Member: Valerie Stukes, Senior Planner**

**District 3**

7. **Public Hearing \* REZ 2021-13 297 Henry Street.** A request to rezone approximately .48 acres of land from Residential, Mobile Home (RMH) to Commercial Neighborhood (CN) to allow for a financial planning office, specifically located at 297 Henry Street. This item was heard by the Planning and Zoning Agency on August 19, 2021, and was recommended for approval by a vote of 5-1.

**Presenter: Katie S. Buchanan, Esq. Hopping Green & Sams, P.A.**

**Staff Member: Teresa Bishop, AICP, Planning Division Manager**

**District 1**

8. **Public Hearing \* CDD 2021-03 Longleaf Pine CDD.** Petition to establish the Longleaf Pine Community Development District (CDD). The CDD encompasses approximately 528.53 acres of land and is generally located south of Race Track Road and bisected by both Longleaf Pine Parkway and Veterans Parkway. The CDD covers the ICI Middlebourne PUD, approved by Ordinance No. 2018-29, as amended.

**Presenter: Teresa Bishop, AICP, Planning Division Manager**

9. **Public Hearing \* COMPAMD 2021-11 Property Rights Element (Adoption).** This is the Adoption hearing for the Comprehensive Plan Amendment to include a Property Rights Element in compliance with Section 163.3199(6)(I), Florida Statutes (2021). The Board of County Commissioners transmitted the proposed amendment for State and regional review on August 17, 2021. Staff the proposed amendment to the State and regional agencies on August 18, 2021 and is it is currently in review.

**Presenter: Chief James Angle, Emergency Services Consulting International**

**Staff Member: Jeremy Robshaw, Chief Administrative Services**

10. **Emergency Services Consulting International Presentation - Evaluation of Fire Rescue Services and Master Planning Document.** Emergency Services Consulting International Presentation covering an evaluation of Fire Rescue services and master planning recommendations related to future staffing, facilities and personnel needs taking into account exponential growth being experienced in St. Johns County relative to the provision of Emergency Services.

**Presenter: Joseph Giammanco, PhD, Director**

11. **South Ponte Vedra One-time Dune Restoration Project Update.** Staff will provide update on the South Ponte Vedra one-time dune restoration project.

**District 5**

12. **Request for direction regarding a request from Villages of Vilano to fill a void under their Gazebo in the USACE Vilano Coastal Storm Risk Management Project.** In January 2021, the US Army Corp of Engineers completed the South Ponte Vedra and Vilano Beach CSRSM project. In discussion with the Villages of Vilano (VOV) HOA they have discovered a void under the covered portion of the VOV boardwalk in the project template. They have concerns over safety of the void and are requesting the County assist with filling the void. The Villages of Vilano will pay for half of the total \$35,000 cost. If the Board wishes to move forward with this item, staff will prepare a cost-share agreement for the Board's consideration on a future agenda.

**Presenter: Greg Caldwell, Public Works Director**

**District 3**

- 13. Old A1A Access.** This item is being brought before the Board per request of the Chair. The Board directed staff to review the potential of providing improved access to Summer Haven properties along Old A1A South. The design of recently completed FEMA Berm project contemplated the development of an improved access landward of the constructed berm. Development of an improved access will require a detailed engineered project to finalize the project elements, verify project assumptions and engineer the improvements. Project development includes design and permitting with a deliverable that includes final construction plans and an engineer's opinion of cost to solicit bids for construction. Project design, permitting and construction is estimated to cost approximately \$380,000. The design is expected to take approximately 4 to 6 months to complete. The Construction phase is conceptual and will be refined during the design process as assumptions are verified. Construction is estimated to take an additional 3 months after commencement. The Summer Haven Municipal Service Taxing Unit (Ordinance 2006-15) was established to provide for road construction, erosion control and nourishment services, facilities and programs. The Summer Haven MSTU fund balance is approximately \$422,000. There is \$80,000 allocated in the FY 2022 budget and \$300,000 is available in reserves that can be used for this project.

**Presenter: Ryan Kane, Director**

**District 2**

- 14. St. Johns Disc Golf Course Presentation.** At its February 16, 2021 meeting, the Board of County Commissioners directed Administration to renovate the current 18-hole golf course and propose recreational uses for the remaining 9-holes. At a subsequent meeting on August 17, 2021, the Board directed staff to review the Recreation Advisory Board's recommendation to add a Disc Golf Course on the back 9-holes of the St. Johns Golf Course. In this item, staff will provide a presentation on the proposed disc golf course and seek funding and authorization to proceed with the recommended disc golf course plan.
- 15. St. Johns County Park Foundation.** Parks and Recreation will be introducing the Park Foundation, who will follow with a presentation which, will include a request for initial funding from the County.

**Presenter: Lorena Inclan, Director of Public Affairs**

- 16. Consider the proposed 2022 St. Johns County Legislative Action Plan and Top Three Legislative Priorities.** The St. Johns County Legislative Action Plan is a focused list of priorities for which the County requests financial assistance and other support from our State and Federal representatives. Legislative priorities have historically included issues related to Florida Statutes, transportation, water quality, unfunded mandates, and a variety of other subjects. County Administration presents a draft list of recommended items from County staff, constitutional officers, local cities, and other external partners and agencies for the Board to consider adopting as the 2022 Legislative Action Plan. The approved Legislative Action Plan is subsequently presented to the public and submitted to the County's Legislative Delegation for consideration prior to the next legislative session. In addition, the Northeast Florida Regional Council (NEFRC) requests that all member counties adopt three top legislative priorities that most significantly represent the critical needs and concerns for incorporation in a regional legislative priority guide. The NEFRC Legislative Committee subsequently compiles the submitted issues and identifies regional priorities for the 2022 Legislative Session. The guide is then submitted to the region's State and Federal elected officials.

- ❖ 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 819-3622*
- 2. Motion to adopt Resolution 2021-\_\_\_\_, and authorize the County Administrator to execute the Memorandum of Understanding between the North Florida Transportation Planning Organization and St. Johns County Board of County Commissioners for a Speed Management by Design Study for A1A/Anastasia Blvd.** *For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613*
- 3. Motion to approve PFS AGREE 2021-05 the Palm Lakes (The Marketplace) Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code.** *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
- 4. Motion to adopt Resolution 2021-\_\_\_\_, approving a Contract for Sale and Purchase and Deposit Receipt between the Board of Trustees of the Internal Improvement Fund of the State of Florida and St. Johns County for the acquisition of property required for the Big Soeey CDBG Drainage Project and authorizing the County Administrator, or designee, to execute the Contract on behalf of the County.** *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
- 5. Motion to adopt Resolution 2021-\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a Second Amendment to Lease Agreement with The Historic St. Johns County Police Athletic League, Inc. for additional space in the W. E. Harris Community Center located in Hastings.** *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
- 6. Motion to adopt Resolution 2021-\_\_\_\_, accepting two Grant of Easements for drainage improvements in Cunningham Creek III Subdivision.** *For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770*
- 7. Motion to adopt Resolution 2021-\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a Purchase and Sale Agreement, in substantially the same form and format as attached, to acquire property necessary for the CR210 widening project outside of the Twin Creeks DRI.** *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*

8. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a Purchase and Sale Agreement with Two-Ten Properties, Inc., a Florida Corporation, for an **easement required for the CR210 widening project outside of the Twin Creeks DRI**. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
9. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award Bid No: 21-97; Countywide Pavement Management and Rehabilitation Continuing Services, and execute contracts with all bidders in substantially the same form and format as attached hereto to perform the required services on an as-needed basis for various roadways throughout St. Johns County, as provided in Bid No. 21-97. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
10. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or designee, to enter into negotiations with England-Thims & Miller, Inc. as the top ranked firm under **RFQ 21-90; SR-16 Westbound Dual Left Turn Lanes & Widening of SR-16 to 4-Lanes from CR-16A to St. James Avenue Design & Permitting**, and upon successful negotiations, to award and execute a contract in substantially the same form and format as attached for completion of the work, or to conduct negotiations with the next successively ranked firm as required until an agreement is reached. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
11. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or his designee, to award **Bid 21-111; Weed & Pest Control Maintenance Services for St. Johns County Athletic Fields to AgrowPro, Inc**, as the lowest, responsive, responsible bidder, and to execute an agreement in substantially the same form and format as attached for the performance of services as specified in Bid No: 21-111. *For more information, contact Jaime Locklear, Assistant Director Purchasing at 904 209-0158*
12. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or designee, to enter into negotiations with Architects Design Group as the top ranked firm under **RFQ 21-104; Fire Station #11 and Sheriff's Office Southwest Operations Center Design Services**, and upon successful negotiations, to award and execute a contract in substantially the same form and format as attached for completion of the work, or to conduct negotiations with the next successively ranked firm as required until an agreement is reached. *For more information, contact Jaime Locklear, Asst Director of Purchasing & Contracts at 904 209-0158*
13. Motion to declare the attachments as **surplus** and authorize the County Administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
14. Motion to adopt Resolution 2021 -\_\_\_\_\_, amending the **St. Johns County Fee Schedule** for services provided by St. Johns County Departments for Fiscal Year 2022. *For more information, contact Devin Cousins, Senior OMB Analyst at 904 209-0569*

15. Motion to approve the **write-off of the following delinquent accounts receivable** accounts, effective September 30, 2021: 3,554 EMS accounts totaling \$1,390,549.79; 285 Utility Service accounts totaling \$52,357.31 and 41 Ponte Vedra Utility Service accounts totaling \$5,533,53; and 4 CBC accounts totaling \$354.41. *For more information, contact 56238Devin Cousins, Senior OMB Analyst at 904 209-0569*
16. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of a **Wastewater Unit Connection Refund Agreement between St. Johns County, Florida, and Morgans Cove Ventures, LLC**, for the provision of a utility wastewater unit connection fee refund and authorizing the County Administrator to execute the agreement on behalf of St. Johns County. *For more information, contact Larry Miller, Chief Engineer - Development at 904 209-2624*
17. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms, conditions, provisions, and requirements of a Modification Agreement to Subgrant Agreement Between the Division of Emergency Management and St. Johns County to increase funding of the **Porpoise Point Drainage Improvements Project** to a total amount of \$75,975.20 for the federal share, and extending the term to June 30, 2022; and authorizing the Chair to execute the Modification on behalf of the County. *For more information, contact Greg Caldwell, Public Works Director at 209-0110*
18. Motion authorizing the County Administrator or designee to transfer an amount not to exceed \$200,000 from **E-911 Communications Fund** Capital Outlay Reserve for appropriation to the Sheriff's Office to support the maintenance of the Call Handling System. *For more information, contact Robert A. Hardwick, Sheriff at 904 810-6602*
19. Motion authorizing the County Administrator or designee to transfer an amount not to exceed \$15,000 from **E-911 Communications Fund** Capital Outlay Reserve for appropriation to the St. Johns County Sheriff's Office to support and maintain GIS data for 9-1-1 using drone imagery. *For more information, contact Robert A. Hardwick, Sheriff at 904 810-6602*
20. Motion to approve letter to the **Secretary, Florida Department of Transportation regarding unauthorized cell tower** constructed on Department property in substantially the same form and format as attached, and authorizing the Chair to send the letter on behalf of the Board of County Commissioners. *For more information, contact Patrick F. McCormack, County Attorney at 904 209-0805*
21. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or designee, to submit an application for a FY2022-2023 **Florida Recreation Development Assistance Program (FRDAP) Grant for the expansion of Field of Dreams** in Aberdeen Park. *For more information, contact Ryan Kane, Director at 904 209-0324*
22. Motion to adopt Resolution 2021-\_\_\_ approving the terms, provisions, conditions, and requirements of the **Florida State Aid to Libraries grant** agreement and authorizing the Chair of the Board of County Commissioners to execute the agreement substantially in the same form as attached. *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*



23. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms and conditions of an agreement between the State of Florida Department of Environmental Protection and St. Johns County for the use of the parking lot at 2700 South Ponte Vedra Boulevard for **beach nourishment projects**, 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 209-0794*
  
24. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the submission of the attached **long range budget plan to the Florida Department of Environmental Protection, Office of Coastal Resilience and Coastal Protection**, and authorizing the County Administrator, or his designee, to execute any necessary agreements concerning the beach projects with the Department of Environmental Protection upon a finding of legal sufficiency by the office of the County Attorney. *For more information, contact Damon Douglas, Administrative Manager at 209-0794*
  
25. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the submission of a suggested long range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the funding for a **U.S. Army Corps of Engineers feasibility study** for Ponte Vedra Beach and authorizing the County Administrator, or his designee, to execute any necessary agreements with FDEP concerning the feasibility study upon a finding of legal sufficiency by the Office of the County Attorney. *For more information, contact Damon Douglas, Coastal Manager at 209-0794*
  
26. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the submission of a suggested long range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the **USACE South Ponte Vedra - Vilano Beach Coastal Storm Risk Management Project** and authorizing the County Administrator, or his designee, to execute any necessary agreements with FDEP concerning the USACE South Ponte Vedra - Vilano Beach Coastal Storm Risk Management Project upon a finding of legal sufficiency by the Office of the County Attorney. *For more information, contact Damon Douglas, Coastal Manager at 209-0794*
  
27. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the submission of a suggested long range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the **St. Johns County Shore Protection Project** and authorizing the County Administrator, or his designee, to execute any necessary agreements with FDEP concerning the St. Johns County Shore Protection Project upon a finding of legal sufficiency by the Office of the County Attorney. *For more information, contact Damon Douglas, Coastal Manager at 209-0794*
  
28. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the submission of a suggested long range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the Phase I project development and design for the **Ponte Vedra Beach Dune and Beach Restoration Project** and authorizing the County Administrator, or his designee, to execute any necessary agreements with FDEP concerning the project upon a finding of legal sufficiency by the Office of the County Attorney. *For more information, contact Damon Douglas, Coastal Manager at 209-0794*

29. Motion to adopt Resolution 2021-\_\_\_\_\_, authorizing the submission of the attached long range budget plan to the Florida Department of Environmental Protection, Office of **Coastal Resilience and Coastal Protection**, and authorizing the County Administrator, or his designee, to execute any necessary agreements concerning the beach projects with the Department of Environmental Protection upon a finding of legal sufficiency by the office of the County Attorney. *For more information, contact Damon Douglas, Administrative Manager at 209-0794*
30. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the issuance by the St. Johns County Housing Finance Authority of the Governmental Note in connection with the **Victoria Crossing Project (Multifamily Mortgage Revenue Note, Series 2021)** in an aggregate principal amount not to exceed \$15,000,000. *For more information, contact Roberto Ortiz, Housing and Community Services Manager at 904 827-6894*
31. Motion to adopt St. Johns County Resolution 2021-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute the **Letter of Agreement between St. Johns County and the State of Florida, Agency for Health Care Administration and the Agreement between St. Johns County and Flagler Hospital**, in substantially the same form as attached on behalf of the County, to provide for the intergovernmental transfer of an amount not to exceed \$55,235. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*
32. Motion to adopt Resolution 2021-\_\_\_\_\_, approving the terms, provisions, conditions and requirements of the contract between the Board of County Commissioners of St. Johns County and the **State of Florida Department of Health for operation of the St. Johns County Health Department** to provide environmental health services, communicable disease control services and primary care services from October 1, 2021 through and until September 30, 2022; and authorizing the Chair to execute the contract on behalf of the County. *For more information, contact Dawn C. Allicock, MD, MPH, CPH, Director/Health Officer at 904 209-0322*
33. **Motion to approve minutes:**
- 09/07/21, BCC Regular
  - 09/07/21, BCC Special