

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
FEBRUARY 16, 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

(02/16/21 - 1 - 9:00 a.m.)  
CALL TO ORDER

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

(02/16/21 - 1 - 9:01 a.m.)  
ROLL CALL

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

(02/16/21 - 1 - 9:01 a.m.)  
INVOCATION

Reverend Eliat Alicea, Bridge of Life Christian Center, gave the invocation.

(02/16/21 - 1 - 9:03 a.m.)  
PLEDGE OF ALLEGIANCE

Ron Birchall led the Pledge of Allegiance.

(02/16/21 - 1 - 9:04 a.m.)  
PROCLAMATION RECOGNIZING FEBRUARY 2021 AS BLACK HISTORY MONTH

Commissioner Whitehurst called Derry Greene, West Augustine Community Redevelopment Agency Board Member, and staff to the podium. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

Mr. Greene expressed his appreciation to the Board for recognizing February as Black History Month.

(02/16/21 - 2 - 9:08 a.m.)  
ACCEPTANCE OF PROCLAMATION

**Motion by Dean, seconded by Smith, carried 5/0, to accept the proclamation.**

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

(02/16/21 - 2 - 9:09 a.m.)  
PUBLIC SAFETY UPDATE

Sheriff Rob Hardwick, St. Johns County Sheriff's Office, expressed his appreciation to the Board for adding a public safety update to the agenda. He introduced his directors Perry Hagaman, Director over General Services; Russ Martin, Operations Division; and Pastor A. Dewey Britton, Community Liaison and provided a brief history of their accomplishments.

(9:11 a.m.) Deputy Hagaman spoke on building relationships and looked forward to working together. Deputy Martin expressed his appreciation to the Board and said he welcomed any questions or concerns and supported what public safety was about and serving the community. Pastor Britton said a few words on serving the community.

(9:15 a.m.) Chief Jeremy Bradshaw, Chief Administrator of Services, Fire Rescue, spoke on the ongoing vaccine operation.

(02/16/21 - 2 - 9:17 a.m.)  
DELETIONS TO THE CONSENT AGENDA

Dean requested to place Consent Agenda Items 13 and 19 on the Regular Agenda for discussion. Blocker placed Consent Agenda Item 13 as Regular Agenda Item 10, and Consent Agenda Item 19 as Regular Agenda Item 11.

(02/16/21 - 2 - 9:18 a.m.)  
APPROVAL OF CONSENT AGENDA

**Motion by Dean, seconded by Whitehurst, carried 5/0, to approve the Consent Agenda, as amended.**

**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. 2021-7**, extending the local state of emergency, for an additional seven-day period

#### **EMERGENCY PROCLAMATION NO. 2021-7**

**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. 2021-62**, approving the final plat for Shearwater, Phase 2D-3 (replat)

**RESOLUTION NO. 2021-62**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 2D-3 (REPLAT)**

4. Motion to adopt **Resolution No. 2021-63**, approving the final plat for Cherry Elm Drive

**RESOLUTION NO. 2021-63**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR CHERRY ELM DRIVE**

5. Motion to adopt **Resolution No. 2021-64**, approving the final plat for Courtney Vista Drive

**RESOLUTION NO. 2021-64**

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

6. Motion to adopt **Resolution No. 2021-65**, accepting a Non-Exclusive Grant of Drainage Easement from Publix Super Markets, Inc. to St. Johns County, to provide drainage for Longleaf Pine Parkway; and authorizing the chair to join in the execution of the easement, on behalf of the County

**RESOLUTION NO. 2021-65**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT FROM PUBLIX SUPER MARKETS, INC. TO ST. JOHNS COUNTY, TO PROVIDE DRAINAGE FOR LONGLEAF PINE PARKWAY; AND AUTHORIZING THE CHAIR TO JOIN IN THE EXECUTION OF THE EASEMENT, ON BEHALF OF THE COUNTY**

7. Motion to adopt **Resolution No. 2021-66**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with water and sewer systems, to serve State Road 13 N. and State Road 16, utility extension

**RESOLUTION NO. 2021-66**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY**

**ASSOCIATED WITH WATER AND SEWER SYSTEMS,  
TO SERVE STATE ROAD 13 N. AND STATE ROAD 16,  
UTILITY EXTENSION**

8. Motion to adopt **Resolution No. 2021-67**, accepting a Final Release of Lien, Warranty, Easement for Utilities, Special Warranty Deed, and a Bill of Sale, conveying all personal property associated with the water, sewer, and sewer force main systems, to serve Parkland Preserve, Phase 2A, located off International Golf Parkway

**RESOLUTION NO. 2021-67**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, SPECIAL WARRANTY DEED, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, AND SEWER FORCE MAIN SYSTEMS, TO SERVE PARKLAND PRESERVE, PHASE 2A, LOCATED OFF INTERNATIONAL GOLF PARKWAY**

9. Motion to adopt **Resolution No. 2021-68**, accepting a Final Release of Lien, Warranty, Temporary Construction Easement, and a Bill of Sale, conveying all personal property associated with the water systems to serve 121 S. Wilderness Trail

**RESOLUTION NO. 2021-68**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, TEMPORARY CONSTRUCTION EASEMENT, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER SYSTEMS TO SERVE 121 S. WILDERNESS TRAIL**

10. Motion to adopt **Resolution No. 2021-69**, to authorize the county administrator, or his designee, to award Single Source (SS) No. 21-17, and enter into a contract with Lexipol, LLC, to provide policy updates and training monitoring service for SJC Fire Rescue, for an initial two years, with one year renewals available for exercise by the County, until the service is discontinued

**RESOLUTION NO. 2021-69**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD SINGLE SOURCE NO. 21-17; AND TO EXECUTE AN AGREEMENT WITH LEXIPOL, LLC, TO PROVIDE POLICY UPDATES AND TRAINING MONITORING SERVICES, FOR ST JOHNS COUNTY FIRE RESCUE**

11. Motion to adopt **Resolution No. 2021-70**, authorizing the county administrator, or his designee, to award Bid No. 21-08, Lawn Maintenance St Johns County Sites to VerdeGo, LLC, as the lowest, responsive, responsible bidder, and to execute an agreement, in substantially the same form and format as attached, for the

performance of the specified services for an initial term of seven months with four available one year renewals; and to authorize the transfer of General Fund reserves in the amount of \$146,000, to the Facilities Maintenance Department

**RESOLUTION NO. 2021-70**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD AND EXECUTE AN AGREEMENT WITH VERDEGO, LLC, AS THE LOWEST RESPONSIVE, RESPONSIBLE BIDDER UNDER BID NO. 21-08, LAWN MAINTENANCE ST JOHNS COUNTY SITES**

12. Motion to adopt **Resolution No. 2021-71**, authorizing the county administrator, or his designee, to award Bid No. 21-05, Countywide Pipe and Manhole Lining Renewal & Rehabilitation Services, to Atlantic Pipe Services LLC, FloTech Environmental LLC, Granite Inliner LLC, Gulf Coast Underground LLC, Insituform Technologies LLC, Ric-Man Construction Florida Inc., Utility Technicians Inc., and Vortex Services LLC, as the lowest, responsive, responsible bidders, and to execute contracts, in substantially same form and format, based on the unit prices submitted

**RESOLUTION NO. 2021-71**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-05; AND TO EXECUTE AGREEMENTS WITH ATLANTIC PIPE SERVICES LLC, FLOTECH ENVIRONMENTAL LLC, GRANITE INLINER LLC, GULF COAST UNDERGROUND LLC, INSITUFORM TECHNOLOGIES LLC, RIC-MAN CONSTRUCTION FLORIDA INC., UTILITY TECHNICIANS INC., AND VORTEX SERVICES LLC, FOR COUNTYWIDE PIPE AND MANHOLE LINING RENEWAL AND REHABILITATION SERVICES**

*(Consent Item 13 was pulled and added to the Regular Agenda as Item 10.)*

13. Motion authorizing the county administrator to execute the negotiated Purchase and Sale Agreement with Neighborhood Realty, Inc/McGarvey Residential Communities, for the completion of the renovation of the St. Johns County golf course, in exchange for conveyance of the approximately 80 acres of surplus land, described herein
14. 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
15. Motion to adopt **Resolution No. 2021-72**, authorizing the county administrator, or his designee, to submit an application to the St. Johns County River Water Management District Fiscal Year 2021-2022, Districtwide Cost-Share Program, for construction of Winton Circle drainage improvements, on behalf of the County, and to complete all necessary application paperwork and certifications

**RESOLUTION NO. 2021-72**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION FOR ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FISCAL YEAR 2021-2022, DISTRICTWIDE COST-SHARE PROGRAM FUNDING, FOR CONSTRUCTION OF THE WINTON CIRCLE DRAINAGE IMPROVEMENTS, AND TO COMPLETE ALL NECESSARY APPLICATION PAPERWORK AND CERTIFICATIONS**

16. Motion to adopt **Resolution No. 2021-73**, authorizing the county administrator, or his designee, to submit an application, on behalf of the County, to the St. Johns River Water Management District Fiscal Year 2021-2022, Districtwide Cost-Share Program, for funding for construction of Porpoise Point drainage improvements, and to complete all necessary application paperwork and certifications

**RESOLUTION NO. 2021-73**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPLY FOR ST. JOHNS RIVER WATER MANAGEMENT DISTRICT COST-SHARE PROGRAM FUNDING, FOR CONSTRUCTION OF THE PORPOISE POINT DRAINAGE IMPROVEMENTS, AND TO COMPLETE ALL NECESSARY APPLICATION PAPERWORK AND CERTIFICATIONS**

17. Motion to adopt **Resolution No. 2021-74**, approving the terms, provisions, conditions, and requirements of the Memorandum of Understanding between St. Johns County, Florida, and Alta Mar Holdings, LLC, and OBDP, LLC, to recognize the Developer's required Utility Transmission Contributions; and approving the terms, provisions, conditions, and requirements of the Large User Reclaimed Water Agreement between St. Johns County, Florida, and Alta Mar Holdings, LLC; and authorizing the county administrator to execute and record both agreements, on behalf of St. Johns County

**RESOLUTION NO. 2021-74**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A MEMORANDUM OF UNDERSTANDING BETWEEN ST. JOHNS COUNTY, FLORIDA, ALTA MAR HOLDINGS, LLC, AND OBDP, LLC, TO DEFINE REQUIRED UTILITY TRANSMISSION COMMITMENTS AND REIMBURSEMENTS; AND ENTER INTO A LARGE USER RECLAIMED WATER SERVICE AGREEMENT; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE SEWER UNIT CONNECTION REFUND AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY**

18. Motion to adopt **Resolution No. 2021-75**, approving the terms, provisions, conditions, and requirements of the Agreement for Sewer Capacity Charge

Deferral between St. Johns County, Florida, and JEA; and authorizing the county administrator to execute the agreement, on behalf of St. Johns County

**RESOLUTION NO. 2021-75**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT FOR SEWER CAPACITY CHARGE DEFERRAL BETWEEN ST. JOHNS COUNTY, FLORIDA, AND JEA, TO ALLOW DEFERRAL OF SEWER CAPACITY CHARGES FOR THE CONNECTION OF THE FRUIT COVE SEWER AREA UNTIL SERVICE AREA SWAP NEGOTIATIONS ARE COMPLETE AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY**

*(Consent Item 19 was pulled and added to the Regular Agenda as Item 11.)*

19. Motion approving and authorizing the county administrator, or his designee, to submit a completed application through the Florida Communities Trust - Parks and Open Space Florida Forever Grant Program
  
20. Motion to adopt **Resolution No. 2021-76**, approving the terms, conditions, and requirements of an amendment to the agreement between St. Johns County Board of County Commissioners and EPIC Community Services, for the Recovery Center Expansion Project, providing additional funding in an amount not to exceed \$100,000; and authorizing the county administrator, or designee, to execute the amendment, substantially in the same form as attached, on behalf of the County

**RESOLUTION NO. 2021-76**

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

21. Motion to adopt **Resolution No. 2021-77**, approving and authorizing the county administrator, or his designee, to submit a completed application through the Small Business Administration, Shuttered Venue Grant program

**RESOLUTION NO. 2021-77**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING GRANT FUNDING THROUGH THE SMALL BUSINESS ADMINISTRATION - SHUTTERED VENUE OPERATORS GRANT PROGRAM, TO REIMBURSE THE COUNTY FOR EXPENSES RELATED TO**

**AMPHITHEATRE EXPENSES DURING THE COVID-19 PANDEMIC**

22. Motion to adopt **Resolution No. 2021-78**, approving and authorizing the county administrator, or his designee, to submit a completed FIND Grant Application, on behalf of the St. Johns County Parks and Recreation Department, for funding Phase II, construction of a boat ramp and associated floating dock under the west side of the Palm Valley Bridge

**RESOLUTION NO. 2021-78**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A GRANT APPLICATION TO THE FLORIDA INLAND NAVIGATION DISTRICT, FOR PHASE II OF THE PALM VALLEY WEST BOAT RAMP ADDITION AND ASSOCIATED FLOATING DOCK**

23. Motion to adopt **Resolution No. 2021-79**, approving and authorizing the county administrator, or his designee, to submit a completed FIND Grant application, on behalf of the St. Johns County Parks and Recreation Department, for funding the Vilano Landing Maintenance Dredging Program

**RESOLUTION NO. 2021-79**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A GRANT APPLICATION TO THE FLORIDA INLAND NAVIGATION DISTRICT, FOR THE VILANO DREDGE MAINTENANCE PROGRAM**

24. Motion to Adopt **Resolution No. 2021-80**, approving and authorizing the county administrator, or his designee, to submit a completed FIND Grant Application, on behalf of the St. Johns County Parks and Recreation Department, for funding for Phase II, Doug Crane Boat Ramp Improvements

**RESOLUTION NO. 2021-80**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A GRANT APPLICATION TO THE FLORIDA INLAND NAVIGATION DISTRICT, FOR FUNDING PHASE II, DOUG CRANE BOAT RAMP IMPROVEMENTS**

25. Motion to adopt **Resolution No. 2021-81**, approving and authorizing the county administrator, or his designee, to submit a completed grant application, on behalf of the St. Johns County Parks and Recreation Department, for funding Phase II, Palm Valley East Boat Ramp Improvements

**RESOLUTION NO. 2021-81**

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



**AUTHORIZING THE COUNTY ADMINISTRATOR, OR  
DESIGNEE, TO SUBMIT A GRANT APPLICATION TO  
THE FLORIDA INLAND NAVIGATION DISTRICT, FOR  
FUNDING PHASE II, PALM VALLEY EAST BOAT RAMP  
IMPROVEMENTS**

26. Motion to approve minutes
- 1/26/2021, BCC Special Meeting

(02/16/21 - 9 - 9:21 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(02/16/21 - 9 - 9:21 a.m.)

APPROVAL OF REGULAR AGENDA

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

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

**Nay: None**

(02/16/21 - 9 - 9:22 a.m.)

1. SOUTH COLLINS AVENUE DRAINAGE PRESENTATION. THERE HAVE BEEN ON-GOING CITIZEN COMPLAINTS REGARDING POOR DRAINAGE AND FLOODING OF THE SOUTH COLLINS AVENUE AND LAWRENCE AVENUE NEIGHBORHOOD. AT THE DECEMBER 1, 2020, BCC MEETING, THE BOARD PASSED A MOTION TO EVALUATE THESE CONCERNS, CORRECT THE PROBLEM WITH EVERY MEAN POSSIBLE, AND HOLD RESPONSIBLE THE PARTY LIABLE. THE BOARD DIRECTED STAFF TO IDENTIFY AND INVESTIGATE ALL FACTORS AND PROPOSE REMEDIES TO ADDRESS THE CONCERNS. STAFF HAS CONDUCTED AN EVALUATION OF THE AREA AND IDENTIFIED POTENTIAL MITIGATION PROJECTS. STAFF IS BRINGING THESE PROJECTS TO THE BOARD FOR DISCUSSION AND CONSIDERATION

Greg Caldwell, Interim Public Works Director, presented details on the item, via PowerPoint. He showed a map of possible improvements that he stated he would refer to throughout the presentation, *Exhibit A*. He provided options to relieve the flooding in the South Collins Avenue area: 1) West Gate Plaza installed a speed bump to defer water; 2) increase the swale on the west side of South Collins Avenue; 3) upsize the existing pipe, in the Department of Transportation (DOT) right-of-way, that flowed outside of the inlet, located on the southwest corner of State Road (SR) 16 and South Collins Avenue; 4) install a ditch/culvert on the west side of Lawrence Avenue; 5) add a storm water collection system at B&S Signs, within the County right-of-way, by installing two inlets and connecting it across South Collins Avenue; and 6) re-establish the swale of the outfall ditch along the western boundary of South Collins neighborhood. He spoke on available funding through the Drainage Infrastructure Program.

(9:36 a.m.) Tiffany Scott, 2732 South Collins Avenue, spoke on the speed bump installed by West Gate Plaza. She also spoke on the history of families in the neighborhood. Additionally, she spoke on holding West Gate Plaza responsible for all repairs. She provided her speaker notes for the record, *Exhibit B*.

(9:40 a.m.) Sherry Badger, 2772 South Collins Avenue, presented pictures of flooded drainage ditches and flooding on South Collins Avenue, *Exhibit C*.

(9:43 a.m.) James Baker, 2701 South Collins Avenue, questioned whether he would maintain access to his property from Lawrence Avenue if a ditch or culvert were installed. He submitted paperwork regarding a building permit for his property, *Exhibit D*.

(9:44 a.m.) Alison Rose, 561 Lawrence Avenue, spoke on the proposed improvements.

(9:45 a.m.) Sharon Badger, 2725 South Collins Avenue, spoke on the catch basin on the corner of SR 16, the size of the drainage pipe, and the trailer on Baker's property.

(9:47 a.m.) Michael Carr, 2764 South Collins Avenue, spoke on the drainage issues on South Collins Avenue caused by West Gate Plaza.

(9:48 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on placing the responsibility of the drainage issues on the owners of the West Gate Plaza.

(9:51 a.m.) Ed Slavin, P.O. Box 3084, requested the list of beneficial owners, an inspector general investigation, listening to the neighbors, and plans from an engineering standpoint.

(9:55 a.m.) Caldwell responded to comments regarding the speed bump, the inlet on South Collins Avenue and State Road (SR) 16, drainage in the area, and the swale on South Collins Avenue.

(9:57 a.m.) Smith questioned whether Ash Properties had complied with all codes and applicable laws; whether there was a problem with St. Johns County code causing the flooding; and spoke on addressing the deeper-rooted problem. Caldwell responded.

(10:00 a.m.) Waldron questioned whether the calculations of the engineer had been checked. Dick D'Souza, Chief Engineer, Growth Management, stated that the calculations had been reviewed. Waldron also requested that a sign for "No Trucks" be installed.

(10:02 a.m.) Blocker asked for clarification as to how the speed bump would help the drainage issue. Caldwell responded that the speed bump would divert the water into the inlets and divert truck traffic.

(10:04 a.m.) Dean commented on flooding issues due to the lay of the land and a change in elevation and stated the speed bump acted like a low-level berm. He suggested a quarterly update on the revisions made. D'Souza stated that staff could provide an update quarterly.

**(10:07 a.m.) Motion by Dean, seconded by Smith, carried 5/0, to approve the four items presented by staff that was appropriated within the current budget; and to encourage the land owner to move forward; and authorize staff to move forward with the items presented.**

(10:09 a.m.) Dean questioned whether the buffers were in compliance. D'Souza spoke on the buffer requirements in the Planned Unit Development (PUD) text. McCormack said that staff would review the buffer language.

(10:11 a.m.) Whitehurst spoke on speakers following the rules for public comment. Blocker reviewed the rules for public comment.

(02/16/21 - 10 - 10:12 a.m.)

2. PUBLIC HEARING - COMPAMD 2019-08, TRAILMARK ADDED LAND. REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE

FUTURE LAND USE DESIGNATION OF APPROXIMATELY 71 ACRES OF LAND FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-C (RES-C), WITH A TEXT AMENDMENT FOR A SITE-SPECIFIC POLICY, SUBJECTING THE PROPERTY TO THE SAINT JOHNS DRI, GENERALLY LOCATED AT 360 INDIAN BRANCH RANCH ROAD AND 5400 CHURCH ROAD, WEST OF PACETTI ROAD, TO BE ACCESSED THROUGH SIX MILE CREEK SOUTH. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON JANUARY 21, 2021, AND VOTED 5-1, IN FAVOR OF RECOMMENDING APPROVAL. THERE WAS NO PUBLIC COMMENT

Proof of publication of the notice of public hearing on COMAMD 2019-08, TrailMark Added Lands, was received, having been published in *The St. Augustine Record* on December 28, 2020.

*Regular Agenda Items 2 and 3 were presented together.*

Lindsay Haga, AICP, England Thims, and Miller, representing the applicant, presented the details of the items, via PowerPoint. She spoke on regulatory approvals, the community meeting, existing future land use, referenced added lands on the Future Land Use Map, Exhibit C in the packet, and justification and consistency.

(10:19 a.m.) Ex parte communications: Smith disclosed that on February 11, 2021, he met with Haga, Mike Taylor, Greg Kern, and staff, regarding adding the 71 acres and the Development of Regional Impact (DRI) modification; the transition that would be requested regarding zoning; no vehicular impact to Indian Branch Road or Indian Branch Ranch Road; the text amendment with no new entitlement of density and units on the property; reviewed the soil map; no request for a conversion table, that could alter traffic trips; and reviewed the conceptual plan including ingress and egress. Dean disclosed that on February 11, 2021, he met with Haga, Kern, Taylor, and staff, regarding the same items highlighted by Smith. Whitehurst disclosed that on February 11, 2021, he met with Haga, Kern, and staff, regarding traffic patterns; wetland map; soil; traffic pattern to Indian Branch Ranch Road; and that there was no request for additional units. Waldron disclosed that on February 11, 2021, he met with Haga, Kern, Taylor, and staff, regarding adding the acreage to the DRI; that DRI's sometimes have more units that land; the extensions and changes in Item 3, as to the timing; the oak trees on the property; and had a conversation with Mr. Ohara and his son, from Church Road, regarding the traffic on Church Road. Blocker disclosed that on February 11, 2021, he met with Haga, Kern, Taylor, and staff, regarding the text amendment; reviewed the soil map; DRI modification; limited vehicle impact; and the overall scope of the project.

(10:22 a.m.) Staci M. Rewis, Gunster, Yoakley and Stewart, PA, presented additional details, via PowerPoint. She spoke on the extended DRI phasing, build-out, and termination dates; the change in the DRI statute; and the development order conditions that had been completed. She also spoke on the proposal to remove the biennial report conditions that had been met; remove some of the standards for development order modifications and amendments, because that appeared in the Land Development Code; and the land use exchanges processed by the master developer. Additionally, she noted that the portion of the original modification to allow certain age restricted residential and institutional uses, limit neighborhood commercial uses to Parcel 13, and add Six Mile Creek South Conversion Table was removed.

(10:29 a.m.) Haga spoke on the interconnectivity and protected land.

(10:30 a.m.) Smith asked Rewis to elaborate on the traffic improvements triggered by trips by dates. Discussion ensued on traffic improvement triggers, when they would be tripped, when they would come to fruition, and the cost of the improvements, with additional comments from Jeff Crammond, 14775 Old St. Augustine Road and Phong

Nguyen, Transportation Development Manager reporting that the trips had not been met for improvements and stated that there was an issue with an easement necessary for one of the signal poles, at the Trailmark entrance, that was not on public property.

(10:43 a.m.) Whitehurst questioned what the build-out percentage of the southern portion of the DRI was. Haga responded that Trailmark was 30 percent built-out. Forrest Cotton, Growth Management Director, responded that the DRI, in its entirety was 60 percent built out.

(10:46 a.m.) Tom Reynolds, 50 Brigantine Court, spoke in opposition of taking public comment on combined items. He spoke in opposition of approving both items and voiced his concerns with not having the available jobs for the number of houses being built.

(10:49 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the member of the Planning and Zoning Agency (PZA) that voted against the items and objected to the approvals.

(10:51 a.m.) Sherry Badger, 2772 South Collins Avenue, spoke on the significant flooding by the river and on new developments flooding existing neighborhoods.

(10:53 a.m.) **Motion by Smith, seconded by Dean, carried 5/0, to enact Ordinance No. 2021-7, adopting Comprehensive Plan Amendment, COMPAMD 2019-08, TrailMark Added Land, based on three findings of facts, as provided in the Staff Report.**

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

#### ORDINANCE NO. 2021-7

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/ SILVICULTURE (R/S) TO RESIDENTIAL-C (RES-C), TOGETHER WITH A TEXT AMENDMENT FOR A SITE SPECIFIC POLICY, SUBJECTING THE PROPERTY TO THE SAINT JOHNS DRI, FOR APPROXIMATELY 71 ACRES OF LAND, LOCATED AT 360 INDIAN BRANCH RANCH ROAD AND 5400 CHURCH ROAD, WEST OF PACETTI ROAD, TO BE ACCESSED THROUGH SIX MILE CREEK SOUTH; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE**

(02/16/21 - 12 - 10:12 a.m.)

3. PUBLIC HEARING - DRIMOD 2019-02, ST. JOHNS DRI. REQUEST TO ADD APPROXIMATELY 71 ACRES TO THE SIX MILE CREEK PARCEL OF THE SAINT JOHNS DRI, INCORPORATE LEGISLATIVE EXTENSION ORDERS, DELETE THE SAINT JOHNS DRI BIENNIAL MONITORING REPORT DEVELOPMENT CONDITIONS, AND TO DELETE THE DEVELOPMENT CONDITION RELATED TO SUBSTANTIAL DEVIATIONS. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON JANUARY 21, 2021, AND VOTED 5-1, IN FAVOR OF RECOMMENDING APPROVAL. THERE WAS NO PUBLIC COMMENT

Proof of publication of the notice of public hearing on DRIMOD 2019-02, St. Johns DRI, was received, having been published in *The St. Augustine Record* on December 28, 2020.

Discussion occurred with Regular Item 2.

(10:54 a.m.) **Motion by Smith, seconded by Dean, carried 5/0, to adopt Resolution No. 2021-82, DRI MOD 2019-02, St. Johns DRI, based on five findings of fact.**

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

**Nay: None**

#### **RESOLUTION NO. 2021-82**

**AMENDMENT TO THE SAINT JOHNS DRI DEVELOPMENT ORDER: A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING THE SAINT JOHNS DRI DEVELOPMENT ORDER, AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY RESOLUTION NOS. 91-130, 91-183, 94-211, 95-06, 96-102, 96-233, 98-126, 98-179, 99-20, 99-173, 2002-53, 2003-116, 2004-133, 2006-290, 2011-335 AND 2017-117; FINDING THE MODIFICATIONS ARE CONSISTENT WITH ST. JOHNS COUNTY COMPREHENSIVE PLAN 2025, ORDINANCE 2010-38, AND CONSISTENT WITH THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE; FINDING THAT THE MODIFICATIONS PROVIDE FOR A LEGITIMATE PUBLIC BENEFIT AND PURPOSE; AND PROVIDING FOR AN EFFECTIVE DATE**

(10:55 a.m.) McCormack commented on the Board's requirements for public comment. Additionally, he noted that there was a request to move Item 10 to earlier in the agenda. Discussion ensued. *Consensus was given not to move Item No. 10.*

(02/16/21 - 13 - 10:58 a.m.)

4. NORTH PONTE VEDRA COASTAL STORM RISK MANAGEMENT PROJECT: FEASIBILITY COST SHARE AGREEMENT. THE U.S. ARMY CORPS OF ENGINEERS HAS INCLUDED A COASTAL STORM RISK MANAGEMENT FEASIBILITY STUDY FOR THE SHORELINE NORTH OF SERENATA BEACH TO THE NORTHERN COUNTY LINE. THE FEDERAL COST SHARE AGREEMENT (FCSA) TARGETS COMPLETION OF THE FEASIBILITY STUDY WITHIN 3 YEARS. AFTER SIGNING THE FCSA, A PROJECT MANAGEMENT PLAN WILL BE DEVELOPED AND AGREED UPON BY THE COUNTY AND U.S. ARMY CORPS OF ENGINEERS (USACE). THE FEASIBILITY STUDY WILL BE CONDUCTED AND MANAGED BY USACE. AS OF THE EFFECTIVE DATE OF THE FCSA, SHARED STUDY COSTS ARE PROJECTED TO BE \$3,000,000, WITH THE FEDERAL GOVERNMENT'S SHARE OF SUCH COSTS PROJECTED TO BE \$1,500,000 AND THE COUNTY (NON-FEDERAL SPONSOR) SHARE PROJECTED TO BE \$1,500,000. STAFF WILL CONTINUE TO PURSUE OPPORTUNITIES FOR FDEP REIMBURSEMENT FOR 50 PERCENT OF THE COUNTY'S SHARE OF THE FEASIBILITY STUDY. IF A PROJECT IS RECOMMENDED BY THE FEASIBILITY STUDY, IT WILL BE SUBMITTED TO CONGRESS FOR AUTHORIZATION AND APPROPRIATION OF CONSTRUCTION FUNDS. FOLLOWING THIS AUTHORIZATION THERE IS TYPICALLY A 2 YEAR PROJECT PERMITTING, ENGINEERING, AND DESIGN PHASE BEFORE THE SOLICITATION OF A CONSTRUCTION CONTRACT. WITHIN 3 MONTHS OF THE FEASIBILITY STUDY INITIATION, THE COUNTY

WILL NEED TO PROVIDE AN ACCESS PLAN TO THE USACE, BEFORE THE FEDERAL INTEREST DETERMINATION MILESTONE, ENSURING THAT THE COUNTY WILL PROVIDE SUFFICIENT PUBLIC ACCESS BEFORE THE INITIATION OF CONSTRUCTION. STAFF HAS INITIATED A CHANGE ORDER TO THE CONTRACT WITH OLSEN ASSOCIATES TO COMPLETE AN ACCESS PLAN WITHIN 30 DAYS OF INITIATION OF THE FEASIBILITY STUDY. THE ACCESS PLAN WILL INCLUDE: 1) AN EXPLANATION ABOUT WHY THIS STRETCH OF SHORELINE SHOULD NOT BE CONSIDERED A PRIVATE BEACH, INCLUDING DISCUSSION OF THE COUNTY'S CUSTOMARY USE POLICY AND OTHER STATE OR COUNTY POLICIES THAT SUPPORT PUBLIC ACCESS. 2) A SUMMARY OF THE EXISTING PUBLIC ACCESS POINTS, A DISCUSSION ON POTENTIAL IDEAS FOR EXPANDING PUBLIC ACCESS POINTS, AND A STATEMENT ABOUT HOW THE COUNTY IS COMMITTED TO WORKING ON EXPANSION OF PUBLIC ACCESS AS THE STUDY PROGRESSES. 3) A SUMMARY OF THE EXISTING PUBLIC PARKING AVAILABLE FOR BEACH ACCESS, A DISCUSSION ON POTENTIAL IDEAS FOR EXPANDING PUBLIC PARKING OR SHUTTLE/BUS SERVICES FOR BEACH ACCESS, AND A STATEMENT ABOUT HOW THE COUNTY IS COMMITTED TO WORKING ON IMPROVEMENTS TO PARKING AND BEACH ACCESSIBILITY, AS THE STUDY PROGRESSES

Damon Douglas, Coastal Manager, presented details on the item, via PowerPoint.

(10:59 a.m.) Rebecca Lavie entered the meeting.

(11:02 a.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of the motion.

(11:03 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of the motion and suggested to include a National Park and Seashore.

(11:05 a.m.) Sherry Badger, 2772 South Collins Avenue, spoke on public access.

(11:03 a.m.) **Motion by Dean, seconded by Whitehurst, carried 4/1, with Smith dissenting, to adopt Resolution No. 2021-83, authorizing the chair to execute a Federal Cost Share agreement, on behalf of the County; and further authorizing the county administrator, or designee, to execute any supplemental paperwork or documentation necessary to accomplish the overall goal set forth in the agreement; and motion to utilize both TDT Cat V reserves and General Fund reserves.**

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

(11:08 a.m.) Smith questioned the purpose of the study regarding adequate access and whether the funding would be paid back. Douglas responded the County needed to show that they were working toward additional public access. He also stated that the funding would be paid back to general funds. Additionally, Smith asked whether an application had been submitted in the past that was not successful. Douglas responded that the County had applied multiple years and needed the feasibility study on the work plan. He stated that the comments for removing it from consideration was that there was no public access in the critically eroded area of the beach.

(11:11 a.m.) Waldron questioned the appropriation for the Category 5 reserves. Jesse Dunn, Director of Office Management and Budget, spoke on the appropriation of Category 5 reserves.

(11:14 a.m.) Smith asked what happened if public access was not determined to be adequate. Douglas responded.

RESOLUTION NO. 2021-83

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE DEPARTMENT OF THE ARMY AND ST. JOHNS COUNTY, FOR THE COASTAL STORM RISK MANAGEMENT FEASIBILITY STUDY NORTH PONTE VEDRA BEACH; PROVIDING FOR THE EFFECT OF RECITALS; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS, OR DESIGNEE, TO EXECUTE THE AGREEMENT AND RELATED DOCUMENTS; PROVIDING FOR CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

(02/16/21 - 15 - 11:16 a.m.)

5. PUBLIC HEARING - REZ 2020-21, SUMMERLINS COMMERCE PARK. A REQUEST TO REZONE APPROXIMATELY 1.28 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL WAREHOUSE (CW). THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON JANUARY 21, 2021, AND WAS UNANIMOUSLY RECOMMENDED FOR APPROVAL, 7-0

Proof of publication of the notice of public hearing on REZ 2020-21, Summerlins Commerce Park, was received, having been published in *The St. Augustine Record* on December 28, 2020.

There were no ex parte communications.

Karen M. Taylor, 77 Saragossa Street, representing the applicant, presented details on the request, via PowerPoint. She spoke on surrounding zonings, wetland areas, and buffers.

(11:23 a.m.) Blocker asked what the PZA vote was. Taylor responded.

(11:24 a.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2021-8, a request to rezone approximately 1.28 acres of land from Open Rural (OR) to Commercial Warehouse (CW), based upon four findings of fact, as provided in the Staff Report.**

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

**Nay: None**

ORDINANCE NO. 2021-8

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

(02/16/21 - 15 - 11:25 a.m.)

6. PUBLIC HEARING - TRANSMITTAL HEARING FOR COMPAMD 2018-06, A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES TO COMPLY WITH SECTION

163.3177, FLORIDA STATUTES, AND ADOPTION OF THE ST. JOHNS COUNTY WATER SUPPLY FACILITIES WORK PLAN. THIS IS THE TRANSMITTAL HEARING FOR A COMPREHENSIVE PLAN AMENDMENT TO AMEND GOALS, OBJECTIVES AND POLICIES OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN IN ORDER TO COMPLY WITH CHAPTER 163.3177, FLORIDA STATUTES. CHAPTER 163, FLORIDA STATUTES, REQUIRES LOCAL GOVERNMENTS TO AMEND THEIR COMPREHENSIVE PLANS TO ADOPT A WATER SUPPLY FACILITIES WORK PLAN (WORK PLAN), TO PROVIDE FOR CONSISTENCY WITH THE STATE'S REGIONAL WATER SUPPLY PLANS THAT WERE PREPARED BY EACH WATER MANAGEMENT DISTRICT

Proof of publication of the notice of public hearing on COMPAMD 2018-06, Amendments to the Comprehensive Plan to address Water Supply Facilities Work Plan, was received, having been published in *The St. Augustine Record* on December 28, 2020.

Jan Brewer, Environmental Division Manager, provided the details of the item, via PowerPoint.

(11:27 a.m.) Larry Miller, Utilities Department Chief Engineer, provided additional information on the Water Supply Facilities Work Plan, including goals, maintaining consistency with the North Florida Regional Supply Plan, and the projects and programs needed for the next ten years. He noted that a key component was to update the level of service for potable water to recognize residents and communities that implement reclaim water irrigation purposes. Additionally, he spoke on tiered utility rates to encourage water conservation, community education and outreach to promote water conservation, irrigation requirements to help ensure efficient water use, the requirement for a water loss program, identifying natural projects and programs, Capital Improvement projects, and projects and programs with the primary interest on reclaim water and conservation.

(11:34 a.m.) Brewer reviewed the proposed amendments to the comprehensive plan, that were provided in the Board's packets. She noted that one PZA member had concern with that the Aquaphor recharge area not being protected and was assured that it was contained in Goal D-5 of the Comprehensive Plan.

(11:38 a.m.) Ed Slavin, P.O. Box 3084, questioned efforts taken to comply with the Environmental Justice Executive Order, in planning for water consumption in the future. He suggested postponing the item and performing an equity analysis.

(11:41 a.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of the item.

(11:43 a.m.) BJ Kalaidi, 8 Newcomb Street, questioned whether, if passed locally, would the item have to go to a State agency for approval.

(11:44 a.m.) Sherry Badger, 2772 South Collins Avenue, suggested more investigation on where the Aquaphor would recharge itself.

(11:46 a.m.) Dean spoke on water conservation and being proactive with water conservation. Discussion ensued.

**(11:49 a.m.) Motion by Dean, seconded by Waldron, carried 5/0, to approve transmittal of COMPAMD 2018-06, and adoption of the Water Supply Facilities Work Plan, based on three findings of fact.**

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

**Nay: None**



(02/16/21 - 17 - 11:50 a.m.)

7. SECOND READING OF AMENDMENTS TO NOISE ORDINANCE. AT ITS JANUARY 19, 2021, MEETING, THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ("BOARD") HELD A FIRST READING OF PROPOSED AMENDMENTS TO ORDINANCE NO. 2015-19, ESTABLISHING REGULATIONS FOR THE CONTROL OF NOISE, TO ADDRESS CERTAIN LONG-STANDING, CONTINUOUS ACTIVITIES PERFORMED ON CERTAIN PROPERTY ON BINNINGER DRIVE IN ST. JOHNS COUNTY. THE FEDERAL GOVERNMENT AND/OR ITS CONTRACTORS HAVE CONTINUOUSLY OPERATED A MARINE REPAIR DIVISION ON THE PROPERTY FOR APPROXIMATELY 35 YEARS AND HAS LONG EMPLOYED APPROXIMATELY 100 PEOPLE, VARIOUSLY TRAINED IN MARINE MECHANICS, WELDING, SANDBLASTING, ELECTRICAL, NAVIGATION, MARINE UPHOLSTERY, AND MANAGEMENT. THE ACTIVITIES HAVE HISTORICALLY BEEN SEPARATED FROM RESIDENTIAL USES. THE PROPOSED AMENDMENTS TO ORDINANCE NO. 2015-19 ARE ATTACHED TO THIS ITEM FOR THE BOARD'S CONSIDERATION

Proof of publication of the notice of public hearing on amendments to the noise ordinance, was received, having been published in *The St. Augustine Record* on February 4, 2021.

Bradley Bulthuis, Senior Assistant County Attorney, presented details on the amendments to the noise ordinance, via PowerPoint.

(11:53 a.m.) **Motion by Dean, seconded by Smith, carried 5/0, to enact Ordinance No. 2021-9, amending Section 7, "Grandfathering; Vesting; Priority" of Ordinance No. 2015-19.**

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

#### ORDINANCE NO. 2021-9

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE NO. 2015-19, ESTABLISHING REGULATIONS FOR THE CONTROL OF NOISE ORIGINATING WITHIN THE UNINCORPORATED AREAS OF ST. JOHNS COUNTY AND WHERE PROPERTY IN THE UNINCORPORATED AREA IS NEGATIVELY AFFECTED; THIS ORDINANCE AMENDS SPECIFICALLY SECTION 7, ENTITLED "GRANDFATHERING; VESTING; PRIORITY" TO PROVIDE FOR GRANDFATHERING, VESTING, AND PRIORITY FOR CERTAIN NOISE PRODUCING PUBLIC SERVICE ACTIVITY; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

(11:53 p.m.) Bulthuis left the meeting.

(02/16/21 - 17 - 11:53 a.m.)

8. FISCAL YEAR (FY) 2022 BOARD OF COUNTY COMMISSIONERS BUDGET CALENDAR AND INITIAL BUDGET GUIDELINES. THIS AGENDA ITEM PROVIDES INITIAL BUDGET GUIDELINES FOR THE UPCOMING FY 2022 COUNTY BUDGET PROCESS

Jesse Dunn, Office of Management and Budget Director, presented details on the upcoming budget process, via PowerPoint. He highlighted on the budget guidelines and addressed the "live action" evaluation program implemented by the Property Appraiser, Eddie Creamer.

(02/16/21 - 18 - 12:16 p.m.)

9. CONSIDER APPOINTMENTS TO THE HOUSING FINANCE AUTHORITY. THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY (THE "HFA") IS A PUBLIC BODY CREATED PURSUANT TO THE "FLORIDA HOUSING FINANCE AUTHORITY LAW," CHAPTER 159, PART IV, FLORIDA STATUTES, AS AMENDED. THE HFA WAS ESTABLISHED FOR THE PURPOSE OF ALLEVIATING A SHORTAGE OF AFFORDABLE HOUSING FACILITIES AND TO PROVIDE CAPITAL FOR INVESTMENT IN SUCH FACILITIES FOR LOW, MODERATE, AND MIDDLE-INCOME FAMILIES IN ST. JOHNS COUNTY. THE HFA IS COMPOSED OF SEVEN MEMBERS, WHICH NOT LESS THAN A MAJORITY OF THE MEMBERS SHALL BE KNOWLEDGEABLE IN ONE OF THE FOLLOWING FIELDS: LABOR, FINANCE AND COMMERCE. CURRENTLY THERE ARE TWO VACANCIES ON THE HFA. ONE VACANCY IS DUE TO THE RESIGNATION OF MR. VICTOR RAYMOS. THE SECOND VACANCY IS DUE TO THE EXPIRED TERM OF JAY KALTER. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A RECOMMENDATION LETTER FROM THE HOUSING FINANCE AUTHORITY, AND THREE APPLICATIONS (ANDREW EVENER, DISTRICT 4, JAY KALTER, DISTRICT 4, AND ERICK SAKS, DISTRICT 1)

Melissa Lundquist, Assistant to the Board of County Commissioners, provided details on the two vacancies to the Housing Finance Authority. She noted that Mr. Kalter moved out of the area and rescinded his application.

(12:18 p.m.) Tom Reynolds, 50 Brigantine Court, expressed his appreciation for the individuals who applied for the Housing Finance Authority Board.

(12:19 p.m.) Ed Slavin, P.O. Box 3084, spoke on desegregating appointed boards.

(12:21 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the applicants and their residency.

(12:24 p.m.) Whitehurst questioned how the public was notified of vacancies to the various boards. Lundquist explained the advertising process for the various boards.

(12:28 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to appoint Erick Saks, to the Housing Finance Authority, for a four-year term scheduled to expire February 16, 2025.**

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

**Nay: None**

(12:28 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to appoint Andrew Evener, to the Housing Finance Authority, for a four-year term, scheduled to expire February 16, 2025.**

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

**Nay: None**

The meeting recessed at 12:30 p.m. and reconvened at 12:38 p.m.

(Formerly Consent Agenda Item 13.)

(02/16/21 - 19 - 12:38 p.m.)

10. MOTION TO EXECUTE THE NEGOTIATED PURCHASE AND SALE AGREEMENT WITH NEIGHBORHOOD REALTY, INC., MCGARVEY RESIDENTIAL COMMUNITIES

Jamie Locklear, Assistant Director, Purchasing Department, provided an overview of the purchase and sale agreement.

(12:40 p.m.) Dean stated he had received inquiries on the item and requested it be placed on the regular agenda for discussion.

(12:41 p.m.) Tom Reynolds, 50 Brigantine Court, spoke on his concerns with having public comment prior to board discussion.

(12:42 p.m.) Ed Slavin, P.O. Box 3084, spoke on his concerns with public comment being heard before board discussion and with the item originally being on the Consent Agenda. Additionally, he requested to add sexual orientation and gender identity in the document.

(12:45 p.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, on behalf of the applicant, stated she was available for questions.

(12:47 p.m.) Ken Phillips, spoke in support of renovating the golf course and in opposition of the exchange of land.

(12:49 p.m.) Sherry Badger, 2772 South Collins Avenue, spoke in opposition of selling the 80 acres.

(12:51 p.m.) Blocker asked for clarification whether Purchase and Sale agreements were normally placed on the Consent Agenda. Conrad stated that it was normal practice.

(12:51 p.m.) McCormack read the letter sent to residents in the community, *Exhibit A*.

(12:55 p.m.) Waldron stated that he was not in favor of selling the 80 acres and suggested to redo the golf course and building a joint Fire and Sheriff facility. McCormack explained when the letter was written back in 2011, some of the property had been financed through a funding mechanism, which would not allow for sale or disposition, unless otherwise decided by the Board.

(12:59 p.m.) Whitehurst spoke on the wear and tear of the property, and referenced photos, *Exhibit B*; and questioned whether there was a way to address the deficiencies of the property without selling the land to the developer. Blocker asked the estimated cost to address the deficiencies. Conrad explained if the Board did not choose to go forward with the Purchase and Sale Agreement, there would be funding available for FY 2022; and provided estimated costs to address the deficiencies.

(1:02 p.m.) Smith questioned whether the letter had been approved by the Board of County Commissioners and whether the prohibition regarding the financing component was contained in the letter. McCormack stated there was no approval of the letter by the Board of County Commissioners and that the prohibition was not contained in the letter.

Wiseman left the meeting and Deputy Clerk Natasha McGee entered the meeting at 1:08 p.m.

(1:07 p.m.) Dean explained his understanding of the Board's consensus, prior to today's meeting; and his position on the current proposal. He stated his goal was to have an affordable golf course and for the County to own and operate the course.

(1:12 p.m.) Discussion ensued between Blocker and McCormack on the letter dated April 17, 2011, that was sent to property owners adjacent to the subject properties, including if the letter was binding to the County and any legal exposure.

(1:16 p.m.) Discussion ensued on tabling the item to a future Agenda; the procurement policy; the history and progression of the item, including the review of the January 15, 2019, BCC meeting minutes, *Exhibit B*, with additional comments provided by Conrad and Avery-Smith. Additionally, discussion ensued on procuring land for a new fire station west of 95, with additional comments provided by Perry Hagaman, St. Johns County Sheriff's Office Director of General Services, and Deputy Chief Jeremy Robshaw, St. Johns County Fire Rescue; and on legal exposure to the County.

**(1:29 p.m.) Motion by Dean, seconded by Blocker, failed 2/3, with Smith, Waldron, and Whitehurst dissenting, to adopt Resolution No. 2021-84, authorizing the county administrator to execute the negotiated Purchase and Sale Agreement with Neighborhood Realty, Inc./McGarvey Residential Communities, for the completion of the renovation of the St. Johns County golf course in exchange for conveyance of approximately 80 acres of surplus land described herein.**

**Yea: Dean, Blocker**

**Nay: Smith, Waldron, Whitehurst**

(1:30 p.m.) Board members expressed their positions on moving forward. *Blocker requested Board consensus to place the item on a future agenda. Consensus was given.* Conrad stated that the item would come back before the Board with options on moving forward and how to meet the proposed deficiencies.

*(Formerly Consent Agenda Item 19.)*

*(02/16/21 - 20 - 1:36 p.m.)*

11. MOTION TO SUBMIT A COMPLETED APPLICATION THROUGH THE FLORIDA COMMUNITIES TRUST - PARKS AND OPEN SPACE FLORIDA FOREVER GRANT PROGRAM

Dean and Waldron explained why the item was placed on the regular agenda. (1:37 p.m.) Doug Bataille, Director of Parks and Recreation, provided a summary of the online survey results, *Exhibit A*, regarding the proposed 8-foot-wide recreational trail for the Shore Drive Waterfront Park. He also spoke on reorganizing/redesigning the parking layout.

(1:40 p.m.) Public comment was provided.

Spoke in support of the trail

- Handly Caraway, 312 Wisteria Road
- Stephen Collins, 151 Nautilus Road
- Margo Geer, 249 Argonaut Road
- Suzanne Clulow, 109 Laurel Wood Way, Unit 102
- Ruth Hope, 133 Neptune Road
- Jennifer Collins, 151 Nautilus Road
- Tom Reynolds, 50 Brigantine Court
- Thomas Schreiner, 162 Nautilus Road
- Oonna Hueck, 223 Argonaut Road

Spoke in opposition of the trail

- Doris Taylor, 208 Lobelia Road, submitted written public comment on Regular Agenda Item 11, *Exhibit B*.
- Lorie Davidson, 1824 Shore Drive
- Micheline Boutin, 137 Linden Road
- Bruce Davidson, 1824 Shore Drive
- Tom Taylor, 208 Lobelia Road
- Dianne Campbell, 138 Linden Road
- Jean Ashton, 1274 Prince Road
- Natalie Beltrami, 305 Vaill Point Road
- George Watts, 2230 Shore Drive
- Cathy Geragnty, 1044 Shore Drive
- Frances Lundberg, 2406 Shore Drive
- Cynthia Zimmerman, 842 Gerona Road

(2:35 p.m.) Additionally, Ed Slavin, P.O. Box 3084, suggested that the item be tabled.

(2:40 p.m.) Bataille addressed public comment concerns on the following: trail width, potential sidewalks, and Americans with Disabilities Act (ADA) requirements. Discussion ensued on the trail surface, tree mitigation, and ADA compliance.

(2:46 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to adopt Resolution No. 2021-84, approving and authorizing the county administrator, or his designee, to submit a completed application through the Florida Communities Trust - Parks and Open Space Florida Forever Grant Program.**

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

**Nay: None**

**RESOLUTION NO. 2021-84**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING GRANT FUNDING THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, RECREATIONAL TRAILS GRANT PROGRAM TO CONSTRUCT THE SHORE DRIVE TRAIL**

(2:47 p.m.) Bulthuis entered the meeting and Lavie left the meeting.

(02/16/21 - 21 - 2:47 p.m.)

PUBLIC COMMENT

Blocker read the Board's rules regarding public comment and rules of decorum.

(2:48 p.m.) Tom Reynolds, 50 Brigantine Court, spoke on the conduct of the Board, including the Board's rules regarding public comment and rules of decorum, and on the conduct of the County Administrator.

(2:52 p.m.) Ed Slavin, P.O. Box 3084, spoke on the conduct of the Board and County Administrator. Additionally, he spoke on public comment rights and on Regular Agenda Item 10.

(2:55 p.m.) Sherry Badger, 2772 South Collins Avenue, spoke on County bond funds.

(2:57 p.m.) Suzanne Clulow, 109 Laurel Wood Way, Unit 102, expressed her respect for elected officials and Parks and Recreation staff. Additionally, she spoke about her concern regarding ADA regulations.

(3:00 p.m.) Shannon Acevedo, Matthews Design Group, 7 Waldo Street, representing Justin Dudley of Pulte Homes, spoke on COMPAMD 2020-05, Winding Oaks, Transmittal, that was presented to the Board on January 19, 2021. She requested consideration to come back formally before the Board for additional deliberation regarding the proposed fire station site.

(3:04 p.m.) Justin Dudley, 124 Del Webb Parkway, Winding Oaks applicant, requested consideration to come back formally before the Board for additional deliberation regarding the proposed fire station site.

(3:06 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the agenda order regarding general public comment; D.R. Horton lawsuits; REZ 2020-17, Ravenswood Subdivision; and the main library public seating at the computer stations.

(3:09 p.m.) McCormack responded to the placement of general public comment on the Agenda.

(02/16/21 - 22 - 3:10 p.m.)  
COMMISSIONERS' REPORTS

#### Commissioner Smith

Smith responded to general public comment regarding COMPAMD 2020-05, Winding Oaks. Additionally, he provided an agricultural report; reported that the Florida Legislative session would commence on March 2, 2021; and reported on the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) candidate process for the replacement of the Dean of Extension Dr. Nick Place.

#### Commissioner Dean

(3:13 p.m.) Board members expressed their positions on revising the County's short term rental ordinance, including concerns regarding potential revisions before the end of the 2021 Legislative session. McCormack addressed the Board's concerns. Discussion ensued on Board positions.

**(3:22 p.m.) Motion by Dean, seconded by Waldron, carried 3/2, with Smith and Whitehurst dissenting, to place an item on the March 2, 2021, regular meeting agenda, regarding proposed Land Development Code (LDC) Amendments for short term vacation rentals.**

**Yea: Dean, Waldron, Blocker  
Nay: Smith, Whitehurst**

(3:22 p.m.) Tom Reynolds, 50 Brigantine Court, spoke on regulating short term rentals.

(3:25 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of the motion.

#### Commissioner Whitehurst

(3:28 p.m.) Whitehurst thanked the chair for enforcing the rules of decorum. Additionally, he recognized the Batram Trail girls' soccer team for being ranked No. 1 in the nation.

Commissioner Blocker

(3:29 p.m.) Blocker expressed his condolences for Sid Mickler and Shari Duval, founder of K9s for Warriors. Additionally, he recognized the Ponte Vedra Boys basketball team as District champions.

Commissioner Waldron

No report.

(02/16/21 - 23 - 3:31 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Conrad reported on COVID-19 testing, including vaccine site funding, the distribution of vaccines, and on testing for uninsured St. Johns County residents. Additionally, he reported that the County would no longer be using the Eventbrite system as of February 19, 2021. He stated that the County would be launching an in-house program. Discussion ensued on the uninsured testing site cost. Conrad responded that the cost was \$135 per test.

(02/16/21 - 23 - 3:35 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack expressed his appreciation to the Director of Emergency Management and his team.

(02/16/21 - 23 - 3:36 p.m.)

CLERK OF COURT'S REPORT

No report.

(02/16/21 - 23 - 3:36 p.m.)

ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 3:36 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 588261-588266, totaling \$43,606 (02/12/21)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 588267-588476, totaling \$1,686,093.65 and Voucher Register, Voucher Nos. 55313-55431, totaling \$2,327,584.52 (02/16/21)

CORRESPONDENCE:

There was none.

Approved \_\_\_\_\_ March 2\_\_\_\_\_, 2021

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Jeremiah R. Blocker  
Jeremiah R. Blocker, Chair

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

By: Pam Haltem  
Deputy Clerk

