

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
FEBRUARY 18, 2020  
9:00 A.M.**

Proceedings of a regular meeting of the Board of County Commissioners (BCC) of St. Johns County, Florida, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Present:       Jeb S. Smith, District 2, Chair  
                  Jeremiah R. Blocker, District 4, Vice Chair  
                  James K. Johns, District 1  
                  Paul M. Waldron, District 3  
                  Henry Dean, District 5  
                  Hunter S. Conrad, County Administrator  
                  Patrick McCormack, County Attorney  
                  Natasha McGee, Deputy Clerk

Also present: Brad Bradley, Assistant County Administrator; Joy Andrews, Assistant County Administrator; and Paolo Soria, Senior Assistant County Attorney

(02/18/20 - 1 - 9:00 a.m.)  
CALL TO ORDER

Smith called the meeting to order.

(02/18/20 - 1 - 9:00 a.m.)  
ROLL CALL

The clerk called the roll, and all Board members were present.

(02/18/20 - 1 - 9:00 a.m.)  
INVOCATION

Chaplin Kelly Kemp, St. Johns County Sheriff's Office, gave the invocation.

(02/18/20 - 1 - 9:01 a.m.)  
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(02/18/20 - 1 - 9:02 a.m.)  
PROCLAMATION RECOGNIZING FEBRUARY 23, 2020, AS ROTARY DAY

Blocker presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Dan Hilbert, Rotary Club of St. Augustine, spoke on the importance of recognizing Rotary Day and the important work rotaries conducted in the community.

(02/18/20 - 1 - 9:07 a.m.)  
PROCLAMATION RECOGNIZING FEBRUARY 24, 2020, AS UNITED WAY PUBLIC APPRECIATION DAY

Dean presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation for the record. Melissa Nelson, President and

CEO of the United Way of St. Johns County; and Beverly Slough, United Way Florida, spoke on the importance of recognizing United Way Publix Appreciation Day and the important work Publix and United Way conducted in the community.

(02/18/20 - 2 - 9:14 a.m.)

ACCEPTANCE OF PROCLAMATIONS

**Motion by Waldron, seconded by Johns, carried 5/0, to accept the proclamations.**

(02/18/20 - 2 - 9:15 a.m.)

PUBLIC COMMENT

Richard Marquis, 321 St. George Street, provided written public comment and referenced a Sarasota *Herald-Tribune* article "An Important addition to mental health funding," *Exhibit A*, regarding funding for mental health and substance abuse services.

(9:18 a.m.) Sherry Badger, 2772 South Collins Avenue, presented a photo, *Exhibit B*, and spoke on South Collins Avenue drainage concerns. She also spoke on Deep Creek drainage concerns.

(9:21 a.m.) Eric Anderson, Emergency Preparedness Manager for the Northeast Florida Regional Council for Jacksonville, Florida, introduced himself as the staff liaison for St. Johns County.

(9:22 a.m.) William Fisher, 10130 McMahan Avenue, expressed his appreciation to the presenters of Regular Agenda Item 1.

(02/18/20 - 2 - 9:22 a.m.)

DELETIONS TO THE CONSENT AGENDA

There were none.

(02/18/20 - 2 - 9:23 a.m.)

APPROVAL OF CONSENT AGENDA

**Motion by Dean, seconded by Blocker, carried 5/0, to approve the Consent Agenda, as submitted.**

1. Motion to approve the Cash Requirement Report
2. Motion authorizing the chair to execute the attached letter, or a letter in substantially the same form and format, notifying the Division of Elections of the County's intent to purchase voting equipment, as required under section 101.294(2) of the Florida Statutes
3. Motion to adopt **Resolution No. 2020-40**, approving the final plat for Holly Forest

**RESOLUTION NO. 2020-40**

**A RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
APPROVING A PLAT FOR HOLLY FOREST**

4. Motion to adopt **Resolution No. 2020-41**, approving the final plat for Holly Forest Townhomes

**RESOLUTION NO. 2020-41**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR HOLLY FOREST TOWNHOMES**

5. Motion to adopt **Resolution No. 2020-42**, approving the final plat for Meadow Ridge

**RESOLUTION NO. 2020-42**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR MEADOW RIDGE**

6. Motion to adopt **Resolution No. 2020-43**, approving the final plat for Crosswater Village, Phase 4

**RESOLUTION NO. 2020-43**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR CROSSWATER VILLAGE, PHASE 4**

7. Motion to adopt **Resolution No. 2020-44**, approving the final plat for Shearwater, Phase 2D

**RESOLUTION NO. 2020-44**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 2D**

8. Motion to adopt **Resolution No. 2020-45**, approving the final plat for Quadrille

**RESOLUTION NO. 2020-45**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR QUADRILLE**

9. Motion to adopt **Resolution No. 2020-46**, accepting a warranty deed for donation of a parcel of land required for the Sheriff's Office Training Facility

**RESOLUTION NO. 2020-46**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED FOR DONATION OF A PARCEL OF LAND REQUIRED FOR THE SHERIFF'S OFFICE TRAINING FACILITY**

10. 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

11. Motion to adopt **Resolution No. 2020-47**, authorizing the county administrator, or his designee, to award Bid No. 20-15, Lease of Electric Golf Carts with Chargers and Utility Unit with Cage, and negotiate lease terms with E-Z-GO a Division of Textron, Inc., as the lowest responsive, responsible bidder, and upon successful negotiations, execute a one-year lease agreement, in substantially the same form and format, as attached, for a total lease price of \$207,358.20

**RESOLUTION NO. 2020-47**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-15, LEASE OF GOLF CARTS WITH CHARGERS AND UTILITY UNIT, WITH CAGE TO E-Z-GO A DIVISION OF TEXTRON, INC., TO NEGOTIATE TERMS, AND UPON AGREEMENT BY BOTH PARTIES, EXECUTE A LEASE AGREEMENT IN ACCORDANCE WITH BID NO. 20-15

12. Motion to adopt **Resolution No. 2020-48**, authorizing the county administrator, or his designee, to award Bid No. 20-09R, Lawn Maintenance St. Johns County Facilities to SSS R&D OPCO, LLC (dba) Down To Earth Jacksonville, as the lowest, responsive, responsible bidder, and to execute an agreement, in substantially the same form and format as attached, for the performance of the services as specified in Bid No. 20-09R

**RESOLUTION NO. 2020-48**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-09R, LAWN MAINTENANCE ST. JOHNS COUNTY FACILITIES TO SSS R&D OPCO, LLC (dba) DOWN TO EARTH JACKSONVILLE, TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

13. Motion to adopt **Resolution No. 2020-49**, authorizing the county administrator, or his designee, to award Bid No. 20-06, CDBG-DR Project - Hastings Phase II Lift Station Upgrades to G&H Underground Construction, Inc., as the lowest, responsive, responsible bidder, and to execute a contract, in substantially the same form and format as attached hereto, for completion of the project, at a lump sum cost of \$808,850

**RESOLUTION NO. 2020-49**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-06, TO G&H UNDERGROUND CONSTRUCTION, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK FOR CDBG-DR PROJECT - HASTINGS PHASE II LIFT STATION UPGRADES

14. Motion to adopt **Resolution No. 2020-50**, authorizing the county administrator, or his designee, to award Bid No. 20-31, Marsh Landing WWTP Reclaimed Water Pump Station Upgrades to PBM Constructors, Inc., as the lowest, responsive, responsible bidder, and to execute an agreement, in substantially the same form and format as attached, for the completion of the specified work, at the lump sum price of \$397,000

**RESOLUTION NO. 2020-50**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-31, MARSH LANDING WWTP RECLAIMED WATER PUMP STATION UPGRADES TO PBM CONSTRUCTORS, INC., AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

15. Motion to adopt **Resolution No. 2020-51**, authorizing the county administrator, or his designee, to award Bid No. 20-23, Purchase of Mechanical Bandscreen and Screenings Wash Press for Anastasia Island Wastewater Treatment Plant, and to purchase the specified equipment from Hydro-Dyne Engineering, at a total price of \$540,000, in accordance with Bid No. 20-23

**RESOLUTION NO. 2020-51**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-23, PURCHASE OF MECHANICAL BANDSCREEN AND SCREENINGS WASH PRESS FOR ANASTASIA ISLAND WASTEWATER TREATMENT PLANT TO HYDRO-DYNE ENGINEERING AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

16. Motion to adopt **Resolution No. 2020-52**, authorizing the county administrator, or designee, to execute Task Order No. 43, for G&H Underground Construction, Inc., to replace culverts on County Road (CR) 208, for an amount not to exceed \$304,064.86, under Bid No. 18-14, Countywide Roadway Drainage and Infrastructure Maintenance (Master Contract No: 17-MCC-GHU-08981)

**RESOLUTION NO. 2020-52**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE G&H UNDERGROUND CONSTRUCTION, INC., TASK ORDER NO. 43, FOR CULVERT REPLACEMENTS ON CR-208 UNDER BID NO. 18-14 (MASTER CONTRACT NO. 17-MCC-GHU-08981)

17. Motion to adopt **Resolution No. 2020-53**, authorizing the county administrator, or his designee, to award Bid No. 20-01, Marsh Landing WWTF Reclaimed Water Main Extension to T B Landmark Construction, Inc., as the lowest, responsive, responsible bidder, and to execute an agreement, in substantially the same form

and format as attached, for the completion of the specified work, at the lump sum price of \$933,316

**RESOLUTION NO. 2020-53**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-01, MARSH LANDING WWTF RECLAIMED WATER MAIN EXTENSION TO T B LANDMARK CONSTRUCTION, INC., AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK**

18. Motion to adopt **Resolution No. 2020-54**, authorizing the county administrator, or his designee, to award Bid No. 20-26, Purchase of Limerock & Stabilized Base, and to execute a contract, in substantially the same form and format as attached hereto, with M J Stavola Farms Inc., dba M J Stavola Industries for the purchase of Limerock and Stabilized Base for St. Johns County as provided in Bid No. 20-26

**RESOLUTION NO. 2020-54**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-26, AND TO EXECUTE AN AGREEMENT WITH M J STAVOLA FARMS INC., DBA M J STAVOLA INDUSTRIES FOR PURCHASE OF LIMEROCK AND STABILIZED BASE**

19. Motion to adopt **Resolution No. 2020-55**, authorizing the county administrator, or his designee, to execute an agreement, in substantially the same form and format as attached, with Florida Aquastore and Utility Construction, Inc., for the State Road (SR) 207 Master Pump Station Storage Tank Repair, at the lump sum price of \$120,963

**RESOLUTION NO. 2020-55**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD SS 20-23, STATE ROAD 207 MASTER PUMP STATION STORAGE TANK REPAIR TO FLORIDA AQUASTORE AND UTILITY CONSTRUCTION, INC., AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK**

20. Motion to adopt **Resolution No. 2020-56**, authorizing the county administrator, or his designee, to execute a change order to the Interoperable Communications Facilities Relocation Agreement between St. Johns County, PGA TOUR, Inc., and Motorola Solutions, Inc., substantially in the same form as attached, in the amount of \$69,407.69, to provide for a change in project scope and timeline; recognizing unanticipated revenue in the amount of \$69,407.69; and appropriating said unanticipated revenue into the County's Fiscal Year 2020 annual budget

**RESOLUTION NO. 2020-56**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CHANGE ORDER TO THE AGREEMENT BETWEEN ST. JOHNS COUNTY, THE PGA TOUR, AND MOTOROLA SOLUTIONS, INC., FOR THE RELOCATION OF THE COUNTY'S INTEROPERABLE COMMUNICATIONS FACILITIES, RECOGNIZING UNANTICIPATED REVENUE IN THE AMOUNT OF \$69,407.69, AND APPROPRIATING THE FUNDS INTO THE COUNTY'S FISCAL YEAR 2020 BUDGET; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE CHANGE ORDER ON BEHALF OF ST. JOHNS COUNTY**

21. Motion to adopt **Resolution No. 2020-57**, amending the Fiscal Year 2020 Budget to recognize the \$1,445 contribution by Ponte Vedra Soccer Club as unanticipated revenue, and approving allocation of the funds for use by the Parks and Recreation Department, for the purchase and installation of a storage shed, at Nocatee Community Park, as described herein

**RESOLUTION NO. 2020-57**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2020 BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZING ITS APPROPRIATION AND EXPENDITURE BY THE ST. JOHNS COUNTY PARKS AND RECREATION DEPARTMENT**

22. Motion to adopt **Resolution No. 2020-58**, amending the Fiscal Year 2020 Budget to recognize the \$2,944 contribution by Beaches Velo Cycling as unanticipated revenue, and approving allocation of the funds for use by the Parks and Recreation Department to complete improvements, at Mickler's Landing and North Beach, as described herein

**RESOLUTION NO. 2020-58**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2020 BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZING ITS APPROPRIATION AND EXPENDITURE BY THE ST. JOHNS COUNTY PARKS AND RECREATION DEPARTMENT**

23. Motion to adopt **Resolution 2020-59**, approving release of Order for Payment of Demolition Costs in Case No. 2003-06, for 241 Herbert Street; authorizing the county administrator, or designee, to execute a Satisfaction and Release of Lien; and directing the Clerk of Court to record Satisfaction and Release of Lien in the public records

RESOLUTION NO. 2020-59

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING OF THE RELEASE OF THE ORDER FOR PAYMENT OF DEMOLITION COSTS IN CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS OF ST. JOHNS COUNTY, CASE NO. 2003-06, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A SATISFACTION AND RELEASE OF LIEN ON BEHALF OF THE COUNTY; AUTHORIZING AND DIRECTING THE CLERK OF COURT TO RECORD THE SATISFACTION AND RELEASE OF LIEN IN THE PUBLIC RECORDS; AND PROVIDING AN EFFECTIVE DATE

24. Proofs:
- a. Proof: Request for Bids, Bid No. 20-26, Purchase of Limerock and Stabilized Base, published on December 6, 2019, and December 13, 2019, in *The St. Augustine Record*
  - b. Proof: Request for Bids, Bid No. 20-34, Bartram Trail Branch Library Flooring Replacement, published on December 9, 2019, and December 16, 2019, in *The St. Augustine Record*
  - c. Proof: Request for Bids, Bid No. 20-23, Purchase of Mechanical Bandscreen and Screenings Wash Press for Anastasia Island Wastewater Treatment Plant, published on December 13, 2019, and December 20, 2019, in *The St. Augustine Record*
  - d. Proof: Request for Qualifications, RFQ No. 20-10, Design of Intersection and Widening Improvements for State Road 16, from International Golf Parkway (IGP) to San Giacomo Road, published on December 18, 2019, and December 25, 2019, in *The St. Augustine Record*
  - e. Proof: Request for Bids, Bid No. 20-31, Marsh Landing WWTP Reclaimed Water Pump Station Upgrades, published on December 16, 2019, and December 23, 2019, in *The St. Augustine Record*
  - f. Proof: Request for Bids, Bid No. 19-39R, Design-Build Services for Moultrie Trails Area Drainage Improvements, published on December 19, 2019, and December 26, 2019, in *The St. Augustine Record*
  - g. Proof: Request for Bids, Bid No. 20-20, Artificial Reef Deployment, published on December 19, 2019, and December 26, 2019, in *The St. Augustine Record*
  - h. Proof: Request for Bids, Bid No. 20-01, Marsh Landing WWTF Reclaimed Water Main Extension, published on December 21, 2019, and December 28, 2019, in *The St. Augustine Record*
  - i. Proof: Notice of Meeting, BCC Annual Meeting Schedule, published on January 2, 2020, in *The St. Augustine Record*
  - j. Proof: Notice of January 7, 2020, BCC Meeting Cancellation published on January 2, 2020, in *The St. Augustine Record*
  - k. Proof: Request for Proposals, RFP No. 20-17, Development Partners for CDBG-DR Multifamily Affordable Housing Facilities, published on December 23, 2019, in *The St. Augustine Record*
  - l. Proof: Request for Bids, Bid No. 20-36, Permit Center Landscape Renovation, Phase 1, published on December 23, 2019, and December 30, 2019, in *The St. Augustine Record*



(02/18/20 - 9 - 9:23 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

McCormack stated that he would present an update on the Interlocal Agreement between St. Johns County and Jacksonville Electric Authority (JEA) under the County Attorney's Report.

(02/18/20 - 9 - 9:23 a.m.)

APPROVAL OF REGULAR AGENDA

**Motion by Waldron, seconded by Johns, carried 5/0, to approve the Regular Agenda, as submitted.**

(02/18/20 - 9 - 9:24 a.m.)

1. THE FUTURE BOLLES INNOVATORS - FIRST LEGO LEAGUE ROBOTICS TEAM PRESENTATION. THE FUTURE BOLLES INNOVATORS ARE MEMBERS OF THE FIRST LEGO LEAGUE ROBOTICS TEAM. THIS YEAR'S FIRST LEGO LEAGUE CHALLENGE TO ALL PARTICIPATING TEAMS WAS TO CREATE A PROJECT TO ADVANCE CITY SHAPERS. THE FUTURE BOLLES INNOVATORS CHOSE THEIR PROJECT AROUND ACCESSIBILITY FOR THOSE REQUIRING MOBILITY DEVICES THAT USE FLORIDA'S LARGEST NATURAL RESOURCE, THE BEACH. THE TEAM RESEARCHED ACCESS TO OUR BEACHES FOR RESIDENTS AND TOURISTS IN WHEELCHAIRS, STORAGE AND AVAILABILITY OF BEACH WHEELCHAIRS, AND USAGE OF CURRENT PROGRAMS AVAILABLE AT THE BEACHES. THE TEAM UNCOVERED THAT MOST BEACHES HAVE BEACH WHEELCHAIRS AVAILABLE FOR USE; HOWEVER, THE AVAILABILITY AND DISTRIBUTION OF THESE CHAIRS VARIES DRAMATICALLY FROM BEACH TO BEACH. THEY HAVE CREATED A STORAGE AND DISTRIBUTION MODEL THAT ALLOWS PATRONS TO RESERVE AND USE AVAILABLE CHAIRS AT THEIR CONVENIENCE, USING A POD-LIKE PROTOTYPE

Carolyn Houston, Bolles School Representative, introduced the Future Bolles Innovators (FBI) robotics team. The team presented a wheelchair beach access plan, via skit.

(9:31 a.m.) Discussion ensued on cost effectiveness, identifying available access sites, and communication methods for visitors. Additionally, Board members thanked the students for their ideas.

(9:34 a.m.) *Waldron requested Board consensus to direct staff to the review Beach Accessible Wheelchair Distribution Pods report, Exhibit A, and to provide the Board with beach access options for mobility devices. Consensus was given.*

(9:39 a.m.) Houston stated that the team had advanced to the regional FIRST LEGO League competition on February 29, 2020, at the Prime Osborn Convention Center.

(02/18/20 - 9 - 9:40 a.m.)

2. PUBLIC HEARING, NZVAR 2019-18, RIVER PLANTATION PRD, LOT 5. REQUEST FOR A NON-ZONING VARIANCE TO SECTION 6.06.02.H.1 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR REDUCTION TO THE 35-FOOT NORTHWEST SECTOR DEVELOPMENT EDGE FOR LOT 5 WITHIN THE RIVER PLANTATION PLANNED RURAL DEVELOPMENT (PRD), APPROVED PURSUANT TO ORDINANCE NO. 2005-36. THE PROPERTY IS SPECIFICALLY LOCATED AT 124 PICOLATA FOREST DRIVE, ON THE WESTERN BOUNDARY OF THE PRD

Proof of publication of the notice of public hearing on NZVAR 2019-18, River Plantation PRD, Lot 5, was received, having been published in *The St. Augustine Record* on January 24, 2020.

Beverly Frazier, Senior Supervising Planner, presented the details of the request, via PowerPoint.

**(9:45 a.m.) Motion by Dean, seconded by Blocker, carried 5/0, to approve NZVAR 2019-18, River Plantation, Lot 5, request for a Non-Zoning Variance to Land Development Code Section 6.06.02.H.1 to allow reduction of the Development Edge within the River Plantation PRD, based on six findings and subject to four conditions, as outlined in the staff report.**

(02/18/20 - 10 - 9:46 a.m.)

3. PUBLIC HEARING, TRANSMITTAL HEARING, COMPAMD 2019-05, DURBIN PARK. TRANSMITTAL HEARING, COMPAMD 2019-05, DURBIN PARK, A COMPREHENSIVE PLAN AMENDMENT TO AMEND COMPREHENSIVE PLAN SITE SPECIFIC POLICY A.1.11.1(M)(8)(O) TO PROVIDE FOR HOSPITAL USES, REDUCED BUFFERING FOR NON-RESIDENTIAL USES ADJACENT TO PORTIONS OF EAST PEYTON PARKWAY, AND TO PROVIDE ENHANCED LANDSCAPING IN THOSE SPECIFIC AREAS. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, BY A 6-0 VOTE, WITH ONE MEMBER ABSTAINING, DUE TO A VOTING CONFLICT

Proof of publication of the notice of public hearing on Transmittal Hearing, COMPAMD 2019-05, Durbin Park, was received, having been published in *The St. Augustine Record* on December 30, 2019.

Teresa Bishop, AICP, Planning Division Manager, presented the details of the request, via PowerPoint.

(9:52 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, presented the details of the request, via PowerPoint.

**(10:02 a.m.) Motion by Johns, seconded by Blocker, carried 5/0, to approve transmittal of COMPAMD 2019-05, Durbin Park, subject to four findings of fact.**

(02/18/20 - 10 - 10:05 a.m.)

4. PUBLIC HEARING, MAJMOD 2019-05, SOUTHWIND PLANTATION PLANNED RURAL DEVELOPMENT (PRD). MAJMOD 2019-05, SOUTHWIND PLANTATION PRD, IS A REQUEST FOR A MAJOR MODIFICATION TO THE SOUTHWIND PLANTATION PRD (ORDINANCE 2018-21, AS AMENDED) TO MODIFY THE SITE DEVELOPMENT CRITERIA, INFRASTRUCTURE, POTABLE WATER/SANITARY SEWER, BUFFERS, LANDSCAPING AND CLEARING, AND PHASING SECTIONS OF THE PRD TEXT, LOCATED AT 2439 CABBAGE HAMMOCK ROAD

Proof of publication of the notice of public hearing on MAJMOD 2019-05, Southwind Plantation PRD, was received, having been published in *The St. Augustine record* on January 23, 2020.

Ex parte communications: Dean stated his staff briefing and meeting with Curtis Hart, representing the applicant, were both cancelled, due to a personal health condition. He also disclosed that he exchanged text messages with Hart apologizing for not being able to attend the meeting. Blocker disclosed that he had met with the applicant Meagan

Perkins on February 6, 2020. They discussed the project schematics and the extension of water lines and sidewalks. Blocker also met with Hart subsequently, on May 30, 2019, and discussed additional project details. Additionally, Blocker stated that he had received a phone call from Hart, during the second week of January 2020, and discussed project details, including septic tank concerns. Waldron stated that he had met with Hart and Perkins on February 13, 2020. They discussed project details, including the septic tank and well concerns presented by the Planning and Zoning Agency. Waldron also visited the site on February 15, 2020. Additionally, Waldron stated that he had a discussion with Tommy Allen on Allen's attendance to the February 18, 2020, BCC meeting. Johns stated that he had met with Hart and Perkins on January 16, 2020. They discussed project details of the proposed development. Johns also stated that he had received a phone call from Hart on February 17, 2020. They discussed comments made at the Planning and Zoning Agency meeting. Smith stated he had met with Perkins on October 10, 2019. They reviewed 2018-21 PRD, including concerns with a major modification request. They also discussed the septic system, wells, the 16-inch water line main, proposed changes regarding signage phasing and sidewalks. Smith also met with Perkins and Hart on February 13, 2020, and discussed sidewalks, phasing, changes to the original request, septic system, fencing request, and signage.

(10:08 a.m.) Valerie Stukes, Planner, presented the details of the request, including waivers, via PowerPoint.

(10:14 a.m.) Curtis Hart, [8051 Tara Lane, Jacksonville, Florida], representing the applicant, presented a Master Development Plan map, *Exhibit A*, and presented additional details of the request.

(10:19 a.m.) Tommy Allen, 2500 Cabbage Hammock Road, spoke on the original approval regarding the stormwater drainage flow, including the natural drainage flow. He also spoke on septic tank system concerns. He requested that the Board consider the original approval.

(10:22 a.m.) Discussion ensued between Board members and Hart on the proposed septic tank system, including drainage field concerns, the proposed drainage field location, and the intent of the PRD regarding drain fields; the natural stormwater drainage flow, and the culverts on Cabbage Hammock Road; obtaining a water management permit; wetland impacts; and the size of the prior approved PRD lots. Additional comments were provided by Dick D'Souza, Chief engineer, Growth Management, on drainage; Soria on the proposed drain field location and the PRD intent regarding drain fields; Mike Roberson, Interim Director of Growth Management, on wetland impacts and the size of the prior approved PRD lots; Commissioner Smith whom referenced a wetlands map, *Exhibit B*, and provided comments on the proposed drainage field location; and Ed Houston, Deputy Chief of Fire Rescue, on fire-hydrant systems and fire protection water supply waivers.

(10:34 a.m.) Stukes stated that there had been prior approved PRDs with septic systems listed as a permitted use within the development area buffer and/or reserve areas. She noted that the request was not unique.

(10:39 a.m.) **Motion by Blocker, seconded by Dean, carried 3/2, with Smith and Waldron dissenting, to enact Ordinance No. 2020-5, MAJMOD 2019-05, Southwind Plantation PRD, a major modification to the Southwind Plantation PRD (Ordinance No. 2018-21, as amended) to modify the Site Development Criteria, infrastructure, potable water/sanitary sewer, buffers, landscaping and clearing, and phasing sections of the PRD text, based on six findings of fact.**

ORDINANCE NO. 2020-5

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, APPROVING A MAJOR  
MODIFICATION TO THE SOUTHWIND PLANTATION  
PLANNED RURAL DEVELOPMENT (PRD),  
ORDINANCE NO. 2018-21, AS AMENDED; MAKING  
FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE;  
REQUIRING RECORDATION; AND PROVIDING AN  
EFFECTIVE DATE

(10:40 a.m.) Rebecca Lavie, Senior Assistant County Attorney; entered the meeting.

(02/18/20 - 12 - 10:40 a.m.)

5. FISCAL YEAR (FY) 2021 BOARD OF COUNTY COMMISSIONERS BUDGET CALENDAR AND INITIAL BUDGET GUIDELINES. THIS BOARD OF COUNTY COMMISSIONERS (BCC) BUDGET WORKSHOP IS DESIGNED TO BOTH INFORM AND ESTABLISH INITIAL BUDGET GUIDELINES FOR THE UPCOMING FY 2021 COUNTY BUDGET PROCESS

Jesse Dunn, Director of the Office of Management and Budget, noted a revised PowerPoint presentation that included an increase in ad valorem taxation, *Exhibit A*. Additionally, he presented the details of the Fiscal Year (FY) 2021: Budget Guidelines workshop, via PowerPoint. He reviewed the presentation objective, the FY 2020 budget process, and the FY 2021 budget process, including the proposed FY 2021 budget guidelines.

(10:56 a.m.) Discussion ensued on Board direction to staff regarding Fiscal Year 2021 budget guidelines. The following topics were discussed: OPEB employer contributions; using the language "increase in ad valorem revenue" versus "budget surplus"; the pavement management deficient; the deferred maintenance backlog, including management of the backlog; Capital Improvement Project (CIP) options, including a request for a CIP workshop; increasing the Transportation Trust Fund millage rate; reducing the millage rate, including other recommendations; and on recouping facility and service fees from large events. Additionally, Board members requested the following: a list of incurred revenues; a list of debt, including the early payoff benefit (Debt reduction); and a list of available funds from reoccurring items.

(11:14 a.m.) Conrad requested clarification on the Board's request regarding a shift in millage and the management of the funds. *The Board gave consensus to direct staff to bring forward a budget to include a shift in millage from the General Fund to the Transportation Trust Fund.*

(02/18/20 - 12 - 11:16 a.m.)

COMMISSIONERS' REPORTS

Commissioner Johns

Johns recognized the donations from Consent Agenda items 21 and 22.

Commissioner Blocker

(11:17 a.m.) Blocker reported on Bill Dudley's, Chair of the Veterans Council of St. Johns, efforts regarding the use of the temporary U.S. Department of Veterans Affairs clinic on Southpark Boulevard, in St. Augustine, for homeless veterans housing.

He stated that Dudley's vision was for a long-term veterans housing campus. *Blocker requested Board consensus to direct staff to research a long-term lease option and to bring back to the Board as an action item. Consensus was given.*

#### Commissioner Dean

(11:21 a.m.) Dean referenced an article in *The St. Augustine Record* "Vilano Beach renourishment project ready for next steps," and recognized Damon Douglas, St. Johns County Coastal Manager, for his efforts on the Vilano Beach renourishment federal project.

#### Commissioner Waldron

(11:22 a.m.) Waldron invited residents to enjoy the facilities and services offered in the community.

#### Commissioner Smith

(11:23 a.m.) Smith gave an agricultural report; reported on the St. Johns County 4-H Alumni and Friends event that was held on February 15, 2020; and on the progress with the Hastings Agricultural Extension Center Director interviews.

Smith also spoke on the [May 19, 2015], request to relocate the existing multi-purpose field at Pacetti Bay Middle School to accommodate the various youth sports in the World Golf Village area. He requested the following: 1) an itemized list of expenditures to make available to the public; 2) a coordinated meeting, with the Homeowners Association, open to the community and members of the public; 3) staff to research all communication made between Parks and Recreation staff and the community; and a review of what was promised and/or the intent of the project from the beginning.

(02/18/20 - 13 - 11:27 a.m.)

#### COUNTY ADMINISTRATOR'S REPORT

Conrad gave an update on the 5G Telecommunications Tower Committee and workshop request. Discussion ensued. *The Board gave consensus to schedule a 5G telecommunications tower workshop following a BCC meeting to include discussion regarding the creation of a committee or allowing the Planning and Zoning Agency to continue providing the review services.*

(11:32 a.m.) Conrad gave an update on the human trafficking awareness signage request from January 21, 2020. He reviewed signage options provided by the Department of Homeland Security: 1) 3x5 permanent plastic signs, 200 signs, at \$6 per sign, for a cost of \$1,200; or 2) posters, key tags, and wallet cards, with a twelve-week turnaround, for no cost. Discussion ensued on signage options. Andrews provided additional comments regarding partnering with other agencies for no cost solutions. *The Board gave consensus to direct staff to pursue the Department of Homeland Securities no cost signage option, with a cost estimate for internal laminating, and to research no cost solutions with other agencies.*

(11:37 a.m.) Conrad provided the Board a background on Interim Assistant County Administrator Brad Bradley. He requested that the Board ratify Bradley's position as the permanent Assistant County Administrator.

(11:38 a.m.) **Motion by Blocker, seconded by Waldron, carried 5/0, to ratify Brad Bradley as the Assistant County Administrator.**

(02/18/20 - 14 - 11:40 a.m.)  
COUNTY ATTORNEY'S REPORT

McCormack informed the Board that Rebecca Lavie, Senior Assistant County Attorney, would attend the February 20, 2020, St. Johns County Insurance Committee meeting, to advocate for voting rights for the BCC commission liaison.

(11:40 a.m.) McCormack report on the recovered costs from litigation cases and requested a motion for reimbursement back to Florida Association of Counties Trust (FACT).

**(11:42 a.m.) Motion by Waldron, seconded by Dean, carried 5/0, to authorize the \$9,500 reimbursement back to FACT, in the settlement of the Sierra vs. St. Johns County litigation case, payable from General Fund Reserve.**

(11:42 a.m.) McCormack presented the Board a draft letter regarding the Interlocal Agreement between St. Johns County and Jacksonville Electric Authority (JEA), *Exhibit A*. Discussion ensued on revisions. Additionally, McCormack presented a red-lined version of the letter, *Exhibit B*. He noted that the revised letter removed the 10-year term language, no substantive issues were added, and that there were wording clarifications. Discussion ensued on the installation of wells, including wells that were installed without County approval and the water location usage of those wells.

(11:49 a.m.) McCormack suggested that the Board revise the language in paragraph 4, first sentence, under "The Problems" from "has" installed to "may" have installed.

**(11:52 a.m.) Motion by Blocker, seconded by Waldron, carried 5/0, to authorize the chair to send a letter to JEA, in substantially the same form and format, as the attached hereto, to include the language amendment regarding "has" to "may".**

(02/18/20 - 14 - 11:54 a.m.)  
CLERK OF COURT'S REPORT

No report.

(02/18/20 - 14 - 11:54 a.m.)  
ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 11:54 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 576850-576861, totaling \$4,809.05 and Voucher Register, Voucher Nos. 48761-48763, totaling \$755.11 (02/12/20)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 48764-48765, totaling \$8,176.84 (02/12/20)

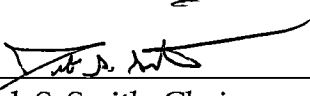
CORRESPONDENCE:

There was none.

Approved \_\_\_\_\_ March 17 \_\_\_\_\_, 2020

BOARD OF COUNTY COMMISSIONERS

OF ST. JOHNS COUNTY, FLORIDA

By:   
Jeb S. Smith, Chair

ATTEST: BRANDON PATTY, CLERK

By:   
Deputy Clerk

