

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
AUGUST 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  
                  Henry Dean, District 5  
                  Hunter S. Conrad, County Administrator  
                  Patrick McCormack, County Attorney  
                  Crystal Smith, Deputy Clerk

Also present: Brad Bradley, Deputy County Administrator Chief of Staff; Joy Andrews, Deputy County Administrator of Strategic Affairs

Absent: Paul M. Waldron, District 3

(08/18/20 - 1 - 9:00 a.m.)  
CALL TO ORDER

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

(08/18/20 - 1 - 9:02 a.m.)  
ROLL CALL

The clerk called the roll. Commissioners Smith, Johns, and Dean were present. Commissioner Blocker participated remotely, and Commissioner Waldron was absent.

(08/18/20 - 1 - 9:02 a.m.)  
INVOCATION

Pastor Matt McCloghry, Colonial Church, gave the invocation.

(08/18/20 - 1 - 9:04 a.m.)  
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(08/18/20 - 1 - 9:04 a.m.)  
PUBLIC COMMENT

(9:06 a.m.) Sherry Badger, 2772 S. Collins Avenue, spoke on her concerns with the City of St. Augustine's approval of a 100-home development on Lewis Speedway.

(9:08 a.m.) Tom Reynolds, 50 Brigantine Court, spoke on his concerns with official misconduct in St. Augustine Beach.

(9:12 a.m.) Marco Klavanish, 135 Ashby Landing Way, spoke on his concerns with contact tracing, and quarantine camps.

(9:15 a.m.) BJ Kalaidi, 8 Newcomb Street, clarified the mask requirements in the County Administration building. Additionally, she spoke on her concerns with attorney and developer information being on the agendas.

(9:19 a.m.) David McKnight, 3021 W. Ginger Court, spoke in opposition of a mask mandate.

(9:22 a.m.) McCormack referenced two emails he received from the public, *Exhibit A*.

(08/18/20 - 2 - 9:23 a.m.)

DELETIONS TO THE CONSENT AGENDA

McCormack requested that Consent Agenda Item 4 be pulled and brought back at the first meeting in September.

(08/18/20 - 2 - 9:23 a.m.)

APPROVAL OF CONSENT AGENDA

**Motion by Dean, seconded by Johns, carried 4/0, via roll call vote, with Waldron absent, and Blocker participating remotely, to approve the Consent Agenda, as amended.**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt St. Johns County **Emergency Proclamation No. 2020-30**, extending the local state of emergency for an additional seven-day period

**EMERGENCY PROCLAMATION NO. 2020-30**

**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**

3. Motion to adopt **Resolution No. 2020-300**, approving the final plat for Grand Oaks, Phase 1A

**RESOLUTION NO. 2020-300**

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

*(Consent Agenda Item 4 was pulled.)*

4. Motion to adopt a resolution, approving the final plat for Grand Oaks, Phase 1B
5. Motion to adopt **Resolution No. 2020-301**, approving the final plat for Beacon Lake Townhomes Replat

**RESOLUTION NO. 2020-301**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BEACON LAKE TOWNHOMES REPLAT**

6. Motion to adopt **Resolution No. 2020-302**, approving the final plat for Beacon Lake Phase 3A Replat

**RESOLUTION NO. 2020-302**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BEACON LAKE, PHASE 3A REPLAT**

7. Motion to adopt **Resolution No. 2020-303**, approving the final plat for Southwind Plantation, Phase One

**RESOLUTION NO. 2020-303**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SOUTHWIND PLANTATION, PHASE ONE**

8. Motion to approve PFS AGREE 2020-02, and authorize the county administrator to execute the Sandy Creek PUD Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code
9. Motion to approve Amended and Restated Concurrency and Impact Fee Agreement for the ICI Middlebourne PUD (DEVAGRMOD 2020-01), finding the proposed modification is consistent with the St. Johns County Comprehensive Plan and Land Development Code
10. Motion to adopt **Resolution No. 2020-304**, authorizing the county administrator, or his designee, to execute the attached Grant Award Agreement, as required by the Department of State, Division of Historical Resources, to award St. Johns County a FY 2020-2021 Small Matching Grant in the amount of \$50,000; adding the grant funding to the Fiscal Year 2021 budget; and approving allocation of the funds for use by the Growth Management Department, Environmental Division, for the completion of the Historic Properties Survey of Hastings, Florida

**RESOLUTION NO. 2020-304**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE GRANT AWARD AGREEMENT (#21.H.SM.200.085); AUTHORIZING THE CHAIR TO EXECUTE THE GRANT AWARD AGREEMENT ON BEHALF OF ST. JOHNS COUNTY, FLORIDA; ADDING THE GRANT FUNDING TO THE FISCAL YEAR 2021 BUDGET; AND AUTHORIZING ITS APPROPRIATION AND EXPENDITURES BY THE ST. JOHNS COUNTY GROWTH MANAGEMENT DEPARTMENT, ENVIRONMENTAL DIVISION**

11. Motion to adopt **Resolution No. 2020-305**, accepting a Deed of Dedication from AMH Development to St. Johns County, as required in the Minorcan Mill PUD Concurrency and Impact Fee Credit Agreement, for CR 16-A right-of-way

**RESOLUTION NO. 2020-305**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM AMH DEVELOPMENT, LLC, TO ST. JOHNS COUNTY AS REQUIRED IN THE MINORCAN MILL PUD CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT, FOR CR 16-A RIGHT-OF- WAY**

12. Motion to adopt **Resolution No. 2020-306**, accepting an Easement for Utilities associated with the sewer force main and reuse system located adjacent to the Dye's Valley Golf Course at Tournament Players Club Sawgrass, located off Palm Valley Road/A1A North

**RESOLUTION NO. 2020-306**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE SEWER FORCE MAIN AND REUSE SYSTEM LOCATED ADJACENT TO THE DYE'S VALLEY GOLF COURSE AT TOURNAMENT PLAYERS CLUB SAWGRASS, LOCATED OFF PALM VALLEY ROAD/A1A NORTH**

13. Motion to adopt **Resolution No. 2020-307**, accepting a Grant of Easement to St. Johns County for drainage improvements along a portion of Avenue D

**RESOLUTION NO. 2020-307**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT TO ST. JOHNS COUNTY FOR DRAINAGE IMPROVEMENTS ALONG AVENUE D**

14. Motion to adopt **Resolution No. 2020-308**, approving a License Agreement to allow use of a portion of Ponte Vedra Boulevard, and authorizing the Chair to execute the License Agreement, on behalf of the County

**RESOLUTION NO. 2020-308**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A LICENSE AGREEMENT TO ALLOW USE OF A POTION OF PONTE VEDRA BOULEVARD, AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE THE LICENSE AGREEMENT, ON BEHALF OF THE COUNTY**

15. Motion to adopt **Resolution No. 2020-309**, approving the terms of, and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement for property required for the CR 210 Widening Project outside of the Twin Creeks DRI, owned by Bel Property Management, Inc.

RESOLUTION NO. 2020-309

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, OWNED BY BEL PROPERTY MANAGEMENT, INC.

16. Motion to adopt **Resolution No. 2020-310**, authorizing the Chairman of the Board of County Commissioners to execute an easement to Florida Power & Light Company to install electrical service to the St. Johns County Sheriff's Office training facility, located off Agricultural Center Drive

RESOLUTION NO. 2020-310

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE TO THE ST. JOHNS COUNTY SHERIFF'S OFFICE TRAINING FACILITY, LOCATED OFF AGRICULTURAL CENTER DRIVE

17. Motion to adopt **Resolution No. 2020-311**, declaring certain County-owned property, located off Masters Drive as surplus, and authorizing sale of the property, pursuant to Florida Statute 125.35(2)

RESOLUTION NO. 2020-311

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY-OWNED PROPERTY, LOCATED OFF MASTERS DRIVE, AS SURPLUS, AND AUTHORIZING SALE OF THE PROPERTY, PURSUANT TO FLORIDA STATUTE 125.35(2)

18. Motion to declare the attachments as surplus, and authorize the county administrator, or his designee, to dispose of same, in accordance with Purchasing Policy 308 and Florida Statute 274
19. Motion to adopt **Resolution No. 2020-312**, authorizing the county administrator, or his designee, to enter into negotiations with the top ranked firm, Southern Pump & Tank, LLC dba Spatco Energy Solutions, under RFQ No. 20-16, Design Build for Replacement of Public Works Fuel Tanks, and, upon successful negotiations, to award and execute a contract with Southern Pump & Tank, LLC, to perform the work; and in the event negotiations are unsuccessful, further authorizing the county administrator, or designee, to enter into negotiations with the next successively ranked respondent(s) until an agreement is reached

RESOLUTION NO. 2020-312

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS AND UPON SUCCESSFUL NEGOTIATIONS, AWARD AND EXECUTE A CONTRACT WITH SOUTHERN PUMP & TANK, LLC dba SPATCO ENERGY SOLUTIONS, AS THE NUMBER ONE RANKED FIRM, UNDER RFQ NO. 20-16, DESIGN BUILD FOR REPLACEMENT OF PUBLIC WORKS FUEL TANKS

20. Motion to adopt **Resolution No. 2020-313**, authorizing the county administrator, or his designee, to execute a purchase order to Cubic ITS, Inc., for the purchase of three Trafficware TS-2, Type 6, Traffic Signal Cabinets with Video and Loop Detection, as specified in SS No. 20-70, for a total cost of \$122,118.00, plus additional freight charges that will apply

RESOLUTION NO. 2020-313

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND TO EXECUTE A PURCHASE ORDER FOR THREE TRAFFICWARE TS-2, TYPE 6, TRAFFIC SIGNAL CABINETS WITH VIDEO AND LOOP DETECTION

21. Motion to adopt **Resolution No. 2020-314**, authorizing the county administrator, or his designee, to award Bid No. 20-58, Directional Boring Services 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 unit prices proposed

RESOLUTION NO. 2020-314

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 20-58, DIRECTIONAL BORING SERVICES TO T B LANDMARK CONSTRUCTION, INC., TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

22. Motion to authorize the appropriation of E-911 Fund reserves in the amount of \$287,312, and the appropriation of Sheriff Training Facility Capital Improvement Fund reserves in the amount of \$427,500
23. Motion to adopt **Resolution No. 2020-315**, approving the terms, conditions, provisions, and requirements of the Master Agreement between St. Johns County and Flagler Hospital, authorizing the county administrator, or his designee, to execute the Master Agreement, substantially in the same form as attached; authorizing the county administrator, or his designee, to execute Task Order #1 to the Master Agreement, substantially in the same form as attached, and authorizing the county administrator, or his designee, to execute Task Order #2 to the Master Agreement, substantially in the same form as attached

**RESOLUTION NO. 2020-315**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE MASTER AGREEMENT BETWEEN ST. JOHNS COUNTY AND FLAGLER HOSPITAL FOR THE PROVISION OF SERVICES UNDER THE CARES ACT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE TASK ORDER #1 UNDER THE MASTER AGREEMENT FOR THE PROVISION OF COVID-19 SOLUTION SERVICES; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE TASK ORDER #2 UNDER THE MASTER AGREEMENT FOR THE PROVISION OF COVID-19 TESTING**

24. Motion to adopt **Resolution No. 2020-316**, approving the terms, conditions, provisions, and requirements of the First Amendment to Settlement Agreement between St. Johns County and Ponte Vedra Corporation, and authorizing the chair to execute the First Amendment, on behalf of the County

**RESOLUTION NO. 2020-316**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A FIRST AMENDMENT TO THE SETTLEMENT AGREEMENT BETWEEN ST. JOHNS COUNTY AND PONTE VEDRA CORPORATION REGARDING THE OUTPOST LITIGATION; AND AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE FIRST AMENDMENT, ON BEHALF OF ST. JOHNS COUNTY**

25. Motion to adopt **Resolution No. 2020-317**, approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida, and EPIC for the Recovery Center Expansion Project, authorizing the county administrator, or designee, to execute the Agreement, substantially in the form as attached, on behalf of the County

**RESOLUTION NO. 2020-317**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND EPIC COMMUNITY SERVICES, FOR THE RECOVERY CENTER EXPANSION PROJECT, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY**

26. Motion to adopt **Resolution No. 2020-318**, authorizing the county administrator, or his designee, to execute an Interlocal Agreement with the St. Augustine Port, Waterways & Beach District, on behalf of the County, providing for a \$60,000 grant fund match to be provided, during the 2020-2021 fiscal year, for dredging the channel to the Vilano Boat Ramp

**RESOLUTION NO. 2020-318**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE ST. AUGUSTINE PORT, WATERWAYS AND BEACHES DISTRICT FOR A \$60,000 GRANT MATCH TO THE FLORIDA INLAND NAVIGATION DISTRICT (FIND) WATERWAYS ASSISTANCE PROGRAM GRANT FOR THE VILANO LANDING DREDGE PROJECT**

27. Motion to adopt **Resolution No. 2020-319**, recognizing and appropriating \$2,000 from a USTA Facility Recovery Grant, and authorizing the payment of \$2,000 from the Facility Recovery Grant Award Project Fund 0079-58200-7656-58200, to St. Johns Tennis Academy, Inc.

**RESOLUTION NO. 2020-319**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2020 BUDGET TO RECOGNIZING UNANTICIPATED REVENUE FROM THE UNITED STATES TENNIS ASSOCIATION FACILITY RECOVERY GRANT AWARD; AND AUTHORIZE ITS APPROPRIATION AND EXPENDITURE BY THE ST. JOHNS COUNTY PARKS AND RECREATION DEPARTMENT TO ST. JOHNS TENNIS ACADEMY, INC.**

28. Motion to adopt **Resolution No. 2020-320**, approving the recognition and appropriation of received FY 2020 library donations in the amount of \$4,200, and amending the FY 2020 Budget

**RESOLUTION NO. 2020-320**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2020 GENERAL FUND TO INCLUDE CERTAIN UNANTICIPATED REVENUE AND AUTHORIZE ITS EXPENDITURE BY THE LIBRARY SYSTEM**

29. Motion to adopt **Resolution No. 2020-321**, authorizing the chair, or designee, to execute the Agreement for the Porpoise Point, St. Johns County, Florida, Continuing Authorities Program Section 103 Feasibility Study, and to transfer \$325,000 from Tourist Development Tax Category 5 Reserves for the non-federal share of the Porpoise Point, St. Johns County, Florida, Continuing Authorities Program Section 103 Feasibility Study



RESOLUTION NO. 2020-321

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE DEPARTMENT OF THE ARMY AND ST. JOHNS COUNTY FOR THE PORPOISE POINT CONTINUING AUTHORITIES PROGRAM SECTION 103 FEASIBILITY STUDY; PROVIDING FOR THE EFFECT OF RECITALS; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS, OR DESIGNEE, TO EXECUTE THE AGREEMENT AND RELATED DOCUMENTS; PROVIDING FOR CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

30. Motion to adopt **Resolution No. 2020-322**, authorizing the county administrator, or his designee, to execute the Subrecipient Agreement between St. Johns County and the Florida Housing Finance Corporation, substantially in the same form as attached, and recognizing and appropriating \$506,533 in unanticipated Coronavirus Relief funds from the Florida Housing Finance Corporation, within the Fiscal Year 2020 SHIP Budget

RESOLUTION NO. 2020-322

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT \$506,533 IN CORONAVIRUS RELIEF FUNDS TO ADDRESS THE NEEDS OF ELIGIBLE APPLICANTS AFFECTED BY COVID-19, AND TO RECOGNIZE AND APPROPRIATE THE FUNDS WITHIN THE FISCAL YEAR 2020 SHIP FUND

31. Motion to approve minutes:
- 07/28/20, BCC Special

(08/18/20 - 9 - 9:24 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(08/18/20 - 9 - 9:24 a.m.)

APPROVAL OF REGULAR AGENDA

**Motion by Dean, seconded by Johns, carried 4/0, via roll call vote, with Waldron absent, and Blocker participating remotely, to approve the Regular Agenda, as submitted.**

(08/18/20 - 9 - 9:24 a.m.)

1. PUBLIC HEARING, DRI MOD 2020-03, SILVERLEAF. A REQUEST TO MODIFY THE SILVERLEAF DRI TO INCREASE RETAIL/COMMERCIAL USES FROM 1,140,000 TO 2,000,000 SQUARE FEET; INCREASE OFFICE USES FROM 300,000 SQUARE FEET TO 650,000 SQUARE FEET; ADD 300,000 SQUARE FEET OF HOSPITAL USE; INCORPORATE LEGISLATIVE EXTENSIONS; REVISE THE MASTER DEVELOPMENT PLAN MAP (MAP H), AND REVISE LAND USE EQUIVALENCY TABLE AND PHASING TABLE TO REFLECT ADDITIONAL SQUARE FOOTAGE CHANGES. SILVERLEAF IS GENERALLY LOCATED

NORTH OF CR 16A, SOUTH OF CR 210 AND WEST OF I-95, WITH A PORTION OF THE DRI LOCATED AT LONGLEAF PINE PARKWAY, CR 210, NORTH OF SR 13. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL WITH A 4-1 VOTE. THE AGENCY QUESTIONED THE NEED FOR ADDITIONAL COMMERCIAL AND OFFICE SQUARE FOOTAGE, WITH CHANGING WORK HABITS AND PERSONAL BEHAVIOR CHANGES TRENDING TOWARD REMOTE WORKPLACES AND ON-LINE RETAIL. THE AGENCY ALSO DISCUSSED THE PROJECT'S IMPACT UPON SCHOOLS AND ROAD CAPACITY, WITHIN THE SURROUNDING AREA

Proof of publication of the notice of public hearing on DRI MOD 2020-03, SilverLeaf, was received, having been published in *The St. Augustine Record* on July 30, 2020.

Regular Agenda Items 1 and 2 were heard together.

Ex parte communications: Dean met on August 12, with Ellen Avery-Smith, John Metcalf, and Cody Hudson; had a phone conference and meeting with Jim Reinhardt; and received emails regarding the item. Blocker had a phone conference on August 13, with Ellen Avery-Smith, John Metcalf, Cody Hudson and discussed the scope of the project and the anticipated start date. Johns met on August 13, with Ellen Avery-Smith, John Metcalf, and Cody Hudson and discussed the modifications that were requested, residents' concerns, and the timing of the proposed changes. Smith met on August 13, with Ellen Avery-Smith, John Metcalf, Cody Hudson, Alice Morris, and Teresa Bishop and discussed an overview of the application, including the inclusion and exclusion of the property.

(9:27 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, presented details of the request, via PowerPoint, and explained there would be no connection through Leo Maguire Road.

(9:35 a.m.) Ricki Ricciardelli, President, Cascades 55+ Community of World Golf Village, 509 Olympic Circle, requested SilverLeaf Community Development Company install a north and south linear security fence; and continue to work in partnership with the St. Johns River Water Management District, in requesting the conservation easement permittee to not remove the trees within the easement.

(9:38 a.m.) BJ Kalaidi, 8 Newcomb Street, questioned why the one Planning and Zoning commissioner voted against the project, and the start and finish date for the project.

(9:41 a.m.) Avery-Smith explained the developer was opposed to placing a fence on the eastern portion of the development due to contiguous wetlands, and stated a 300-foot buffer was placed. Additionally, she noted Planning and Zoning Agency Commissioner Dr. Richard A. Hilsenbeck was opposed due to the unnecessary additional nonresidential development rights, within SilverLeaf.

(9:42 a.m.) Dean questioned the average width between SilverLeaf DRI and Cascades. John Metcalf, 7549 State Road 13, stated the average width was about 1.5 miles. Dean explained the conflicts with placing a fence between the two developments.

**(9:47 a.m.) Motion by Dean, seconded by Johns, carried 4/0, via roll call vote, with Waldron absent, and Blocker participating remotely, to adopt Resolution No. 2020-298, approving DRI MOD 2020-03, SilverLeaf, based upon five findings of fact.**

RESOLUTION NO. 2020-298

**Amended and Restated SilverLeaf DRI Development Order**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING AND RESTATING THE SILVERLEAF DRI DEVELOPMENT ORDER, AS PREVIOUSLY APPROVED, BY ST. JOHNS COUNTY RESOLUTION NO. 2006-65, AS AMENDED BY RESOLUTION NOS. 2006-338, 2015-241, and 2019-165; FINDING THE AMENDMENTS ARE CONSISTENT WITH ST. JOHNS COUNTY COMPREHENSIVE PLAN 2025, ORDINANCE NO. 2010-38 AND THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE; ADDING CERTAIN NON-RESIDENTIAL DEVELOPMENT RIGHTS; AMENDING MASTER DEVELOPMENT PLAN (MAP H) AND OTHER EXHIBITS; AMENDING DEVELOPMENT PHASING AND BUILDOUT DATES; AND PROVIDING FOR AN EFFECTIVE DATE

(08/18/20 - 11 - 9:24 a.m.)

2. PUBLIC HEARING, MAJMOD 2020-01, SILVERLEAF. A REQUEST TO MODIFY THE SILVERLEAF PUD TO INCREASE RETAIL/COMMERCIAL USES FROM 1,140,000 TO 1,954,160 SQUARE FEET; INCREASE OFFICE USES FROM 300,000 SQUARE FEET TO 650,000 SQUARE FEET; ADD 300,000 SQUARE FEET OF HOSPITAL USE; INCORPORATE LEGISLATIVE EXTENSIONS; REVISE THE MASTER DEVELOPMENT PLAN MAP; AND REVISE LAND USE EQUIVALENCY TABLE AND PHASING TABLE TO REFLECT ADDITIONAL SQUARE FOOTAGE CHANGES. SILVERLEAF IS GENERALLY LOCATED NORTH OF CR 16A, SOUTH OF CR 210 AND WEST OF I-95, WITH A PORTION OF THE PUD LOCATED AT LONGLEAF PINE PARKWAY, CR 210. THE GRANDE CREEK PUD IS PART OF THE SILVERLEAF DRI; HOWEVER, IS NOT INCLUDED IN THIS PUD MODIFICATION. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL WITH A 4-1 VOTE. THE AGENCY QUESTIONED THE NEED FOR ADDITIONAL COMMERCIAL AND OFFICE SQUARE FOOTAGE, WITH CHANGING WORK HABITS AND PERSONAL BEHAVIOR CHANGES TRENDING TOWARD REMOTE WORKPLACES AND ON-LINE RETAIL. THE AGENCY ALSO DISCUSSED THE PROJECT'S IMPACT UPON SCHOOLS AND ROAD CAPACITY, WITHIN THE SURROUNDING AREA

Proof of publication of the notice of public hearing on MAJMOD 2020-01, SilverLeaf, was received, having been published in *The St. Augustine Record* on July 30, 2020.

Discussion occurred during Regular Agenda Item 1.

(9:47 a.m.) Motion by Dean, seconded by Johns, carried 4/0, via roll call vote, with Waldron absent, and Blocker participating remotely, to enact Ordinance No. 2020-37, approving MAJMOD 2020-01, SilverLeaf, subject to six findings of fact.

**ORDINANCE NO. 2020-37**

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SILVERLEAF PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2006-117, AS

**AMENDED; MAKING FINDINGS OF FACT;  
PROVIDING A SAVINGS CLAUSE; REQUIRING  
RECORDATION; AND PROVIDING FOR AN  
EFFECTIVE DATE**

(08/18/20 - 12 - 9:48 a.m.)

3. PUBLIC HEARING, AMENDMENTS TO THE PONTE VEDRA ZONING DISTRICT REGULATIONS. PUBLIC HEARING TO ADOPT AMENDMENTS TO SECTIONS I, III, AND VIII OF THE PONTE VEDRA ZONING DISTRICT REGULATIONS TO ADDRESS ISSUES THAT HAVE BEEN IDENTIFIED BY THE CODE ENFORCEMENT DIVISION, PONTE VEDRA ZONING AND ADJUSTMENT BOARD, AND MEMBERS OF THE PONTE VEDRA COMMUNITY. AMENDMENTS ARE PROPOSED TO DEFINE COMMERCIAL VEHICLES, CLARIFY REFUSE CONTAINERS PROHIBITIONS, PROVIDE CONSISTENT FRONT YARD REQUIREMENTS FOR NON-PLATTED LOTS, WITH VACATED RIGHT-OF-WAY ADJACENT TO PONTE VEDRA BOULEVARD, AND ADDING TREE PROTECTION REGULATIONS. THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD RECOMMENDED ADOPTION OF THE PROPOSED AMENDMENTS WITH A 6-0 VOTE, AT THE AUGUST 5, 2019, MEETING

Proof of publication of the notice of public hearing on PV Zoning District, was received, having been published in *The St. Augustine Record* on July 27, 2020.

Jacob Smith, Planner, presented details on the item, via PowerPoint.

(9:53 a.m.) Blocker asked for clarity on the 24-hour concealing of trash receptacles. Smith explained the plastic bag portion was vetted, specific to the 24-hour requirement, and was discussed at two public meetings.

**(9:55 a.m.) Motion by Dean, seconded by Blocker, carried 4/0, via roll call vote, with Waldron absent, and Blocker participating remotely, to enact Ordinance No. 2020-38, to amend Sections I, III, and VIII of the Ponte Vedra Zoning District Regulations, finding the modifications consistent with Florida Law and the St. Johns County Comprehensive Plan.**

**ORDINANCE NO. 2020-38**

**AN ORDINANCE OF ST. JOHNS COUNTY, A  
POLITICAL SUBDIVISION OF THE STATE OF  
FLORIDA, AMENDING THE PONTE VEDRA ZONING  
DISTRICT REGULATIONS, ORDINANCE 2011-20, AS  
AMENDED; AMENDING SECTION I, DEFINITIONS;  
SECTION III.B, R-1 SINGLE FAMILY RESIDENTIAL  
DISTRICTS; REVISING REQUIREMENTS AND  
LIMITATIONS, SECTION VIII, GENERAL PROVISIONS;  
REVISING BUILDING RESTRICTION LINES,  
CLARIFYING PROHIBITED USES, AND ADDING TREE  
PROTECTION REQUIREMENTS, AND SCRIVENERS  
ERRORS INTO THE PONTE VEDRA ZONING DISTRICT  
REGULATIONS; PROVIDING FOR SEVERABILITY;  
AND PROVIDING FOR AN EFFECTIVE DATE**

(08/18/20 - 13 - 9:57 a.m.)

4. PUBLIC HEARING, VACROA 2019-02, WHOLESAL AUTOMART SR 207. PUBLIC HEARING TO VACATE A TWELVE-FOOT WIDE ALLEY, LOCATED BETWEEN PINS 097510-0000 (BLOCK 18 LOTS 7-12) AND 097511-0000 (BLOCK 18, LOTS 1-4, 13) AND PIN 096790-0000 (BLOCK 18, LOTS 5 -6), WITHIN THE ROTHSCHILD'S ADDITION SUBDIVISION. THE APPLICANT REQUESTS THE VACATION OF AN UNOPENED ALLEY, LOCATED BETWEEN BLOCK 18 LOTS 7-12 AND BLOCK 18, LOTS 1-4, 13 AND BLOCK 18, LOTS 5 -6, WITHIN THE ROTHSCHILD'S ADDITION SUBDIVISION. BASED ON STAFF'S REVIEW, 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 Vacation Alley Within Rothchild's Addition, was received, having been published in *The St. Augustine Record* on August 3, 2020.

Shannon Acevedo, 7 Waldo Street, Matthew Designs Group, representing the applicant, presented details of the vacation request, via PowerPoint.

**(10:01 a.m.) Motion by Dean, seconded by Johns, carried 4/0, via roll call vote, with Waldron absent, and Blocker participating remotely, to adopt Resolution No. 2020-299, approving VACROA 2019-02, Wholesale Automart SR 207, petition to vacate unopened alley, located between Block 18 Lots 7-12 and Block 18, Lots 1-4, 13 and Block 18, Lots 5-6, within the Rothschild's Addition Subdivision.**

#### RESOLUTION NO. 2020-299

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A 12-FOOT RIGHT-OF-WAY, KNOWN AS UNOPENED ALLEYWAY, IN THE ROTHSCHILD'S ADDITION SUBDIVISION**

(08/18/20 - 13 - 10:02 a.m.)

5. PUBLIC HEARING, REZ 2020-10, 215 STATE ROAD 206 EAST. REQUEST TO REZONE APPROXIMATELY 7.92 ACRES OF LAND FROM RESIDENTIAL, SINGLE FAMILY (RS-2), WITH CONDITIONS TO OPEN RURAL (OR), TO ALLOW FOR AGRICULTURAL TYPE USES

Proof of publication of the notice of public hearing on REZ 2020-10, Wholesale Automart SR 207, was received, having been published in *The St. Augustine Record* on June 22, 2020.

Ex parte communication: There was none.

(10:02 a.m.) Karen M. Taylor, 77 Saragossa Street, representing the applicant, presented details of the request, via PowerPoint; and referenced the site plan and the compatibility with the area, *Exhibit A*.

**(10:08 a.m.) Motion by Dean, seconded by Johns, carried 4/0, with Waldron absent, and Blocker participating remotely, to enact Ordinance No. 2020-39, a request to rezone approximately 7.92 acres of land from Residential, Single Family (RS-2), with conditions, to Open Rural (OR), based on four findings of fact, as provided in the Staff Report.**

ORDINANCE NO. 2020-39

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE FAMILY (RS-2), WITH CONDITIONS, TO OPEN RURAL (OR); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(08/18/20 - 14 - 10:09 a.m.)

6. REZ 2020-09, ROSENDAHL REZONING. REQUEST TO REZONE APPROXIMATELY 2.19 ACRES OF LAND FROM OPEN RURAL (OR) TO RESIDENTIAL, SINGLE FAMILY (RS-1), AT 511 N. WILDERNESS TRAIL. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AT ITS JULY 2, 2020, REGULAR MEETING, AND VOTED 7-0 TO RECOMMEND APPROVAL OF THE REZONING, AS SUBMITTED. NO PUBLIC COMMENT WAS PROVIDED. PLEASE SEE GROWTH MANAGEMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on REZ 2020-09, Rosendahl Rezoning, was received, having been published in *The St. Augustine Record* on June 8, 2020.

Ex parte communication: There was none.

Travis Minch, 1230 Neck Road, presented details of the request, via PowerPoint.

(10:15 a.m.) **Motion by Dean, seconded by Blocker, carried 4/0, via roll call vote, with Waldron absent, and Blocker participating remotely, to enact Ordinance No. 2020-40, approving REZ 2020-09, Rosendahl Rezoning, a request to rezone approximately 2.19 acres of land from Open Rural (OR) to Residential, Single Family (RS-1), based upon four findings of fact, as provided in the Staff Report.**

ORDINANCE NO. 2020-40

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO RESIDENTIAL, SINGLE FAMILY (RS-1); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(08/18/20 - 14 - 10:16 a.m.)

7. PUBLIC HEARING, MAJMOD 2020-05, ICI MIDDLEBOURNE. REQUEST TO MODIFY THE ICI MIDDLEBOURNE PUD TO REVISE CERTAIN ROADWAY IMPROVEMENTS TO REFLECT MINOR CHANGES TO THE RECREATION IMPROVEMENTS AND PHASING, TO PROVIDE OPTIONS FOR ROADWAY ACCESS TO THE SOUTHWEST QUADRANT OF THE PROPERTY, AND TO ADD A WAIVER TO ALLOW A CONNECTOR ROAD FROM LONGLEAF PINE PARKWAY INTO THE SOUTHWEST QUADRANT OF THE PROPERTY. ICI MIDDLEBOURNE IS GENERALLY LOCATED AT THE INTERSECTION OF LONGLEAF PINE PARKWAY AND VETERANS PARKWAY, NORTH CR 210 AND WEST OF I-95

Proof of publication of the notice of public hearing on MAJMOD 2020-05, ICI Middlebourne, was received, having been published in *The St. Augustine Record* on June 22, 2020.

Ex parte communications: Johns and Smith had a phone conversation with Mori Hosseini and discussed the access issue.

(10:17 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, presented details of the request, via PowerPoint, including a waiver in the Planned Unit Development (PUD) text.

(10:26 a.m.) Mori Hosseini, CEO of ICI Homes, 2379 Beville Road, Daytona Beach, clarified the request was for a \$3,394,000 credit and would only be used for the development. Discussion ensued on the timeline for the project.

(10:30 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on concerns with the timeline of the project, and requested the project be tabled until an agreement was made.

(10:33 a.m.) McCormack referenced an email regarding the impact fee credits, *Exhibit A*. Additionally, he explained the impact fee credits were agreed to be restricted only to the development, unless future approval was made by the Board.

(10:34 a.m.) **Motion by Johns, seconded by Dean, carried 4/0, via roll call vote, with Waldron absent, and Blocker participating remotely, to enact Ordinance No. 2020-41, approving MAJMOD 2020-05, ICI Middlebourne, based upon six findings of fact.**

#### ORDINANCE NO. 2020-41

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ICI MIDDLEBOURNE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2018-29, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(08/18/20 - 15 - 10:35 a.m.)  
COMMISSIONERS' REPORTS

#### Commissioner Dean

(10:35 a.m.) Dean encouraged the public to vote, and expressed his gratefulness for Commissioner Waldron's recovery.

#### Commissioner Blocker

(10:36 a.m.) Blocker encouraged the public to vote, and emphasized the importance of continued prayer for Commissioner Waldron and his family.

#### Commissioner Johns

(10:36 a.m.) Johns expressed his appreciation for the public's continuous prayers for Commissioner Waldron, and the donations that had been given to the public library system. Additionally, he spoke on Consent Agenda Item 26, regarding the dredging at Vilano Beach.

Commissioner Smith

(10:38 a.m.) Smith gave an agriculture report; spoke on Senate Bill 712; expressed his condolences for Commissioner Waldron and his family; and encouraged the public to vote.

(08/18/20 - 16 - 10:40 a.m.)

COUNTY ADMINISTRATOR'S REPORT

Conrad requested the Board to appoint Sarah Taylor as Director of Human Resources.

**(10:41 a.m.) Motion by Dean, seconded by Johns, carried 4/0, via roll call vote, with Waldron absent, and Blocker participating remotely, to appoint Sarah Taylor as the Human Resources Director.**

(08/18/20 - 16 - 10:41 a.m.)

COUNTY ATTORNEY'S REPORT

No report.

(08/18/20 - 16 - 10:42 a.m.)

CLERK OF COURT'S REPORT

No report.

(08/18/20 - 16 - 10:42 a.m.)

ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 10:42 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 581831-581841, totaling \$7,934.13 and Voucher Nos. 51865-51874, totaling \$10,658 (08/12/20)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 581842-581849, totaling \$2,969.01 and Voucher Nos. 51875-51877, totaling \$755.11 (08/13/20)
3. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 51878-51879, totaling \$8,380.40 (08/13/20)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 581850-582045, totaling \$4,973,745.19 and Voucher Nos. 51880-51981, totaling \$3,488,549.56 (8/18/20)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 582046-582102, totaling \$32,578.17 and Voucher Nos. 51982-52152, totaling \$124,497.87 (8/19/20)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 582103-582216, totaling \$1,185,131.23 and Voucher Nos. 52153-52215, totaling \$1,949,512.11 (8/25/20)



CORRESPONDENCE:

1. Dated May 26, 2020, Tolomato Community Development District's proposed budget for Fiscal Year 2021
2. Dated July 28, 2020, Tolomato Community Development District's adopted budget for Fiscal Year 2021
3. Dated August 6, 2020, Glen St. Johns Community Development District's adopted budget for Fiscal Year 2021

Approved \_\_\_\_\_September 1\_\_\_\_\_, 2020

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_

Jeb S. Smith, Chair

ATTEST: BRANDON J. PATTY  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: \_\_\_\_\_

Deputy Clerk

