

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
DECEMBER 15, 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: Jeremiah R. Blocker, District 4, Chair
Henry Dean, District 5, Vice Chair
Christian Whitehurst, District 1
Jeb S. Smith, District 2
Paul M. Waldron, District 3
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; and Brad Bulthuis, Senior Assistant County Attorney

(12/15/20 - 1 - 9:00 a.m.)
CALL TO ORDER

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

(12/15/20 - 1 - 9:01 a.m.)
ROLL CALL

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

(12/15/20 - 1 - 9:02 a.m.)
INVOCATION

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

(9:03 a.m.) Rob Hardwick, Sheriff Elect, spoke on the work relationship between offices and committed that an executive staff member of the Sheriff's Office would attend each BCC meeting, beginning January 2021.

(12/15/20 - 1 - 9:05 a.m.)
PLEDGE OF ALLEGIANCE

Rob Hardwick, Sheriff Elect, led the Pledge of Allegiance.

(12/15/20 - 1 - 9:05 a.m.)
PUBLIC COMMENT

Bill McClure, 6905 Richard Place, spoke on an opportunity for a rural home industry in Hastings, located at 1050 County Road 13 South. He noted the discrepancy in the interpretation by staff and the Land Development Code regarding the requirement of an existing building in order to turn it into a rural home industry.

(9:10 a.m.) Sherry Badger, 2772 South Collins Avenue, provided pictures of trash receptacle violations that were improperly placed in the adjacent shopping center across from South Collins Avenue, *Exhibit A*.

(9:13 a.m.) BJ Kalaidi, 8 Newcomb Street, requested that the Board rescind the mask ordinance; and spoke in opposition of the gathering downtown for Martin Luther King. Additionally, she spoke on the effectiveness of wearing masks.

(9:16 a.m.) Beth Darby, 9369 Old A1A, spoke on the lack of resolution with the Summerhaven erosion issues.

(9:20 a.m.) Sheila Gillikin, 9403 Old A1A, spoke on the health and safety issues relating to the lack of ingress and egress in Summerhaven.

(9:24 a.m.) Tom Reynolds, 50 Brigantine Court, spoke on the Summerhaven issues, the sheriff's presence at the meeting, voter fraud, the new congressmen, and the regular agenda items.

(9:28 a.m.) Edward Ross, 9429 Old A1A, spoke on better access for emergency vehicles to Summerhaven; beach erosion and the change in the water current pattern, due to the man-made changes to the north and south of Summerhaven; and requested State and Federal assistance to review the problem.

(9:31 a.m.) Maria Chavez, 9409 Old A1A, spoke on the increasing taxes and lack of improvements to Summerhaven.

(9:35 a.m.) Vivian Browning, 30 Beachcomber Way, spoke in support of Consent Item No. 3.

(9:38 a.m.) Armond Barian, 9413 Old A1A, spoke on the access to the Summerhaven homes.

(9:41 a.m.) Dean gave his opinion on a sustainable solution for the Summerhaven issues and requested that staff review options for an equitable long-term solution. Discussion ensued on conversations regarding the Summerhaven issues. Andrews reported on the Comprehensive Master Plan to address the options for a solution to the north end of Summerhaven. *Consensus was given by the Board to place Summerhaven as an agenda item on the January 19, 2021, BCC meeting.*

(12/15/20 - 2 - 9:48 a.m.)

DELETIONS TO THE CONSENT AGENDA

There were none.

(12/15/20 - 2 - 9:48 a.m.)

APPROVAL OF CONSENT AGENDA

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

Yea: Dean, Smith, Waldron, Blocker, and Whitehurst

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt St. Johns County **Emergency Proclamation No. 2020-47**, extending the local state of emergency for an additional seven-day period

EMERGENCY PROCLAMATION NO. 2020-47

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. 2020-487**, approving the final plat for Shearwater, Phase 2C-5 (replat)

RESOLUTION NO. 2020-487

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 2C-5

4. Motion to adopt **Resolution No. 2020-488**, approving the final plat for Shearwater, Phase 2E-2 (replat)

RESOLUTION NO. 2020-488

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

5. Motion to adopt **Resolution No. 2020-489**, approving the final plat for Entrada, Phase 1, Unit 2

RESOLUTION NO. 2020-489

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ENTRADA, PHASE 1, UNIT 2

6. Motion to approve the Brookside Preserve PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2020-06)
7. Motion to adopt **Resolution No. 2020-490**, approving the terms, conditions, provisions, and requirements of a Memorandum of Understanding relating to park impact fee credits, between St. Johns County, Twin Creeks Development Associates, LLC, and Twin Creeks Ventures, LLC; and authorizing the chair to execute the Memorandum of Understanding, on behalf of the County

RESOLUTION NO. 2020-490

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A MEMORANDUM OF UNDERSTANDING REGARDING PARK IMPACT FEE CREDITS WITH TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, AND TWIN CREEKS VENTURES, LLC; AND AUTHORIZING THE CHAIR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING, ON BEHALF OF THE COUNTY

8. Motion to adopt **Resolution No. 2020-491**, accepting a Deed of Dedication from Coastal Grove PV, LLC, to St. Johns County, as required in the Coastal Grove PV, LLC, Impact Fee Credit Agreement, for Roscoe Boulevard right-of-way

RESOLUTION NO. 2020-491

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM COASTAL GROVE PV, LLC, TO ST. JOHNS COUNTY, AS REQUIRED IN THE COASTAL GROVE PV, LLC, IMPACT FEE CREDIT AGREEMENT, FOR ADDITIONAL RIGHT-OF-WAY ALONG ROSCOE BOULEVARD

9. Motion to adopt **Resolution No. 2020-492**, authorizing the chair of the Board, on behalf of the County, to execute an Easement Agreement to allow for ingress and egress, across a portion of county-owned property, to access property west of Old Moultrie Road

A RESOLUTION NO. 2020-492

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT AGREEMENT, TO ALLOW FOR INGRESS AND EGRESS ACROSS A PORTION OF COUNTY OWNED PROPERTY, TO ACCESS PROPERTY WEST OF OLD MOULTRIE ROAD

10. Motion to adopt **Resolution No. 2020-493**, accepting and authorizing the chair of the Board to join in the execution of a Sovereignty Submerged Lands Easement Renewal, for use of State submerged lands as an offshore borrow area, for future beach nourishment projects

RESOLUTION NO. 2020-493

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AND AUTHORIZING THE CHAIR OF THE BOARD TO JOIN IN THE EXECUTION OF A SOVEREIGNTY SUBMERGED LANDS EASEMENT RENEWAL, FOR USE OF STATE SUBMERGED LANDS AS AN OFFSHORE BORROW AREA, FOR FUTURE BEACH NOURISHMENT PROJECTS

11. Motion to adopt **Resolution No. 2020-494**, authorizing staff to apply for Florida Department of Transportation (FDOT) Transportation Alternatives Program funding for the Vilano Trail, for design and construction of the proposed trail, to add this project to the FDOT, Five Year Work program and to complete all necessary application paperwork, including a certification of commitment to maintenance of the facility

RESOLUTION NO. 2020-494

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

AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPLY FOR FLORIDA DEPARTMENT OF TRANSPORTATION - TRANSPORTATION ALTERNATIVES PROGRAM FUNDING, FOR DESIGN AND CONSTRUCTION OF THE PROPOSED THE VILANO TRAIL; AND ADD THIS PROJECT TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FIVE YEAR WORK PROGRAM; AND TO COMPLETE ALL NECESSARY APPLICATION PAPERWORK AND CERTIFICATIONS

12. Motion to adopt **Resolution No. 2020-495**, authorizing the county administrator, or designee, to execute and issue Task Order No. 3, under Master Contract No. 20-MCC-TBL-12434, to TB Landmark Construction, Inc., for directional boring services, for an amount not to exceed \$637,687.71; and Task Order No. 27 under Master Contract No. 18-MCC-GHU-08946, to G&H Underground Construction, Inc., to install piping along SR16 to I-95 crossing, using open cut method, for an amount not to exceed \$502,373.79, for completion of the work as specified under each respective agreement

RESOLUTION NO. 2020-495

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AND ISSUE TASK ORDER NO. 3, UNDER BID NO. 20-58 (MASTER CONTRACT 20-MCC-TBL-12434), TO TB LANDMARK CONSTRUCTION, INC., AND TASK ORDER NO. 27, UNDER RFP 18-22 (MASTER CONTRACT 18 MCCGHU- 08946), TO G&H UNDERGROUND CONSTRUCTION, INC., FOR COMPLETION OF THE SR 16 RECLAIM AND FORCE MAIN IMPROVEMENT PROJECT

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. 2020-496**, authorizing the county administrator, or his designee, to piggyback the Florida Department of Transportation (FDOT) Public Transit Office's Contract No. TRIPS-17-CA-CBS, for the purchase of two new Champion Cutaway Transit Vehicles (Buses) from Creative Bus Sales, Inc., for a total purchase price of \$173,268

RESOLUTION NO. 2020-496

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 TWO REPLACEMENT FORD E450, 7.3L GAS ENGINE, CHALLENGER CHAMPION CUTAWAY TRANSIT VEHICLES (BUSES), TO BE USED IN THE ST. JOHNS COUNTY COUNCIL ON AGING

15. Motion to adopt **Resolution No. 2020-497**, authorizing the chair to execute local government certifications for SFY 17/18, FY 18/19, & 19/20 SHIP annual reports

RESOLUTION NO. 2020-497

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE SUBMITTAL OF THE STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) ANNUAL REPORT, FOR FISCAL YEARS 2017-2018, 2018-2019, AND 2019-2020, TO THE FLORIDA HOUSING FINANCE CORPORATION; AUTHORIZING THE CHAIR TO SIGN THE NECESSARY CERTIFICATIONS ACCEPTING THE REPORT; AND PROVIDING AN EFFECTIVE DATE

16. Motion to adopt **Resolution No. 2020-498**, authorizing the county administrator, or his designee, to execute a subrecipient contract between St. Johns County and Alpha-Omega Miracle Home, Inc., substantially in the same form as attached, for the purpose of increasing the supply of affordable housing in St. Johns County

RESOLUTION NO. 2020-498

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 THE ACQUISITION AND REHABILITATION OF UNITS 44 AND 82 OF THE MOULTRIE LAKES CONDOMINIUMS, FOR ALPHAOMEGA MIRACLE HOME INC., UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

17. Motion to approve Minutes:
- 11/17/20, BCC Special
 - 11/17/20, BCC Regular
 - 11/24/20, BCC Special
 - 12/08/20, BCC Special
18. Proofs:
- a. Proof: Requisition of Bids, BID No. 21-36; Sawgrass Rejet Pond Cleaning, published on 10/22/2020, and 10/29/2020, in *The St. Augustine Record*
 - b. Proof: Requisition of Bids, BID No. 21-01; Group 3A, Marsh Creek 2, 3, 4 (PS 74, PS 75, PS 76) Lift Station Improvements, published on 10/23/2020, and 10/30/2020, in *The St. Augustine Record*
 - c. Proof: Requisition of Bids, BID No. 21-31; Bartram Library Roof Replacement, published on 10/26/2020, and 11/02/2020, in *The St. Augustine Record*
 - d. Proof: Requisition of Bids, BID No. 21-42; St. Augustine Amphitheatre Shuttle Services, published on 10/28/2020, and 11/04/2020, in *The St. Augustine Record*
 - e. Proof: Requisition of Bids, BID No. 21-24; Sale of Real Property, located at 58 Masters Drive, published on 11/02/2020, and 11/09/2020, in *The St. Augustine Record*
 - f. Proof: Requisition of Proposals, RFP No. 21-35; Water Well Assessment and Rehabilitation Services, published on 11/03/2020, and 11/10/2020, in *The St. Augustine Record*

- g. Proof: Requisition of Bids, BID No. 21-05; Countywide Pipe and Manhole Lining Renewal and Rehabilitation Services, published on 11/04/2020, and 11/11/2020, in *The St. Augustine Record*
- h. Proof: Notice of Meeting; 11/17/20, BCC Special Reorganization Meeting, published on 11/10/2020, in *The St. Augustine Record*

(12/15/20 - 7 - 9:49 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Dean requested to add an additional item for discussion for the Land Acquisition and Management Program (LAMP). Blocker approved the request as Regular Agenda Item No. 8.

(12/15/20 - 7 - 9:49 a.m.)

APPROVAL OF REGULAR AGENDA

Motion by Dean, seconded by Waldron, carried 4/1, to approve the Regular Agenda, as amended.

Yea: Dean, Waldron, Smith, and Whitehurst

Nay: Blocker

(12/15/20 - 7- 9:50 a.m.)

1. PUBLIC HEARING, REZ 2020-18, TABONE. REQUEST TO REZONE APPROXIMATELY .65 ACRES FROM RESIDENTIAL, SINGLE FAMILY (RS-3) TO OPEN RURAL (OR), AT 2880 OLD MOULTRIE ROAD

Proof of publication of the notice of public hearing on REZ 2020-18, Tabone, was received, having been published in *The St. Augustine Record* on October 23, 2020.

There were no ex parte disclosures.

William Tabone, Owner, 2880 Old Moultrie Road, presented his request to rezone his last remaining parcel to an OR zoning, for refinancing purposes.

(9:51 a.m.) Joseph Cearley, presented the details of the request, via PowerPoint.

(9:52 a.m.) Tom Reynolds, 50 Brigantine Court, voiced his concerns with the request.

(9:54 a.m.) Motion by Waldron, seconded by Smith, carried 5/0, to enact Ordinance 2020-62, approving REZ 2020-18, Tabone rezoning, based upon four findings of fact.

Yea: Dean, Waldron, Smith, Blocker, and Whitehurst

Nay: None

ORDINANCE NUMBER: 2020-62

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-3) TO OPEN RURAL (OR); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(12/15/20 - 8 - 9:55 a.m.)

2. PUBLIC HEARING, CPA (SS) 2020-02, 9321 BYRD ROAD. REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM AGRICULTURE-INTENSIVE (A-I) TO RESIDENTIAL-A, FOR APPROXIMATELY 5.68 ACRES OF LAND, LOCATED AT 9321 BYRD ROAD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL WITH A 6-1 VOTE, AT THEIR NOVEMBER 5, 2020, REGULAR MEETING. THE AGENCY DISCUSSED THE POTENTIAL OF OTHER SIMILAR AMENDMENTS IN THIS AREA, SHOULD THIS AMENDMENT BE APPROVED

Proof of publication of the notice of public hearing on CPA (SS) 2020-02, 9321 Byrd Road, was received, having been published in *The St. Augustine Record* on October 12, 2020.

Diann Wilson, representing the owner, presented the details of the request, including the compatibility to the surrounding area, via PowerPoint.

(10:00 a.m.) Whitehurst questioned the intent for the wetlands on the property. Wilson responded that there was no intent to build on the wetland area.

(10:01 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2020-63, approving CPA (SS) 2020-02, 9321 Byrd Road, based upon four findings of fact to support the motion.**

Yea: Dean, Waldron, Smith, Blocker, and Whitehurst

Nay: None

ORDINANCE NO. 2020-63

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 AGRICULTURAL-INTENSIVE TO RESIDENTIAL-A, FOR APPROXIMATELY 5.68 ACRES OF LAND, LOCATED AT 9321 BYRD ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(12/15/20 - 8 - 10:02 a.m.)

3. PUBLIC HEARING, CDDAMD 2020-02, SANDY CREEK CDD DISSOLUTION. THIS IS A REQUEST IS TO TERMINATE/DISSOLVE THE SANDY CREEK CDD, LOCATED EAST OF I-95 ON SOUTH SIDE OF COUNTY ROAD 210 WEST, ON SANDY CREEK PARKWAY

Proof of publication of the notice of public hearing on CDD AMD-2020-02, Sandy Creek CDD dissolution, was received, having been published in *The St. Augustine Record* on November 18, 2020.

There were no ex parte communications.

Jonathan Johnson, Hopping Green & Sams, PA, presented the details of the request for dissolution of the Community Development District (CDD), via PowerPoint. He stated that the dissolution of the CDD would impose no obligations on the BCC or the citizens of the County.

(10:06 a.m.) Motion by Whitehurst, seconded by Smith, carried 5/0, to enact Ordinance 2020-64, to approve the dissolution of CDDAMD 2020-02, Sandy Creek CDD, with three findings of fact to support the dissolution of Sandy Creek Community Development District (CDD) Ordinance 2004-23.

Yea: Dean, Waldron, Smith, Blocker, and Whitehurst
Nay: None

ORINANCE NO. 2020-64

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, PROVIDING FOR AND RELATING TO THE DISSOLUTION AND TERMINATION OF SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 189 AND CHAPTER 190, FLORIDA STATUTES, AND SECTION 125.66, FLORIDA STATUTES; PROVIDING FOR THE DISSOLUTION AND TERMINATION OF SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR REPEAL OF ORDINANCE NO. 2004-23, WHICH ESTABLISHED SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING A LIMITATION ON COUNTY OBLIGATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

(12/15/20 - 9 - 10:06 a.m.)

4. PUBLIC HEARING, COMPAMD 2020-03, BANNON LAKES (TRANSMITTAL). REQUEST TO MODIFY THE PREVIOUSLY APPROVED BANNON LAKES COMPREHENSIVE PLAN TEXT POLICY A.1.11.1(M)(8)(F), IN ORDER TO INCREASE THE MAXIMUM ALLOWED RESIDENTIAL UNITS FROM 999 TO 1,286, FOR APPROXIMATELY 580 ACRES OF LAND, LOCATED ON THE NORTH SIDE OF INTERNATIONAL GOLF PARKWAY EAST OF I-95. THE PLANNING AND ZONING AGENCY (PZA) HELD A PUBLIC HEARING ON THIS ITEM ON JULY 16, 2020, AND VOTED 3-2, IN FAVOR OF TRANSMITTAL. INFORMATION REGARDING PZA DISCUSSION IS PROVIDED IN THE ATTACHED STAFF REPORT. THE APPLICANT REQUESTED A CONTINUANCE OF THE ITEM SCHEDULED FOR SEPTEMBER 1, 2020, TO A DATE UNCERTAIN, IN ORDER TO ALLOW THE OPPORTUNITY TO CONTINUE DISCUSSIONS WITH COMMUNITY RESIDENTS REGARDING PROPOSED CHANGES

Proof of publication of the notice of public hearing on COMPAMD 2020-03, Bannan Lakes, was received, having been published in *The St. Augustine Record* on November 18, 2020.

Ellen Avery-Smith, Esq., Rogers Towers, 100 Whetstone Place, provided a background and history of the property and surrounding properties, via PowerPoint. She spoke on the request to add additional multi-family units, the proportionate fair share agreement, mitigation, and preservation of wetlands.

(10:15 a.m.) Lindsay Haga, England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida, provided additional information regarding the request to modify the Comprehensive Plan Text Policy, via PowerPoint. She spoke on the reduction of vehicle trips from Parcel A. Avery-Smith commented on controlled access to the existing amenity center.

(10:22 a.m.) Blocker requested staff to explain the transmittal process versus the adoption process for the audience. McCormack explained the transmittal process.

(10:24 a.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of the transmittal.

(10:24 a.m.) The following members of the public spoke in opposition of the transmittal due to the impact to traffic, density, schools, and environment:

- Bill Powell, 132 Yellowfin Drive, additionally, he spoke on the lack of need for the intended gas stations in the area.
- Steve Commorato, 336 Ash Breeze Cove
- Kim Crenier, 53 Bent Lake Court
- David Gueterman, 262 Lake Bridge Road
- Michael Sheldon, 54 Rock Spring Loop
- David Glabb, 260 Ash Breeze Cove
- Michael West, 154 Bridge Oak Lane
- Sandra Lovett, 244 Lake Bridge Road, additionally, she spoke on access to the Bannan Lakes amenities; St. Johns County Land Document, regarding compatibility; and submitted copies of emails from other residents, in opposition, *Exhibit A*.
- William Fischer, 10130 McMahan Avenue
- Cathy Elliott, 139 Bluejack Lane
- BJ Kalaidi, 8 Newcomb Street, additionally, she mentioned the community meeting that never took place.
- John Dennehy, 1124 Hawk Watch Circle, additionally, he spoke on an emergency evacuation route, and the proposed gas station.

(11:00 a.m.) Avery-Smith responded to comments regarding traffic concerns, school capacity, and commercial projects.

(11:05 a.m.) Jeff Crammond, England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida, spoke on the traffic concerns of the surrounding residents.

(11:08 a.m.) Waldron questioned the location of the additional single family homes.

(11:09 a.m.) Art Lancaster, 700 Ponte Vedra Lakes Boulevard, clarified that there would be an exchange of multi-family units to single family units.

(11:11 a.m.) Whitehurst questioned number of apartments to be added, how the traffic mitigation reduction was figured, who would be responsible for additional drainage fees, and the amenity center access.

(11:14 a.m.) Crammond explained the difference in trips from non-residential versus residential. Lancaster responded regarding the drainage fees and amenity center access.

(11:18 a.m.) Smith questioned the deficiencies in transportation and the proportionate fair share for the project.

(11:18 a.m.) Phong Nguyen, Transportation Development Manager, provided information regarding the deficiencies, trips, concurrency, and proportionate fair share.

(11:20 a.m.) McCormack clarified the aspect of the gas station would be handled separately as a major modification to a Planned Unit Development (PUD). Additionally, Brad Bulthuis, Assistant County Attorney, responded to the concern with services provided by the Bannan Lakes Community Development District (CDD). Discussion ensued.

(11:26 a.m.) Blocker questioned whether the meeting with the community took place. Lancaster responded that there was not a meeting on site, however, there had been communications with homeowners.

(11:32 a.m.) Teresa Bishop, Growth Management, Planning Division Manager, clarified that the intent was to continue discussion with community residents, which did take place.

(11:33 a.m.) Blocker asked Lancaster to explain the changes to the intent of the property from its beginning application.

(11:35 a.m.) Waldron asked Lancaster to clarify the boundaries of the CDD.

(11:39 a.m.) Motion by Whitehurst, seconded by Dean, carried 3/2, Blocker and Waldron dissenting, to approve transmittal of COMPAMD 2020-03, Bannon Lakes, based on four findings of fact.

Yea: Dean, Smith, and Whitehurst

Nay: Waldron and Blocker

(12/15/20 - 11 - 11:39 a.m.)

5. PUBLIC HEARING, CDD 2020-03, PETITION TO ESTABLISH THE PREMIUM POINTE CDD. PETITION TO ESTABLISH THE PREMIUM POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), COMPRISED OF APPROXIMATELY 150.74 ACRES OF LAND, LOCATED GENERALLY SOUTH AND WEST OF SR 16, NORTH OF CR 208, AND EAST OF SOUTH FOREST CREEK DRIVE. THE CDD SERVES THE ELEVATION POINTE AT ANDERSON PARK PUD. THE ELEVATION POINTE PUD CONSISTS OF 430 TOWNHOMES, 320 MULTI-FAMILY UNITS, 240 HOTEL ROOMS AND 190,000 SQUARE FEET OF COMMERCIAL USES. THE CDD DOES NOT INCLUDE THE CURRENTLY DEVELOPED PORTIONS OF THE ANDERSEN PARK PUD

Proof of publication of the notice of public hearing on CDD 2020-03, Petition to establish the Premium Point CDD, was received, having been published in *The St. Augustine Record* on November 17, 2020, November 24, 2020, December 1, 2020, and December 8, 2020.

There were no ex parte communications.

Jonathan Johnson, Hopping Green & Sams, PA, presented the details of the petition, via PowerPoint. He noted that the PowerPoint presentation showed a total of 150.1 acres and the briefing material stated 150.74, due to a request from staff to remove a portion of Toms Road, which was to be conveyed to the County.

(11:46 a.m.) Sean Dennehy, 1124 Hawk Watch Circle, questioned what would happen to the property involved if the CDD was not approved. Johnson responded.

(11:49 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance 2020-65, establishing the Premium Pointe Community Development District (CDD), CDD 2020-03, based upon three findings of fact.

Yea: Dean, Waldron, Smith, Blocker, and Whitehurst

Nay: None

ORDINANCE NO. 2020-65

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE PREMIUM POINTE 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

(12/15/20 - 12 - 11:51 a.m.)

6. ST. VINCENT'S HEALTH SYSTEM, INC., ECONOMIC DEVELOPMENT INCENTIVE REQUEST FOR ASCENSION ST. VINCENT'S ST. JOHNS COUNTY HOSPITAL CAMPUS. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED AN APPLICATION FROM ST. VINCENT'S HEALTH SYSTEM, INC. (APPLICANT), FOR THE PROJECT ASCENSION ST. VINCENT'S ST. JOHNS COUNTY, REQUESTING ECONOMIC DEVELOPMENT INCENTIVES. ASCENSION ST. VINCENT'S ST. JOHNS COUNTY IS PROPOSED TO BE A NEW HOSPITAL CAMPUS WITH A HOSPITAL, MEDICAL OFFICES, AND SUPPORTING USES THAT WILL OFFER VARIOUS HEALTHCARE SERVICES TO ST. JOHNS COUNTY RESIDENTS. PHASE ONE OF THE PROJECT IS PROPOSED TO BRING APPROXIMATELY 450 NEW HIGH-WAGE JOBS TO ST. JOHNS COUNTY. THE AVERAGE ANNUAL WAGE IS ESTIMATED TO BE \$81,500, WHICH IS MORE THAN 125 PERCENT OF ST. JOHNS COUNTY'S AVERAGE WAGE RATE. THE PROJECT SCORED EIGHT POINTS UNDER THE NEW INDUSTRY CATEGORY OF THE COUNTY'S BUSINESS INCENTIVE PROGRAM, MAKING IT ELIGIBLE FOR EXPEDITED PERMITTING AND AN ECONOMIC DEVELOPMENT GRANT OF UP TO 100 PERCENT OF FEES PAID TO THE COUNTY BY THE APPLICANT (IMPACT FEES AND WATER/SEWER CONNECTION FEES), FOUR YEARS AD VALOREM TAX PAID BY THE APPLICANT (GENERAL COUNTY PORTION) ON CAPITAL IMPROVEMENTS, AND FOUR YEARS TANGIBLE BUSINESS PERSONAL PROPERTY TAX (GENERAL COUNTY PORTION). SINCE THE APPLICANT IS A NONPROFIT ENTITY, A PORTION OF THE PROJECT WILL BE TAX EXEMPT. ALSO, SINCE THE PROPERTY IS LOCATED OUTSIDE THE ST. JOHNS COUNTY UTILITY SERVICE AREA, WATER/SEWER CONNECTION FEE REIMBURSEMENTS ARE NOT APPLICABLE. THE FIRST PHASE OF THE PROJECT IS ANTICIPATED TO BE COMPLETE IN THE SUMMER OF 2022. WITH THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FISCAL YEAR (FY) 24. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$1,444,022. IN ACCORDANCE WITH PROGRAM REQUIREMENTS, THE AGENCY IS REQUIRED TO REVIEW THE APPLICATION AND MAKE A WRITTEN REPORT TO THE BOARD OF COUNTY COMMISSIONERS. THIS ITEM IS PRESENTED FOR THE BOARD'S CONSIDERATION

Joy Andrews, Deputy County Administrator of Strategic Affairs, presented the details of the item, including the Cost Benefit Analysis, via PowerPoint.

(11:55 a.m.) Virginia Hall, President of the Ascension St. Vincent's Foundation, 1 Shircliff Way, Jacksonville, Florida, provided additional details of the project.

(11:58 a.m.) Bill Shilling, Kimley-Horn and Associates, 12740 Gran Bay Parkway West, Suite 2350 Jacksonville, Florida, stated he was available for any questions from the Board.

(12:00 p.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of the item as a not for profit project.

(12:00 p.m.) Rebecca Lavie entered the meeting.

(12:01 p.m.) **Motion by Whitehurst, seconded by Smith, carried 5/0, to instruct the county attorney to draft an Economic Development Agreement for St. Vincent's Health System, Inc., to construct a 230,000-square-foot hospital campus, and place the proposed agreement for consideration by the Board at a later regularly scheduled meeting.**

Yea: Dean, Waldron, Smith, Blocker, and Whitehurst

Nay: None

(12/15/20 - 13 - 12:02 p.m.)

7. PROJECT LOT 8 ECONOMIC DEVELOPMENT INCENTIVE REQUEST. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED AN APPLICATION FROM PROJECT LOT 8 (APPLICANT), FOR ECONOMIC DEVELOPMENT INCENTIVES. THE APPLICANT HAS REQUESTED CONFIDENTIALITY FOR THE PROJECT AS IT GOES THROUGH THE DUE-DILIGENCE PROCESS. THE APPLICANT PROPOSES TO DEVELOP A STATE-OF-THE-ART FACILITY, THAT IS ESTIMATED TO BE 40,000 SQUARE FEET. THE APPLICANT PROPOSES TO BRING 197 NEW JOBS TO ST. JOHNS COUNTY, PAYING AN AVERAGE WAGE OF \$57,576.61, WHICH IS 125 PERCENT + OF ST. JOHNS COUNTY'S AVERAGE WAGE RATE. THE PROJECT SCORED FIVE POINTS UNDER THE 'NEW INDUSTRY' CATEGORY OF THE COUNTY'S BUSINESS INCENTIVE PROGRAM, WHICH MAKES IT ELIGIBLE FOR EXPEDITED PERMITTING AND AN ECONOMIC DEVELOPMENT GRANT OF UP TO 50 PERCENT OF IMPACT FEES AND WATER/SEWER CONNECTION FEES PAID TO THE COUNTY, TWO YEARS AD VALOREM TAX PAID BY THE APPLICANT (GENERAL COUNTY PORTION) ON CAPITAL IMPROVEMENTS, AND TWO YEARS TANGIBLE BUSINESS PERSONAL PROPERTY TAX PAID BY THE APPLICANT (GENERAL COUNTY PORTION). COMPLETION OF THE PROJECT IS ANTICIPATED WITHIN THE THIRD QUARTER OF 2021. WITH THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FY23. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$348,453. IN ACCORDANCE WITH PROGRAM REQUIREMENTS, THE AGENCY IS REQUIRED TO REVIEW THE APPLICATION AND MAKE A WRITTEN REPORT TO THE BOARD OF COUNTY COMMISSIONERS

Jennifer Zuberer, Economic Development Specialist, presented the details of the request, via PowerPoint.

(12:05 p.m.) Tom Reynolds, 50 Brigantine Court, spoke in opposition of the incentive.

(12:07 p.m.) BJ Kalaidi, 8 Newcomb Street, questioned whether the address could be disclosed.

(12:08 p.m.) **The item died for lack of a motion.**

(12/15/20 - 14 - 12:08 p.m.)

8. DISCUSSION ON LAND ACQUISITION AND MANAGEMENT PROGRAM (LAMP)

Dean presented the details of his request to revisit the LAMP program.

(12:11 p.m.) Whitehurst suggested to adjust the revenue source for the rate of inflation, in the amount of \$370,000. Discussion ensued on the amount of land mass in the County.

(12:12 p.m.) Smith spoke on the amount of land mass in the County, how much land the County owned, and voiced his concerns with the consumption of taxpayer money and removing taxable property from the tax rolls.

(12:18 p.m.) Waldron voiced his concerns with funding the LAMP, stating he would be in favor of an advisory board but not allocating funding. Blocker suggested having staff present a report on how the Board could move forward with the program.

(12:24 p.m.) Motion by Dean, seconded by Whitehurst, carried 4/1, with Smith dissenting, directing staff to prepare a recommendation to revive the LAMP program, including an Advisory Board, and identify a source of revenue of \$370,000, for potential opportunity acquisitions, to be presented to the Board, at the January 15, 2021, meeting.

Yea: Dean, Waldron, Blocker, and Whitehurst

Nay: Smith

(12/15/20 - 14 - 12:24 p.m.)

COMMISSIONERS' REPORTS

Commissioner Waldron

Waldron requested Board consensus on placing a discussion item regarding building a beach walkover from Escambia Street. *Consensus was given.*

(12:26 p.m.) Tom Reynolds, 50 Brigantine Court, spoke on the delay for remote participation. He also spoke in support of the request.

(12:28 p.m.) Waldron spoke on reviewing the process for family farms. Smith commented on investigating a possible sunset provision. *Consensus was given to review a sunset provision for small land use changes within the family farms area.*

(12:32 p.m.) Waldron recognized the St. Augustine High Yellow Jackets football team for their accomplishments. Additionally, he recognized Chairman Danny Berenberg, Tourist Development Council (TDC), in the audience. He requested the Board send a letter to the TDC to move forward with the development of a Sports Commission. *Consensus was given to send a letter to the TDC to move forward with the development of a Sports Commission, to be presented to the BCC.*

(12:36 p.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of a Sports Commission. Additionally, he suggested appointing Commissioner Smith to the TDC.

Commissioner Whitehurst

(12:38 p.m.) Whitehurst welcomed Blocker back and thanked him for his service. He also thanked the Julington Creek Plantation CDD Board for their community Christmas event.

Commissioner Dean

(12:40 p.m.) Dean requested that the Board approve \$3,500 to sponsor the National Conference on Beach Preservation Technology.

(12:46 p.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of the request for funding the conference and questioned whether the public would be able to participate.

(12:48 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of funding the conference.

(12:42 p.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to approve \$3,500 for St. Johns County to be a full sponsor of the National Conference on Beach Preservation Technology.**

Yea: Dean, Waldron, Blocker, Smith, and Whitehurst

Nay: None

Commissioner Smith

(12:49 p.m.) Smith commented on the Ravenswood Subdivision rezoning request that failed. He requested to rehear the item now that Commissioner Blocker had returned.

(12:51 p.m.) **Motion by Smith, seconded by Whitehurst, carried 5/0, to rehear the Ravenswood Subdivision rezoning request.**

Yea: Dean, Waldron, Blocker, Smith, and Whitehurst

Nay: None

(12:51 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of the request stating that an absent commissioner, so long as there was a quorum, should not require a rehearing.

(12:52 p.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of the request.

(12:53 p.m.) McCormack clarified that item would not be a new application but a revisit of the item and questioned whether it would require going to the Planning and Zoning Agency (PZA), if the applicant wanted to make any substantive changes. Smith noted that if there were substantive changes, it would need to go back to the PZA.

(12:55 p.m.) Smith extended condolences to the family of Cody Seckinger. Additionally, he provided an agriculture report and commented on the St. Augustine High School Yellow Jackets accomplishments.

Commissioner Blocker

(12:58 p.m.) Blocker spoke on inviting citizens to lead the meetings with the Pledge of Allegiance. He also requested that the county attorney make sure that the Board was in compliance with the new case law regarding public comment.

Blocker requested consensus by Board send a letter to the School Board regarding hosting a joint meeting to address issues being faced as a community. *Consensus was given to send a letter to the school board regarding a joint meeting.*

Blocker spoke on safety issues regarding a wake zone, south of Canal Boulevard. He requested Board consensus for staff to prepare a recommendation, to present to the Florida Fish and Wildlife Commission, to adjust the wake zone south of Canal Boulevard. Discussion ensued. *Consensus was given to review the safety issues.*

(12/15/20 - 16 - 1:08 p.m.)
COUNTY ADMINISTRATOR'S REPORT

No report.

(12/15/20 - 16 - 1:08 p.m.)
COUNTY ATTORNEY'S REPORT

No report.

(12/15/20 - 16 - 1:09 p.m.)
CLERK OF COURT'S REPORT

No report.

(12/15/20 - 16 - 1:09 p.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 12:09 p.m.

REPORTS:


1. St. Johns County Board of County Commissioners Check Register, Check Nos. 586194-586201, totaling \$4,876 and Voucher Register, Voucher Nos. 54113-54122, totaling \$10,191 (12/08/20)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 586202-586423, totaling \$879,927.93 and Voucher Register, Voucher Nos. 54123-54135, totaling \$194,137.49 (12/08/20)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 586424-586632, totaling \$2,244,713.23 and Voucher Register, Voucher Nos. 54136-54201, totaling \$2,011,578.79 (12/15/20)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 586633-586681, totaling \$29,066.23 and Voucher Register, Voucher Nos. 54202-54376, totaling \$129,339.51 (12/16/20)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 586682-586696, totaling \$47,977.24 and Voucher Register, Voucher Nos. 54377-54379, totaling \$755.11 (12/17/20)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 54380-54381, totaling \$8,486.44 (12/17/20)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 586697, totaling \$10,382.50 (12/18/20)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 586698-586932, totaling \$2,521,730.86 and Voucher Register, Voucher Nos. 54382-54497, totaling \$2,090,825.37 (12/21/20)

CORRESPONDENCE:

There was none.

Approved _____ January 19 _____, 2021

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Henry Dean, Vice Chairman

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

By: 
Deputy Clerk

