

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
MARCH 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
Crystal Smith, Deputy Clerk

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

(03/02/21 - 1 - 9:00 a.m.)
CALL TO ORDER

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

(03/02/21 - 1 - 9:01 a.m.)
ROLL CALL

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

(03/02/21 - 1 - 9:02 a.m.)
INVOCATION

Father Ken Herzog, Trinity Episcopal Parish, gave the invocation.

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

Sgt. Major Ray Quinn, USANG, led the Pledge of Allegiance. He recognized Commissioner Blocker for receiving the Colonel Ed Taylor Award and Patrick McCormack for receiving the Veteran's Treatment Coin.

(03/02/21 - 1 - 9:07 a.m.)
PROCLAMATION RECOGNIZING MARCH 2021 AS FLORIDA ARCHEOLOGY MONTH

Commissioner Smith presented the proclamation to Mercedes Harold, representatives from the St. Augustine Archeological Association, and the Florida Public Archeology Network. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

Ms. Harold, St. Johns County Cultural Resources Coordinator, recognized members from the St. Augustine Archeological Association, archeologists from the Florida Public Archeology Network, archeologists from the County's Cultural Resources Review Board, the City of St. Augustine, and the Lighthouse Archeological Maritime Program. She spoke on the 200th anniversary of the County and invited the public to attend two history park walks, one in Canopy Shores and the other in Vaill Point Park.

(03/02/21 - 2 - 9:12 a.m.)

ACCEPTANCE OF PROCLAMATION

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

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

Nay: None

(03/02/21 - 2 - 9:12 a.m.)

PUBLIC SAFETY UPDATE

Deputy Russ Martin, Operations Division Director, provided an update on the emergency communications and training center project.

(9:13 a.m.) Chief Jeff Prevatt, Fire Rescue, informed the public that lifeguards would not be on duty at beaches until Memorial Day.

(03/02/21 - 2 - 9:14 a.m.)

DELETIONS TO THE CONSENT AGENDA

There were none.

(9:15 a.m.) Tom Reynolds, 50 Brigantine Court, spoke on his concerns with funding for Consent Agenda Item 13.

(9:17 a.m.) Kenneth McClain, P.O. Box 912, Hastings, spoke on the needs of homeless individuals in the County.

(9:19 a.m.) Ed Slavin, P.O. Box 3084, suggested tabling Consent Agenda Item 13 with concerns on the funding amount.

(03/02/21 - 2 - 9:23 a.m.)

APPROVAL OF CONSENT AGENDA

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

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

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **St. Johns County Emergency Proclamation No. 2021-9**, extending the local state of emergency for an additional seven-day period

EMERGENCY PROCLAMATION NO. 2021-9

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. 2021-85**, authorizing the county administrator, or his designee, to award SS No. 21-18, Purchase of Davis Park Sports Lighting; and to execute and issue a purchase order to Musco Sports Lighting, LLC, for the purchase of the specified LED lighting system, at a total price of \$185,000

RESOLUTION NO. 2021-85

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AND ISSUE A PURCHASE ORDER TO MUSCO SPORTS LIGHTING, LLC, FOR SPORTS LIGHTING SYSTEM EQUIPMENT, FOR THE NEW BALL FIELD AT DAVIS PARK

4. Motion to adopt **Resolution No. 2021-86**, authorizing the county administrator, or designee, to execute a Consent to Assignment Agreement, in substantially the same form and format as attached hereto, providing for an assignment of Master Contract No. 20-MCC-KRY-12220 to Fleetwash, Inc., dba Krystal Klean

RESOLUTION NO. 2021-86

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ASSIGN THE CONTRACT WITH KRYSTAL COMPANIES, LLC, DBA KRYSTAL KLEAN, UNDER BID 20-61; PAINTING SERVICES TO FLEETWASH, INC., DBA KRYSTAL KLEAN

5. Motion to adopt **Resolution No. 2021-87**, authorizing the county administrator, or his designee, to award RFP No. 21-52; CDBG-DR Owner Occupied Rehabilitation/Elevation/Reconstruction, to Excel Contractors, LLC, and St. Johns Housing Partnership, Inc., as the highest ranked responsive, responsible respondents; and to execute contracts, in substantially the same form and format as attached hereto, for performance of the work

RESOLUTION NO. 2021-87

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 21-52, TO ENTER NEGOTIATIONS, AND UPON SUCCESSFUL NEGOTIATIONS, EXECUTE AGREEMENTS FOR PERFORMANCE OF CDBG-DR OWNER OCCUPIED REHABILITATION/ELEVATION/RECONSTRUCTION

6. Motion to adopt **Resolution No. 2021-88**, authorizing the county administrator, or his designee, to execute a contract, in substantially the same form and format as attached hereto, with DB Civil Construction, LLC, for completion of the St. Johns County pavement resurfacing portion of the Ponte Vedra Blvd. 6-inch Cast Iron Water Main Replacement project, as provided in JEA's Bid No. 003-21, for a lump sum cost of \$319,703

RESOLUTION NO. 2021-88

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH DB CIVIL CONSTRUCTION, LLC, FOR PAVEMENT RESURFACING, FOR A PORTION OF PONTE VEDRA BLVD., FROM CORONA ROAD TO DUVAL COUNTY LINE

7. Motion to adopt **Resolution No. 2021-89**, authorizing the county administrator, or designee, to execute a Consent to Assignment Agreement, in substantially the same form and format as attached hereto, providing for an assignment of Master Contract No. 18-MCC-KRY-09434 to Fleetwash, Inc., dba Krystal Klean

RESOLUTION NO. 2021-89

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ASSIGN THE CONTRACT WITH KRYSTAL COMPANIES, LLC, DBA KRYSTAL KLEAN, UNDER BID NO. 18-66; AS NEEDED PRESSURE WASHING SERVICES, TO FLEETWASH, INC., DBA KRYSTAL KLEAN

8. Motion to adopt **Resolution No. 2021-90**, authorizing the county administrator, or designee, to enter into negotiations with CDM Smith, Inc., as the top ranked firm under RFQ No. 21-25, Engineering and Environmental Services for SJC Solid Waste Division, and upon successful negotiations, to award and execute a contract, in substantially the same form and format as attached, for completion of the work, or to conduct negotiations with the next successively ranked firms, as required, until an agreement to complete the work is reached

RESOLUTION NO. 2021-90

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS AND UPON SUCCESSFUL NEGOTIATIONS, AWARD AND EXECUTE A CONTRACT WITH CDM SMITH, INC., FOR RFQ NO. 21-25, FOR ENGINEERING AND ENVIRONMENTAL SERVICES, FOR SJC SOLID WASTE DIVISION

9. Motion to declare the attachments as surplus; and authorize the county administrator, or his designee, to dispose of same, in accordance with Purchasing Policy 308 and Florida Statute 274
10. Motion authorizing the county administrator, or designee, to assemble a financing team to prepare refinancing documents to achieve annual debt service savings, for the Sales Tax Revenue Refunding Bonds, Series 2012 A, and Transportation Improvement Revenue Refunding Bonds, Series 2012, and to present at a future St. Johns County Board of County Commission meeting, for consideration

11. Motion to approve the transfer of \$103,950 from Transportation Trust Fund Capital Outlay Reserves, for the payment of one-time maintenance of Old Barn Weir Channel, per the Construction and Maintenance Agreement with Sawgrass Country Club, Inc.
12. Motion to adopt **Resolution No. 2021-91**, approving and authorizing the county administrator, or his designee, to submit a completed application through the Florida Department of Economic Opportunity, for the Community Development Block Grant - Coronavirus Relief Program (CARES Act). *Proof of public notice on St. Johns County Community Development Block Grant - Coronavirus Relief Funding was received, having been published in The St. Augustine Record on February 25, 2021*

RESOLUTION NO. 2021-91

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 ECONOMIC OPPORTUNITY - COMMUNITY DEVELOPMENT BLOCK GRANT - CORONAVIRUS RELIEF FUNDING, TO HELP LOCAL GOVERNMENTS PREPARE FOR, PREVENT, OR RESPOND TO THE HEALTH AND ECONOMIC IMPACTS OF COVID-19

13. Motion to adopt **Resolution No. 2021-92**, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form as the attached, Economic Development Grant Agreement with Encompass Health Rehabilitation Hospital of St. Augustine, LLC, on behalf of St. Johns County

RESOLUTION NO. 2021-92

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH ENCOMPASS HEALTH REHABILITATION HOSPITAL OF ST. AUGUSTINE, LLC, ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

14. Motion to authorize the county administrator, or his designee, to submit an application for the 2020 Staffing for Adequate Fire and Emergency Response (SAFER) grant, on behalf of St. Johns County Fire Rescue
15. Motion to approve minutes:
 - 01/19/2021, BCC Regular
 - 02/02/2021, BCC Regular
 - 02/03/2021, Joint BCC/School Board
 - 02/09/2021, BCC Special
 - 02/16/2021, BCC Regular
 - 02/23/2021, BCC Special

(03/02/21 - 6 - 9:23 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

McCormack requested that Regular Agenda Item 2 be heard prior to Regular Agenda Item 1.

(03/02/21 - 6 - 9:23 a.m.)

APPROVAL OF REGULAR AGENDA

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

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

Nay: None

The Board moved to Regular Agenda Item 2.

(03/02/21 - 6 - 9:40 a.m.)

1. PUBLIC HEARING - LDC AMENDMENTS - ARTICLE II AND XII - SHORT TERM VACATION RENTALS. PROPOSED LAND DEVELOPMENT CODE AMENDMENTS - AMENDING ARTICLES II AND XII OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE FOR SHORT TERM VACATION RENTALS

Proof of publication of the notice of public hearing on LDC Amendments, Article II and XII, Short Term Vacation Rentals, was received, having been published in *The St. Augustine Record* on November 17, 2020, February 9, 2021, and February 22, 2021.

Joseph Cearley, Special Projects Manager, presented details on the LDC amendments, via PowerPoint. He noted that the State Legislative Preemption allowed jurisdictions to regulate vacation rentals as long as such regulations did not prohibit them or limit the duration or frequency of them.

(9:45 a.m.) Brad Bulthuis, Senior Assistant County Attorney, presented details on two proposed state legislative bills pertaining to short-term vacation rentals, via PowerPoint. Discussion ensued on whether a fee structure was to be addressed by the state legislature.

(9:50 a.m.) Dean explained he felt it was unnecessary to amend the ordinance to require a registration and inspection. He recommended a maximum of ten occupants per vacation rental, and include the staff recommendation regarding the inclusion of off-street parking, solid waste, and the noise ordinance.

(9:54 a.m.) Smith questioned the current status of vacation rentals and the impacts and benefits of the proposed ordinance. Waldron stated he was not in support of having an application with fees and inspections, and explained his main concerns were with noise, trash, parking, and occupancy. Discussion ensued on whether there was a need to change the occupancy classification for short-term rentals; whether the sites were currently being enforced and if there were enough resources; the difference between local and state laws regarding short-term rentals; additional requirements for short-term rentals; the number of full time employees that would be needed to address concerns with trash, parking, and noise; setting a maximum occupancy limit on short-term rentals; implementing code enforcement on the weekends; and enforcing the noise ordinance. Additional comments were provided by Howard T. White, Building Official. Wade Schroeder, Office of Management and Budget, referenced an estimate on cost analysis pertaining to short-term rentals, *Exhibit A*.

(10:46 a.m.) Tom Reynolds, 50 Brigantine Court, spoke in opposition of the proposed ordinance.

(10:50 a.m.) Sandra Marvin, 5343 Riverview Drive, spoke on her concerns with the proposal for trash reciprocals and parking; and explained that the total occupancy should be based on the size of the house.

(10:53 a.m.) David Goldberg, 6010 A1A South, spoke on property rights verses short-term rentals, and submitted written public comment, *Exhibit B*.

(10:57 a.m.) Christina Candler, 140 Pintoresco Drive, spoke on occupancy lawsuits that had occurred in neighboring counties, having two occupants per bedroom, and implementing code enforcement on the weekends.

(11:00 a.m.) Leslie Schapiro, 4942 Atlantic View, spoke on her concerns with vacation rentals being in residential neighborhoods.

(11:03 a.m.) Barbara Goldberg, 6010 A1A South, spoke on property rights for residential neighborhoods; and submitted written public comment, *Exhibit B*.

(11:06 a.m.) Charles Delony, 5530 Atlantic View, asked for clarification on the registration process, occupancy, and law enforcement.

(11:08 a.m.) Kathleen Metz, 117 Serenity Bay Blvd., spoke on putting a cap on maximum occupancy for vacation rentals.

(11:10 a.m.) Brendan O'Connell, 10 Oceanside Drive, spoke in support of limiting the maximum occupancy to ten occupants.

(11:13 a.m.) Gretchen Cornahick, 2805 S. Ponte Vedra Blvd., spoke in support of having regulations without putting local small businesses out of business.

(11:17 a.m.) Sheriff Rob Hardwick explained the current role of law enforcement to enforce concerns with short-term rentals.

(11:19 a.m.) Discussion ensued on costs for additional code enforcement on the weekends, the ability to give citations for violations, litigation for implementing a maximum occupancy on short-term rentals, and enforcing the existing noise ordinance.

(11:31 a.m.) Deputy Russ Martin, Operations Division Director, explained prior responses to situations pertaining to short term rental complaints. Bulthuis explained the noise ordinance could be enforced by the Sheriff's Office, Code Enforcement, Animal Control, and St. Augustine Beach police officers.

(11:34 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of having a ten-occupant limit on short-term rentals, having a registration system, and implementing code enforcement at night and on the weekends.

(11:38 a.m.) Mark Cornick, 605 Boating Club Drive, spoke in support of short-term rentals and encouraged the Board to thoroughly evaluate the economic impact on creating strict regulations.

(11:39 a.m.) James Vereault, 30 Viejo Street, Vilano Beach, spoke in support of having short-term rental inspections.

(11:42 a.m.) Susan Keene, 2805 S. Ponte Vedra Beach, spoke in support of short-term rentals and requested there be limitations on regulations.

(11:43 a.m.) Tara Presser, 150 Gene Johnson Road, spoke in support of short-term rentals with minimum regulations.

(11:44 a.m.) Casey Putney, 114 5th Street, spoke in support of short-term rentals and agreed that law enforcement should have the ability to contact property owners with concerns.

(11:46 a.m.) Nadine Charsley, 161 Surfside Avenue, spoke in support of reasonable restrictions that were issue specific for short-term rentals.

(11:48 a.m.) Michael Marsicano, 5480 Pelican Way, spoke in support of short-term rentals and limited restrictions.

(11:50 a.m.) Dennis Hanks, Florida Vacation Rental Management Association, Kissimmee, voiced his concerns with implementing certain restrictions on short-term rentals and offered to work with the County on an ordinance.

(11:53 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in support of hiring code enforcement officers for nights and weekends.

(11:56 a.m.) John Whiteman, 104 Seagrove Main Street, spoke in support of the proposed ordinance, with minimum regulations.

(11:57 a.m.) Marisa Dye, 610 21st Street, spoke in support of the proposed ordinance, with restrictions based on availability of square footage and parking.

(11:58 a.m.) Diana Suissa, 3041 2nd Street, spoke in support of the proposed ordinance, with minimum regulations.

(12:00 p.m.) Cameron Hamilton, 109 Meadow Avenue, spoke in opposition of limited occupancy on short-term rentals.

(12:01 p.m.) Jessica Broyles, 408 5th Street, spoke in support of restrictions for short-term rentals, with the occupancy based on the size of the home, square footage, parking availabilities, as well as the number of children.

(12:03 a.m.) Ryan Cornelison, 3529 Bobwood Drive, spoke in support of minimum restrictions to short-term rentals.

(12:05 p.m.) Discussion ensued on directing staff to review and revise the language for short-term rentals to address a maximum occupancy, collecting a deposit to be levied upon for violations, and the proposed ordinance, with additional comments regarding legal concerns.

(12:10 p.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to direct staff to review and revise the language for short-term rentals, to address maximum occupancy and collection of a deposit to be levied upon, and to bring the recommendations back to the Board, within 60 days.**

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

Nay: None

(12:14 p.m.) Waldron suggested additional full-time employees for Code Enforcement to provide enforcement.

(12:18 p.m.) Motion by Waldron, seconded by Smith, carried 5/0, to direct County Administration to add two night and weekend code enforcement officers, to enforce existing rules.

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

The meeting recessed at 12:20 p.m. and reconvened at 12:50 p.m. starting with Item 3, with all five commissioners, Conrad, Bradley, Andrews, McCormack, and Deputy Clerk Sindy Wiseman in attendance.

(03/02/21 - 9 - 9:24 a.m.)

2. ST. JOHNS COUNTY TAXABLE WATER AND SEWER REVENUE REFUNDING BONDS, SERIES 2021. A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, AUTHORIZING THE ISSUANCE OF "ST. JOHNS COUNTY, FLORIDA, TAXABLE WATER AND SEWER REVENUE REFUNDING BONDS, SERIES 2021," IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$45,000,000, FOR THE PRINCIPAL PURPOSES OF REFUNDING A PORTION OF THE OUTSTANDING SERIES 2013A BONDS AND A PORTION OF THE SERIES 2014 BONDS AND PAYING THE COSTS OF ISSUING THE 2021 BONDS. IN SUM, THE RESOLUTION AUTHORIZES THE ISSUANCE OF THE 2021 BONDS, AND PLEDGES FROM WATER AND SEWER NET REVENUES OF THE ST. JOHNS COUNTY UTILITY SYSTEM, TO SECURE PAYMENT OF THE DEBT SERVICE. THE RESOLUTION ALSO AUTHORIZES AND DIRECTS THE COUNTY ADMINISTRATOR, WITH THE ADVICE OF THE COUNTY'S FINANCIAL ADVISOR AND BOND COUNSEL, TO DETERMINE THE AGGREGATE PRINCIPAL AMOUNT OF 2021 BONDS TO BE ISSUED, PROVIDED, HOWEVER, THE AGGREGATE PRINCIPAL AMOUNT OF THE BONDS SHALL NOT EXCEED \$45,000,000 AND THE NET PRESENT VALUE DEBT SERVICE SAVINGS EXCEED 5 PERCENT OF THE REFUNDED BONDS PAR AMOUNT. IN ORDER TO MORE EFFICIENTLY MOVE FORWARD, THE RESOLUTION FURTHER PROVIDES FOR THE AUTHORIZATION OF THE PUBLICATION OF A NOTICE OF SALE FOR THE 2021 BONDS; AWARD OF THE 2021 BONDS, PURSUANT TO A PUBLIC BID; APPOINTING THE PAYING AGENT AND REGISTRAR; AUTHORIZATION FOR DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND THE EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT; AUTHORIZATION TO EXECUTE AND DELIVER AN ESCROW DEPOSIT AGREEMENT; APPOINTMENT OF AN ESCROW AGENT; AUTHORIZATION TO EXECUTE AND DELIVER A CONTINUING DISCLOSURE CERTIFICATE AND THE APPOINTMENT OF A DISSEMINATION AGENT; AND AN EFFECTIVE DATE. HERE, THE FINANCE TEAM SEEKS THE BOARD'S APPROVAL OF THIS RESOLUTION, WHICH INCLUDES THE SUBSTANTIALLY FINAL FORMS OF THE REQUIRED DOCUMENTS (ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBITS A-E), TO MOVE FORWARD WITH THE COMPETITIVE SALE AND ISSUANCE OF THE 2021 BONDS. FOR THE BOARD'S CONVENIENCE IN REVIEWING, EACH OF THE EXHIBITS ARE TITLED/DESCRIBED BELOW: EXHIBIT A, FORM OF OFFICIAL NOTICE OF SALE; EXHIBIT B, FORM OF PRELIMINARY OFFICIAL STATEMENT; EXHIBIT C, FORM OF CONTINUING DISCLOSURE CERTIFICATE; EXHIBIT D, FORM OF REGISTRAR AND PAYING AGENT AGREEMENT; EXHIBIT E, FORM OF ESCROW DEPOSIT AGREEMENT

Jesse Dunn, Director, Office of Management & Budget, provided details on the refunding bonds. He noted the total amount through refunding opportunities the County had saved since Fiscal Year (FY) 2012.

(9:26 a.m.) Bill Young, Utilities Director, provided details on the County's high ratings.

(9:29 a.m.) Jay Glover, PFM Financial Advisors, provided details on the refunding process, via PowerPoint.

(9:35 a.m.) Motion by Dean, seconded by Whitehurst, to adopt Resolution No. 2021-93 authorizing the issuance of the St. Johns County, Florida, Taxable Water and Sewer Revenue Refunding Bonds, Series 2021, in an aggregate principal amount not exceeding \$45,000,000.

(9:35 a.m.) Tom Reynolds, 50 Brigantine Court, questioned the total fees that would be paid out.

(9:37 a.m.) Kenneth McClain, P.O. Box 912, spoke in support of the savings towards the County and encouraged the Board to consider the needs of homeless people in the County.

(9:38 a.m.) **The motion carried 5/0.**

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

Nay: None

RESOLUTION NO. 2021-93

A RESOLUTION SUPPLEMENTING RESOLUTION NO. 89-84, ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON APRIL 25, 1989, AS PREVIOUSLY AMENDED AND SUPPLEMENTED, FOR THE PURPOSE OF AUTHORIZING THE ISSUANCE BY THE COUNTY OF NOT EXCEEDING \$45,000,000 AGGREGATE PRINCIPAL AMOUNT OF TAXABLE WATER AND SEWER REVENUE REFUNDING BONDS, SERIES 2021, FOR THE PRINCIPAL PURPOSES OF REFUNDING A PORTION OF THE COUNTY'S OUTSTANDING WATER AND SEWER REVENUE AND REFUNDING BONDS, SERIES 2013A AND A PORTION OF THE COUNTY'S OUTSTANDING WATER AND SEWER REVENUE REFUNDING BONDS, SERIES 2014, IN ORDER TO ACHIEVE DEBT SERVICE SAVINGS; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2021 BONDS; AUTHORIZING THE AWARDED OF SAID SERIES 2021 BONDS PURSUANT TO A PUBLIC BID; DELEGATING CERTAIN AUTHORITY TO THE COUNTY ADMINISTRATOR FOR THE AWARD OF THE SERIES 2021 BONDS AND THE APPROVAL OF THE TERMS AND DETAILS OF SAID SERIES 2021 BONDS; AUTHORIZING THE PUBLICATION OF AN OFFICIAL NOTICE OF SALE FOR THE SERIES 2021 BONDS OR A SUMMARY THEREOF; APPROVING THE FORM OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING A FINAL OFFICIAL STATEMENT WITH RESPECT TO THE SERIES 2021 BONDS; APPOINTING THE REGISTRAR AND PAYING AGENT FOR THE SERIES 2021 BONDS AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A REGISTRAR AND PAYING AGENT AGREEMENT;

APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE CERTIFICATE; ESTABLISHING A BOOK-ENTRY SYSTEM OF REGISTRATION FOR THE SERIES 2021 BONDS; APPOINTING AN ESCROW AGENT AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT; DELEGATING CERTAIN AUTHORITY TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE SERIES 2021 BONDS; AND PROVIDING AN EFFECTIVE DATE

The Board moved to Regular Agenda Item 1.

(03/02/21 - 11 - 12:50 p.m.)

3. PUBLIC HEARING - MAJMOD 2020-22, BANNON LAKES PUD LOT WIDTH. REQUEST FOR A MAJOR MODIFICATION TO THE BANNON LAKES PUD (ORDINANCE 2015-11, AS AMENDED), TO ALLOW A MINIMUM LOT WIDTH OF 40 FEET FOR SINGLE FAMILY RESIDENTIAL, IN LIEU OF THE CURRENTLY PERMITTED 43 FEET. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON THIS ITEM ON FEBRUARY 4, 2021, AND VOTED 5 TO 1, IN FAVOR OF RECOMMENDING APPROVAL. THERE WAS NO PUBLIC INPUT

Proof of publication of the notice of public hearing on MAJMOD 2020-22, Bannan Lakes PUD, was received, having been published in *The St. Augustine Record* on January 12, 2021.

Ex parte communications: Smith disclosed that on February 25, 2021, he met with Ellen Avery-Smith, Art Lancaster, Chris Hill, John Dodson, Forrest Cotton, and Christine Valliere, regarding where the three feet would go, the 2017 fire protection from eve to eve and wall to wall adjustment, additional density being at a loss of 13 lots, and the multi-family project going before the Planning and Zoning Agency (PZA) on March 4, 2021, communication with residents, amenity security, common drainage, diminished traffic, reduced light and noise, and property evaluations in regards to apartments. Dean disclosed that on February 25, 2021, he met with Avery-Smith, Lancaster, Dodson, and Hill, regarding the same issues outlined by Smith. Whitehurst disclosed that on February 25, 2021, he met with Avery-Smith, Lancaster, Dodson, Hill, Cotton, and Valliere, regarding the reason for amending the lots, traffic patterns, and the multi-family project. Waldron disclosed that on February 25, 2021, he met with Avery-Smith, Lancaster, Dodson, Hill, and staff, regarding the proposed changes and how it affected the number of lots, no increase to the density saving 13 lots, and the multi-family project. Blocker disclosed that on February 25, 2021, he met with Avery-Smith, Lancaster, Dodson, Hill, and staff, regarding the density, scope of the project, potential environmental impacts, traffic, and school concurrency.

(12:53 p.m.) Ellen Avery-Smith, Esq., Rogers Towers, P.A., 100 Whetstone Place, representing the applicant, presented details on the request, via PowerPoint.

(12:56 p.m.) McCormack questioned whether there was any follow-up application on the PUD. Avery-Smith responded that there was a pending major modification application for the property along International Golf Parkway.

(12:57 p.m.) Tom Reynolds, 50 Brigantine Court, requested the Board vote no on the item due to the small lot size. He also spoke in opposition of the private meetings regarding proposed projects and amendments.

(1:00 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the reason for the modification, the quality of life, developers manipulating politicians, and public participation.

(1:03 p.m.) **Motion by Whitehurst, seconded by Dean, carried 5/0, to enact Ordinance No. 2021-10, MAJMOD 2020-22, Bannon Lakes PUD, a request for a Major Modification to the Bannon Lakes PUD (Ordinance 2015-11, as amended), based upon six findings of fact.**

Yea: Blocker, Dean, Smith, Waldron, Whitehurst

Nay: None

ORDINANCE NO. 2021-10

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE BANNON LAKES PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2015-11, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(03/02/21 - 12 - 1:04 p.m.)

4. PUBLIC HEARING - MAJMOD 2020-20, ST. AUGUSTINE CENTRE MEDICAL CENTER. REQUEST FOR A MAJOR MODIFICATION TO THE ST. AUGUSTINE CENTRE PUD (ORDINANCE 1997-23, AS AMENDED), TO ADD 100,000 SQUARE FEET OF MEDICAL CENTER USES. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON FEBRUARY 4, 2021. THE AGENCY VOTED UNANIMOUSLY TO RECOMMEND APPROVAL, 6-0

Proof of publication of the notice of public hearing on MAJMOD 2020-20, St. Augustine Centre Medical Center PUD, was received, having been published in *The St. Augustine Record* on January 12, 2021.

Ex parte communication: Whitehurst disclosed that on November 19, 2020, he met with Lindsay Haga, Akiva Elazary, and Carl Hansen, regarding the location of the project, possible benefits to the retail in the area, and to the community. Waldron disclosed that on November 19, 2020, he met with Haga, Elazary, and Hansen, regarding changes for the use of the land, potential jobs, needed health facility, and growth in the area. Smith disclosed that on November 19, 2020, he met with Haga, Elazary, Hansen, and Mike Roberson, regarding the proposed medical use for the front parcels, Elazary's business, the decline in the mall, Baptist's interest in the property and their strategy with the property. Dean disclosed that on November 16, 2020, he met with Haga, Elazary, and Hansen, regarding the location, the potential development of a medical center, and how it met all of the zoning requirements. Blocker had no ex parte communications.

(1:07 p.m.) Ellen Avery-Smith, Esq., Rogers Towers, P.A., 100 Whetstone Place, representing the applicant, presented details on the request, via PowerPoint. She provided a background of the property including the proposed uses, the proposed PUD Master Development Plan, site impact analysis, and on the height and bulk regulations.

(1:12 p.m.) Tom Reynolds, 50 Brigantine Court, supported the project.

(1:14 p.m.) **Motion by Dean, seconded by Smith, carried 5/0, to enact Ordinance No. 2021-11, a request to add 100,000 square feet of medical center uses to the St. Augustine Centre PUD, based on six findings of fact, as provided in the staff report.**

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

ORDINANCE NO. 2021-11

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE CENTRE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1997-23, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(03/02/21 - 13 - 1:15 p.m.)

5. PUBLIC HEARING - VACROA 2020-01, JACKSON PARK SUBDIVISION. PUBLIC HEARING TO VACATE 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 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. THE APPLICANT REQUESTS 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 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. BASED ON STAFF'S REVIEW THUS FAR, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED, AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION. STAFF ANTICIPATES WE WILL HAVE NO OBJECTIONS TO THE REQUEST

Proof of publication of the notice of public hearing on VACROA 2020-01, Jackson Park Subdivision, was received, having been published in *The St. Augustine Record* on February 17, 2021.

Dan Sikes, applicant, 4622 First Avenue, presented details on the request, via PowerPoint.

(1:17 p.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2021-94, approving VACROA 2020-01, Jackson Park Subdivision, petition to vacate 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 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.**

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

RESOLUTION NO. 2021-94

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF A 12-1/2 FOOT ALLEY, A 15 FOOT ALLEY AND A 20 FOOT ALLEY, WITHIN THE JACKSON PARK SUBDIVISION

(03/02/21 - 14 - 1:18 p.m.)

PUBLIC COMMENT

Tom Reynolds, 50 Brigantine Court, spoke on commissioners using recorders and body cams when meeting with individuals in regard to proposed projects, and a public records request to the county attorney.

(1:22 p.m.) McCormack responded on the public records request.

(1:23 p.m.) BJ Kalaidi, 8 Newcomb Street, requested to have the computer chairs at the main library fixed; rescind mask requirements in County buildings; requested recognition of volunteers at the Solomon Calhoun Center; requested to place public comment at the beginning of the meeting; failed applications being resubmitted and passed; and the Fish Island Preserve public meeting in the City Commission room (Alcazar Room), and provided pictures of Fish Island, *Exhibit A*.

(1:27 p.m.) Blocker requested that someone check on the library chair concern.

(03/02/21 - 14 - 1:27 p.m.)

COMMISSIONERS' REPORTS

Commissioner Whitehurst

Whitehurst suggested that the Board look at raising the county's bed tax; he asked for consensus to direct staff to put a 1% increase to the bed tax on a future agenda. Discussion ensued on possible uses of the funds; a destination marketing presentation, by Robin Malpass, at a past (October 19, 2020) TDC meeting; and sending the issue to the TDC first, so that its members could make a recommendation to the Board. Discussion ensued on the best way to move forward.

(1:38 p.m.) Motion by Whitehurst, seconded by Waldron, that the Board bring up the potential raising of a bed tax fifth cent, after review by the TDC at its March 15, 2021, meeting; and for the item to be placed on the BCC agenda for the first meeting in April.

(1:40 p.m.) Tom Reynolds, 50 Brigantine Court, supported raising the bed tax.

(1:42 p.m.) Ed Slavin, PO Box 3084, supported raising the bed tax; and commented on the constitutional officers' budget presentations and ex parte communications.

(1:45 p.m.) Beth Angelo, 1283 Ponte Vedra Boulevard, supported raising the bed tax; and commented on beach renourishment for Ponte Vedra Beach and the intent for future assistance from the Federal Government Army Corps of Engineers.

(1:48 p.m.) Lori Moffet, 917 Ponte Vedra Boulevard, supported raising the bed tax; and commented on beach renourishment for Ponte Vedra Beach and the intent for future assistance from the Federal Government Army Corps of Engineers.

(1:54 p.m.) The motion carried 4/1, with Smith dissenting.

Yea: Blocker, Dean, Waldron, Whitehurst

Nay: Smith

Commissioner Waldron

No report

Commissioner Smith

(1:54 p.m.) Smith provided an agriculture report. He also spoke on rising fuel prices, being mindful during Bike Week, and on the State Legislative Session beginning, and concerns regarding the Second Amendment.

Commissioner Dean

(1:57 p.m.) Dean commented that the Vilano Beach/South Ponte Vedra Beach project was completed last month.

Commissioner Blocker

(1:59 p.m.) Blocker highlighted that the Ponte Vedra girls' soccer team were on their way to the Final Four. He also commented that the award presented by Bill Dudley and the Veterans Council was for the County Commission, as the entire commission advocated for veterans. Additionally, he commended administration for the vaccination efforts, and looked forward to addressing the beach infrastructure issues.

(03/02/21 - 15 - 2:01 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Conrad extended the praise for vaccination efforts to Joe Giammanco and the emergency management team, Chief Prevatt and the fire rescue team, and the City of St. Augustine for their support. He also provided a COVID-19 vaccine update, and testing site update. He recommended to the Board to close the testing site at the Agricultural Center for uninsured residents, noting the availability at other sites for uninsured residents testing through CVS.

(2:06 p.m.) Motion by Smith, seconded by Whitehurst, carried 5/0, to close the Agricultural Center testing site at the end of March 2021.

(2:07 p.m.) Tom Reynolds, 50 Brigantine Court, expressed his appreciation to the county administrator for his efforts.

Conrad requested advanced authorization to move forward with the process of redistricting with the St. Johns County School Board, which would include an RFP to identify a consultant to help with the registration.

(2:10 p.m.) Motion by Smith, seconded by Dean, carried 5/0, to coordinate with the School Board staff regarding the redistricting and to split the RFP and other associated costs.

(03/02/21 - 15 - 2:11 p.m.)

COUNTY ATTORNEY'S REPORT

No report.

(03/02/21 - 15 - 2:11 p.m.)

CLERK OF COURT'S REPORT

No report.

(03/02/21 - 15 - 2:11 p.m.)

ADJOURN

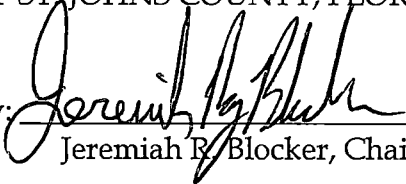
With there being no further business to come before the Board, Blocker adjourned the meeting at 2:11 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 588477-588527, totaling \$29,699.52 and Voucher Register, Voucher Nos. 55432-55609, totaling \$131,070.52 (02/17/21)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 588528-588592, totaling \$568,627.10 and Voucher Register, Voucher Nos. 55610-55644, totaling \$275,237.76 (02/23/21)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 588593-588606, totaling \$303,208.79 (02/23/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 588607-588622, totaling \$51,965.37 and Voucher Register, Voucher Nos. 55645-55647, totaling \$755.11 (02/25/21)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 55648-55649, totaling \$8,220.36 (02/25/21)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 588623-588792, totaling \$3,074,660.71 and Voucher Register, Voucher Nos. 55650-55755, totaling \$2,312,621.01 (03/02/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 588793-588833, totaling \$33,027.68 and Voucher Register, Voucher Nos. 55756-55804, totaling \$61,230.52 (03/03/21)

Approved ____ March 16_____, 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

