

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
SEPTEMBER 1, 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
 Sindy Wiseman, 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

(09/01/20 - 1 - 9:00 a.m.)
CALL TO ORDER

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

(09/01/20 - 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.

(09/01/20 - 1 - 9:02 a.m.)
INVOCATION

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

(09/01/20 - 1 - 9:05 a.m.)
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(09/01/20 - 1 - 9:05 a.m.)
PUBLIC COMMENT

Ed Slavin, P. O. Box 3084, spoke on the anniversary of the Michelle O'Connell homicide. Additionally, he spoke on his request for the county attorney's opinion on constitutional law on masks.

(9:10 a.m.) Patty O'Connell, Marsh Hawk Lane, requested assistance from the Board in getting her daughters murder case reopened.

(9:11 a.m.) Peg Wallace Carlson, Conover, North Carolina, spoke on the Michelle O'Connell murder and requested that the case be reopened for further review.

(9:13 a.m.) Sherry Badger, 2772 South Collins Avenue, provided pictures of the culvert on South Collins Avenue and spoke on flooding in the area, *Exhibit A*.

(9:15 a.m.) Chris Raisner, 5120 and 5130 Silo Road, spoke in opposition of the Staci's Acres replat, stating that it would set a precedence for future purchases in the neighborhood.

(9:19 a.m.) Janine Pappas, 5109 Silo Road, spoke in opposition of the Staci's Acres replat.

(9:20 a.m.) Marco Clovanish, 135 Ashby Landing Way, spoke on accountability regarding pandemic decisions.

(9:23 a.m.) Tom Reynolds, 50 Brigantine Court, spoke on the Boards Rules and Policies and requested the Board write a letter to the Department of Justice to further review the Michelle O'Connell murder investigation, *Exhibit B*.

(9:26 a.m.) Barbara Kirker, 3919 Susan Drive, stated that regarding the Staci's Acres replat, the five acres was owned by three siblings through a Trust and required a replat in order for her daughter to take ownership. She assured that no other homes would be built on the property.

(9:29 a.m.) Lori Webb, 5225 Silo Road, spoke in opposition of the Staci's Acres replat. She provided additional names for the petition in opposition of the replat, a copy of the covenants and restrictions, and a copy of the Quit Claim Deed for the Kirkers, *Exhibit C*.

(9:33 a.m.) Holly Horton, 5115 Silo Road, spoke in opposition of the Staci's Acres replat.

(9:36 a.m.) Clifford Tice, 5140 Silo Road, spoke in opposition of the Staci's Acres replat.

(9:37 a.m.) McCormack referenced an email received regarding the concern with the volume of vehicles and speeding on A1A and Vilano Beach. He stated the email requested enforcement to avoid injuries and fatalities.

(9:38 a.m.) BJ Kalaidi, 8 Newcomb Street, provided a copy of the Planning and Zoning Agency's Rules and Procedures, *Exhibit D*, and questioned who requested the change in procedures; what developers were consulted about the change; and was there a resolution changing the 2016 Resolution. Additionally, she commented in opposition with the Staci's Acres replat.

(9:41 a.m.) Linda Kirker, 3732 Harbor Drive, spoke in support of the Staci's Acres replat.

(9:42 a.m.) Lynn Thomas, 5107 Silo Road, voiced her concerns with an increased traffic flow with the continued subdividing of property in the community.

(09/01/20 - 2 - 9:44 a.m.)

DELETIONS TO THE CONSENT AGENDA

Dean requested that Consent Agenda Item 4 be pulled and added to the Regular Agenda as Regular Agenda Item 4.

(09/01/20 - 2 - 9:46 a.m.)

APPROVAL OF CONSENT AGENDA

Motion by Dean, seconded by Johns, carried 4/0, with Waldron absent, via roll call vote, 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. 2020-32**, extending the local state of emergency for an additional seven-day period

EMERGENCY PROCLAMATION NO. 2020-32

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. 2020-323**, approving the final plat for Grand Oaks, Phase 1B

RESOLUTION NO. 2020-323

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

(Consent Agenda Item 4 was pulled and added to the Regular Agenda as Item 4)

4. Motion approving the final plat for Staci's Acres (Replat)
5. Motion to adopt **Resolution No. 2020-324**, approving the final plat for Grand Creek South

RESOLUTION NO. 2020-324

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR GRAND CREEK SOUTH

6. Motion to adopt **Resolution No. 2020-325**, approving the final plat for Parkland Preserve, Phase 2A

RESOLUTION NO. 2020-325

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PARKLAND PRESERVE, PHASE 2A

7. Motion to adopt **Resolution No. 2020-326**, authorizing the county administrator, or his designee, to execute the attached Grant Award Agreement, substantially in the same form as attached, as required by the Florida Department of Environmental Protection, to award St. Johns County a FY 2020-2021 Florida Resilient Coastlines Program Grant in the amount of \$70,000; and authorizing the county administrator, or his designee, to execute the attached Master Research Agreement between UF and the County, substantially in the same form as attached, to fulfill the grant, on behalf of the County

RESOLUTION NO. 2020-326

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,

APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT AWARD AGREEMENT R2104; AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT AWARD AGREEMENT R2104, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA; APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE UNIVERSITY OF FLORIDA MASTER RESEARCH AGREEMENT AGR00017687; AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE UNIVERSITY OF FLORIDA MASTER RESEARCH AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA

8. Motion to adopt **Resolution No. 2020-327**, accepting and authorizing the county administrator, or designee, to execute a Temporary Access Easement to a communication antenna tower site, located off County Road 214 in St. Augustine, Florida

RESOLUTION NO. 2020-327

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A TEMPORARY ACCESS EASEMENT TO A COMMUNICATION ANTENNA TOWER SITE, LOCATED OFF COUNTY ROAD 214 IN ST. AUGUSTINE, FLORIDA

9. Motion to adopt **Resolution No. 2020-328**, accepting a Special Warranty Deed and Easement from WCI Communities, LLC, to St. Johns County, as required in the Greenbriar Downs PUD Concurrency and Impact Fee Credit Agreement, for CR210/Greenbriar Road widening project

RESOLUTION NO. 2020-328

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED AND EASEMENT FROM WCI COMMUNITIES, LLC., TO ST. JOHNS COUNTY, AS REQUIRED IN THE GREENBRIAR DOWNS PUD CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT, FOR CR210/GREENBRIAR ROAD WIDENING PROJECT

10. Motion to adopt **Resolution No. 2020-329**, authorizing the county administrator, or designee, to execute a Local Agency Program (LAP) agreement between the Florida Department of Transportation and St. Johns County for Bishop Estates Road Signing and Pavement Marking improvements construction phase project management and CEI oversight

RESOLUTION NO. 2020-329

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,

APPROVING AND AUTHORIZING THE EXECUTION OF A LOCAL AGENCY PROGRAM (LAP) AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND ST. JOHNS COUNTY FOR CONSTRUCTION MANAGEMENT AND FDOT CONSTRUCTION ENGINEERING AND INSPECTION (CEI) CONSULTANT OVERSIGHT FOR BISHOP ESTATES ROAD SIGNS AND PAYVEMENT MARKING IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE

11. Motion to adopt **Resolution No. 2020-330**, authorizing the county administrator, or his designee, to enter into negotiations with the top ranked firm, Giddens Security Corporation, under RFP No. 20-62, Security Guard Services, and upon successful negotiations, to award and execute a contract with Giddens Security Corporation, to perform the services in accordance with RFP No. 20-62

RESOLUTION NO. 2020-330

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 20-62; AND TO EXECUTE AGREEMENTS FOR SECURITY GUARD SERVICES

12. Motion to adopt **Resolution No. 2020-331**, authorizing the county administrator, or his designee, to award RFP No. 20-32, CDBG-DR Owner Occupied Rehabilitation/Elevation/Reconstruction to Associated Cost Engineers, Inc., of Delaware, AB&H Construction, LLC, Persons Services Corp., and SEG Companies, LLC, as the highest ranked, responsive, responsible Respondents, and to execute contracts, in substantially the same form and format as attached hereto, for performance of the work

RESOLUTION NO. 2020-331

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 20-32; AND TO EXECUTE AGREEMENTS FOR CDBG-DR OWNER OCCUPIED REHABILITATION/ELEVATION/RECONSTRUCTION

13. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274
14. Motion to adopt **Resolution No. 2020-332**, authorizing the county administrator, or his designee, to enter into negotiations with Fort Bend Services, Inc., as the top ranked firm, under RFP No. 20-47, Supply of Polymer, and upon successful negotiations, execute an agreement, in substantially the same form and format as attached, for the completion of the specified services in accordance with RFP No. 20-47

RESOLUTION NO. 2020-332

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO NEGOTIATE, AND UPON SUCCESSFUL NEGOTIATIONS, AWARD RFP NO. 20-47, SUPPLY OF POLYMER TO FORT BEND SERVICES, INC.; AND TO EXECUTE AN AGREEMENT FOR PERFORMANCE OF THE SERVICES

15. Motion to adopt **Resolution No. 2020-333**, authorizing the county administrator, or his designee, to enter into negotiations with the top ranked firm, Genuine Parts Company, under RFP No. 20-75, In-House Turn-Key Parts Operation, and upon successful negotiations, to award and execute a contract with Genuine Parts Company, to perform the services in accordance with RFP No. 20-75

RESOLUTION NO. 2020-333

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 20-75; AND TO EXECUTE AN AGREEMENT FOR IN-HOUSE TURN-KEY PARTS OPERATION

16. Motion to adopt **Resolution No. 2020-334**, which shall increase the county administrator's, or designee's, authority to approve award of procurements and issuance of contracts up to \$500,000 for CARES Act projects. Any CARES Act project award that exceeds \$500,000 shall be approved by the Board of County Commissioners

RESOLUTION NO. 2020-334

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, INCREASING THE APPROVAL AUTHORITY OF THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD PROCUREMENTS AND/OR CONTRACTS, FOR CARES ACT PROJECTS UP TO \$500,000

17. Motion authorizing the chair to execute the attached letter (or a letter in substantially the same form and format), notifying the Division of Elections of the County's intent to purchase voting equipment, as required under section 101.294(2) of the Florida Statutes
18. Motion to adopt **Resolution No. 2020-335**, approving the 2020-2021 Solid Waste Cost, Assessment Rates, and Non-Ad Valorem Assessment Roll for the Solid Waste MSBUs; and authorizing the chair to certify and deliver the 2020-2021 Assessment Roll to the St. Johns County Tax Collector

RESOLUTION NO. 2020-335

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ADOPTING THE ANNUAL ASSESSMENT RESOLUTION FOR FISCAL YEAR 2020-2021 PURSUANT TO THE SOLID WASTE ORDINANCE, ESTABLISHING THE SOLID WASTE COST TO BE ASSESSED AND APPORTIONED,

ESTABLISHING THE RATE OF EACH SOLID WASTE SPECIAL NON-AD VALOREM ASSESSMENT, APPROVING THE NON-AD VALOREM ASSESSMENT ROLL FOR THE SOLID WASTE MUNICIPAL SERVICE BENEFIT UNITS, AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLL TO THE ST. JOHNS COUNTY TAX COLLECTOR, BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DETERMINING THE METHOD OF COLLECTION OF THE SOLID WASTE SPECIAL NON-AD VALOREM ASSESSMENTS, PROVIDING FOR THE EFFECT OF ADOPTION OF THE RESOLUTION, AND PROVIDING AN EFFECTIVE DATE

19. Motion to adopt **Resolution No. 2020-336**, approving the 2020-2021 Non-ad Valorem Assessment Roll for the Deerwood Lane Right-of-Way MSBU; and to authorize the chair, or designee, to certify and deliver the 2020-2021 assessment roll to the St. Johns County Tax Collector

RESOLUTION NO. 2020-336

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2020-2021 NON-AD VALOREM ASSESSMENT ROLL AND ANNUAL ASSESSMENT RATE FOR THE DEERWOOD LANE RIGHT-OF-WAY MUNICIPAL SERVICE BENEFIT UNIT; AND AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLL TO THE ST. JOHNS COUNTY TAX COLLECTOR, BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

20. Motion to adopt **Resolution No. 2020-337**, approving the 2020-2021 Non-ad Valorem Assessment Roll for the Moultrie Crossing Lift Station MSBU; and to authorize the chair, or designee, to certify and deliver the 2020-2021 assessment roll to the St. Johns County Tax Collector

RESOLUTION NO. 2020-337

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2020-2021 NON-AD VALOREM ASSESSMENT ROLL AND ANNUAL ASSESSMENT RATE FOR THE MOULTRIE CROSSING LIFT STATION MUNICIPAL SERVICE BENEFIT UNIT; AND AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLL TO THE ST. JOHNS COUNTY TAX COLLECTOR BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

21. Motion to adopt **Resolution No. 2020-338**, approving the 2020-2021 Non-ad Valorem Assessment Roll for the Ponte Vedra Wastewater and the Ponte Vedra Wastewater (Phase II) Assessment Areas pursuant to Resolution 2002-245; and authorizing the chair, or designee, to certify and deliver the 2020-2021 assessment roll to the St. Johns County Tax Collector

RESOLUTION NO. 2020-338

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING ASSESSMENT ROLLS FOR VARIOUS ASSESSMENT AREAS ESTABLISHED PURSUANT TO ORDINANCE NO. 2002-55; ESTABLISHING THE LIEN ASSOCIATED THEREWITH; DIRECTING THAT THE ASSESSMENT ROLL BE CERTIFIED TO THE ST. JOHNS COUNTY TAX COLLECTOR; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

22. Motion to adopt **Resolution No. 2020-339**, approving the 2020-2021 Non-ad Valorem Assessment Roll for the Treasure Beach Canals MSBU; and to authorize the chair, or designee, to certify and deliver the 2020-2021 assessment roll to the St. Johns County Tax Collector

RESOLUTION NO. 2020-339

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2020-2021 NON-AD VALOREM ASSESSMENT ROLL AND ANNUAL ASSESSMENT RATE FOR THE TREASURE BEACH CANALS MUNICIPAL SERVICE BENEFIT UNIT; AND AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLL TO THE ST. JOHNS COUNTY TAX COLLECTOR BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

23. Motion to adopt **Resolution No. 2020-340**, approving and authorizing the county administrator, or his designee, to submit a completed application through the Florida Department of Economic Opportunity's CDBG-DR Rebuild Florida General Infrastructure Program

RESOLUTION NO. 2020-340

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY'S CDBG-DR REBUILD FLORIDA INFRASTRUCTURE REPAIR PROGRAM, FOR THE HASTINGS DRAINAGE IMPROVEMENT PROJECT

24. Motion to adopt **Resolution No. 2020-341**, authorizing the county administrator, or his designee, to implement a subrecipient contract for Habitat for Humanity of St. Augustine/St. Johns County, INC., for the purpose of increasing the supply of affordable housing in St. Johns County

RESOLUTION NO. 2020-341

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,

AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO IMPLEMENT A SUBRECIPIENT CONTRACT FOR HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., FOR THE PURPOSE OF INCREASING THE SUPPLY OF AFFORDABLE HOUSING IN ST. JOHNS COUNTY

25. Motion to authorize the Library Director to submit 2020-2021 State Aid to Libraries Grant Application, on behalf of the County
26. Motion for approval of minutes:
- 07/21/20, BCC Regular
 - 08/04/20, BCC Regular
 - 08/11/20, BCC Special
 - 08/18/20, BCC Regular

(09/01/20 - 9 - 9:46 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(09/01/20 - 9 - 9:47 a.m.)

APPROVAL OF REGULAR AGENDA

Motion by Dean, seconded by Johns, carried 4/0, via roll call vote, with Waldron absent, to approve the Regular Agenda, as amended.

(09/01/20 - 9 - 9:47 a.m.)

1. PUBLIC HEARING, DEVAGREE 2020-02, ST. AUGUSTINE MARKETPLACE DEVELOPMENT AGREEMENT. PROPOSED DEVELOPMENT AGREEMENT TO OBTAIN A UNIFIED BUSINESS IDENTIFICATION SIGN PLAN FOR THE ST. AUGUSTINE MARKETPLACE PROPERTY THAT WOULD ALLOW SIGNAGE ALONG SR 207, ON TWO GROUND MOUNTED SIGNS FOR THOSE COMMERCIAL PROPERTIES THAT MAY DEVELOP AND DO NOT HAVE FRONTAGE ALONG SR 207

Proof of publication of the notice of a public hearing on DEVAGREE 2020-02, St. Augustine Marketplace, was received, having been published in *The St. Augustine Record* on August 7, 2020.

Ex parte communications: Dean disclosed that he met with Lindsay Haga on August 26, 2020, regarding the item. Blocker disclosed that he had a brief phone conversation with Haga, regarding the scope of the project. Smith disclosed that he met on August 27, 2020, with Haga, Carl Hansen, Alice Morris, and Mike Roberson, regarding the development agreement. He disclosed that he had a phone conversation on June 16, 2020, with John Alexon, regarding the sale of a portion of his property, discussed the possibility of Baptist South purchasing the property where the flea market sat, the land use change from 2010 to Commercial Intensive, the need for signage, and creating a master association to own the road and the signs. Johns disclosed that he met with Haga, regarding the signage request and details of the project.

(9:49 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, on behalf of the owner, presented the details of the development agreement, via PowerPoint.

(9:53 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of the agreement and requested the Board enforce the Land Development Code.

(9:57 a.m.) **Dean announced that the second hearing date was set for September 15, 2020.**

(09/01/20 - 10 - 9:57 a.m.)

2. PUBLIC HEARING, CDD 2020-01, ENTRADA CDD. ST. JOHNS COUNTY RECEIVED A PETITION TO ESTABLISH THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT (CDD) ON APRIL 28, 2020. THE CDD COMPRISES APPROXIMATELY 143.98 ACRES OF LAND AND WILL SERVE PORTIONS OF THE ENTRADA PLANNED UNIT DEVELOPMENT (PUD). THE ENTRADA PUD WAS APPROVED IN 2019 AND WAS LAST MODIFIED IN MAY 2020. ENTRADA HAS CONTINUALLY DEVELOPED SINCE ITS APPROVAL. THERE ARE APPROXIMATELY 956 RESIDENTIAL UNITS EITHER APPROVED THROUGH SUBDIVISION CONSTRUCTION PLANS, OR PLATS, OR THEY ARE IN REVIEW. PLEASE SEE THE GROWTH MANAGEMENT DEPARTMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of a public hearing on CDD 2020-01, Entrada CDD, was received, having been published in *The St. Augustine Record* on August 4, 2020, August 11, 2020, August 18, 2020, and August 25, 2020.

Michelle Rigoni, 119 South Monroe Street, Tallahassee, Florida, Hopping, Green, and Sams, representing the petitioner, presented the details of the CDD request, including the site location, via PowerPoint. She spoke on the acquisition or construction of the improvements of roadways, water and wastewater utilities, stormwater facilities, recreational improvements, and other enhancements, and whether the proposed CDD met the statutory criteria.

(10:07 a.m.) Chris Raisner, 5120 and 5130 Silo Road, stated that the similarities of this request was what residents were trying to avoid in the Staci's Acres replat request.

(10:08 a.m.) BJ Kalaidi, 8 Newcomb Street, questioned the criteria that had been met in Section 5.06.00 of the Land Development Code, and who Rigoni was representing. Dean stated the Rigoni announced that she represented D.R. Horton.

(10:10 a.m.) Kenneth McClain, P. O. Box 912, Hastings, Florida, questioned the amount of affordable housing in the project.

(10:12 a.m.) Smith questioned whether the additional acreage would require future Board approval. Discussion ensued.

(10:16 a.m.) **Motion by Dean, seconded by Johns, carried 4/0, via roll call vote, with Waldron absent, to enact Ordinance 2020-42, approving CDD 2020-01, Entrada Community Development District, subject to three findings of fact.**

ORDINANCE NO. 2020-42

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2019); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND

**ACCEPTANCE; PROVIDING FOR A SEVERABILITY
CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

(09/01/20 - 11 - 10:16 a.m.)

3. CONSIDER APPOINTMENT TO THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD. CURRENTLY, THERE IS A VACANCY ON THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD DUE TO AN EXPIRED TERM. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION ONE APPLICATION (SAMUEL CROZIER), ALONG WITH A RECOMMENDATION FROM THE PONTE VEDRA ZONING & ADJUSTMENT BOARD. PONTE VEDRA ZONING DISTRICT REGULATIONS, ORDINANCE 2011-20, SECTION XII.B.2 STATES, "APPOINTMENTS OF BOARD MEMBERS SHALL BE A FOUR-YEAR TERM WITH A TOTAL SERVICE LIMITED TO TWO SUCH TERMS". THE SUGGESTED MOTIONS BELOW REFLECT SUCH TERMS

Melissa Lundquist, Assistant to the Board of County Commissioners, presented the details regarding an appointment to the Ponte Vedra Zoning and Adjustment Board.

(10:17 a.m.) Motion by Blocker, seconded by Dean, carried 4/0, via roll call vote, with Waldron absent, to appoint Samuel Crozier, to the Ponte Vedra Zoning and Adjustment Board, for a full four-year term scheduled to expire September 1, 2024.

(09/01/20 - 11 - 10:18 a.m.)

4. REQUEST FOR APPROVAL OF THE FINAL PLAT FOR STACI'S ACRES (REPLAT)

McCormack presented the legal requirements for platting lands.

(10:20 a.m.) Motion by Dean, seconded by Blocker, approving the item and placing a restriction on the property that only one home be allowed on the five-acre tract, should the property transfer ownership in the future.

(10:21 a.m.) Discussion ensued on tabling the item until both sides could come to an agreement to the restriction and to be properly noticed.

(10:31 a.m.) Dean withdrew his motion with the understanding that the owners and adjacent residents reach an agreement.

(10:33 a.m.) Jeanine Peppas, 5109 Silo Road, voiced her concerns with future property subdividing should the property transfer ownership.

(10:34 a.m.) Lynn Tomlin, Silo Road, voiced her concerns with subdividing the property.

(10:36 a.m.) Lori Webb, 5225 Silo Road, questioned the need to divide the property when the additional home could be built on the five acres without subdividing.

(10:39 a.m.) Linda Kirker, 3732 Harbor Drive, explained that the five acres was owned by three siblings and in order to give a portion to one of the children it had to be subdivided.

(10:40 a.m.) Clifford Tice, 5140 Silo Road, spoke on the similarities in the previous item and the Staci's Acres item.

(10:41 a.m.) Chris Raisner, 5130 Silo Road, voiced his concerns with putting covenants and restrictions on property that already had covenants and restrictions.

(10:43 a.m.) BJ Kalaidi, 8 Newcomb Street, questioned the proper procedure for noticing an item and protecting the community.

(10:46 a.m.) Dorothy Woodward, 3330 Wilderness Circle, requested reopening the Michelle O'Connell murder case.

(10:47 a.m.) **Motion by Smith, seconded by Dean, carried 4/0, via roll call vote, with Waldron absent, to reschedule the item to a date uncertain.**

(09/01/20 - 12 - 10:48 a.m.)
COMMISSIONERS' REPORTS

Commissioner Dean

Dean spoke on the growth in the County and the issues with the growth. He noted that the Vilano Beach renourishment project would begin on September 8, 2020. Additionally, he spoke on the upcoming school challenges.

Commissioner Blocker

(10:50 a.m.) Blocker echoed Dean's remarks regarding school challenges.

Commissioner Johns

No report.

Commissioner Smith

(10:51 a.m.) Smith provided an agriculture report. Additionally, he noted that September 8, 2020, at 4:30 p.m. for the next Special meeting and 5:01 p.m. for the Budget meeting.

(09/01/20 - 12 - 10:52 a.m.)
COUNTY ADMINISTRATOR'S REPORT

Conrad noted that the budget books had been distributed to the commissioners and had also been placed on the County's website at www.sjcfl.us.

(09/01/20 - 12 - 10:52 a.m.)
COUNTY ATTORNEY'S REPORT

No report.

(09/01/20 - 12 - 10:52 a.m.)
CLERK OF COURT'S REPORT

No report.

(09/01/20 - 12 - 10:52 a.m.)
ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 10:52 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 582217, totaling \$920 (8/26/20)

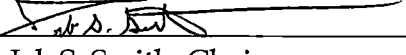
2. St. Johns County Board of County Commissioners Check Register, Check No. 582218, totaling \$2,260.38 (8/27/20)
3. St. Johns County Board of County Commissioners Check Register, Check No. 582219, totaling \$46,976.68 and Voucher Register, Voucher Nos. 52216-52218, totaling \$ 755.11 (8/27/20)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 582220-582233, totaling \$2,260.38 (8/27/20)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 52219-52220, totaling \$7,994.27 (8/27/20)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 582234-582246, totaling \$252,630.72 (8/28/20)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 582247-582391, totaling \$1,457,267.53 and Voucher Register, Voucher Nos. 52221-52307, totaling \$1,007,532.99 (9/1/20)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 582392-582431, totaling \$41,458.11 and Voucher Register, Voucher Nos. 52308-52353, totaling \$67,074.94 (9/2/20)
9. St. Johns County Board of County Commissioners Check Register, Check No. 582432, totaling \$111.07 and Voucher Register, Voucher No. 52354, totaling \$818 (9/3/20)

CORRESPONDENCE:

There was none.

Approved _____ October 20_____, 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

