

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JUNE 2, 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  
                  Sindy Wiseman, Deputy Clerk

Also present: Brad Bradley, Assistant County Administrator; Joy Andrews, Assistant County Administrator; Regina Ross, Deputy County Attorney; and Alice Morris, Assistant County Attorney

(06/02/20 - 1 - 9:00 a.m.)  
CALL TO ORDER

Smith called the meeting to order. He provided opening comments regarding remote public participation.

(06/02/20 - 1 - 9:02 a.m.)  
ROLL CALL

The clerk called the roll. Commissioners Smith, Waldron, Dean and Johns were in attendance. Commissioner Blocker participated remotely.

(06/02/20 - 1 - 9:02 a.m.)  
INVOCATION

Ken Wilcox, Center for Spiritual Living, gave the invocation.

(06/02/20 - 1 - 9:04 a.m.)  
PLEDGE OF ALLEGIANCE

Waldron led the Pledge of Allegiance.

(06/02/20 - 1 - 9:05 a.m.)  
PUBLIC COMMENT

Sherry Badger, 2772 South Collins Avenue, spoke on the flooding and required buffer on Collins Avenue, *Exhibit A*.

(9:08 a.m.) Richard Marquis, 321St. George Street, presented information on mental health and suicide crisis, and requested support from the Board regarding continued funding for the Florida Assertive Community Treatment (FACT) Program, *Exhibit B*.

(9:13 a.m.) Dean spoke on the presentation made by Marquis regarding funding for the FACT Program. *Subsequently, he requested Board consensus for the chair to send a letter to the chairman of the Senate Appropriations Committee Rob Bradley and the chairman of the House Appropriations Committee Travis Cummings, with copies to our local Legislative Delegation members and the Governor, requesting no decrease in funding for the FACT Program. **Consensus was given.***

The Board recessed the meeting at 9:18 a.m. to check on the remote participation connection and reconvened at 9:28 a.m.

(9:28 a.m.) Tom Reynolds, 50 Brigantine Court, spoke on the need for body cameras and dashboard cameras for local law enforcement.

(9:32 a.m.) Ed Slavin, P.O. Box 3084, spoke on the need for body and dashboard cameras for law enforcement. Additionally, he requested that the other municipalities' meetings be held at times not conflicting with the County Commission meetings.

(06/02/20 - 2 - 9:37 a.m.)

DELETIONS TO THE CONSENT AGENDA

Conrad requested that the Board pull Consent Agenda Item 14.

(06/02/20 - 2 - 9:37 a.m.)

APPROVAL OF CONSENT AGENDA

**Motion by Johns, seconded by Waldron, carried 5/0, via roll call vote, to approve the Consent Agenda, as amended.**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2020-189**, approving the final plat for Grand Creek North, Phase 1A

#### **RESOLUTION NO. 2020-189**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR GRAND CREEK NORTH, PHASE 1A**

3. Motion to adopt **Resolution No. 2020-190**, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on July 7, 2020, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of C.E. Wilson Road right-of-way, located east of I-95 and north of County Road 210 West (VACROA 2019-03 C.E. Wilson Road)

#### **RESOLUTION NO. 2020-190**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF JULY 7, 2020, AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF C.E. WILSON ROAD RIGHT-OF-WAY**

4. Motion to approve the World Commerce Center PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2020-02)

5. Motion to adopt **Resolution No. 2020-191**, approving the terms and authorizing the county administrator, or designee, to execute a Temporary Construction and Access Easement Agreement to modify the ditch along the eastern boundary of the Silverleaf 40-acre park site

**RESOLUTION NO. 2020-191**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT TO CONSTRUCT AN ACCESS ROAD TO THE SCHOOL AND PARK SITES, WITHIN ASHFORD MILLS (SHEARWATER), AND TO REBUILD THE DITCH ALONG THE EASTERN BOUNDARY OF THE SILVERLEAF 40-ACRE PARK SITE**

6. Motion to adopt **Resolution No. 2020-192**, 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 purchase property required for the County Road (CR) 210 widening project, outside the Twin Creeks Development of Regional Impact (DRI)

**RESOLUTION NO. 2020-192**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT, FOR PROPERTY REQUIRED, FOR THE CR 210 WIDENING PROJECT OUTSIDE THE TWIN CREEKS DRI**

7. Motion to adopt **Resolution No. 2020-193**, authorizing the county administrator, or his designee, to award Bid No. 20-25R, Santa Maria Boulevard Drainage Improvements to J.D. Hinson Company, as the lowest, responsive, responsible bidder, and to execute a contract, in substantially same form and format as attached hereto, for completion of the project, as provided in Bid No. 20-25R, for a lump sum cost of \$1,839,610.40

**RESOLUTION NO. 2020-193**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-25R; AND TO EXECUTE AN AGREEMENT, WITH J.D. HINSON COMPANY, FOR CONSTRUCTION OF SANTA MARIA BOULEVARD DRAINAGE IMPROVEMENTS**

8. Motion to adopt **Resolution No. 2020-194**, authorizing the county administrator, or his designee, to enter into negotiations with the highest ranked firm, Aerostar SES, LLC, under RFQ No. 20-55, Tier II Site-Specific Environmental Review(s) for CDBG-DR Restore St. Johns Programs, and, upon successful negotiations, to award and execute a contract, with Aerostar SES, LLC, to perform the services in accordance with RFQ No. 20-55, and as negotiated

RESOLUTION NO. 2020-194

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 20-55; AND TO EXECUTE AN AGREEMENT, FOR TIER II SITE-SPECIFIC ENVIRONMENTAL REVIEW(S), FOR CDBG-DR RESTORE ST. JOHNS PROGRAM

9. Motion to approve **Resolution No. 2020-195**, subject to an annual appropriation of funding, authorizing the county administrator, or designee, to make sole source purchases of patient care equipment for St. Johns County Fire Rescue from Stryker Industries; and to execute a contract, in substantially the same form and format attached hereto, providing for Stryker Industries to perform services in accordance with SS No. 20-58

RESOLUTION NO. 2020-195

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE PURCHASE AND STANDARDIZATION OF STRYKER PATIENT CARE RELATED EQUIPMENT; AND TO AWARD SS NO. 20-58; AND TO EXECUTE AN AGREEMENT, WITH STRYKER MEDICAL, FOR THE MAINTENANCE AND INSPECTION OF STRYKER PATIENT COTS POWERLOAD SYSTEM AND LUCAS CHEST COMPRESSION SYSTEMS FOR ST. JOHNS COUNTY FIRE RESCUE

10. Motion to adopt **Resolution No. 2020-196**, authorizing the county administrator, or designee, to award Bid No. 20-43, Construction of New Traffic Signal at Intersection of County Road (CR)-13A (Pacetti Road) and Meadowlark Lane / Samara Lakes Parkway to Traffic Control Devices, Inc., as the lowest, responsive, responsible bidder; and to execute a contract, in substantially same form and format as attached hereto, for completion of the project provided in Bid No. 20-43, for a lump sum cost of \$540,000

RESOLUTION NO. 2020-196

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-43; AND TO EXECUTE AN AGREEMENT, WITH TRAFFIC CONTROL DEVICES, INC., FOR CONSTRUCTION OF NEW TRAFFIC SIGNAL AT INTERSECTION OF COUNTY ROAD (CR)-13A (PACETTI ROAD) AND MEADOWLARK LANE/SAMARA LAKES PARKWAY

11. Motion to adopt **Resolution No. 2020-197**, authorizing the county administrator, or designee, to piggyback Lake County Contract No. 17-0606B, with Bennett Fire Products Co., Inc., to purchase personal protective equipment for St. Johns County Fire Rescue; and subject to an annual appropriation of funds to execute purchase

order(s) pursuant to the agreement, in any dollar amount, without further action required by the Board

**RESOLUTION NO. 2020-197**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK THE LAKE COUNTY, FLORIDA CONTRACT NO. 17-0606B, WITH BENNETT FIRE PRODUCTS COMPANY, FOR THE PURCHASE(S) OF PERSONAL PROTECTIVE EQUIPMENT FOR FIRE RESCUE**

12. Motion to adopt **Resolution No. 2020-198**, approving and authorizing the county administrator, or designee, to execute the Relief Reimbursement Agreement, on behalf of the County, for an amount not to exceed \$160,463.14; recognize as unanticipated revenue and appropriate to the Transportation Trust Fund the amount of \$160,463.14; and approve the transfer of \$240,000 to the Racy Point Bridge Capital Improvement Plan (CIP) project from the Transportation Trust Fund Capital Reserves

**RESOLUTION NO. 2020-198**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A RELIEF REIMBURSEMENT AGREEMENT, WITH THE STATE OF FLORIDA'S DEPARTMENT OF TRANSPORTATION (FDOT), IN AN AMOUNT NOT TO EXCEED \$160,463.14, IN ORDER TO REIMBURSE THE COUNTY'S REPAIRS AT RACY POINT BRIDGE, ON COUNTY ROAD 13 SOUTH; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE REIMBURSEMENT AGREEMENT ON BEHALF OF ST. JOHNS COUNTY (COUNTY); AND AMENDING THE FISCAL YEAR 2020 TRANSPORTATION TRUST FUND (TTF) BUDGET TO RECEIVE UNANTICIPATED REVENUE**

13. Motion to adopt **Resolution No. 2020-199**, authorizing the chair to execute an agreement, in substantially the same form and format attached hereto, providing for the County's assumption of title to and management of the Cora Harrison Preserve; and further authorizing the county administrator, or designee, to execute any supplemental documentation required by the agreement

**RESOLUTION 2020-199**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR TO EXECUTE AN AGREEMENT, WITH FLORIDA COMMUNITIES TRUST, ACCEPTING TITLE TO AND MANAGEMENT OF THE CORA HARRIS PRESERVE, AS A RESULT OF THE DISSOLUTION OF THE TOWN OF HASTINGS**

(Consent Agenda Item 14 was pulled.)

14. Motion authorizing the county administrator, or his designee, to accept \$66,541 in unanticipated State Housing Initiative Partnership (SHIP) disaster funds from the Florida Housing Finance Corporation, and upon a finding of legal sufficiency by the Office of the County Attorney to execute all documents necessary for the acceptance of the funds; and recognizing and appropriating the funds within the Fiscal Year 2020 Budget

(06/02/20 - 6 - 9:39 a.m.)

#### ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(06/02/20 - 6 - 9:39 a.m.)

#### APPROVAL OF REGULAR AGENDA

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

(06/02/20 - 6 - 9:39 a.m.)

1. PRESENTATION ON NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION (TPO) TRANSPORTATION IMPROVEMENT PROGRAM (TIP) FY 2020/21-2024/25. THE TIP IDENTIFIES ALL PUBLICLY FUNDED HIGHWAY, TRANSIT, AND AVIATION PROJECTS WITHIN THE NORTH FLORIDA TPO AREA. THIS AREA INCLUDES ALL OF DUVAL COUNTY AND SIGNIFICANT PORTIONS OF CLAY, ST. JOHNS, AND NASSAU COUNTIES. THIS REPORT WILL COVER PROJECTS SIGNIFICANT TO ST. JOHNS COUNTY

Wanda Forrest, North Florida Transportation Planning Organization (TPO), Transportation Planning Manager, presented the details of the transportation plan, via PowerPoint. She highlighted key projects within the County.

(9:43 a.m.) Johns requested TPO contact information for the public to research project details. Forrest stated that she would get back to the Board with the contact information.

(9:45 a.m.) Ed Slavin, P.O. Box 3084, voiced his concerns with over building and opposed the County Route 13 project. Additionally, he spoke on the transit system.

(06/02/20 - 6 - 9:48 a.m.)

2. NORTHEAST FLORIDA REGIONAL COUNCIL (NEFRC) MEETING, A FORECAST OF ECONOMIC IMPACTS OF COVID-19 ON NORTHEAST FLORIDA. THE FOCUS OF THIS PRESENTATION IS TO PROVIDE AN OVERVIEW OF FINDINGS FROM A RECENTLY CONDUCTED REGIONAL ECONOMIC MODELS, INC., POLICY INCITE (REMI PI) + ECONOMIC IMPACT ASSESSMENT THAT ANALYZES THE EFFECTS THAT COVID-19 IS HAVING ON NORTHEAST FLORIDA. REMI PI + IS A STRUCTURAL ECONOMIC FORECASTING AND POLICY ANALYSIS MODEL. IT INTEGRATES INPUT/OUTPUT, COMPUTABLE GENERAL EQUILIBRIUM, ECONOMETRIC, AND ECONOMIC GEOGRAPHY METHODOLOGIES. THE MODEL IS DYNAMIC, WITH FORECASTS AND SIMULATIONS GENERATED ON AN ANNUAL BASIS AND BEHAVIORAL RESPONSES TO COMPENSATION, PRICE, AND OTHER ECONOMIC FACTORS. JACK SHAD, ECONOMIC DEVELOPMENT PROJECT MANAGER, AND SEAN LAHAV, RESILIENCY COORDINATOR, FROM THE NEFRC, WILL PROVIDE ST. JOHNS COUNTY COMMISSIONERS WITH A SUMMARY OF WHAT WAS FOUND IN THE ECONOMIC IMPACT ASSESSMENT. OVERALL, THE MODEL SUGGESTS THAT THE ECONOMIC EFFECTS OF EVEN A "BEST CASE SCENARIO" WILL

BE SEVERE. NORTHEAST FLORIDA WILL SEE EFFECTS ABOUT 15% MORE SEVERE THAN THE NATIONAL AVERAGE. THE MODEL SUGGESTS THAT A 2.7% DECLINE IN NATIONAL GROSS DOMESTIC PRODUCT (GDP) WILL RESULT IN THE LOSS OF MORE THAN 41,000 JOBS LOCALLY, 4.2% OF THE WORKFORCE. JOB LOSSES WILL LIKELY NOT BE SPREAD EVENLY ACROSS THE REGIONAL ECONOMY BUT WILL BE CONCENTRATED IN CERTAIN INDUSTRIES. ACCORDING TO THE MODEL, NORTHEAST FLORIDA WILL SEE THE HIGHEST PERCENTAGE OF JOB LOSSES IN THE FOLLOWING INDUSTRIES: CONSTRUCTION, FINANCE AND INSURANCE, REAL ESTATE, HEALTH CARE, ACCOMMODATION AND FOOD SERVICE, AND OTHER SERVICES

Jack Shad and Sean D. Lahav, Northeast Florida Regional Council, presented the details of the Economic Study performed regarding the impacts of COVID-19, on Northeast Florida, via PowerPoint.

(06/02/20 - 7 - 9:58 a.m.)

3. PUBLIC HEARING, PLNAPPL 2020-04, APPEAL, TO DENIAL OF ZVAR 2019-30, (5243 MEDORAS AVE - DISTEFANO SHED). REQUEST TO APPEAL THE PLANNING AND ZONING AGENCY DENIAL OF A ZONING VARIANCE (ZVAR 2019-30), TO ALLOW FOR A REDUCED SECOND FRONT YARD SETBACK OF EIGHT FEET, IN LIEU OF TWENTY-FIVE FEET REQUIRED AND A REDUCED SIDE YARD SETBACK OF FIVE FEET, IN LIEU OF EIGHT FEET REQUIRED, TO ALLOW FOR THE COMPLETION OF A SHED IN RESIDENTIAL, SINGLE FAMILY (RS-3) ZONING

Proof of publication of the notice of public hearing on PLNAPPL 2020-04, Appeal, to Deny of ZVAR 2019-30 (5243 Medoras Avenue - Distefano Shed), was received, having been published in *The St. Augustine Record* on May 8, 2020.

Ex parte communications: Dean disclosed that he had a phone conversation on June 1, 2020, with James Whitehouse. Whitehouse asked if Dean had questions regarding the project. Dean responded that he had no questions. Blocker disclosed that he had received an email from Whitehouse regarding the project. Waldron disclosed that he had a phone conversation on June 1, 2020, with Whitehouse. They discussed the movement of the shed, possible uses, whether the building department had approved the project thus far, and the septic tank location. Johns disclosed that he had a conversation with Whitehouse. Whitehouse asked if Johns had questions regarding the project. Smith disclosed that he had received an email from Whitehouse on May 29, 2020. He stated that the email was focused on a hardship.

(10:00 a.m.) James Whitehouse, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, presented the details of the item, which included the new survey of the septic tank location, via PowerPoint.

(10:12 a.m.) Waldron requested the following addition to the conditions: *The shed may not be used as habitable space.*

**(10:14 a.m.) Motion by Waldron, seconded by Johns, carried 5/0, via roll call vote, to approve PLNAPPL 2020-04, Appeal overturning the Planning and Zoning Agency Final Order denying a Zoning Variance to Table 6.01 of the Land Development Code, Zoning Variance (ZVAR 2019-30), to allow for a reduced second front yard setback of eight feet in lieu of twenty-five feet required; and a reduced side yard setback of five feet, in lieu of eight feet required, to allow for the completion of a shed in Residential, Single Family (RS-3) zoning, specifically located at 5243 Medoras Avenue, based on four findings of fact and subject to eight conditions.**

(06/02/20 - 8 - 10:15 a.m.)

4. PUBLIC HEARING, COMPAMD 2019-08, TRAILMARK ADDED LANDS TRANSMITTAL. TRANSMITTAL HEARING FOR A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 71 ACRES OF LAND FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-C (RES-C), LOCATED AT 360 INDIAN BRANCH RANCH ROAD AND 5400 CHURCH ROAD, WEST OF PACETTI ROAD, TO BE ACCESSED THROUGH SIX MILE CREEK SOUTH. THE PLANNING AND ZONING AGENCY (PZA) HELD A PUBLIC HEARING ON THIS ITEM ON MAY 7, 2020, AND VOTED 4-2, IN FAVOR OF RECOMMENDING THE TRANSMITTAL OF THE PROPOSED COMPREHENSIVE PLAN AMENDMENT TO STATE AND REGIONAL AGENCIES. DETAILS REGARDING THE PZA DECISION CAN BE FOUND IN THE ATTACHED STAFF REPORT

Proof of publication of the notice of public hearing on COMPAMD 2019-08, Trailmark added lands Transmittal, was received, having been published in *The St. Augustine Record* on April 13, 2020.

Lindsay Haga, England-Thims, and Miller, 14775 Old St. Augustine Road, Jacksonville, Florida, representing the applicant, presented the details of the transmittal, via PowerPoint.

(10:29 a.m.) Waldron questioned whether there were any other road improvements to be completed or whether they were completed by the Development of Regional Impact (DRI). Haga responded that there were road improvements forecasted based on trip generation; however, none triggered by Trailmark.

**(10:31 a.m.) Motion by Dean, seconded by Johns, carried 5/0, via roll call vote, to transmit COMPAMD 2019-08, Trailmark added Lands Transmittal, based on four findings of fact.**

(06/02/20 - 8 - 10:32 a.m.)

5. PUBLIC HEARING, MAJMOD 2019-09, WORLD COMMERCE CENTER (WCC) PUD. A REQUEST FOR MAJOR MODIFICATION TO THE WORLD COMMERCE CENTER PLANNED UNIT DEVELOPMENT (PUD) COMMERCIAL PROPERTIES, TO ALLOW BEER AND WINE TO BE SERVED FOR ON PREMISE CONSUMPTION, WITHIN 1,000 FEET OF A CHURCH/SCHOOL; ALLOW FOR SIDEWALK CAFÉ AND OUTDOOR SEATING AREAS, TO ADD THE INDUSTRIAL USE TO THE COMMERCIAL USE ON PARCEL T, AND ADMINISTRATIVE CHANGES

Proof of publication of the notice of public hearing on MAJMOD 2019-09, World Commerce Center (WCC) PUD, was received, having been published in *The St. Augustine Record* on March 20, 2020.

Ex parte communications: Dean disclosed that on May 18, 2020, he met with Ellen Avery-Smith, Michael Sills, and Duke Steinemann. They discussed the proposal and the substance of the proposal. Waldron disclosed that on May 15, 2020, he had a meeting with Avery-Smith, Randy Ringhaver, Steinemann, and Sills. They discussed the requested changes, and topic not related to the project. Johns disclosed that he had a meeting on May 15, 2020, with Avery-Smith, Sills, Steinemann, and Ringhaver. They discussed the details of the request, reasons for the request, and historical facts regarding the uses. Additionally, Johns noted that he traveled past the site daily. Smith disclosed that he met on May 14, 2020, with Avery-Smith, Ringhaver, Steinemann, Sills, Teresa Bishop, Alice Morris, and Patrick McCormack. They discussed the modification, the waiver, the medical hospital land use confirmation letter, and the desire to remove the mixed-use optional overlay.



(10:35 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, presented the details of the item, including the requested waiver, via PowerPoint. She provided a background, and the location and purpose of the property.

(10:42 a.m.) Tom Reynolds, 50 Brigantine Court, requested time restrictions for the alcohol sales.

(10:44 a.m.) Avery-Smith clarified that there was no school currently on the high school site. She said that the request was made to preserve the World Commerce Center property rights approved in 2002 and that the sip-n-stroll was approved last year.

**(10:45 a.m.) Motion by Johns, seconded by Waldron, carried 5/0, via roll call vote, to enact Ordinance No. 2020-24, for MAJMOD 2019-09, World Commerce Center PUD, based on six findings of fact, as listed in the staff report.**

#### ORDINANCE NO. 2020-24

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE WORLD COMMERCE CENTER PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2003-108, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE**

(06/02/20 - 9 - 10:46 a.m.)

6. PUBLIC HEARING, PUD 2019-15, BROOKSIDE PRESERVE. PUD 2019-15, BROOKSIDE PRESERVE, REQUEST TO REZONE APPROXIMATELY 36.1 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ACCOMMODATE A MAXIMUM OF 147 SINGLE FAMILY HOMES, LOCATED ONE QUARTER MILE NORTHWEST OF THE INTERSECTION OF INTERSTATE 95 AND COUNTY ROAD 210

Proof of publication of the notice of public hearing on PUD 2019-15, Brookside Preserve, was received, having been published in *The St. Augustine Record* on April 13, 2020.

Ex parte communications: Blocker disclosed that he had a conversation with Doug Burnett, St. Johns Law Group, on June 1, 2020. Burnett asked if Blocker had questions regarding the project. Waldron disclosed that he had received an email from a resident on Russell Sampson Road regarding paving. He also stated that he had received a phone call on June 1, 2020, from Burnett. They discussed the email regarding the road improvements and the timing of the improvements. Johns disclosed that he had received a phone call several months ago from Burnett. They discussed the general idea of the project, the location of the project, Burnett's discussion with homeowners in the surrounding area, and how the project compared to the approved development rights to the property. Johns had a second phone call from Burnett on June 1, 2020. Burnett asked Johns if he had any questions and mentioned the allowable density of uses versus what was being proposed. Smith disclosed that he had received the same email as Waldron. He also stated that he received a phone call June 1, 2020, from Burnett. They discussed the project; the mixed land use was up to 13 units per acre; that the project was being proposed by KB Homes; and the Rourke's request to resurface Russell Sampson Road. Dean disclosed that he had received a phone call on June 1, 2020, from Burnett. Burnett asked if Dean had any questions.

(10:48 a.m.) Douglas Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, presented the details of the project, via PowerPoint. He

pointed out that there was continued access to the properties in the northern area of the project.

(10:53 a.m.) Smith questioned whether the internal roads would be maintained privately and whether that was acceptable to the residents in the northern area. Burnett responded that continued access would be provided on the plat. Johns questioned whether those residents would be obligated to participate in the maintenance of the private roadways. Burnett responded.

(10:55 a.m.) McCormack spoke on the law pertaining to maintenance of the private roadways. Discussion ensued on language regarding the private roads and contributions for maintenance. Burnett spoke on striking out the language "*may be made public and dedicated to the County at the sole discretion of the County*" and add language "*and provide continued access for the northern parcels*" on the Master Development Plan (MDP) text.

(10:59 a.m.) Allen Fraser, 32140 Division Road, Avon Lake, Ohio, voiced his concerns with the impact the stormwater drainage would have on the adjacent northern parcels. He questioned whether the developer would be required to provide stormwater calculations and when the calculations would be available to the public.

(11:02 a.m.) Burnett responded to the concerns regarding stormwater drainage. Discussion ensued. McCormack spoke on the access from the properties to the north. He suggested the additional text: "*any current access rights enjoyed by neighboring properties shall not be diminished.*"

**(11:10 a.m.) Motion by Johns, seconded by Dean, carried 5/0, via roll call vote, to enact Ordinance No. 2020-25, as amended, to approve PUD 2019-15, Brookside Preserve, subject to nine findings of fact, as listed in the staff report.**

#### ORDINANCE NO. 2020-25

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZONING LANDS AS  
DESCRIBED HEREINAFTER FROM OPEN RURAL (OR)  
TO PLANNED UNIT DEVELOPMENT (PUD);  
PROVIDING FINDINGS OF FACT; PROVIDING A  
SAVINGS CLAUSE; REQUIRING RECORDATION; AND  
PROVIDING AN EFFECTIVE DATE**

(06/02/20 - 10 - 11:13 a.m.)

7. REZ 2020-02, ENTERPRISE RENTAL FLEET PARKING. REQUEST TO REZONE APPROXIMATELY 0.24 ACRES OF LAND FROM COMMERCIAL GENERAL (CG) TO COMMERCIAL INTENSIVE (CI) TO ACCOMMODATE ADDITIONAL RENTAL FLEET PARKING FOR THE ADJACENT EXISTING VEHICLE RENTAL BUSINESS. THE SUBJECT PROPERTY IS LOCATED AT 2120 US HIGHWAY 1 SOUTH. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AT THE APRIL 16, 2020, REGULAR MEETING, AND VOTED 7-0, TO RECOMMEND APPROVAL OF THE REZONING, AS SUBMITTED. NO PUBLIC COMMENT WAS PROVIDED. PLEASE SEE THE GROWTH MANAGEMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on REZ 2020-02, Enterprise Rental Fleet Parking, was received, having been published in *The St. Augustine Record* on March 20, 2020.

Karen Taylor, Taylor Land Planning, 77 Saragossa Street, representing the applicant, presented the details of the item, via PowerPoint.

Motion by Waldron, seconded by Dean, carried 5/0, via roll call vote, to enact Ordinance No. 2020-26, REZ 2020-02, Enterprise Rental Fleet Parking Rezoning, a request to rezone approximately 0.24 acres of land from Commercial General (CG) to Commercial Intensive (CI), based upon four findings of fact, as provided in the staff report.

**ORDINANCE NO. 2020-26**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL GENERAL (CG) TO COMMERCIAL INTENSIVE (CI); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

(06/02/20 - 11 - 11:23 a.m.)

8. RFP 20-49, TEMPORARY STAFFING SERVICES. ST. JOHNS COUNTY PURCHASING DEPARTMENT SOLICITED REQUEST FOR PROPOSAL (RFP) PACKAGES FROM QUALIFIED AND EXPERIENCED FIRMS TO PROVIDE AN HOURLY RATE FOR TEMPORARY STAFFING SERVICES AND TEMPORARY-TO-PERMANENT RECRUITING AND PLACEMENT SERVICES. THE SELECTED STAFFING FIRMS SHALL PROVIDE SUFFICIENT STAFF, RESOURCES, AND FACILITIES TO ENSURE THAT THE COUNTY'S BUSINESS IS HANDLED IN A TIMELY MANNER, IN ACCORDANCE WITH THE SPECIFICATIONS. THE TYPE OF WORK ENVIRONMENT FOR TEMPORARY STAFF MAY BE, BUT NOT LIMITED TO, INDOOR OFFICE, OUTDOOR WEATHER AND/OR FIELD CONDITIONS, EXTREME HEAT, WAREHOUSES, GARAGES, EXTREME NOISES, ODORS, HEIGHTS, AND/OR DUST. THE TYPE OF WORK LOCATIONS FOR TEMPORARY STAFF MAY BE, BUT NOT LIMITED TO, COUNTY BUILDINGS, AMPHITHEATER, VARIOUS COUNTY PARKS, GOLF COURSE, BEACH, UTILITY TREATMENT PLANTS, AND ANIMAL SHELTER, IN ACCORDANCE WITH RFP NO. 20-49. THE RFP WAS ADVERTISED ON MARCH 6, 2020, IN ACCORDANCE WITH THE COUNTY PURCHASING POLICY. SIX SUBMITTALS WERE RECEIVED ON APRIL 2, 2020. THE EVALUATION COMMITTEE REVIEWED THE SUBMITTED RESPONSES AND THE PERSONNEL SERVICES RECOMMENDS ENTERING INTO NEGOTIATIONS WITH THE TOP TWO RANKED FIRMS. STAFF RECOMMENDS ENTERING INTO NEGOTIATIONS WITH 22ND CENTURY TECHNOLOGIES, INC., AND STAFFING OF ST. AUGUSTINE, INC., AS THE TOP TWO RANKED FIRMS, AND UPON SUCCESSFUL NEGOTIATIONS, TO EXECUTE A CONTRACT WITH THE RECOMMENDED FIRMS FOR TEMPORARY STAFFING SERVICES, NOT TO EXCEED ANY DEPARTMENT'S AUTHORIZED ANNUAL BUDGET

Jesse Dunn, Director of the Office of Management and Budget, provided an overview of the request.

(11:32 a.m.) Smith questioned whether Kelley Services overlapped on the same services or used for one specific service. Sara Taylor, Interim Personnel Services Director, responded that the services overlapped and would be used as a dual resource. Discussion ensued.

(11:33 a.m.) **Motion by Smith, seconded by Johns, carried 5/0, via roll call vote, to adopt Resolution No. 2020-188, authorizing the county administrator, or his designee, to award RFP 20-49, Temporary Staffing Services, to the number one and two topped**

ranked firms, as provided herein, to enter into negotiations, and upon successful negotiations, execute contracts, in the substantially the same form and format as attached, for performance of the services provided in RFP No. 20-49.

RESOLUTION NO. 2020-188

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO: 20-49; AND TO EXECUTE AGREEMENTS FOR TEMPORARY STAFFING SERVICES

(06/02/20 - 12 - 11:37 a.m.)

9. CONSIDER AN APPOINTMENT TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC). THE PURPOSE OF THE AHAC IS TO REVIEW ESTABLISHED POLICIES AND PROCEDURES, ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND ADOPTED LOCAL GOVERNMENT COMPREHENSIVE PLAN AND RECOMMENDED SPECIFIC ACTION OR INITIATIVES TO ENCOURAGE OR FACILITATE AFFORDABLE HOUSING WHILE PROTECTING THE ABILITY OF THE PROPERTY TO APPRECIATE IN VALUE. CURRENTLY, THERE IS ONE VACANCY ON THE AHAC DUE TO THE PASSING OF A MEMBER. PURSUANT TO, AND IN ACCORDANCE WITH, SECTION 420.9076, FLORIDA STATUTES, THE VACANCY IS REQUIRED TO BE A ST. JOHNS COUNTY RESIDENT. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A RECOMMENDATION FROM THE AHAC AND THIRTEEN APPLICATIONS: (STINA ANTONOPOULOS - DISTRICT 2, LEE BAILEY - DISTRICT 5, DOROTHY BARRETT - DISTRICT 5, JAY BRAXTON JR - DISTRICT 2, NEAL BROWN - DISTRICT 1, ALEX CLAY - DISTRICT 5, BRIAN CRISTOBAL - DISTRICT 5, SAMUEL CROZIER - DISTRICT 4, JOANN L. DEKRELL - DIST. 5, NIZAM EMAMDIE - DISTRICT 2, BRADLEY A. LONG - DISTRICT 2, CHRISTOPHER MAYNARD - DISTRICT 1, AND ELLEN ROGERS - DISTRICT 4)

Melissa Lundquist, Assistant to the Board of County Commissioners, provided the details of the vacancy.

(11:38 a.m.) Tom Reynolds, 50 brigantine court, suggested that the Board provide a one-minute time delay for public comment held under Commissioners' Reports.

(11:39 a.m.) **Motion by Blocker, seconded by Dean, carried 5/0, via roll call vote, to appoint Jay W. Braxton Jr., to the Affordable Housing Advisory Committee for a full four-year term, scheduled to expire June 2, 2024.**

(06/02/20 - 12 - 11:41 a.m.)

COMMISSIONERS' REPORTS

Commissioner Dean

No report.

Commissioner Blocker

(11:41 a.m.) Blocker stated that he had spoken with General Fleming regarding the Fire Watch report. He stated that, with Board consensus, General Fleming requested to brief the Board on veteran suicide on a regular basis every three to six months. *Consensus was given.*

Commissioner Waldron

(11:43 a.m.) Waldron spoke on the space launch and noted that a 2006 St. Augustine High School graduated participated in the launch.

(11:44 a.m.) Waldron asked Richard Goldman, CEO of the Visitors and Convention Bureau, to give a report. Goldman provided an updated on the tourism activity over the Memorial Day weekend and the projected jobs opening during the summer.

Commissioner Johns

(11:49 a.m.) Johns commented on the accuracy of the tourism predictions. Dean spoke on the accuracy of the predictions for the funding campaign.

(11:57 a.m.) Johns asked whether there was Board interest to direct staff to review the County's investments to see whether any were affiliated with Chinese firms, and present to the Board possible alternate options of investments. Conrad responded that the Comptroller was responsible for managing the day-do-day investments; however, staff would work with the Comptroller to determine whether any investment accounts had ties specifically related to China and report the findings to the Board. *Consensus was given.*

(12:02 p.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of the review.

Commissioner Smith

(12:03 p.m.) Smith provided an agriculture report.

(06/02/20 - 13 - 12:03 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Conrad requested consensus from the Board to send letters to the Regional Council and Jax USA for support of a grant application related to the Coronavirus Aid, Relief, and Economic Security (CARES) Act Economic Grant of approximately \$200,000, which was an 80/20 match on the grant funds, and stated that staff would seek the 20 percent funds from the State Department of Economic Opportunity (DEO). He said the funds would specifically be used for the impact and response to COVID-19. *Consensus was given.*

(06/02/20 - 12 - 12:06 a.m.)

COUNTY ATTORNEY'S REPORT

No report.

(06/02/20 - 13 - 12:06 p.m.)

CLERK OF COURT'S REPORT

No report.

(06/02/20 - 13 - 12:06 p.m.)

ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 12:06 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 579377-579379, totaling \$1,654.35 (05/19/20)

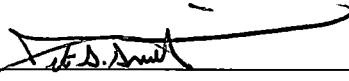
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 579380-579437, totaling \$33,166.92 and Voucher Nos. 50341-50509, totaling \$126,551.41 (05/20/20)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 579438-579455, totaling \$49,130.49 and Voucher Nos. 50510-50512, totaling \$755.11 (05/21/20)
4. St. Johns County Board of County Commissioners Voucher Nos. 50513-50514, totaling \$8,767.68 (05/21/20)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 579456-579519, totaling \$273,599.48 and Voucher Nos. 50515-50540, totaling \$627,925.38 (05/26/20)
6. St. Johns County Board of County Commissioners Voucher No. 50541, totaling \$111,329.76 (05/29/20)

CORRESPONDENCE:

1. Letter dated March 19, 2019, regarding St. Johns County Community Redevelopment Agency's 2018 Annual Report
2. Letter dated May 13, 2020, regarding Aberdeen Community Development District's Proposed Budget for Fiscal Year 2021
3. Letter dated May 13, 2020, regarding Turnbull Creek Community Development District's Proposed Budget Fiscal Year 2021

Approved \_\_\_\_\_ July 7 \_\_\_\_\_, 2020

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Jeb S. Smith, Chair

ATTEST: BRANDON PATTY, CLERK

By:   
Deputy Clerk

