

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JULY 7, 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, Deputy County Administrator Chef of Staff; and Joy Andrews, Deputy County Administrator of Strategic Affairs

(07/07/20 - 1 - 9:00 a.m.)
CALL TO ORDER

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

(07/07/20 - 1 - 9:02 a.m.)
ROLL CALL

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

(07/07/20 - 1 - 9:02 a.m.)
INVOCATION

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

(07/07/20 - 1 - 9:06 a.m.)
PLEDGE OF ALLEGIANCE

Johns led the Pledge of Allegiance.

(07/07/20 - 1 - 9:07 a.m.)
PUBLIC COMMENT

(9:08 a.m.) Pam Linder, 11 Pine Street, spoke in support of a mandatory face mask ordinance.

(9:11 a.m.) Tom Reynolds, 50 Brigantine Court, referenced the National Association of Counties' Code of Ethics for County Officials document and a handwritten list of topic points, *Exhibit A*, and spoke on his concerns with the St. Johns County Sheriff's Office Fiscal Year 2021 budget presentation.

(9:14 a.m.) Mary O'Brian, 5200 San Jose Boulevard, Jacksonville, Florida, spoke in support of Consent Agenda Item 28.

(9:15 a.m.) Unknown caller (daughter), on behalf of Dianne Scanlon (mother), 7260 Oakmont Court, spoke in support of a mandatory face mask ordinance.

(9:17 a.m.) Larry Farnsworth, 157 Moses Creek Boulevard, requested a COVID-19 infection/contamination update from the St. Johns County Sheriff's department, including any success stories regarding recovered inmates. Additionally, he spoke in support of a mandatory face mask ordinance.

(07/07/20 - 2 - 9:20 a.m.)

DELETIONS TO THE CONSENT AGENDA

Dean requested that Consent Agenda Item 2 be pulled and added to the Regular Agenda as Item 8.

Johns requested that Consent Agenda Item 13 be pulled and added to the Regular Agenda as Item 9.

(07/07/20 - 2 - 9:21 a.m.)

APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report

(Consent Agenda Item 2 was pulled and added to the Regular Agenda as Item 8)

2. Motion extending the local state of emergency for an additional seven-day period
3. Motion to adopt **Resolution No. 2020-233**, approving the final plat for Turnbull Creek Road at Grand Oaks

RESOLUTION NO. 2020-233

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TURNBULL CREEK ROAD AT GRAND OAKS

4. Motion to adopt **Resolution No. 2020-234**, approving the final plat for Grand Oaks, Phase 1D, Unit 1

RESOLUTION NO. 2020-234

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR GRAND OAKS, PHASE 1D, UNIT 1

5. Motion to adopt **Resolution No. 2020-235**, approving the final plat for Pantano Vista (replat)

RESOLUTION NO. 2020-235

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PANTANO VISTA

6. Motion to adopt **Resolution No. 2020-236**, approving the final plat for Borbely at the Beaches

RESOLUTION NO. 2020-236

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BORBELY AT THE BEACHES

7. Motion to adopt **Resolution No. 2020-237**, approving the final plat for Shearwater, Phase 2C-4 (replat)

RESOLUTION NO. 2020-237

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 2C-4

8. Motion to adopt **Resolution No. 2020-238**, approving the 2020 Sunshine Bus Agency Safety Plan

RESOLUTION NO. 2020-238

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2020 PUBLIC TRANSPORTATION AGENCY SAFETY PLAN (PTASP), REQUIRED BY THE FEDERAL TRANSIT ADMINISTRATION; AND AUTHORIZING THE SUNSHINE BUS COMPANY TO IMPLEMENT THE PLAN

9. Motion to adopt **Resolution No. 2020-239**, accepting an Easement Agreement and Temporary Construction Easement from Hastings Drainage District to St. Johns County, for drainage improvements at Cracker Swamp Road and Canal No. 5A, and authorizing the chair to join in the execution of the Easement Agreement on behalf of the County

RESOLUTION NO. 2020-239

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT FROM HASTINGS DRAINAGE DISTRICT TO ST. JOHNS COUNTY, FOR DRAINAGE IMPROVEMENTS AT CRACKER SWAMP ROAD AND CANAL NO. 5-A, AND AUTHORIZING THE CHAIR TO JOIN IN THE EXECUTION OF THE EASEMENT AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT ON BEHALF OF THE COUNTY

10. Motion to adopt **Resolution No. 2020-240**, accepting a Final Release of Lien, Warranty, Easement for Utilities, Special Warranty Deed, and a Bill of Sale, conveying all personal property associated with the water, sewer, and sewer force main systems, to serve Parkland Preserve, Phase 1, located off International Golf Parkway

RESOLUTION NO. 2020-240

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, SPECIAL WARRANTY DEED, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, AND SEWER FORCE MAIN SYSTEMS, TO SERVE PARKLAND PRESERVE, PHASE 1, LOCATED OFF INTERNATIONAL GOLF PARKWAY

11. Motion to adopt **Resolution No. 2020-241**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with water system, to serve Racetrac No. 1270, Palencia, located off US 1 North

RESOLUTION NO. 2020-241

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH WATER SYSTEM, TO SERVE RACETRAC NO. 1270, PALENCIA, LOCATED OFF US 1 NORTH

12. Motion to adopt **Resolution No. 2020-242**, accepting a Special Warranty Deed from KB Home Jacksonville, LLC, to St. Johns County, as required in the Orchard Park Impact Fee Credit Agreement, for park credits within the Treaty Ground Planned Unit Development (PUD)

RESOLUTION NO. 2020-242

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM KB HOME JACKSONVILLE, LLC, TO ST. JOHNS COUNTY, AS REQUIRED IN THE ORCHARD PARK IMPACT FEE CREDIT AGREEMENT, FOR PARK CREDITS WITHIN THE TREATY GROUND PUD

(Consent Agenda Item 13 was pulled and added to the Regular Agenda as Item 9.)

13. Motion authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement, in substantially the same form and format as attached hereto, providing for the sale of County-owned property, together with all supplemental documents necessary to effectuate the sale, including but not limited to, an Assignment of Development Rights and acknowledgment of satisfaction, with Nocatee Development of Regional Impact (DRI)/Development Order (DO), Special Condition 28; authorizing the chair to execute the County Deed; and

recognizing and appropriating proceeds from the sale, within the Fiscal Year (FY) 2020 budget, to fund affordable housing in St. Johns County, Florida

14. Motion to adopt **Resolution No. 2020-243**, accepting a Deed of Dedication for an existing lift station, located off Paradas Place and International Golf Parkway

RESOLUTION NO. 2020-243

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR AN EXISTING LIFT STATION, LOCATED OFF PARADAS PLACE AND INTERNATIONAL GOLF PARKWAY

15. Motion to adopt **Resolution No. 2020-244**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale, conveying all personal property associated with the water, sewer, sewer force mains, and reuse systems, to serve Creekside at Twin Creeks, Phase 2C, located off County Road 210 West

RESOLUTION NO. 2020-244

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, SEWER FORCE MAINS, AND REUSE SYSTEMS, TO SERVE CREEKSIDE AT TWIN CREEKS, PHASE 2C, LOCATED OFF COUNTY ROAD 210 WEST

16. Motion to adopt **Resolution No. 2020-245**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale, conveying all personal property associated with the water, sewer, sewer force mains, and reuse systems, to serve Creekside at Twin Creeks, Phase 2B, located off County Road 210 West

RESOLUTION NO. 2020-245

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, SEWER FORCE MAINS, AND REUSE SYSTEMS, TO SERVE CREEKSIDE AT TWIN CREEKS, PHASE 2B, LOCATED OFF COUNTY ROAD 210 WEST

17. Motion to adopt **Resolution No. 2020-246**, accepting a Final Release of Lien, Warranty, Easement for Utilities, Special Warranty Deed, and a Bill of Sale, conveying all personal property associated with the water, sewer, lift station, and sewer force main systems, to serve Orchard Park, Phase 1, located off Wildwood Drive

RESOLUTION NO. 2020-246

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, SPECIAL WARRANTY DEED, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, LIFT STATION, AND SEWER FORCE MAIN SYSTEMS, TO SERVE ORCHARD PARK, PHASE 1, LOCATED OFF WILDWOOD DRIVE

18. Motion to adopt **Resolution No. 2020-247**, authorizing the county administrator, or his designee, to award Bid No. 20-61, Krystal Companies, LLC, dba Krystal Klean and Lasa Construction, Inc., as the lowest, responsive and responsible bidder, and to execute a contract, in substantially the same form and format as attached, for the required services, as provided in Bid No. 20-61

RESOLUTION NO. 2020-247

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-61, AND TO EXECUTE AGREEMENTS FOR PAINTING SERVICES

19. Motion to adopt **Resolution No. 2020-248**, authorizing the county administrator, or designee, to award Bid No. 20-52, Wildwood Drive at US-1 (SR-5) Intersection Improvements, Florida Department of Transportation Local Agency Program (FDOT) (LAP) 439470-1-58-01, to Besch & Smith Civil Group, 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 provided in Bid No. 20-52, for the lump sum contract price of \$1,209,316.50

RESOLUTION NO. 2020-248

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-52, AND TO EXECUTE AN AGREEMENT, WITH BESCH & SMITH CIVIL GROUP, INC., FOR CONSTRUCTION OF WILDWOOD DRIVE AT US-1 (SR-5) INTERSECTION IMPROVEMENTS, FDOT LAP 439470-1-58-01

20. Motion to adopt **Resolution No. 2020-249**, authorizing the county administrator, or designee, to award Bid No. 20-60, Waste Tire Removal and Disposal/Recycling Services, to Empire Tires of Edgewater, LLC, 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 provided in Bid No. 20-60

RESOLUTION NO. 2020-249

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-60, AND TO

EXECUTE AN AGREEMENT, WITH EMPIRE TIRE OF EDGEWATER, LLC, FOR WASTE TIRE REMOVAL AND DISPOSAL/RECYCLING SERVICES

21. Motion to adopt **Resolution No. 2020-250**, authorizing the county administrator, or designee, to award Bid No. 20-68, Construction of New Traffic Signal at the Intersection of Longleaf Pine Parkway and Durbin Parkway, to Chinchor Electric, 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 provided in Bid No. 20-68, for a lump sum cost of \$517,990

RESOLUTION NO. 2020-250

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-68, AND TO EXECUTE AN AGREEMENT, WITH CHINCHOR ELECTRIC, INC., FOR CONSTRUCTION OF NEW TRAFFIC SIGNAL AT THE INTERSECTION OF LONGLEAF PINE PARKWAY AND DURBIN PARKWAY

22. Motion to adopt **Resolution No. 2020-251**, authorizing the county administrator, or his designee, to execute an agreement, in substantially the same form and format as attached, with Utility Services Associates, LLC, to remove and replace water meters and program data management system, for the required services, as provided in SS No. 20-60

RESOLUTION NO. 2020-251

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD SS NO. 20-60, TO REMOVE AND REPLACE WATER METERS AND PROGRAM DATA MANAGEMENT SYSTEM, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

23. Motion to adopt **Resolution No. 2020-252**, authorizing the county administrator, or his designee, to award RFP No. 20-63, Low Bid Technically Acceptable, Design Build Services for Sawgrass WTP 0.5 MG Ground Storage Tank, and execute a contract, with Crom, LLC, in substantially the same form and format as attached, for the completion of the specified work, at the lump sum price of \$908,212

RESOLUTION NO. 2020-252

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 20-63, LOW BID TECHNICALLY ACCEPTABLE, DESIGN BUILD SERVICES FOR SAWGRASS WTP 0.5 MG GROUND STORAGE TANK, TO CROM, LLC, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

24. Motion to adopt **Resolution No. 2020-253**, authorizing the county administrator, or his designee, to enter into negotiations with the highest ranked firm, Wharton-Smith, Inc., under RFQ No. 20-53, Design-Build Services for Community Development Block Grant - Diester Recovery (CDBG-DR) Project, Hastings, Phase III, Wastewater Treatment Plant (WWTP) Improvements, and, upon successful negotiations, to award and execute agreements, with Wharton-Smith, Inc., to perform the services in accordance with RFQ No. 20-53, substantially in the same form as attached and as negotiated

RESOLUTION NO. 2020-253

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 20-53, AND TO EXECUTE AN AGREEMENT, FOR DESIGN-BUILD SERVICES, FOR CDBG-DR PROJECT HASTINGS, PHASE III, WWTP IMPROVEMENTS

25. 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
26. Motion to approve a transfer, in the amount of \$97,503, from Durbin Transportation Improvement Trust Fund Reserves, to appropriate the necessary funds for the reimbursement of road capacity charges paid by Durbin Creek National, LLC
27. Motion to adopt **Resolution No. 2020-254**, approving the issuance by the St. Johns County Industrial Development Authority of Revenue Bonds (Presbyterian Retirement Communities Obligated Group Project) Series 2020A and Taxable Series 2020B, in an amount not to exceed \$180,000,000

RESOLUTION NO. 2020-254

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE ISSUANCE OF NOT EXCEEDING \$180,000,000 AGGREGATE PRINCIPAL AMOUNT REVENUE BONDS, (PRESBYTERIAN RETIREMENT COMMUNITIES OBLIGATED GROUP PROJECT), SERIES 2020, BY THE ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY TO FINANCE, REFINANCE, AND REIMBURSE THE COSTS OF VARIOUS CAPITAL PROJECTS OF PRESBYTERIAN RETIREMENT COMMUNITIES, INC., WESTMINSTER SERVICES, INC., WESTMINSTER PINES, INC., WESLEY MANOR, INC., AND PALM SHORES RETIREMENT COMMUNITY, INC., FOR PROJECTS LOCATED WITHIN AND OUTSIDE OF ST. JOHNS COUNTY; APPROVING SUCH ISSUANCE OF REVENUE BONDS PURSUANT TO CHAPTERS 125 AND 159, FLORIDA STATUTES, AS AMENDED, AND SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE

28. Motion to adopt **Resolution No. 2020-255**, approving the terms and conditions of the Non-Exclusive Franchise Agreements for Commercial/Industrial Solid Waste between St. Johns County, Florida, and fifteen independent contractors, and authorizing the county administrator, or designee, to execute each one of the Non-Exclusive Franchise Agreements on behalf of the County

RESOLUTION NO. 2020-255

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A NON-EXCLUSIVE FRANCHISE AGREEMENT FOR COMMERCIAL/INDUSTRIAL SOLID WASTE BETWEEN ST. JOHNS COUNTY, FLORIDA, AND FIFTEEN NON-EXCLUSIVE FRANCHISE HAULERS, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE EACH NON-EXCLUSIVE FRANCHISE AGREEMENT FOR COMMERCIAL/INDUSTRIAL SOLID WASTE ON BEHALF OF ST. JOHNS COUNTY

29. Motion to adopt **Resolution No. 2020-256**, authorizing the county administrator, or designee, to execute a contract, on behalf of the County, with the State of Florida, in the amount of \$496,698.75, for the State's share of the Kings Road Drainage Improvements project, and amending the Fiscal Year 2020 budget to recognize and appropriate grant revenue, in an amount not to exceed \$279,360.75, within the Fiscal Year 2020 Transportation Trust Fund Budget [Federal Grant 1221-55304], and to transfer \$93,120.25 from Transportation Trust Fund Capital Outlay Reserves [1111-59927] to Improvements Other Than Building [1221-56301]

RESOLUTION NO. 2020-256

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, 1) APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A HAZARD MITIGATION GRANT PROGRAM (HMGP), GRANT AGREEMENT, WITH THE STATE OF FLORIDA, DIVISION OF EMERGENCY MANAGEMENT (FDEM), IN THE AMOUNT OF \$496,698.75, FOR THE STATE'S SHARE OF THE KINGS ROAD DRAINAGE IMPROVEMENTS PROJECT; 2) AUTHORIZING THE CHAIR TO EXECUTE THE GRANT AGREEMENT ON BEHALF OF ST. JOHNS COUNTY (COUNTY); AND 3) AMENDING THE FISCAL YEAR 2020 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED GRANT REVENUE OF \$279,360.75, TRANSFER FROM RESERVES AN ADDITIONAL \$93,120.25 FOR THE COUNTY'S SHARE OF DRAINAGE IMPROVEMENT PROJECT FUNDING, AND AUTHORIZE ITS EXPENDITURE BY THE TRANSPORTATION DISASTER RECOVERY DEPARTMENT

30. Motion to adopt **Resolution No. 2020-257**, authorizing the county administrator, or designee, to execute a contract, on behalf of the County, with the State of Florida, in the amount of \$263,412.75, for the State's share of the Kings Estate Road Drainage Improvements project, and amending the Fiscal Year 2020 budget to recognize and appropriate grant revenue, in an amount not to exceed \$42,080.75, within the Fiscal Year 2020 Transportation Trust Fund Budget [Federal Grant 1221-55304], and to transfer \$14,027.25 from Transportation Trust Fund Capital Outlay Reserves [1111-59927] to Improvements Other Than Building [1221-56301]

RESOLUTION NO. 2020-257

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, 1) APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A HAZARD MITIGATION GRANT PROGRAM (HMGP), GRANT AGREEMENT, WITH THE STATE OF FLORIDA, DIVISION OF EMERGENCY MANAGEMENT (FDEM), IN THE AMOUNT OF \$263,412.75, FOR THE STATE'S SHARE OF THE KINGS ESTATE ROAD DRAINAGE IMPROVEMENTS PROJECT; 2) AUTHORIZING THE CHAIR, TO EXECUTE THE GRANT AGREEMENT ON BEHALF OF ST. JOHNS COUNTY (COUNTY); AND 3) AMENDING THE FISCAL YEAR 2020 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED GRANT REVENUE OF \$42,080.75, TRANSFER FROM RESERVES AN ADDITIONAL \$14,027.25, AS THE COUNTY'S SHARE OF DRAINAGE IMPROVEMENT PROJECT FUNDING, AND AUTHORIZE ITS EXPENDITURE BY THE TRANSPORTATION DISASTER RECOVERY DEPARTMENT

31. Motion to adopt **Resolution No. 2020-258**, authorizing the chair of the Board of County Commissioners to execute a Construction Maintenance Agreement (CMA), on behalf of the County, with the State of Florida Department of Transportation (FDOT), to acknowledge maintenance responsibilities for transportation safety countermeasures on County Road 13 from State Road 16 to County Road 13A

RESOLUTION NO. 2020-258

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING EXECUTION OF A CONSTRUCTION MAINTENANCE AGREEMENT (CMA) BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND ST. JOHNS COUNTY, FOR THE ACKNOWLEDGEMENT OF PERPETUAL MAINTENANCE, FOR COUNTY ROAD 13 TRANSPORTATION SAFETY COUNTERMEASURES; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONSTRUCTION MAINTENANCE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING AN EFFECTIVE DATE

32. Motion to adopt **Resolution No. 2020-259**, authorizing the county administrator, or designee, to execute a modified contract, on behalf of the County, with the State of Florida, extending the Subgrant Agreement deadline to complete signal improvements at the intersection of US-1/County Road (CR) 210

RESOLUTION NO. 2020-259

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT A MODIFICATION TO THE EXISTING SUBGRANT AGREEMENT, WITH THE STATE OF FLORIDA'S DEPARTMENT OF EMERGENCY MANAGEMENT, AMENDING DEADLINE FOR SIGNAL IMPROVEMENTS AT US-1/CR- 210 TO JANUARY 31, 2021

33. Motion to adopt **Resolution No. 2020-260**, accepting the terms, conditions, and requirements of the contract between St. Johns County and Flagler Hospital, the Continuum of Care (CoC) Lead Agency, and authorizing the county administrator, or designee, to execute the contract, substantially in the same form and format as attached, on behalf of the County; and recognizing and appropriating the grant, in the amount of \$57,491, into the General Fund Social Services Department for Fiscal Year 2020

RESOLUTION NO. 2020-260

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT FUNDS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A UNIFIED CONTRACT AGREEMENT PROVIDING HOMELESS AND HOMELESS PREVENTION FUNDS FOR THE CHALLENGE GRANT, EMERGENCY SOLUTIONS GRANT, AND THE TEMPORARY ASSISTANCE FOR NEEDY FAMILIES GRANT, WITH FLAGLER HOSPITAL, LEAD AGENCY OF THE ST. JOHNS COUNTY CONTINUUM OF CARE, FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES ON BEHALF OF THE COUNTY; AND APPROPRIATING GRANT FUNDS WITHIN THE SOCIAL SERVICES DEPARTMENT'S BUDGET FOR FISCAL YEAR 2020

34. Motion to adopt **Resolution No. 2020-261**, approving the terms, conditions and requirements of this contract agreement in an amount not to exceed \$104,183.17 between St. Johns County and Devereux Florida Treatment Network for the Family Builder Safety Services Program, and authorizing the county administrator, or designee, to execute a contract agreement, substantially in the same form as the attached agreement, on behalf of the county

RESOLUTION NO. 2020-261

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY,

FLORIDA, AND DEVEREUX FLORIDA TREATMENT NETWORK, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

35. Motion to adopt **Resolution No. 2020-262**, approving the terms, conditions, and requirements between St. Johns County and the Children's Home Society, Inc., and authorizing the county administrator, or designee, to execute the extension agreement, substantially in the same form as the attached agreement, on behalf of the County

RESOLUTION NO. 2020-262

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND CHILDRENS HOME SOCIETY, INC., AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE SECOND CONTRACT EXTENSION AGREEMENT ON BEHALF OF THE COUNTY

36. Motion to adopt **Resolution No. 2020-263**, a resolution of the Board of County Commissioners of St. Johns County, Florida, approving the terms, conditions, and requirements of the memorandum of agreement between the Florida Division of Emergency Management and St. Johns County to receive and maintain, for governmental use, a state owned generator, and authorizing the county administrator, or designee, to execute the agreement, on behalf of St. Johns County, Florida, and St. Johns County Emergency Management

RESOLUTION NO. 2020-263

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE MEMORANDUM OF AGREEMENT BETWEEN THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT AND ST. JOHNS COUNTY TO RECEIVE AND MAINTAIN, FOR GOVERNMENTAL USE, A STATE OWNED GENERATOR, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY EMERGENCY MANAGEMENT

37. Motion to approve minutes:
- June 2, 2020, BCC Regular
 - June 9, 2020, BCC Special

38. Proofs:
- a. Proof: Notice of Public Hearing on Establishment of Ordinance/Regulations Affecting the Use of Lands, Remedies for Protected Tree Removal Without a Permit, heard at the Planning and Zoning Agency. SA Legal Retail in the matter of 041620 PZA, 051920 BCC LDC, published on April 02, 2020, and May 05, 2020, in *The St. Augustine Record*
 - b. Proof: Request for Proposals, RFP No. 20-63, Low Bid Technically Acceptable Design Build Services for Sawgrass WTP 0.5 MG Ground Storage Tank, published on April 14, 2020, and April 21, 2020, in *The St. Augustine Record*
 - c. Proof: Notice of Public Hearing on Vacation of Certain Streets, Alleyways, Easements or Roads; Ancient City Construction Vacation 1st Rd., published on April 23, 2020, in *The St. Augustine Record*
 - d. Proof: SA Request for Qualifications, RFQ No. 20-53, Design-Build Services for CDBG-DR Project, Hastings, Phase III, WWTP Improvements, was published on April 23, 2020, and April 30, 2020, in *The St. Augustine Record*
 - e. Proof: Request for Bids, Bid No. 20-64, St. Augustine Amphitheatre Shuttle Services, published on April 24, 2020, and May 1, 2020, in *The St. Augustine Record*
 - f. Proof: Request for Proposals, RFP No. 20-61, Painting Services, published on April 27, 2020, and May 04, 2020, in *The St. Augustine Record*
 - g. Proof: Request for Proposals, RFP No. 20-35R, Solomon Calhoun Community Pool Programs and Services, published on April 28, 2020, and May 5, 2020, in *The St. Augustine Record*
 - h. Proof: Request for Bids, Bid No. 20-50, FEMA Project, Old A1A South Berm Restoration, published on May 1, 2020, and May 8, 2020, in *The St. Augustine Record*
 - i. Proof: Request for Bids, Bid No. 20-68, Construction of New Traffic Signal at Intersection of Longleaf Pine Parkway and Durbin Parkway, published on May 4, 2020, and May 11, 2020, in *The St. Augustine Record*
 - j. Proof: Notice of Special Meeting May 12, 2020, for the Purpose of Receiving an Emergency Management Update and Considering Whether to Extend the Local State of Emergency, published on May 8, 2020, in *The St. Augustine Record*
 - k. Proof: Request for Bids, Bid No. 20-69, Pine Lakes Pump Station Upgrade, published on May 14, 2020, and May 21, 2020, in *The St. Augustine Record*
 - l. Proof: Request for Bids, Bid No. 20-70, Mayo Clinic (LS 114), Corpus Christi (LS 115), and I-95 Rest Area (Mile Marker 302) North Bound (LS 118) Lift Station Upgrades, published on May 14, 2020, and May 21, 2020, in *The St. Augustine Record*
 - m. Proof: Notice of Meeting; Administrator's Budget Workshop Meeting; FY 2021 Workshop Schedules Will Be Held on May 20, 21, and 22, 2020, and was published on May 6, 2020, in *The St. Augustine Record*
 - n. Proof: Request for Proposals, RFP No. 20-67, Low Bid Technically Acceptable Design-Build Services for State Road 207 Water Main Extension, Phase 1, published on May 15, 2020, and May 22, 2020, in *The St. Augustine Record*

(07/07/20 - 13 - 9:21 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(07/07/20 - 14 - 9:22 a.m.)
APPROVAL OF REGULAR AGENDA

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

(Regular Agenda Items 1 and 2 were presented to together.)

(07/07/20 - 14 - 9:22 a.m.)

1. PUBLIC HEARING - LAND DEVELOPMENT CODE (LDC) AMENDMENTS - WORKFORCE HOUSING ZONING DISTRICT AMENDING ARTICLES II, V, VI, AND XII. THE PROPOSED AMENDMENTS TO ARTICLES II, V, VI, AND XII WOULD IMPLEMENT POLICY FOR THE CREATION OF A WORKFORCE HOUSING ZONING DISTRICT THAT WOULD CATER TO THE "LOWER" TO LOWER "MODERATE" INCOME BRACKETS ACCORDING TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) STANDARDS AND GUIDELINES. THESE AMENDMENTS WOULD PROVIDE NEW SITE DEVELOPMENT STANDARDS, AS WELL AS, IMPLEMENT COMPREHENSIVE PLAN POLICY AMENDMENTS THAT WILL BE HEARD CONCURRENTLY WITH THESE AMENDMENTS

Proof of publication of the notice of public hearing on Land Development Code Amendments - Workforce Housing Zoning District Amending Articles II, V, VI, and XII, was received, having been published in *The St. Augustine Record* on June 26, 2020.

Joseph Cearley, Special Projects Manager, Growth Management, provided the details of the LDC amendments and COMPAMD 2020-01, Workforce Housing, via PowerPoint.

(9:27 a.m.) Bob Porter, D.R. Horton, 4220 Race Track Road, spoke on the following suggested changes and concerns: 1) the percentage of workforce housing units; and 2) the absence of an active recreation component. Additionally, he spoke on measuring setbacks from the wall of the house, the maximum building coverage percentage, and price point amendments regarding the amount of required public hearings.

(9:30 a.m.) Tom Ingram, Sodi and Ingram, 233 East Bay Street, Suite 1113, Jacksonville, Florida, not representing a party, expressed his appreciation to the Board for addressing workforce housing. Additionally, he spoke on the percentage of workforce housing units; and on the minimum price point. He suggested adding an inflation adjustment to the comprehensive plan for future adjustments to the minimum price point.

(9:33 a.m.) McCormack expressed his appreciation to Ingram for his pro bono work to assist affordable housing.

(9:34 a.m.) Dean requested that the Board address rental property (multi-family units), to include a cap (rent control).

(9:37 a.m.) McCormack noted House Bill (HB) 1339: Community Affairs. He stated HB 1339 was related to affordable housing and changed statutory aspects, including rental housing. He suggested that the Board review HB 1339 in the future.

(9:38 a.m.) **Motion by Dean, seconded by Blocker, carried 5/0, via roll call vote, to enact Ordinance No. 2020-31, to adopt the proposed amendments to the Land Development Code, based on the amendments being consistent with Florida Law and the St. Johns County Comprehensive Plan.**

ORDINANCE NO. 2020-31

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, ORDINANCE NO. 99-51, AS AMENDED, TO CREATE A NEW HOUSING ZONING DESIGNATION FOR WORKFORCE, ACCESSIBILITY, AND AFFORDABILITY PURPOSES; PROVIDING A MAXIMUM SALES PRICE FOR CERTAIN DWELLING UNITS IN EXCHANGE FOR A DENSITY BONUS; TO PROVIDE FOR NEW SITE DEVELOPMENT STANDARDS; TO PROVIDE A DEFINITION FOR THE NEW ZONING DISTRICT; SPECIFICALLY AMENDING ARTICLE II, SECTION 2.01.02 'ESTABLISHMENT OF ZONING DISTRICTS', SECTION 2.02.03 'HOUSING TYPES', SECTION 2.03.01 'ALLOWABLE SPECIAL USES BY ZONING DISTRICTS', TABLE 2.03.01; ARTICLE V, PART 5.07.00 'AFFORDABLE HOUSING DENSITY BONUS', SECTION 5.07.02 'APPLICABILITY'; CREATES NEW PART 5.11.00 FOR THE NEW ZONING DISTRICT; AMENDING ARTICLE VI, PART 6.01.00, TABLE 6.01.00 'DISTRICT PERFORMANCE AND DIMENSIONAL STANDARDS'; AMENDING ARTICLE XII TO PROVIDE FOR RELATED DEFINITIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR MODIFICATION DURING PUBLIC HEARING; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(07/07/20 - 15 - 9:22 a.m.)

2. PUBLIC HEARING - COMPAMD 2020-01, WORKFORCE HOUSING - ADOPTION HEARING. THESE AMENDMENTS INCLUDE: 1) REFORMATTING DENSITY CHART IN POLICY A.1.11.1.M; 2) CREATING AN ALLOWABLE DENSITY INCREASE FOR DEVELOPMENTS UTILIZING THE WORKFORCE HOUSING ZONING DISTRICT; AND 3) AMENDING POLICY TO REFLECT CURRENT BOCC GOALS.

Proof of publication of the notice of public hearing on COMPAMD 2020-01, Workforce Housing - Adoption Hearing, was received, having been published in *The St. Augustine Record* on April 24, 2020, and June 16, 2020.

Discussion occurred with Regular Agenda Item 1.

(9:39 a.m.) **Motion by Dean, seconded by Johns, carried 5/0, via roll call vote, to enact Ordinance No. 2020-32, to adopt to adopt COMPAMD 2020-01, based on three findings of fact.**

ORDINANCE NO. 2020-32

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, TO AMEND THE COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES REGARDING

CREATION OF, INCREASED DENSITY FOR, A ZONING DISTRICT ADDRESSING AFFORDABLE AND WORKFORCE HOUSING; AMENDING THE LAND USE ELEMENT AND HOUSING ELEMENT; SPECIFICALLY AMENDING GOAL A.1 FUTURE LAND USE, POLICY A.1.9.1., POLICY A.1.9.4, POLICY A.1.11.1.M, AND GOAL C.1 HOUSING ELEMENT TO ALLOW INCREASED DENSITY; AMENDING RELATED OBJECTIVES AND POLICIES IN GOAL A.1 TO PROVIDE FOR A ZONING DISTRICT ADDRESSING AFFORDABLE AND WORKFORCE HOUSING; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(07/07/20 - 16 - 9:40 a.m.)

3. PUBLIC HEARING - VACROA 2019-03, C.E. WILSON ROAD - A PUBLIC HEARING REGARDING VACATING C.E. WILSON ROAD RIGHT-OF-WAY, LOCATED EAST OF I-95 AND NORTH OF COUNTY ROAD 210 WEST. THE APPLICANT REQUESTS THE VACATION OF C.E. WILSON ROAD RIGHT-OF-WAY. BASED ON STAFF'S REVIEW THUS FAR, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED, AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION. STAFF ANTICIPATES WE WILL HAVE NO OBJECTIONS TO THE REQUEST

Proof of publication of the notice of public hearing on VACROA 2019-03, C.E. Wilson Road Right-of-way, was received, having been published in *The St. Augustine Record* on June 17, 2020.

Tom Ingram, Sodi and Ingram, 233 East Bay Street, Suite 1113, Jacksonville, Florida, representing the applicant, presented the details of the road vacation.

(9:42 a.m.) **Motion by Johns, seconded by Dean, carried 5/0, via roll call vote, to adopt Resolution No. 2020-231, authorizing 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. 2020-231

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA, TO VACATE A PORTION OF C.E. WILSON ROAD

(Regular Agenda Items 4 and 5 were presented together.)

(07/07/20 - 16 - 9:43 a.m.)

4. PUBLIC HEARING - COMPAMD 2019-07, ST. MARKS CAMPGROUND (ADOPTION). ADOPTION HEARING FOR COMPAMD 2019-07, ST. MARKS CAMPGROUND, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 74.14 ACRES OF LAND FROM RURAL/SILVICULTURE (R/S) TO RURAL COMMERCIAL (RC). THE SUBJECT PROPERTY IS LOCATED APPROXIMATELY 1 MILE WEST OF US HIGHWAY 1, ON THE SOUTH SIDE OF INTERNATIONAL GOLF PARKWAY, AND WEST OF ST. MARKS POND BOULEVARD. THE BOARD OF COUNTY COMMISSIONERS HEARD THIS ITEM ON MARCH 17, 2020, AND VOTED 5-0 IN FAVOR OF TRANSMITTING TO STATE AND REGIONAL AGENCIES. THIS APPLICATION IS COMPANION TO REZ 2019-24, ST. MARKS REZONING, AND WAS HEARD BY THE PLANNING AND ZONING AGENCY ON MAY 21, 2020, WHO VOTED 7-

0, IN FAVOR OF RECOMMENDING ADOPTION. DETAILS OF THIS HEARING ARE PROVIDED IN THE ATTACHED STAFF REPORT

Proof of publication of the notice of public hearing on COMPAMD 2019-07, St. Marks Campground, was received, having been published in *The St. Augustine Record* on April 24, 2020.

Board ex parte disclosures: Waldron stated that he spoke with Paul and John Laubacker regarding the project (no date given). He stated there was not a formal meeting.

(9:44 a.m.) Shannon Acevedo, Matthews Design Group, 7 Waldo Street, representing the applicant, presented the details of COMPAMD 2019-07, St. Marks Campground, and REZ 2019-24, St. Marks Rezoning, via PowerPoint.

(9:53 a.m.) **Motion by Dean, seconded by Johns, carried 5/0, via roll call vote, to enact Ordinance No. 2020-33, to adopt COMPAMD 2019-07, St. Marks Campground, based on three findings of fact.**

ORDINANCE NO. 2020-33

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RURAL COMMERCIAL (RC) FOR APPROXIMATELY 74.14 ACRES OF LAND, LOCATED ON THE SOUTH SIDE OF INTERNATIONAL GOLF PARKWAY AND WEST OF ST. MARKS POND BOULEVARD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(07/07/20 - 17 - 9:43 a.m.)

5. PUBLIC HEARING - REZ 2019-24, ST. MARKS REZONING. REZ 2019-24, ST. MARKS REZONING, REQUEST TO REZONE APPROXIMATELY 1,122.4 ACRES OF LAND FROM PLANNED RURAL DEVELOPMENT (PRD) TO COMMERCIAL RURAL (CR) AND OPEN RURAL (OR), LOCATED ON THE SOUTH SIDE OF INTERNATIONAL GOLF PARKWAY AND THE WEST SIDE OF ST. MARKS POND BOULEVARD. THIS APPLICATION IS A COMPANION TO COMPAMD 2019-07, ST. MARKS CAMPGROUND. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY ON MAY 21, 2020, WHO VOTED 7-0, IN FAVOR OF RECOMMENDING APPROVAL OF THE REZONING

Proof of publication of the notice of public hearing on REZ 2019-24, St. Marks Rezoning, was received, having been published in *The St. Augustine Record* on April 22, 2020.

Discussion occurred with Regular Agenda Item 4.

(9:54 a.m.) **Motion by Dean, seconded by Johns, carried 5/0, via roll call vote, to enact Ordinance No. 2020-34, REZ 2019-24, St. Marks Rezoning, a request to rezone approximately 1,122.4 acres of land from Planned Rural Development (PRD) to Commercial Rural (CR) and Open Rural (OR), based upon four findings of fact, as provided in the Staff Report.**

ORDINANCE NO. 2020-34

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF PLANNED RURAL DEVELOPMENT (PRD) TO COMMERCIAL RURAL (CR) AND OPEN RURAL (OR); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(07/07/20 - 18 - 9:55 a.m.)

6. PUBLIC HEARING - COMPAMD 2020-04, 4560 RACE TRACK ROAD (TRANSMITTAL HEARING), FOR A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 14.3 ACRES OF LAND FROM COMMUNITY COMMERCIAL (CC), WITH A TEXT LIMITATION OF 90,000 SQUARE FEET, TO COMMUNITY COMMERCIAL (CC), WITH A TEXT LIMITATION OF 170,000 SQUARE FEET, LOCATED AT 4560 RACE TRACK ROAD, SOUTH OF RACE TRACK ROAD, AND EAST OF ST. JOHNS PARKWAY. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON THIS ITEM ON MAY 21, 2020, AND VOTED 7-0, IN FAVOR OF RECOMMENDING THE TRANSMITTAL OF THE PROPOSED COMPREHENSIVE PLAN AMENDMENT TO STATE AND REGIONAL AGENCIES. DETAILS REGARDING THE PLANNING AND ZONING AGENCY'S DECISION CAN BE FOUND IN THE ATTACHED STAFF REPORT

Proof of publication of the notice of public hearing on COMPAMD 2020-04, 4560 Race Track Road (Transmittal), was received, having been published in *The St. Augustine Record* on April 22, 2020.

Richard Welch, Connelly & Wicker, Inc., 10060 Skinner Lake Drive, Jacksonville, Florida, presented the details of COMPAMD 2020-04, via PowerPoint.

(10:01 a.m.) Discussion ensued on the acreage of the subject property and on the southwest corner of the subject property's intent and potential for connectivity to the Mixed Use District to the west.

(10:04 a.m.) Motion by Johns, seconded by Dean, carried 5/0, via roll call vote, to transmit COMPAMD 2020-04, 4560 Race Track Road (Transmittal), based on four findings of fact.

(07/07/20 - 18 - 10:04 a.m.)

7. FISCAL YEAR (FY) 2021 RECOMMENDED BUDGET. THE ANNUAL COUNTY BUDGET PROCESS REQUIRES A NUMBER OF STEPS, RANGING FROM ITS PREPARATION THROUGH ADOPTION. FLORIDA STATUTES (F.S. 129.03(3) AND F.S. 200.065, TRUTH IN MILLAGE ("TRIM") REQUIREMENTS) SPECIFY THAT A BALANCED RECOMMENDED BUDGET MUST BE SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS AS THE NEXT STEP IN THE BUDGET PROCESS. THE FY 2021 RECOMMENDED BUDGET HAS BEEN BALANCED, WITH EXPENDITURES AND ADEQUATE RESERVES, WITHIN EACH COUNTY FUND EQUAL TO PROJECTED FUND REVENUES. COUNTY ADMINISTRATION'S RECOMMENDED BUDGET REPRESENTS A FUNDING LEVEL THAT CAN REASONABLY ASSURE THE ACHIEVEMENT OF ST. JOHNS COUNTY'S OPERATIONAL NEEDS WHILE MINIMIZING THE TAX IMPACT ON ITS CITIZENRY. A FISCAL YEAR 2021 RECOMMENDED

BUDGET WORKBOOK WILL BE PROVIDED TO THE COUNTY COMMISSION ON OR BEFORE JULY 7, 2020. IN ADDITION, AN ELECTRONIC VERSION OF THE WORKBOOK MAY BE FOUND ON THE COUNTY'S WEBSITE AT: WWW.SJCFL.US/OMB. THE BCC WILL NEED TO APPROVE, BEFORE AUGUST 4, 2020, THE TENTATIVE MILLAGE RATES FOR THE COUNTY'S TRIM MAILING AND ESTABLISH A DATE, TIME, AND PLACE OF THE FIRST PUBLIC HEARING FOR THE ADOPTION OF THE FY 2021 ANNUAL BUDGET. THIS INFORMATION IS PLACED ON DEPARTMENT OF REVENUE DR-420 FORMS AND FORWARDED TO THE PROPERTY APPRAISER. THOSE FORMS PROVIDE THE BASIS FOR THE "TRIM" NOTICE MAILED BY THE PROPERTY APPRAISER TO PROPERTY OWNERS IN ST. JOHNS COUNTY. FOR PRACTICAL PURPOSES, ONCE THE TENTATIVE MILLAGE RATES ARE SET, THEY CAN STILL BE DECREASED BUT NOT INCREASED

Jesse Dunn, Director, Office of Management and Budget, gave an overview of the FY 2021 recommended budget, via PowerPoint. He reviewed the budget process; the total FY 2021 Recommended County Budget; FY 2021 recommended revenues, including property taxes: growth in taxable value, property tax revenue for St. Johns County BCC, reduction in State revenue remittance, the effect of reduction in State revenue remittance; and the FY 2021 recommended budget expenditures; FY 2021 budget summaries; and on the FY 2021 Millage Fund Reserves. Additionally, He noted that the Board would establish the proposed millage rates on August 4, 2020.

(10:08 a.m.) Dean questioned Dunn on the Tourist Development Taxes, for July's accounting period, on the reduction in State revenue remittance slide.

(10:20 a.m.) Waldron left the meeting.

(10:32 a.m.) Discussion ensued between Johns and Dunn on debt service funds and how the projected reductions, in total, were less than the projected ad valorem tax increase.

(Formerly Consent Agenda Item 2.)

(07/07/20 - 19 - 10:35 a.m.)

8. EXTENSION OF LOCAL STATE OF EMERGENCY

Dean expressed his position on a mandatory face mask ordinance, including enforcement and types of face masks.

(10:39 a.m.) Discussion between Blocker and Conrad ensued on the County's efforts regarding Pledge St. Johns County (the establishment of pledges to encourage the use of face coverings by staff and customers). Conrad noted that over 240 businesses had committed to the Pledge. They also discussed utilizing CARES Act funds to further the marketing campaign on the following subjects: 1) social distancing, 2) the Pledge St. Johns County program, 3) mask wearing, and 4) hand sanitation. Additionally, they discussed creating a letter, from the County, for businesses to post or use to notify customers that the Board voted to encourage face mask wearing in public places.

(10:46 a.m.) Tom Reynolds, 50 Brigantine Court, spoke in opposition of a mandatory face mask ordinance; and on holding the Republican National Convention in Jacksonville, Florida.

(10:49 a.m.) Motion by Johns, seconded by Dean, carried 4/0, via roll call vote, with Waldron absent, to adopt St. Johns County Emergency Proclamation No. 2020-22, extending the local state of emergency for an additional seven-day period.

EMERGENCY PROCLAMATION NO. 2020-22

A PROCLAMATION EXTENDING THE DECLARATION OF A STATE OF LOCAL EMERGENCY, AS PROVIDED BY CHAPTER 252, PART I, FLORIDA STATUTES, AND BY ST. JOHNS COUNTY ORDINANCE NO. 2019-40

(Formerly Consent Agenda Item 13.)

(07/07/20 - 20 - 10:50 a.m.)

9. MOTION AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT, IN SUBSTANTIALLY THE SAME FORM AND FORMAT AS ATTACHED HERETO, PROVIDING FOR THE SALE OF COUNTY-OWNED PROPERTY, TOGETHER WITH ALL SUPPLEMENTAL DOCUMENTS NECESSARY TO EFFECTUATE THE SALE, INCLUDING BUT NOT LIMITED TO, AN ASSIGNMENT OF DEVELOPMENT RIGHTS AND ACKNOWLEDGMENT OF SATISFACTION, WITH NOCATEE DEVELOPMENT OF REGIONAL IMPACT (DRI)/DEVELOPMENT ORDER (DO), SPECIAL CONDITION 28; AUTHORIZING THE CHAIR TO EXECUTE THE COUNTY DEED; AND RECOGNIZING AND APPROPRIATING PROCEEDS FROM THE SALE WITHIN THE FISCAL YEAR (FY) 2020 BUDGET TO FUND AFFORDABLE HOUSING IN ST. JOHNS COUNTY, FLORIDA

Joy Andrews, Deputy County Administrator, presented the details of the purchase and sale agreement.

(10:53 a.m.) Discussion ensued between Johns, Andrews, and Joe Cone, Housing Community Development Manager, on the Alpha-Omega affordable housing project.

(10:57 a.m.) Tom Reynolds, 50 Brigantine Court, expressed his appreciation to the Board members for their efforts on affordable housing.

(10:57 a.m.) Malinda Everson, Executive Director of Habitat for Humanity, 131 Duck Pond Drive, stated that the purchase of the property would allow approximately 26 homes to be constructed.

(10:59 a.m.) **Motion by Dean, seconded by Blocker, carried 4/0, via roll call vote, with Waldron absent, to adopt Resolution No. 2020-232, authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement, in substantially the same form and format as attached hereto, [providing for the sale of County-owned property together with all supplemental documents] necessary to effectuate the sale, including but not limited to an Assignment of Development Rights and Acknowledgment of Satisfaction with Nocatee Development of Regional Impact (DRI)/Development Order (DO) Special Condition 28; authorizing the chair to execute the County Deed; and recognizing and appropriating proceeds from the sale within the Fiscal Year 2020 budget to fund affordable housing in St. Johns County, Florida.**

RESOLUTION NO. 2020-232

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT, PROVIDING FOR THE SALE OF COUNTY-OWNED PROPERTY, TOGETHER WITH ALL SUPPLEMENTAL DOCUMENTS NECESSARY TO EFFECTUATE THE SALE; AND FURTHER

**AUTHORIZING THE CHAIR TO EXECUTE THE
COUNTY DEED**

(07/07/20 - 21 - 11:00 a.m.)
COMMISSIONERS' REPORTS

Commissioner Dean

No report.

Commissioner Blocker

Expressed sentiments to Commissioner Waldron and his family.

Commissioner Johns

(11:01 a.m.) Johns spoke on celebrating the July 4, 2020, holiday.

Commissioner Smith

No report.

Commissioner Waldron

No report.

(07/07/20 - 21 - 11:01 a.m.)
COUNTY ADMINISTRATOR'S REPORT

No report.

(07/07/20 - 21 - 11:01 a.m.)
COUNTY ATTORNEY'S REPORT

No report.

(07/07/20 - 21 - 11:02 a.m.)
CLERK OF COURT'S REPORT

No report.

(07/07/20 - 21 - 11:02 a.m.)
ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 11:02 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 580518-580530, totaling \$267,519.64 (06/26/20)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 580531-580627, totaling \$1,569,483.05 and Voucher Nos. 51083-51154, totaling \$1,375,705.75 (06/30/20)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 580628-580630, totaling \$265,129.77 (06/30/20)

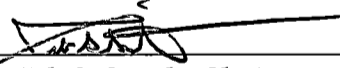
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 580631-580639, totaling \$3,512.00 and Voucher Nos. 51155-51157, totaling \$755.11 (07/02/20)
5. St. Johns County Board of County Commissioners Voucher Nos. 51158-51159, totaling \$8,625.65 (07/02/20)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 580640-580861, totaling \$1,085,551.02 and Voucher Nos. 51160-51264, totaling \$2,093,790.04 (07/07/20)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 580862-580902, totaling \$43,792.53 and Voucher Nos. 51265-51304, totaling \$49,221.49 (07/08/20)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 580903-581163, totaling \$2,336,823.96 and Voucher Nos. 51305-51380, totaling \$3,134,082.54 (07/14/20)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 581164-581174, totaling \$10,130.00 and Voucher Nos. 51381-51390, totaling \$7,541 (07/15/20)

CORRESPONDENCE:

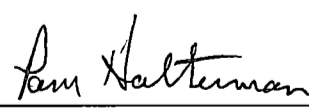
1. Letter dated June 3, 2020, regarding Madeira Community Development District's proposed Fiscal Year 2020/2021 budget
2. Letter dated June 10, 2020, regarding Sweetwater Creek Community Development District's proposed Fiscal Year 2021 budget
3. Letter dated June 11, 2020, regarding Heritage Landing Community Development District's proposed Fiscal Year 2020/2021 budget
4. Letter dated June 11, 2020, regarding Rivers Edge Community Development District's approved Fiscal Year 2021 budget
5. Letter dated June 11, 2020, regarding Rivers Edge II Community Development District's approved Fiscal Year 2021 budget
6. Letter dated June 11, 2020, regarding Rivers Edge III Community Development District's approved Fiscal Year 2021 budget

Approved _____ August 4 _____, 2020

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Jeb S. Smith, Chair

ATTEST: BRANDON PATTY, CLERK

By: 
Deputy Clerk

