

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
FEBRUARY 2, 2021
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

(02/02/21 - 1 - 9:00 a.m.)
CALL TO ORDER

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

(02/02/21 - 1 - 9:02 a.m.)
ROLL CALL

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

(02/02/21 - 1 - 9:02 a.m.)
INVOCATION

Pastor Chris Aussem, Colonial Church, gave the invocation.

(02/02/21 - 1 - 9:05 a.m.)
PLEDGE OF ALLEGIANCE

Bill Dudley, Chairman of the Veterans Council, led the Pledge of Allegiance.

(02/02/21 - 1 - 9:05 a.m.)
DELETIONS TO THE CONSENT AGENDA

None.

(02/02/21 - 1 - 9:06 a.m.)
PROCLAMATION

NORTHEAST FLORIDA REGIONAL COUNCIL AWARD FOR EXCELLENCE IN AFFORDABLE HOUSING

Beth Payne, Chief Executive Officer, Northeast Florida Regional Council, presented the award of excellence to the St. Johns County Board of County Commissioners.

(02/02/21 - 2 - 9:06 a.m.)

APPROVAL OF CONSENT AGENDA

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

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

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt St. Johns County **Emergency Proclamation No. 2021-5**, extending the local state of emergency for an additional seven-day period

EMERGENCY PROCLAMATION NO. 2021-5

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. 2021-4

3. Motion to adopt **Resolution No. 2021-44**, approving the final plat for Waterford Lakes, Phase 1

RESOLUTION NO. 2021-44

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WATERFORD LAKES, PHASE 1

4. Motion to adopt **Resolution No. 2021-45**, approving the final plat for Parkland Preserve, Phase 2B, 2C, and 2D

RESOLUTION NO. 2021-45

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

5. Motion to adopt **Resolution No. 2021-46**, approving the final plat for Entrada, Phase 1, Unit 3

RESOLUTION NO. 2021-46

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ENTRADA, PHASE 1, UNIT 3

6. Motion to adopt **Resolution No. 2021-47**, approving the final plat for Park Ridge

RESOLUTION NO. 2021-47

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PARK RIDGE

7. Motion to adopt **Resolution No. 2021-48**, approving the final plat for Crosswater Village, Phase 6B (replat)

RESOLUTION NO. 2021-48

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR CROSSWATER VILLAGE, PHASE 6B (REPLAT)

8. Motion to adopt **Resolution No. 2021-49**, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on March 2, 2021, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of all of that portion of a 12-1/2 foot alley and a 15 foot alley, and a 20 foot alley lying behind or adjacent to all of Lots 1 through 24, Block 2, Jackson Park Subdivision, as recorded in Map Book 3, page 51, of the public records of St. Johns County, Florida

RESOLUTION NO. 2021-49

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF MARCH 2, 2021, AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF PORTIONS OF JACKSON PARK SUBDIVISION

9. Motion to adopt **Resolution No. 2021-50**, accepting and authorizing the county administrator, or designee, to execute a Temporary Access Easement to a communication antenna tower site, located off US 1 South

RESOLUTION NO. 2021-50

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 US 1 SOUTH

10. Motion to adopt **Resolution No. 2021-51**, approving the terms, provisions, conditions, and requirements of an Agreement between the Jacksonville Electric Authority (JEA) and St. Johns County; authorizing the county administrator to execute the Agreement, on behalf of the County; approving the terms, provisions, conditions, and requirements of a Non-Exclusive Easement for Utilities in favor of JEA; authorizing the chair to execute the easement, on behalf of the County; and amending the Fiscal Year (FY) 2021 budget to recognize and appropriate revenue, in the amount not to exceed \$1,525,038, within the FY 2021 Transportation Trust Fund Budget

RESOLUTION NO. 2021-51

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN JACKSONVILLE ELECTRIC AUTHORITY (JEA) AND ST. JOHNS COUNTY, IN THE AMOUNT OF \$1,525,038; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY; PROVIDING AN EFFECTIVE DATE; AMENDING THE FISCAL YEAR 2021 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE TRANSPORTATION TRUST FUND

11. Motion to adopt **Resolution No. 2021-52**, authorizing the county administrator, or his designee, to award Bid No. 21-24, Sale of Real Property, located at 58 Masters Drive, St. Augustine, Florida, to Casey Welch, as the second highest, responsive, responsible bidder; and execute a Purchase and Sale Agreement, in substantially the same form and format as attached hereto, for the sale of real property, located at 58 Masters Drive, St. Augustine, Florida, in St. Johns County, as provided in Bid No. 21-24

RESOLUTION NO. 2021-52

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-24; AND TO EXECUTE AN AGREEMENT FOR SALE OF REAL PROPERTY, LOCATED AT 58 MASTERS DRIVE, ST. AUGUSTINE, FLORIDA

12. Motion to adopt **Resolution No. 2021-53**, authorizing the county administrator, or his designee, to enter into negotiations, and upon successful negotiations, execute an agreement, in substantially the same form and format as attached hereto, with Complete Services Well Drilling, Inc., Thompson Well & Pump, Inc., and A.C. Schultes of Florida, Inc., to perform services in accordance with RFP No. 21-35, and as authorized by Task Order

RESOLUTION NO. 2021-53

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. 21-35, WATER WELL ASSESSMENT AND REHABILITATION SERVICES TO, COMPLETE WELL SERVICES, INC., THOMPSON WELL AND PUMP, INC., AND A.C. SCHULTES OF FLORIDA, INC.; AND TO EXECUTE AGREEMENTS FOR PERFORMANCE OF SERVICES ON AN AS NEEDED BASIS, AS AUTHORIZED BY TASK ORDER

13. Motion to adopt **Resolution No. 2021-54**, to authorize the county administrator, or his designee, to negotiate with and, if negotiations are successful, to enter into a concessionaire agreement with Rick Burres, d/b/a, The Bait Shack, in accordance with RFP No. 21-27

RESOLUTION NO. 2021-54

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 21-27; AND TO EXECUTE AN AGREEMENT FOR CONCESSION AND BAIT STORE RENTAL, AT VILANO BEACH BOAT RAMP

14. Motion to adopt **Resolution No. 2021-55**, authorizing the county administrator, or designee, to execute a contract, in substantially the same form and format as attached hereto, to Steelhead Plumbing, LLC, for the installation of touchless plumbing fixtures, soap dispensers, roll towel dispensers, and gel liquid hand sanitizer dispensers, for various County facilities, in response to COVID-19, for an amount not-to-exceed \$211,230, in accordance with requirements consolidated under Misc. No. 21-55

RESOLUTION NO. 2021-55

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE TO EXECUTE AN AGREEMENT WITH STEELHEAD PLUMBING, LLC, FOR THE INSTALLATION OF TOUCHLESS PLUMBING FIXTURES, SOAP DISPENSERS, ROLL TOWEL DISPENSERS, AND GEL LIQUID HAND SANITIZER DISPENSERS

15. Motion to adopt **Resolution No. 2021-56**, to authorize the county administrator, or his designee, to award and execute an agreement, in substantially the same form and format as attached, with St Johns County Council on Aging, Inc., d/b/a, Coastal Transportation, as the lowest, responsive, responsible bidder for Bid No. 21-42, St. Augustine Amphitheatre Shuttle Services

RESOLUTION NO. 2021-56

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-42; AND TO EXECUTE AN AGREEMENT FOR ST AUGUSTINE AMPHITHEATRE SHUTTLE SERVICES

16. Motion to adopt **Resolution No. 2021-57**, authorizing the county administrator, or designee, to enter into negotiations with James Moore & Co, P.L., as the highest ranked firm under Misc. No. 21-58, Fiscal Year (FY) 2020 Auditing Services, and upon successful negotiations, entering into an agreement, in substantially the same form and format as attached, for the completion of the required services for an amount not-to-exceed \$205,000

RESOLUTION NO. 2021-57

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 AN AGREEMENT WITH JAMES MOORE & CO., P.L., UNDER MISC. NO. 21-58, FISCAL YEAR (FY) 2020 AUDITING SERVICES

17. 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
18. Motion to approve a transfer of \$20,000 from Fire/EMS Impact Fee Projects Reserve to Service Charges, to cover anticipated Fiscal Year (FY) 2021 credit card service charges
19. Motion to approve a transfer of \$49,850 from Equitable Sharing Justice Department Reserve, for appropriation to the Sheriff's Office, for use in accordance with federal guidelines to purchase a firearm training simulator system, for the Emergency Communications Center and Training Facility
20. Motion to adopt **Resolution No. 2021-58**, approving the issuance by the St. Johns County Housing Finance Authority, of the Governmental Note in connection with the San Marcos Heights Project (Multi-family Mortgage Revenue Note, Series 2021), in an aggregate principal amount not to exceed \$17,500,000

RESOLUTION NO. 2021-58

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE ISSUANCE, BY THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY, FLORIDA, OF ITS MULTI-FAMILY MORTGAGE REVENUE NOTE, SERIES 2021 (SAN MARCOS HEIGHTS), IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$17,500,000, THE PROCEEDS OF WHICH WILL BE LOANED TO SAN MARCOS HEIGHTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "BORROWER"), FOR THE PURPOSE OF FINANCING A PART OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND INSTALLATION OF A MULTI-FAMILY RENTAL HOUSING DEVELOPMENT, TO BE LOCATED IN ST. JOHNS COUNTY, FLORIDA, TO BE OWNED AND OPERATED BY THE BORROWER, AS DESCRIBED HEREIN; ALL PURSUANT TO CHAPTER 159, PART IV, FLORIDA STATUTES, AS AMENDED

21. Motion to adopt **Resolution No. 2021-59**, authorizing the chair to sign Housing and Urban Development (HUD) SF-424 and Certifications; authorizing the county administrator, or his designee, to submit to HUD the signed documents and amended 2019-2020 Annual Action Plan; and recognizing and appropriating \$950,706 in CDBG-CV3 funds, within the fiscal year 2021 general fund budget

RESOLUTION NO. 2021-59

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT \$950,706 IN SUPPLEMENTAL COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, TITLED CDBG-CV3, FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE CHAIR OF THE BOARD, OR HIS DESIGNEE, TO SIGN SF-424, UNIVERSAL APPLICATION AND CERTIFICATION FORM; RECOGNIZING AND APPROPRIATING CDBG-CV WITHIN THE FISCAL YEAR 2021 GENERAL FUND BUDGET; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SUBMIT A SUBSTANTIAL AMENDMENT TO THE 2019-2020 ANNUAL ACTION PLAN, TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

22. Motion to adopt **Resolution No. 2021-60**, approving the terms and conditions; and authorizing the chair to execute the lease between the Bureau of Ocean Energy Management of the Department of the Interior and St. Johns County, regarding the use of outer continental shelf sand resources, in substantially the form attached, for the South Ponte Vedra Beach Restoration project, in St. Johns County

RESOLUTION NO. 2021-60

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 LEASE BETWEEN THE BUREAU OF OCEAN ENERGY MANAGEMENT OF THE DEPARTMENT OF THE INTERIOR AND ST. JOHNS COUNTY, REGARDING THE USE OF OUTER CONTINENTAL SHELF SAND RESOURCES, FOR THE SOUTH PONTE VEDRA BEACH RESTORATION PROJECT, IN ST. JOHNS COUNTY

23. Motion to adopt **Resolution No. 2021-61**, authorizing the county administrator, or designee, to execute a Termination, Release, and Settlement Agreement and a Tourism Promotion Agreement, in substantially the same form and format as attached

RESOLUTION NO. 2021-61

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONER OF ST JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, AND CONDITIONS OF A TERMINATION, RELEASE, AND SETTLEMENT AGREEMENT AND A NEW TOURISM PROMOTION AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE PROFESSIONAL GOLFERS' ASSOCIATION (PGA) TOUR INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENTS, ON BEHALF OF ST. JOHNS COUNTY

24. Motion to approve minutes
- 01/12/2021, BCC Special

(02/02/21 - 8 - 9:06 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Waldron requested to hear Regular Agenda Item 3 as the first item. Blocker moved Regular Agenda Item 3 to be heard as Regular Agenda Item 1A.

(02/02/21 - 8 - 9:06 a.m.)

APPROVAL OF REGULAR AGENDA

Motion by Waldron, seconded by Dean, carried 5/0, to approve the Regular Agenda, as amended.

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

Nay: None

(02/02/21 - 8 - 9:13 a.m.)

1. SUMMERHAVEN UPDATE. THE BOARD DIRECTED STAFF TO PROVIDE INFORMATION REGARDING MANAGEMENT OPTIONS FOR THE COASTAL EROSION IMPACTS TO THE SOUTHERN PORTION OF OLD A1A IN SUMMER HAVEN. STAFF HAS EXAMINED THE HISTORY OF EROSION AND STORM RISK IN THE AREA AND EVALUATED COASTAL MANAGEMENT ALTERNATIVES. THE EVALUATION WILL BE BROUGHT BACK TO THE BOARD TO PROVIDE A FRAMEWORK FOR THE BOARD'S DISCUSSION AND CONSIDERATIONS. DISCUSSION OUTLINE: 1. HISTORY AND BACKGROUND INFORMATION ON SUMMERHAVEN COASTAL EROSION. 2. COASTAL MANAGEMENT ALTERNATIVES CONSIDERED. 3. OLD A1A ROAD ACCESS

Damon Douglas, Coastal Manager, provided an update on the Summerhaven erosion, including a history of Old A1A. He spoke on the damage caused by Hurricane Matthew and the approved vegetative dune, due to begin as soon as possible. He also stated that there would be a continued collaboration between the County, Inland Navigation District, and Army Corps of Engineers, to place the dredge material on the beach. Additionally, there would be sand fencing, dune planting where there was dry sand, mini projects to add fortification where appropriate, and would continue to look for acquisition opportunities, when funding was available. He stated that the three alternatives, that did not include a federal partner, were: 1) beach nourishment, 2) hardened structures, or 3) buy-outs of the area.

(9:19 a.m.) McCormack highlighted points from the Summerhaven Settlement Agreement, *Exhibit A*.

(9:23 a.m.) Dean questioned whether constructing a road west of the homes had been considered. Douglas explained that it would require substantial mitigation and substantial cost to fill and stabilize the wetlands west of the homes. Discussion ensued on the County's compliance with the agreement, and with comments from Joseph Giammanco, Director of Emergency Management, regarding the applications for federal funding. Douglas added that as the road was damaged, power poles were removed, that the high-water line was up as far as the power poles, and at a regular high-tide there was a portion of the access to existing homes that was under water.

(9:33 a.m.) Greg Caudwell, Interim Public Works Director, commented on the efforts and cost taken to obtain access to the area.

(9:34 a.m.) Tom Reynolds, 50 Brigantine Court, spoke on the lack of backup material and commented on the County's responsibility to the residents that chose to build in the area.

(9:37 a.m.) Adam Shreders, 9345 Old A1A, spoke on the damage to the houses north of his home; how Flagler County was able to build a road east of the homes in that area and St. Johns County could not; and the response time for emergency services with the unacceptable condition of the road.

(9:41 a.m.) Waldron asked whether the road could be graded regularly until it was determined that the berms improve the condition of the road. Caldwell stated that the road could be inspected regularly and addressed as necessary.

(9:42 a.m.) Smith questioned whether the County was in compliance with the settlement agreement. McCormack stated that the County was compliant.

(9:42 a.m.) Whitehurst questioned the balance of the Municipal Service Taxing Unit (MSTU). Wade Schroeder, OMB, stated that the balance was approximately \$300,000. Discussion ensued on the use of the MSTU and the per annum contribution to the MSTU.

(9:47 a.m.) Blocker requested Board consensus to place the item on a future agenda for staff to answer the questions raised. Smith and Waldron stated that the dune structure needed to be in place and stabilized in order to move forward. *Consensus was given to place the item on an agenda in the fall.*

(02/02/21 - 9 - 9:49 a.m.)

2. PUBLIC HEARING - REZ 2020-17, RAVENSWOOD SUBDIVISION. REQUEST TO REZONE APPROXIMATELY 65 ACRES OF LAND FROM PLANNED UNIT DEVELOPMENT (PUD) AND OPEN RURAL (OR) TO WORKFORCE HOUSING (WH), TO ALLOW 198 SINGLE FAMILY HOMES AND 124 MULTI-FAMILY HOMES

Proof of publication of the notice of public hearing on REZ 2020-17, Ravenswood Subdivision, was received, having been published in *The St. Augustine Record* on January 8, 2021.

Ex parte communications: Smith disclosed that on December 14, 2020, he met with Bob Porter and Eric Almond, regarding the project, the preserved wetlands, traffic, price points, Crawford Village's density, current designation and its entitlement, adding the twelve acres, and the motion to rehear the item. Additionally, on February 1, 2021, he spoke with Darren Voorhees, regarding compatibility to the area. Dean disclosed that on December 14, 2020, he had a meeting with Bob Porter, regarding issues with the proposal. Additionally, this morning he received an email from Batina Tedder, objecting to the project regarding issues with traffic and flooding. Whitehurst disclosed that on December 16, 2020, he met with Bob Porter and Eric Almond, regarding wetland impacts, geographical location in St. Johns County, and received the email from Mrs. Tedder. Waldron disclosed that on December 14, 2020, he met with Eric Almond and Bob Porter, regarding affordable housing, traffic, and the concerns raised from the previous meeting. Also, on January 9, 2021, he spoke with Butch Frawley, regarding traffic concerns, increased density and received the email from Mrs. Tedder, regarding the increased density, traffic, flooding; on February 1, 2021, he spoke with John George, and Darren Voorhees, regarding the increased density, traffic, flooding, and the impact on the older neighborhood, and with Melissa Caraway, regarding traffic concerns in the area. Blocker disclosed that on December 14, 2020, he met with Bob Porter and Eric Almond, and discussed density increases, traffic concerns, and environmental impacts. He also received emails from concerned citizens, regarding the density increase, traffic, and environmental impacts.

(9:54 a.m.) Bob Porter, D.R. Horton, Inc., 420 Race Track Road, presented the details of the request, via PowerPoint. He provided a picture of the surrounding zonings, *Exhibit A*, and stated that the post development discharge would be 80 percent less than the pre-development discharge of the property.

(10:02 a.m.) Dean questioned whether the price of the medium size home had increased. Additionally, he asked about the changes made to decrease the post development discharge. Porter responded.

(10:05 a.m.) **Motion by Dean, seconded by Whitehurst, carried 3/2, with Smith and Waldron dissenting, to enact Ordinance No. 2021-5, to approve REZ 2020-17, Ravenswood Subdivision, based on four findings of fact, as provided in the staff report.**

Yea: Blocker, Dean, and Whitehurst

Nay: Smith and Waldron

ORDINANCE NO. 2021-5

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) AND PLANNED UNIT DEVELOPMENT (PUD) TO WORKFORCE HOUSING (WH); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(10:06 a.m.) Clay Tredway, 499 Avilla, Lot B, spoke on cleaning out the existing clogged drainage ditches and whether there would be any privacy fencing down the western border.

(10:08 a.m.) Tom Reynolds, 50 Brigantine Court, spoke in opposition of the project due to the small size of the lots.

(10:11 a.m.) Casey Welch, 93 Chapin Street, Vice President of the St. Augustine Ravenswood Neighborhood Association, spoke regarding the residents' concerns with quality of life, traffic, property value, preservation of land, school safety, pedestrian and bicycle safety, and requested to delay the item for more public awareness and input or to reduce the scope in the size of the current development, to allow for a development plan that would better integrate into existing communities.

(10:13 a.m.) Toney Dewitt, 1431 North Whitney Street, spoke in opposition of the project due to the negative impact to the area, increased traffic, safety issues, potential flooding, vehicular danger to the elementary school, lack of sidewalks, impact to existing property values, and quality of life.

(10:15 a.m.) Darren Voorhees, 361 Tirana Avenue, spoke in opposition of the project due to the density and the size of the lots.

(10:18 a.m.) BJ Kalaidi, 8 Newcomb Street, voiced her concerns with owner occupancy, price increases, density, and wetlands.

(10:21 a.m.) Porter responded to the questions regarding pricing, cleaning existing ditches, added fencing, sidewalks, school safety, lot sizes, and price restrictions.

(02/02/21 - 11 - 9:10 a.m.)

3. PFSMOD 2020-01, CORDOVA PALMS - SR 313 - AMENDMENT TO CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT. CORDOVA PALMS INVESTMENT, LLC (APPLICANT), HAS REQUESTED AN AMENDMENT TO THE CORDOVA PALMS CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT (AMENDMENT) THAT WAS APPROVED BY THE BCC ON MARCH 20, 2018, TO MITIGATE TRANSPORTATION CONCURRENCY IMPACTS FOR THE CORDOVA PALMS PUD, FOR THE DEVELOPMENT OF 750 SINGLE FAMILY UNITS AND 150,000 SQ. FT. OF COMMERCIAL RETAIL AND SERVICE USES (PROPORTIONATE FAIR SHARE (PFS) AGREE 2017-01). THE CORDOVA PALMS PFS AGREEMENT PROVIDES FOR THE DEDICATION OF R.O.W. AND EASEMENTS FOR STATE ROAD (SR) 313 TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) (COMPLETE) AND THE CONSTRUCTION OF A PORTION OF SR 313 FROM US 1 TO THE PROJECT ENTRANCE, INCLUDING THE SR 313/US 1 INTERSECTION. DURING THE DESIGN PHASE FOR SR 313, SIGNIFICANT DESIGN CHANGES WERE REQUIRED BY FDOT AND THE FLORIDA EAST COAST (FEC) RAILROAD THAT RESULTED IN ADDITIONAL COSTS NOT ANTICIPATED BY THE APPLICANT. A SUBSEQUENT DEVELOPMENT AGREEMENT WAS APPROVED BY THE BCC IN 2019, FOR THE IMPROVEMENTS AT SR 313 AND US 1 INTERSECTION, WHEREIN THE COUNTY ASSUMED RESPONSIBILITY FOR CONSTRUCTION OF THE IMPROVEMENTS AT THE INTERSECTION EAST OF THE FEC, WITH THE STATE GRANT IN THE AMOUNT OF \$3.7 MILLION (FDOT) TO FACILITATE THE IMPROVEMENTS, AND THE APPLICANT ASSUMED RESPONSIBILITY FOR ANY ADDITIONAL COSTS ABOVE THE STATE CONTRIBUTION, WITH THE ABILITY TO REQUEST ADDITIONAL IMPACT FEE CREDIT ACCORDINGLY. THE PROPOSED AMENDMENT REQUESTS THAT THE ROAD IMPACT FEE CREDIT BE INCREASED FROM A TOTAL OF \$4,531,450 TO \$8,116,496, REPRESENTING THE INCREASED COST TO THE APPLICANT FOR SR 313, ABOVE THE \$3.7 MILLION CONTRIBUTED BY THE STATE, AS DETAILED IN EXHIBIT A OF THE AMENDMENT. THE PROPOSED AMENDMENT WAS UPDATED JANUARY 26, 2021, TO REVISE THE ROAD IMPACT FEE CREDIT AMOUNT, BASED ON EXECUTED CONTRACT FOR SR 313 WEST OF THE RAILROAD, AS DETAILED IN THE REVISED EXHIBIT A

(This item was heard as Regular Agenda Item 1A.)

Patrick McCormack, County Attorney, stated that the item was on a previous consent agenda and did not require a presentation as all issues had been clarified, however, the Board should take public comment.

(9:11 a.m.) Motion by Waldron, seconded by Whitehurst, carried 5/0, to approve PFSMOD 2020-01 [and authorize the county administrator to execute the Amended Concurrence and Impact Fee Credit Agreement for the Cordova Palms PUD, finding that the amendment of PFS AGREE 2017-01 is consistent with Article XI of the Land Development Code, as amended.]

(9:11 a.m.) Tom Reynolds, 50 Brigantine Court, commented on the Board moving items on the agenda.

The meeting moved to Regular Agenda Item No. 1.

(02/02/21 - 12 - 10:25 a.m.)

4. PUBLIC HEARING - REZ 2020-08, ISLAND DOCS MOULTRIE ROAD. REQUEST TO REZONE FROM PLANNED SPECIAL DISTRICT (PSD) TO OFFICE PROFESSIONAL (OP), TO ALLOW THE PROFESSIONAL OFFICE USES AND PARKING, AS COMBINED WITH THE VACANT LOT TO THE SOUTH

Proof of publication of the notice of a public hearing on REZ 2020-08, Island Docs Old Moultrie, was received, having been published in *The St. Augustine Record* on November 20, 2020.

(10:26 a.m.) Matt Lahti, P.E., Gulfstream Design Group, stated that he did not have a presentation but was available for any questions.

(10:27 a.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of the request.

(10:28 a.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to enact Ordinance No. 2021-6, to approve REZ 2020-08, Island Docs Old Moultrie, based upon four findings of fact.**

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

Nay: None

ORDINANCE NO. 2021-6

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS, AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF PLANNED SPECIAL DISTRICT (PS D) TO OFFICE PROFESSIONAL (OP); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(02/02/21 - 12 - 10:29 a.m.)

5. PUBLIC HEARING - CDD AMD 2020-03, SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT. REQUEST FOR THE BOARD OF COUNTY COMMISSIONERS TO CONSIDER AN OPTIONAL PUBLIC HEARING TO EXPAND THE BOUNDARY OF THE SIX MILE CREEK CDD. THE PETITION PROVIDES TO ADD APPROXIMATELY 6.80 ACRES TO THE EXISTING CDD, PREVIOUSLY APPROVED BY THE FLORIDA LAND AND WATER ADJUDICATORY COMMISSION (FLWAC). THE CDD IS LOCATED WITHIN THE SAINT JOHNS DRI AND ENCOMPASSES PORTIONS OF THE SIX MILE CREEK PLANNED UNIT DEVELOPMENT (PUD)

Wesley S. Haber, Esq., Hopping Green & Sams P.A., presented the details of the request, via PowerPoint. He spoke on the location of the CDD; land use within the approved Development of Regional Impact (DRI); the improvements of the added parcel and who would be the contractor, owner, and maintainer of the improvements; criteria to determine amendment of the boundary; and requested to forgo an additional hearing.

(10:32 a.m.) **Motion by Smith, seconded by Dean, carried 5/0, via roll call vote, to forfeit an optional public hearing, to consider amending the boundary of the Six Mile Creek CDD, to add 6.80 acres of land.**

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

Nay: None

(10:34 a.m.) Rebecca Lavie, Senior Assistant County Attorney, entered the meeting.

(02/02/21 - 13 - 10:34 a.m.)

6. IGPW1, LLC, ECONOMIC DEVELOPMENT INCENTIVE REQUEST. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED APPLICATIONS FROM BUSINESSES THAT PROPOSE TO CONSTRUCT INDUSTRIAL/OFFICE BUILDINGS AS PART OF THE INTERNATIONAL GOLF PARKWAY COMMERCE CENTER, WHICH IS TO BE LOCATED OFF INTERNATIONAL GOLF PARKWAY NEAR U.S. 1. THE APPLICATIONS RECEIVED FOR BUILDINGS AT THE COMMERCE CENTER TOTAL MORE THAN 120,000 SQUARE FEET OF OFFICE/INDUSTRIAL/WAREHOUSE SPACE. ONE OF THE APPLICATIONS RECEIVED BY THE AGENCY FOR ECONOMIC DEVELOPMENT INCENTIVES IS FROM IGPW1, LLC (APPLICANT), TO DEVELOP A 14,000-SQUARE-FOOT SPECULATIVE SPACE FOR INDUSTRIAL AND OFFICE TENANTS. THE PROJECT SCORED 3 POINTS UNDER THE 'SPECULATIVE SPACE' 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 FEES PAID TO THE COUNTY BY THE APPLICANT (IMPACT FEES AND WATER/SEWER CONNECTION FEES) AND TWO YEARS AD VALOREM TAXES, PAID BY THE APPLICANT (GENERAL COUNTY PORTION) ON CAPITAL IMPROVEMENTS. COMPLETION OF THE PROJECT IS ANTICIPATED IN DECEMBER 2021. WITH THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FISCAL YEAR (FY) 23. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$34,704. IN ACCORDANCE WITH PROGRAM REQUIREMENTS, THE AGENCY IS REQUIRED TO REVIEW THE APPLICATION AND MAKE A WRITTEN REPORT TO THE BOARD OF COUNTY COMMISSIONERS

Agenda Items 6, 7, 8, 9, and 10 were presented together.

Jennifer Zuberer, Economic Development Specialist, presented the details of each of the requests, including their potential completion dates, and their scores under the Economic Development Incentive Program, via PowerPoint.

(10:45 a.m.) Tom Reynolds, 50 Brigantine Court, voiced his opposition of approving the items.

(10:47 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of approving the items and of placing general public comment at the end of the meeting.

(10:51 a.m.) Smith spoke on the benefits that came from economic incentives. Dean added that studies showed that there was a greater demand for infrastructure and services on residential development than business development.

(10:53 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to instruct the County Attorney to draft an Economic Development Grant Agreement for IGPW1, LLC, to construct a 14,000-square-foot speculative space for industrial and office tenants; and place the proposed Grant Agreement for consideration by the Board, at a later regularly scheduled meeting.**

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

Nay: None

(02/02/21 - 14 - 10:34 a.m.)

7. BASEBALL PARK, LLC, ECONOMIC DEVELOPMENT INCENTIVE REQUEST. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED APPLICATIONS FROM BUSINESSES THAT PROPOSE TO CONSTRUCT INDUSTRIAL/OFFICE BUILDINGS AS PART OF THE INTERNATIONAL GOLF PARKWAY COMMERCE CENTER, WHICH IS TO BE LOCATED OFF INTERNATIONAL GOLF PARKWAY NEAR U.S. 1. THE APPLICATIONS RECEIVED FOR BUILDINGS AT THE COMMERCE CENTER TOTAL MORE THAN 120,000 SQUARE FEET OF OFFICE/INDUSTRIAL/WAREHOUSE SPACE. ONE OF THE APPLICATIONS RECEIVED BY THE AGENCY FOR ECONOMIC DEVELOPMENT INCENTIVES IS FROM BASEBALL PARK, LLC (APPLICANT), TO DEVELOP A 28,000-SQUARE-FOOT SPECULATIVE SPACE FOR INDUSTRIAL AND OFFICE TENANTS. THE PROJECT SCORED 5 POINTS UNDER THE 'SPECULATIVE SPACE' CATEGORY OF THE COUNTY'S BUSINESS INCENTIVE PROGRAM, WHICH MAKES 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) AND FOUR YEARS AD VALOREM TAXES, PAID BY THE APPLICANT (GENERAL COUNTY PORTION) ON CAPITAL IMPROVEMENTS. COMPLETION OF THE PROJECT IS ANTICIPATED IN DECEMBER 2021. WITH THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FISCAL YEAR (FY) 23. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$125,151. IN ACCORDANCE WITH PROGRAM REQUIREMENTS, THE AGENCY IS REQUIRED TO REVIEW THE APPLICATION AND MAKE A WRITTEN REPORT TO THE BOARD OF COUNTY COMMISSIONERS

Discussion occurred with Agenda Item No. 6.

(10:54 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to instruct the County Attorney to draft an Economic Development Grant Agreement for Baseball Park, LLC, to construct a 28,000-square-foot speculative space for industrial and office tenants; and place the proposed Grant Agreement for consideration by the Board, at a later regularly scheduled meeting.**

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

Nay: None

(02/02/21 - 14 - 10:34 a.m.)

8. SMART RECYCLING OF NORTH FLORIDA ECONOMIC DEVELOPMENT INCENTIVE REQUEST. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED APPLICATIONS FROM BUSINESSES THAT PROPOSE TO CONSTRUCT INDUSTRIAL/OFFICE BUILDINGS AS PART OF THE INTERNATIONAL GOLF PARKWAY COMMERCE CENTER, WHICH IS TO BE LOCATED OFF INTERNATIONAL GOLF PARKWAY NEAR U.S. 1. THE APPLICATIONS RECEIVED FOR BUILDINGS AT THE COMMERCE CENTER TOTAL MORE THAN 120,000 SQUARE FEET OF OFFICE/INDUSTRIAL/WAREHOUSE SPACE. ONE OF THE APPLICATIONS RECEIVED BY THE AGENCY FOR ECONOMIC DEVELOPMENT INCENTIVES IS FROM SMART RECYCLING OF NORTH FLORIDA (APPLICANT), TO DEVELOP A 15,170-SQUARE-FOOT SPECULATIVE SPACE FOR INDUSTRIAL AND OFFICE TENANTS. THE PROJECT SCORED 5 POINTS UNDER THE 'SPECULATIVE SPACE' CATEGORY OF THE COUNTY'S BUSINESS INCENTIVE PROGRAM, WHICH MAKES 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) AND FOUR YEARS AD VALOREM TAXES, PAID BY THE APPLICANT (GENERAL COUNTY PORTION) ON CAPITAL IMPROVEMENTS. COMPLETION OF THE PROJECT IS ANTICIPATED IN DECEMBER 2021. WITH THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FISCAL YEAR (FY) 23. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$63,925. IN ACCORDANCE WITH PROGRAM REQUIREMENTS, THE AGENCY IS REQUIRED TO REVIEW THE APPLICATION AND MAKE A WRITTEN REPORT TO THE BOARD OF COUNTY COMMISSIONERS

Discussion occurred with Agenda Item No. 6.

(10:54 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to instruct the County Attorney to draft an Economic Development Grant Agreement for Smart Recycling of North Florida, to construct a 15,170 square-foot speculative space, for industrial and office tenants; and place the proposed Grant Agreement for consideration by the Board, at a later regularly scheduled meeting.

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

Nay: None

(02/02/21 - 15 - 10:34 a.m.)

9. BTJ PROPERTY, LLC, ECONOMIC DEVELOPMENT INCENTIVE REQUEST. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED APPLICATIONS FROM BUSINESSES THAT PROPOSE TO CONSTRUCT INDUSTRIAL/OFFICE BUILDINGS AS PART OF THE INTERNATIONAL GOLF PARKWAY COMMERCE CENTER, WHICH IS TO BE LOCATED OFF INTERNATIONAL GOLF PARKWAY NEAR U.S. 1. THE APPLICATIONS RECEIVED FOR BUILDINGS AT THE COMMERCE CENTER TOTAL MORE THAN 120,000 SQUARE FEET OF OFFICE/INDUSTRIAL/WAREHOUSE SPACE. ONE OF THE APPLICATIONS RECEIVED BY THE AGENCY FOR ECONOMIC DEVELOPMENT INCENTIVES IS FROM BTJ PROPERTY, LLC (APPLICANT), TO DEVELOP AN 18,000-SQUARE-FOOT SPECULATIVE SPACE FOR INDUSTRIAL AND OFFICE TENANTS. THE PROJECT SCORED 3 POINTS UNDER THE 'SPECULATIVE SPACE' 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 FEES PAID TO THE COUNTY BY THE APPLICANT (IMPACT FEES AND WATER/SEWER CONNECTION FEES) AND TWO YEARS AD VALOREM TAXES PAID BY THE APPLICANT (GENERAL COUNTY PORTION), ON CAPITAL IMPROVEMENTS. COMPLETION OF THE PROJECT IS ANTICIPATED IN DECEMBER 2021. WITH THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FISCAL YEAR (FY) 23. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$40,173. IN ACCORDANCE WITH PROGRAM REQUIREMENTS, THE AGENCY IS REQUIRED TO REVIEW THE APPLICATION AND MAKE A WRITTEN REPORT TO THE BOARD OF COUNTY COMMISSIONERS

Discussion occurred with Agenda Item No. 6.

(10:55 a.m.) Motion by, seconded by Waldron, carried 5/0, to instruct the County Attorney to draft an Economic Development Grant Agreement for BTJ Property, LLC, to construct an 18,000-square-foot speculative space, for industrial and office tenants; and place the proposed Grant Agreement for consideration by the Board, at a later regularly scheduled meeting.

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

(02/02/21 - 16 - 10:34 a.m.)

10. INDUSTRIAL TRACTOR PARTS CO., INC., ECONOMIC DEVELOPMENT INCENTIVE REQUEST. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED APPLICATIONS FROM BUSINESSES THAT PROPOSE TO CONSTRUCT INDUSTRIAL/OFFICE BUILDINGS AS PART OF THE INTERNATIONAL GOLF PARKWAY COMMERCE CENTER, WHICH IS TO BE LOCATED OFF INTERNATIONAL GOLF PARKWAY NEAR U.S. 1. THE APPLICATIONS RECEIVED FOR BUILDINGS AT THE COMMERCE CENTER TOTAL MORE THAN 120,000 SQUARE FEET OF OFFICE/INDUSTRIAL/WAREHOUSE SPACE. ONE OF THE APPLICATIONS RECEIVED BY THE AGENCY FOR ECONOMIC DEVELOPMENT INCENTIVES IS FROM INDUSTRIAL TRACTOR PARTS CO., INC. (APPLICANT), TO DEVELOP A 46,000-SQUARE-FOOT BUILDING FOR THE APPLICANT'S BUSINESS OPERATIONS, WHICH INCLUDES ASSEMBLY, WAREHOUSING, SALE AND REPAIR OF UNDERCARRIAGE PARTS FOR CRAWLER-TYPE MACHINES SUCH AS BULLDOZERS, LOADERS AND EXCAVATORS. AFTER THE APPLICANT SUBMITTED THE APPLICATION, THEY SUBSEQUENTLY WITHDREW THEIR REQUEST FOR CONFIDENTIALITY. THE PROJECT SCORED 5.5 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 FEES PAID TO THE COUNTY BY THE APPLICANT (IMPACT FEES AND WATER/SEWER CONNECTION FEES), TWO YEARS AD VALOREM TAXES 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 IN DECEMBER 2021. WITH THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FISCAL YEAR (FY) 23. THE TOTAL ESTIMATED VALUE OF THE INCENTIVE IS \$78,144. IN ACCORDANCE WITH PROGRAM REQUIREMENTS, THE AGENCY IS REQUIRED TO REVIEW THE APPLICATION AND MAKE A WRITTEN REPORT TO THE BOARD OF COUNTY COMMISSIONERS

Discussion occurred with Agenda Item No. 6.

(10:56 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to instruct the County Attorney to draft an Economic Development Grant Agreement for Industrial Tractor Parts Co., Inc., to construct a 46,000-square-foot industrial building; and place the proposed Grant Agreement for consideration by the Board, at a later regularly scheduled meeting.**

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

(10:56 a.m.) Dean added to Smith's comments regarding tax revenue, stating that there was a greater demand for infrastructure and services for residential development than business development.

(02/02/21 - 16 - 10:57 a.m.)

11. 2021 ROADWAY AND TRANSPORTATION ALTERNATIVES LIST OF PRIORITY PROJECTS (LOPP). THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE NORTH FLORIDA

TRANSPORTATION PLANNING ORGANIZATION (TPO) REQUEST FROM LOCAL GOVERNMENTS, THEIR PROJECT PRIORITIES FOR POTENTIAL FUNDING OF NEW TRANSPORTATION PROJECTS, TO BE CONSIDERED FOR INCLUSION IN THE NEW FISCAL YEAR (FY 2026/27) OF FDOT'S WORK PROGRAM. THIS IS AN ANNUAL RECURRING REQUEST TO LOCAL GOVERNMENTS. THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS IS CHARGED WITH PRIORITIZING ALL PROJECTS WITHIN THE COUNTY, INCLUDING THOSE WITHIN MUNICIPAL BOUNDARIES. THE TRANSPORTATION ADVISORY GROUP (TAG), CONSISTING OF COUNTY STAFF, REPRESENTATIVES OF THE CITY OF ST. AUGUSTINE, ST. AUGUSTINE BEACH, ST. JOHNS COUNTY SCHOOL DISTRICT, ST. JOHNS COUNTY SHERIFF'S OFFICE, AND THE ST. AUGUSTINE-ST. JOHNS COUNTY AIRPORT AUTHORITY MET ON NOVEMBER 20, 2020, TO REVIEW LAST YEAR'S PRIORITIES AND TO RECOMMEND THIS YEAR'S PRIORITIES. THE ATTACHED LOPP INCLUDES RECOMMENDATIONS OF THE TAG FOR BOTH HIGHWAY AND ALTERNATIVES PROJECTS

Phong Nguyen, Transportation Development Manager, presented the details of the priority list, via PowerPoint. He highlighted projects that had been completed and others that had received funding.

(11:08 a.m.) Nancy Murphy, 38 Phillips Avenue, commented on the importance of public transportation. She suggested thinking ahead on public transportation, before increased density made it impossible.

(11:11) Tom Reynolds, 50 Brigantine Court, voiced his concerns with the proposed list that did not include improvements to Pope Road or Kings Estate Road.

(11:13 a.m.) Maureen Long, 1821 Castile Street, spoke on having transportation goals for public transportation and sidewalks, making it easier for residents to walk, bike, and carpool, roadway, and considering transportation alternatives and smart growth management.

(11:15 a.m.) Lisa McGlenn, 703 Pinehurst Place, spoke on the need for public transportation, safe bicycle lanes and sidewalks, and the need for integrated planning to incorporate transportation planning with development. She suggested a workshop with stakeholders to set a vision with goals.

(11:18 a.m.) Patty Scott, 175 Oceanview Drive, voiced her concerns with the County's overdevelopment. She spoke on managing growth, requiring a super majority for amendments and variances to the Comprehensive Plan, considering the impact of building roads and wider highways, and educating on smart growth principles and techniques.

(11:22 a.m.) John Wegl, 1120 Ponte Vedra Boulevard, President of the Citizens Traffic Task Force of Ponte Vedra Beach, requested support for the A1A Intersection Improvement Project.

(11:26 a.m.) Ed Slavin, P.O. Box 3084, stated that the County had many roads and not enough transit and suggested working on a transit system.

(11:29 a.m.) Vivian Browning, 30 Beachcomber Way, spoke in support of the transportation list.

(11:33 a.m.) **Motion by Dean, seconded by Smith, carried 5/0, via roll call vote, to approve the 2021 St. Johns County Roadway and Transportation Alternatives List of**

Priority Projects (LOPP), for transmittal to the Florida Department of Transportation and the North Florida Transportation Planning Organization.

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

(02/02/21 - 18 - 11:34 a.m.)

12. CONSIDER APPOINTMENTS TO THE TOURIST DEVELOPMENT COUNCIL. IN ACCORDANCE WITH FLORIDA STATUTES 125.0104 AND SJC ORDINANCE 1996-71, THE SJC TOURIST DEVELOPMENT COUNCIL (TDC) IS REQUIRED TO HAVE TWO ELECTED MUNICIPAL OFFICIALS ON THE COUNCIL. THE SEAT HELD BY A CITY OF ST. AUGUSTINE BEACH REPRESENTATIVE HAS EXPIRED. PLEASE FIND ATTACHED FOR REVIEW AND CONSIDERATION A LETTER FROM MAX ROYLE, CITY BEACH MANAGER, REQUESTING VICE MAYOR DON SAMORA BE APPOINTED AS THE CITY OF ST. AUGUSTINE BEACH REPRESENTATIVE ON THE TDC, ALONG WITH A COMPLETED APPLICATION FROM VICE MAYOR SAMORA. IN ADDITION TO THIS APPOINTMENT RECOMMENDATION, THERE ARE CURRENTLY THREE OTHER VACANCIES ON THE TDC DUE TO A RESIGNATION AND TWO EXPIRED TERMS. TWO VACANCIES ARE REQUIRED TO BE HELD BY AN OWNER OR OPERATOR OF TOURIST ACCOMMODATIONS SUBJECT TO BED TAX. THE THIRD SEAT MAY BE FILLED BY EITHER AN INDIVIDUAL INVOLVED IN A TOURIST RELATED BUSINESS OTHER THAN ACCOMMODATIONS, OR AN OWNER OR OPERATOR OF TOURIST ACCOMMODATIONS SUBJECT TO BED TAX. THESE VACANCIES WERE ADVERTISED IN SEPTEMBER 2020 FOR A FOUR-WEEK SPAN. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A LETTER OF RECOMMENDATION FROM THE TOURIST DEVELOPMENT COUNCIL AND SIXTEEN APPLICATIONS. ACCOMMODATIONS APPLICANTS: SAMUEL BLEVINS - (DISTRICT 5), SHANNON DEARIN - (DISTRICT 1), JOE FINNEGAN - (DISTRICT 5), IRVING KASS - (DISTRICT 2), BILL MCCLURE - (DISTRICT 3), CHARLES ROBLES - (DISTRICT 5), AND STEPHANIE WYLAND - (DISTRICT 3). NON-ACCOMMODATIONS APPLICANTS: ZACHARY COLE - (DISTRICT 3), KATHY FLEMING - (DISTRICT 5), KATHY HIESTER - (DISTRICT 4), PETER KARPEN - (DISTRICT 4), TERRAN MCGINNIS - (DISTRICT 5), VICTOR RAYMOS - (DISTRICT 1), ALBERT SYELES - (DISTRICT 5), CHRISTOPHER WATERS - (DISTRICT 1), MICHAEL WICKS - (DISTRICT 4)

Melissa Lundquist, Assistant to the Board of County Commissioners, presented the details of the item, via PowerPoint. She provided a proposed motion to suspend the Board's Rule for the Board to read should they choose, *Exhibit A*.

(11:36 a.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to suspend Board Rule 2.202.C, filling a vacancy for an unexpired term.**

(11:38 a.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of appointing Don Samora to the Tourist Development Council (TDC).

(11:39 a.m.) Ed Slavin, P.O. Box 3084, spoke on picking diverse members for the TDC.

(11:43 a.m.) Blocker commented on Michael Wicks' qualifications. Smith spoke on the accuracy of the answers on the applications.

(11:44 a.m.) **Motion by Waldron, seconded by Whitehurst, carried 5/0, to appoint Joe Finnegan, as an accommodation member to the Tourist Development Council for a partial term scheduled to expire February 2, 2025.**

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

(11:46 a.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to appoint Samuel Troy Blevins, as an accommodation member to the Tourist Development Council as the City of St. Augustine Beach's representative for a four-year term scheduled to expire on February 2, 2025.**

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

(11:47 a.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to appoint Michael Wicks, as a non-accommodation member to the Tourist Development Council for a full four year term scheduled to expire February 2, 2025.**

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

(11:49 a.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to reinstate Board Rule 2.202.C.**

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

(11:49 a.m.) **Motion by Blocker, seconded by Dean, carried 5/0, to appoint Vice Mayor Don Samora, to the Tourist Development Council, as the City of St. Augustine Beach representative, for a full term scheduled to expire February 2, 2025.**

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

(02/02/21 - 19 - 11:50 a.m.)
PUBLIC COMMENT

Tom Reynolds, 50 Brigantine Court, voiced his concerns with the incentives given and his disappointment with McCormack and Blocker.

(11:54 a.m.) Jadwiga Jones, 26 Jacob Court, Ponte Vedra, spoke on developing the County Town Center in Nocatee into a skateboarding park.

(11:59 a.m.) Ed Slavin, P.O. Box 3084, spoke on his concerns with placing general public comment at the end of meetings, conflicts of interests between developers and representatives, and the illegal hiring of Hunter S. Conrad.

(12:02 p.m.) BJ Kalaidi, 8 Newcomb Street, encouraged the Board to resend mask requirements in County buildings; questioned the total number of County employees that had tested positive for COVID-19; and stated that free testing was available for uninsured residents at CVS. Additionally, she spoke on her concerns with the Board making motions prior to public comment and moving general public comment to the end of meetings.

(12:06 p.m.) Blocker addressed the concerns with public comment. McCormack commented on the importance of public comment noting that the Board provided above and beyond the requirements for public comment. Whitehurst commented on the ability for individuals to leave written comment should they not be able to stay for public comment. McCormack noted that emails to the Board members are also considered public comment.

(02/02/21 - 20 - 12:12 p.m.)
COMMISSIONERS' REPORTS

Commissioner Smith

Smith provided an agriculture report.

Commissioner Dean

No report.

Commissioner Whitehurst

No report.

Commissioner Waldron

(12:14 p.m.) Waldron requested an update on impact fee credits and changes to the land development code; and then questioned why the ambulance fees on Consent Agenda Item 18, were not being passed along to the consumer.

Commissioner Blocker

(12:19 p.m.) Blocker requested a brief period at the beginning of the meeting to address public safety; and spoke on the parameters of the joint meeting. McCormack commented on the parameters of the joint meeting with the School Board. Dean suggested having staff available to answer parents' concerns at future joint meetings with the School Board. Discussion ensued.

(12:20 p.m.) *Consensus was given to discuss with staff on adding an allotted time for a public safety update, at the beginning of meetings.*

(12:29 p.m.) Smith said a prayer for the two Federal Bureau of Investigations (FBI) officers who lost their lives Tuesday, February 2, 2021, in the line of duty.

(02/02/21 - 20 - 12:30 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Conrad stated that there had been 184 County employees that contracted COVID-19; and provided an update on vaccines that had been administered in the County.

(02/02/21 - 20 - 12:31 p.m.)
COUNTY ATTORNEY'S REPORT

McCormack explained Consent Agenda Item 20 stated the HFA final decision documents would be included into the item; and spoke on the SummerHaven appeal.

(02/02/21 - 20 - 12:34 p.m.)
CLERK OF COURT'S REPORT

No report.

(02/02/21 - 20 - 12:34 p.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 12:34 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 587948-587954, totaling \$3,287.89 and Voucher Register, Voucher Nos. 55124-55126, totaling \$755.11 (01/28/21)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 55127-55128, totaling \$8,220.36 (01/28/21)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 587955-587966, totaling \$189,179.50 (01/29/21)
4. St. Johns County Board of County Commissioners Check Register, Check No. 587967, totaling \$57.26 (01/29/21)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 587968-588076, totaling \$958,780.49 and Voucher Register, Voucher Nos. 55129-55194, totaling \$1,386,252.42 (02/02/21)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 588077-588111, totaling \$45,290.41 and Voucher Register, Voucher Nos. 55195-55240, totaling \$54,816.89 (02/03/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 588112-588113, totaling \$10,675 (02/05/21)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 588114-588244, totaling \$2,411,758.91 and Voucher Register, Voucher Nos. 55241-55297, totaling \$1,235,671.49 (02/09/21)
9. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 55298, totaling \$4,803.75 (02/09/21)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 588245-588252, totaling \$4,876.00 and Voucher Register, Voucher Nos. 55299-55307, totaling \$7,660 (02/10/21)
11. St. Johns County Board of County Commissioners Check Register, Check No. 588253, totaling \$100,000.00 (02/10/21)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 588254-588260, totaling \$3,129.89 and Voucher Register, Voucher Nos. 55308-55310, totaling \$755.11 (02/11/21)
13. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 55311-55312, totaling \$8,220.36 (02/11/21)

CORRESPONDENCE:

1. Letter dated January 18, 2021, regarding Entrada Community Development District's Final Adopted Fiscal Year 2020-2021 Budget

Approved _____ March 2, _____, 2021

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____

Jeremiah R. Blocker, Chair

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

By: _____

Deputy Clerk

