

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

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

(03/16/21 - 1 - 9:00 a.m.)
CALL TO ORDER

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

(03/16/21 - 1 - 9:02 a.m.)
ROLL CALL

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

(03/16/21 - 1 - 9:02 a.m.)
INVOCATION

Pastor Matt McCloghry, Colonial Church, gave the invocation.

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

Sgt. Joseph McDermott, U.S. Army (retired), led the Pledge of Allegiance.

(03/16/21 - 1 - 9:04 a.m.)
PROCLAMATION RECOGNIZING MARCH 2021 AS AMERICAN RED CROSS MONTH

Commissioner Dean presented the proclamation to the American Red Cross Association. Mellissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

(9:08 a.m.) Skip Cramer, American Red Cross, spoke on the importance of the American Red Cross.

(03/16/21 - 2 - 9:10 a.m.)
ACCEPTANCE OF PROCLAMATION

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

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

(03/16/21 - 2 - 9:10 a.m.)
PUBLIC SAFETY UPDATE

Sheriff Rob Hardwick provided an update on the coverage area of the Sheriff's Office and on the increase in traffic due to spring break.

(9:13 a.m.) Director of Department of Corrections Tara Wildes, St. Johns County Sheriff's Office, provided an update on the current number of inmates in the jail.

(9:14 a.m.) Chief Jeff Prevatt, Fire Rescue, provided an update on *The Players Golf Tournament* turn out in Ponte Vedra.

(03/16/21 - 2 - 9:15 a.m.)
DELETIONS TO THE CONSENT AGENDA

There were none.

(9:15 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on her concerns of the cost for Consent Agenda Item 12 and requested that it be moved to the Regular Agenda.

(03/16/21 - 2 - 9:17 a.m.)
APPROVAL OF CONSENT AGENDA

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

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **St. Johns County Emergency Proclamation No. 2021-11**, extending the local state of emergency for an additional seven-day period

EMERGENCY PROCLAMATION NO. 2021-11

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. 2021-95**, approving the final plat for Stillwater, Phase 1A

RESOLUTION NO. 2021-95

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

4. Motion to adopt **Resolution No. 2021-96**, approving the final plat for Rivertown Garden District North

RESOLUTION NO. 2021-96

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVERTOWN GARDEN DISTRICT NORTH

5. Motion to adopt **Resolution No. 2021-97**, approving the final plat for Treaty Oaks, Phase 2, Units 4 and 5

RESOLUTION NO. 2021-97

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TREATY OAKS, PHASE 2, UNITS 4 AND 5

6. Motion to adopt **Resolution No. 2021-98**, approving the final plat for Watersong at Rivertown, Phase Two-A

RESOLUTION NO. 2021-98

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WATERSONG AT RIVERTOWN, PHASE TWO-A

7. Motion to adopt **Resolution No. 2021-99**, authorizing the notice required by Section 336.10, F.S., for a public hearing on April 20, 2021 at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of a 12-1/2 foot alley, lying behind or adjacent to Lot 7, Block 12 and Lots 1,2,3 Block 12, Jackson Park Subdivision, as recorded in Map Book 3, page 51, of the public records of St. Johns County, Florida

RESOLUTION NO. 2021-99

RESOLVED, THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, IN THE COUNTY AUDITORIUM OF THE ST. JOHNS COUNTY ADMINISTRATION BUILDING, ON APRIL 20, 2021, AT 9:00 A.M., OR AT A DATE AND TIME AS SOON THEREAFTER AS POSSIBLE UPON PETITION OF QUALIFIED LANDOWNERS, WILL CONSIDER THE ADVISABILITY OF EXERCISING THE POWER GRANTED TO IT BY SECTION 336.09, FLORIDA STATUTES 2007, AND DETERMINE WHETHER IT WILL VACATE, ABANDON, DISCONTINUE AND CLOSE PORTIONS OF CERTAIN STREETS, ALLEYWAYS, OR ROADS DESCRIBED

8. Motion to adopt **Resolution No. 2021-100**, authorizing the notice required by Section 336.10, F.S., for a public hearing on April 20, 2021 at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a

portion of Renoir Blvd., located within the Hilden Subdivision (VACROA 2019-01 Renoir Blvd.)

RESOLUTION NO. 2021-100

RESOLVED, THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, IN THE COUNTY AUDITORIUM OF THE ST. JOHNS COUNTY ADMINISTRATION BUILDING, ON APRIL 20, 2021, AT 9:00 A.M., OR AT A DATE AND TIME AS SOON THEREAFTER AS POSSIBLE UPON PETITION OF QUALIFIED LANDOWNERS, WILL CONSIDER THE ADVISABILITY OF EXERCISING THE POWER GRANTED TO IT BY SECTION 336.09, FLORIDA STATUTES 2007, AND DETERMINE WHETHER IT WILL VACATE, ABANDON, DISCONTINUE AND CLOSE PORTIONS OF CERTAIN STREETS, ALLEYWAYS, OR ROADS DESCRIBED

9. Motion to adopt **Resolution No. 2021-101**, approving application to the State of Florida Department of Transportation for donation of surplus lands, located off State Road 207, as necessary for public purposes

RESOLUTION NO. 2021-101

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING APPLICATION TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR DONATION OF SURPLUS LANDS, LOCATED OFF STATE ROAD 207, AS NECESSARY FOR PUBLIC PURPOSES

10. Motion to adopt **Resolution No. 2021-102**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer systems, to serve St. Augustine Beach Hotel aka Embassy Suites St. Augustine Beach, located off A1A Beach Boulevard

RESOLUTION NO. 2021-102

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 THE WATER AND SEWER SYSTEMS, TO SERVE ST. AUGUSTINE BEACH HOTEL AKA EMBASSY SUITES ST. AUGUSTINE BEACH, LOCATED OFF A1A BEACH BOULEVARD

11. Motion to adopt **Resolution No. 2021-103**, accepting a Warranty and an Easement associated with the water system, to serve Bozard at Gander Mountain, located off State Road 16

RESOLUTION NO. 2021-103

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

ACCEPTING A WARRANTY AND AN EASEMENT ASSOCIATED WITH THE WATER SYSTEM, TO SERVE BOZARD AT GANDER MOUNTAIN, LOCATED OFF STATE ROAD 16

12. Motion to adopt **Resolution No. 2021-104**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Purchase Option Agreement from Turnstone Development Corporation, substantially in the same form as attached, to purchase property located at 1850 State Road 207, for future Affordable Housing Development

RESOLUTION NO. 2021-104

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE OPTION AGREEMENT WITH TURNSTONE DEVELOPMENT CORPORATION TO PURCHASE PROPERTY LOCATED AT 1850 STATE ROAD 207, FOR FUTURE AFFORDABLE HOUSING DEVELOPMENT

13. Motion to adopt **Resolution No. 2021-105**, accepting two Easements for Utilities, Final Release of Lien, Warranty and Bill of Sale and Schedule of Values, associated with the water and sewer systems to serve Rock Springs Farms, located off U.S. 1 South

RESOLUTION NO. 2021-105

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES, FINAL RELEASE OF LIEN, WARRANTY AND BILL OF SALE AND SCHEDULE OF VALUES ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE ROCK SPRINGS FARMS, LOCATED OFF U.S. 1 SOUTH

14. Motion to adopt **Resolution No. 2021-106**, authorizing the chair to execute a Memorandum of Agreement (MOA), in substantially the same form and format as attached hereto, between St. Johns County and St. Johns River Water Management District (SJRWMD) for the McCullough Creek Regional Offsite Area (ROMA) along with a Deed of Conservation Easement

RESOLUTION NO. 2021-106

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIR TO EXECUTE A MEMORANDUM OF AGREEMENT BETWEEN ST. JOHNS COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR THE MCCULLOUGH CREEK REGIONAL OFFSITE MITIGATION AREA, AND AUTHORIZING THE CHAIR TO EXECUTE A DEED OF CONSERVATION EASEMENT

15. Motion to adopt **Resolution No. 2021-107**, authorizing the county administrator, or his designee, to award Bid No. 21-46, Davis Park Expansion to LTG Sports Turf One, LLC, as the lowest, responsible bidder, and to execute a contract in substantially the same form and format as attached hereto, for completion of the project as provided in Bid No. 21-46, at a total lump sum cost of \$1,969,500, for the Base Bid, and Alternates #2 and #3

RESOLUTION NO. 2021-107

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-46, DAVIS PARK EXPANSION TO LTG SPORTS TURF ONE, LLC, AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

16. Motion to adopt **Resolution No. 2021-108**, authorizing the county administrator, or his designee, to execute Misc. 21-65, Enterprise Agreement (Q-433791), with Environmental Research System Institute, Inc., in substantially the same form and format as attached hereto, for a three year agreement for a total cost \$151,451.00, renewable for as long as the ERSI software is required for operation by the Utility Department, St. Johns County, FL

RESOLUTION NO. 2021-108

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD MISC. 21-65, ENTERPRISE AGREEMENT (Q-433791) TO ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (ESRI), AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

17. Motion to adopt **Resolution No. 2021-109**, 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-MCO-FOR-12483 to Polydyne, Inc.

RESOLUTION NO. 2021-109

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ASSIGN THE CONTRACT WITH FORT BEND SERVICES, INC., UNDER RFP 20-47, SUPPLY OF POLYMER TO POLYDYNE, INC.

18. Motion to adopt **Resolution No. 2021-110**, authorizing the county administrator, or his designee, to award Bid No. 21-29, Anastasia Island WWTF Ultraviolet Disinfection System Upgrades to SGS Contracting Services, Inc., as the lowest, responsive, responsible bidder, and to execute an agreement in substantially the same form and format as attached, for the completion of the project as provided in Bid No. 21-29, for a lump sum price of \$1,699,700.00

RESOLUTION NO. 2021-110

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-29, ANASTASIA ISLAND WWTF ULTRAVIOLET DISINFECTION SYSTEM UPGRADES TO SGS CONTRACTING SERVICES, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

19. Motion to adopt **Resolution No. 2021-111**, authorizing the county administrator, or his designee, to award Bid No. 21-28, Master Lift Stations Odor Control Improvements to CenState Contractors, Inc., as the lowest, responsive, responsible bidder, and to execute an agreement, in substantially the same form and format as attached for the completion of the project as provided in Bid No. 21-28, for a lump sum price of \$1,066,200.00

RESOLUTION NO. 2021-111

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-28, MASTER LIFT STATIONS ODOR CONTROL IMPROVEMENTS TO CENSTATE CONTRACTORS, INC., AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

20. Motion to adopt **Resolution No. 2021-112**, authorizing the county administrator, or his designee, to piggyback the FDOT Public Transit Office's Contract No. TRIPS-15-MB-CB for the purchase of two new Ford Model FT148EWBHRDRW Transit Vehicles (Mini Buses), from Creative Bus Sales, Inc., for a total purchase price of \$154,398.00

RESOLUTION NO. 2021-112

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND TO EXECUTE A PURCHASE ORDER FOR TWO REPLACEMENT FORD MODEL FT148EWBHRDRW TRANSIT VEHICLES (MINI BUSES), TO BE USED IN THE ST. JOHNS COUNTY COUNCIL ON AGING

21. Motion to adopt **Resolution No. 2021-113**, which provides for (1) recognition and appropriation of a US Department of Homeland Security FEMA Grant and a State of Florida Division of Emergency Management grant within the Fiscal Year 2021 General Fund Hurricane Matthew Department; (2) approval of a transfer from General Fund Reserves; (3) authorizing the county administrator, or his designee, to award Bid No. 21-62, Easements for FEMA Berms to Waugh Law, P.A., as the responsive, responsible bidder, and to execute an agreement, in substantially the same form and format as attached, for completion of the project, as provided in Bid No. 21-62, for a unit price of \$327.90 per recorded easement

RESOLUTION NO. 2021-113

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING A U.S. DEPARTMENT OF HOMELAND SECURITY FEMA GRANT AND A STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT GRANT WITHIN THE FISCAL YEAR 2021 GENERAL FUND HURRICANE MATTHEW DEPARTMENT, APPROVING A TRANSFER FROM GENERAL FUND RESERVES, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-62, EASEMENTS FOR FEMA BERMS TO WAUGH LAW, P.A., AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

22. 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
23. Motion to adopt **Resolution No. 2021-114**, authorizing the county administrator, or designee, to execute the attached Amendment #1 to Misc. No. 20-152, providing for changes to the scope of work as described herein, at an increased cost of \$52,357.17

RESOLUTION NO. 2021-114

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AMEND THE CONTRACT # 20-MAS-MIL-12648 BETWEEN ST. JOHNS COUNTY AND MILLER ELECTRIC COMPANY TO ADD ADDITIONAL SERVICES AND LOCATIONS TO THE PURCHASE AND INSTALLATION OF CLOSED CIRCUIT VIDEO SURVEILLANCE CAMERAS AT VARIOUS COUNTY PARKS FOR ST. JOHNS COUNTY RECREATION DEPARTMENT AS PART OF A COLLABORATIVE PROJECT WITH ST. JOHNS COUNTY SHERIFF'S OFFICE

24. Motion to adopt **Resolution No. 2021-115**, amending the St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2021

RESOLUTION NO. 2021-115

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE AMENDED SCHEDULE OF FEES FOR CERTAIN COUNTY DEPARTMENTS, AND PROVIDING AN EFFECTIVE DATE

25. Motion to approve a transfer in the amount of up to \$241,409 from Building Services Reserves to be appropriated with the FY 2021 Code Enforcement Department budget for the addition of two Code Enforcement Officers and related vehicles and operating needs for evening and weekend coverage

26. Motion to authorize the use of COVID-19 response appropriations, up to an amount of \$1,425,000, to fund the St. Johns County COVID-19 vaccination program, for the period April 1, 2021, through June 30, 2021
27. Motion to approve the transfer of \$278,135 from the Health Insurance Fund Reserves to appropriate the balance of the Wellness Program funds, for the FY 2021 budget
28. Motion authorizing the county administrator, or designee, to transfer \$120,000 from E911 Communications Fund Capital Outlay Reserve for appropriation to the Sheriff's Office for the purchase of hardware and software for the Sheriff's Communication Center
29. Motion to adopt **Resolution No. 2021-116**, approving the terms, conditions, provisions, and requirements of a Modification to Subgrant Agreement between the Division of Emergency Management and St. Johns County, increasing the grant award amount and extending the Grant expiration date for the US 1 and Lewis Point Road Signal Improvements project; authorizing the county administrator, or designee, to execute the Agreement on behalf of the County; and amending the Fiscal Year 2021 budget to recognize and appropriate federal grant revenue in an amount not to exceed \$117,285.50, and state grant revenue in an amount not to exceed \$164,711.75, within the Fiscal Year 2021 Impact Fee Roads Zone C Fund Budget

RESOLUTION NO. 2021-116

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A MODIFICATION TO SUBGRANT AGREEMENT BETWEEN THE DIVISION OF EMERGENCY MANAGEMENT AND ST. JOHNS COUNTY TO REINSTATE AND EXTEND THE TERM OF CONTRACT NUMBER H0013 AND INCREASE THE FEDERAL FUNDING AMOUNT TO \$530,647.50 FOR THE US 1 AND LEWIS POINT ROAD SIGNAL IMPROVEMENT PROJECT; AUTHORIZING THE CHAIR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY; AMENDING THE FISCAL YEAR 2021 IMPACT FEE ZONE C FUND BUDGET TO RECEIVE UNANTICIPATED FEDERAL GRANT REVENUE OF \$117,285.50 AND STATE GRANT REVENUE OF \$164,711.75; AND AUTHORIZING ITS EXPENDITURE BY THE ST. JOHNS COUNTY ENGINEERING DEPARTMENT

30. Motion to adopt **Resolution No. 2021-117**, approving the terms, conditions, provisions, and requirements of a Modification to Subgrant Agreement between the Division of Emergency Management and St. Johns County, increasing the grant award amount and extending the expiration date for the US 1 and Shore Drive Signal Improvements project; authorizing the county administrator, or designee, to execute the Agreement on behalf of the County, and amending the Fiscal Year 2021 budget to recognize and appropriate federal grant revenue in an amount not to exceed \$63,665 and state grant revenue in on amount not to exceed \$164,711.75 within the Fiscal Year 2021 Impact Fee Roads Zone C Fund Budget

RESOLUTION NO. 2021-117

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A MODIFICATION TO SUBGRANT AGREEMENT BETWEEN THE DIVISION OF EMERGENCY MANAGEMENT AND ST. JOHNS COUNTY TO REINSTATE AND EXTEND THE TERM OF CONTRACT H0014 AND INCREASE THE FEDERAL FUNDING AMOUNT TO \$477,027 FOR THE US 1 AND SHORE DRIVE SIGNAL REPLACEMENT PROJECT; AUTHORIZING THE CHAIR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY; AMENDING THE FISCAL YEAR 2021 IMPACT FEE ROADS ZONE C FUND BUDGET TO RECEIVE UNANTICIPATED FEDERAL GRANT REVENUE OF \$63,665 AND STATE GRANT REVENUE OF \$164,711.75; AND AUTHORIZING ITS EXPENDITURE BY THE ST. JOHNS COUNTY ENGINEERING DEPARTMENT

31. Motion to adopt **Resolution No. 2021-118**, approving the terms, conditions, provisions, and requirements of a Modification to Subgrant Agreement Between the Division of Emergency Management and St. Johns County, regarding the Kings Road Drainage Improvement Project to extend the term; and authorizing the chair to execute the Modification, on behalf of the County

RESOLUTION NO. 2021-118

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A MODIFICATION TO SUBGRANT AGREEMENT BETWEEN THE DIVISION OF EMERGENCY MANAGEMENT AND ST. JOHNS COUNTY REGARDING THE KINGS ROAD DRAINAGE IMPROVEMENT PROJECT TO EXTEND THE TERM OF THE CONTRACT NUMBER H0494, AND AUTHORIZING THE CHAIR TO EXECUTE THE MODIFICATION, ON BEHALF OF ST. JOHNS COUNTY

32. Motion to Adopt **Resolution No. 2021-119**, approving the terms, conditions, provisions, and requirements of a Modification to Subgrant Agreement Between the Division of Emergency Management and St. Johns County relating to Kings Estate Road Drainage Improvement project to extend the term of the agreement; and authorizing the chair to execute the Modification on behalf of the County

RESOLUTION NO. 2021-119

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A MODIFICATION TO SUBGRANT AGREEMENT BETWEEN THE DIVISION OF EMERGENCY

MANAGEMENT AND ST. JOHNS COUNTY REGARDING THE KINGS ESTATE ROAD DRAINAGE IMPROVEMENT PROJECT TO EXTEND THE TERM OF THE CONTRACT NUMBER H0525; AND AUTHORIZING THE CHAIR TO EXECUTE THE MODIFICATION ON BEHALF OF ST. JOHNS COUNTY

33. Motion to adopt **Resolution No. 2021-120**, approving the terms, conditions, provisions, and requirements of the State-Funded Grant Agreement with the Florida Department of Transportation providing funding for engineering design, construction, and CEI for improvements along CR 2209 Extension; amending the FY 2021 budget to recognize and appropriate grant revenue in the amount of \$1,000,000 within the FY 2021 Transportation Trust Fund Budget; and authorizing the chair to execute the agreement on behalf of the County

RESOLUTION NO. 2021-120

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A STATE-FUNDED GRANT AGREEMENT WITH THE STATE OF FLORIDA'S DEPARTMENT OF TRANSPORTATION (FDOT) IN THE AMOUNT OF \$1,000,000 FOR ROADWAY IMPROVEMENTS ON CR 2209; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE JOINT PARTICIPATION AGREEMENT ON BEHALF OF ST. JOHNS COUNTY (COUNTY) AMENDING THE FISCAL YEAR 2021 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED GRANT REVENUE, AND AUTHORIZE ITS EXPENDITURE BY THE ENGINEERING CAPITAL PROJECTS DEPARTMENT

34. Motion to approve the Jacksonville Electric Authority's (JEA) request to construct and operate three new wells within the Rivertown DRI service area with an annual average of 1.5 million gallons a day (MGD) combined total withdrawal limit from these wells
35. Motion to adopt **Resolution No. 2021-121**, approving the terms, conditions, provisions, and requirements of a Maintenance and Hold Harmless Agreement with Verano Creek Homeowners Association, Inc., regarding concrete pavers within the Honeycomb Trail right-of-way; authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2021-121

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF A MAINTENANCE AND HOLD HARMLESS AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND VERANO CREEK HOMEOWNER ASSOCIATIONS, INC., REGARDING INSTALLATION AND MAINTENANCE OF CONCRETE PAVERS WITHIN THE RIGHT-OF-WAY OF HONEYCOMB TRAIL; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO

**EXECUTE THE AGREEMENT ON BEHALF OF THE
COUNTY**

36. Motion to adopt **Resolution No. 2021-122**, approving the recognition and appropriation of received FY 2021 library donations in the amount of \$8,364, and amending the FY 2021 Budget

RESOLUTION NO. 2021-122

**A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
AMENDING THE FISCAL YEAR 2021 GENERAL FUND
TO INCLUDE CERTAIN UNANTICIPATED REVENUE
AND AUTHORIZE ITS EXPENDITURE BY THE LIBRARY
SYSTEM**

37. Motion to approve minutes:
- 03/02/2021, BCC Regular
38. Proofs:
- a. Proof: Notice of Hearing, Emrg Mngmt Ordinance, published on January 11, 2021, in *The St. Augustine Record*
 - b. Proof: Notice of Hearing, Noise Ordinance, published on February 4, 2021, in *The St. Augustine Record*
 - c. Proof: Notice of Hearing, Ordinance 99-51, scheduled hearing for February 16, 2021 was cancelled, published on February 12, 2021, in *The St. Augustine Record*
 - d. Proof: Notice of Hearings, Ordinance 99-51, held on December 1, 2020, January 21, 2021, and March 2, 2021 BCC and PZA, published on February 22, 2021, in *The St. Augustine Record*
 - e. Proof: Notice of Action, Exchange of Property between SJC and Rayonier Forest Resources, L.P., published on January 4, 2021 and January 11, 2021, in *The St. Augustine Record*
 - f. Proof: Requisition of Bids, Bid No. 21-53, Application of Rejuvenation Agent on Various Streets in SJC, published on January 8, 2021 and January 15, 2021, in *The St. Augustine Record*
 - g. Proof: Requisitions of Proposals, RFP No. 21-39, Maintenance and Repairs to SJC Fire Rescue Fleet and SJC Fleet Maintenance, published on January 18, 2021 and January 25, 2021, in *The St. Augustine Record*
 - h. Proof: Requisition of Bids, BID No. 21-63, Purchase and Delivery of Carbon Dioxide, published on January 22, 2021 and January 29, 2021, in *The St. Augustine Record*
 - i. Proof: Requisition of Bids, Bid No. 21-55, Vilano Beach Fishing Pier Floating Dock Replacement, published on January 27, 2021 and February 3, 2021, in *The St. Augustine Record*
 - j. Proof: Notice of Hearing, South Ponte Vedra one-time Dune Restoration Project, published on January 28, 2021, February 4, 2021, and February 11, 2021, in *The St. Augustine Record*
 - k. Proof: Notice of Meeting, Joint BCC and St. Johns County School Board held on February 3, 2021, published on January 28, 2021, in *The St. Augustine Record*
 - l. Proof: Requisition of Bids, Bid No. 21-58, Mowing Services on Shore Drive, published on January 28, 2021 and February 4, 2021, in *The St. Augustine Record*
 - m. Proof: Requisition of Bids, Bid No. 21-62, FEMA Project-Easements for FEMA Berms, published on January 28, 2021 and February 4, 2021, in *The St. Augustine Record*

- n. Proof: Requisition of Bids, Bid No. 21-65, Trash Collection Services at SJC Parks and Properties, published on February 1, 2021 and February 8, 2021, in *The St. Augustine Record*
- o. Proof: Requisition of Bids, Bid No. 21-60, SJC Criminal Justice Facility Replacement of 28 Roll-Up Doors and Hardware, published on February 8, 2021 and February 15, 2021, in *The St. Augustine Record*
- p. Proof: Notice of Hearing, Street Vacation Jackson Park Subdivision, published on February 17, 2021, in *The St. Augustine Record*
- q. Proof: Requisition of Bids, RFP No. 21-68, Emergency Rental Assistance Grant - Program Administration Services, published on February 11, 2021 and February 18, 2021, in *The St. Augustine Record*
- r. Proof: Requisition of Bids, Bid No. 21-69, Davis Park Artificial Turf Field Replacement, published on February 12, 2021 and February 19, 2021, in *The St. Augustine Record*
- s. Proof: Requisition of Bids, Bid No. 21-71, Construction of Intersection Improvements on Solana Road at SR A1A - FDOT #445798-1-54-01, published on February 17, 2021 and February 24, 2021, in *The St. Augustine Record*
- t. Proof: Public Notice, SJC is considering applying to the Florida DEO for a CDBG-CV grant for Coronavirus Relief Funding, published on February 25, 2021, in *The St. Augustine Record*

(03/16/21 - 13 - 9:18 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(03/16/21 - 13 - 9:18 a.m.)

APPROVAL OF REGULAR AGENDA

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

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

Nay: None

(9:18 a.m.) Christine Valliere, Assistant County Attorney, entered the meeting.

(03/16/21 - 13 - 9:18 a.m.)

1. PUBLIC HEARING - COMPAMD 2019-01, OXFORD ESTATES EAST (ADOPTION). ADOPTION HEARING TO AMEND THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 32.5 ACRES OF LAND, LOCATED ON THE EASTERN SIDE OF LONGLEAF PINE PARKWAY, NORTH OF GREENBRIAR ROAD FROM RURAL/ SILVICULTURE (R/S) TO RESIDENTIAL-B (RES-B). THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON FEBRUARY 18, 2021, AND WAS RECOMMENDED FOR APPROVAL, 4-2

Proof of publication of the notice of public hearing on COMPAMD 2019-01, Oxford Estates East (Future Phase), was received, having been published in *The St. Augustine Record* on January 22, 2021.

Regular Agenda Items 1 and 2 were heard together.

Whitehurst met on February 10, with Tony and Kelly Preissig at 31 Old Hale Way to discuss their concerns ranging from traffic to lifestyle effects; met on February 25, with Nate Day to discuss the project and Day hosting another community meeting; and had a

phone conversation on March 15 with Tony Preissig to discuss the result of the community meeting. Waldron met on March 11, with Tony Preissig and staff to discuss Preissig's concerns with the project and tot lot; received a text message and phone call from Nate Day on March 15 to discuss the tot lot improvements, plans for expansion, and the reasons why Longleaf Pine Parkway could not be accessed. Dean met on March 9, with Tony Preissig and discussed his concerns with blocking the view of his home; and had a phone conversation on March 15, with Nate Day to discuss issues with the tot lot. Smith met on March 11, with Tony Preissig, Christine Valliere, and Teresa Bishop to discuss the outline of the community meeting, tot lot not being improved, and the timing of the project; and had a phone conversation with Nate Day on March 15, Day explained that the property was planned to be developed since the inception of the project, agreed on March 10 to amenitize the tot lot and that it would no longer be an open space, and that public notice signs were not posted as required by St. Johns County Development review manual. Blocker met on March 9, with Tony Preissig to discuss his concerns with the public notice not being posted, tot lot, recreational space for children to play, and general concerns that neighbors had; received emails from residents on their concerns with the project; and had a phone conversation on March 15, to discuss residents' concerns on the project and Day expressed his interest in finding a solution to address the concerns, including additional recreational space, improvement of the tot lot, and enhancements to the neighborhood.

(9:25 a.m.) Nate Day, H. Smith, Inc., 3741 San Jose Place, Suite 7, Jacksonville, presented details on the request, via PowerPoint, and noted changes since 2012. He referenced the recorded plat, and additional maps, *Exhibit A*.

(9:38 a.m.) Public Comment:

The following spoke in opposition of the project

- James Alderson, 101 Clarendon Road
- Michelle Reardon, 183 Clarendon Road
- Wayne Golon, 270 Oxford Estates Way
- Tom Reynolds, 50 Brigantine Court
- Tony Preissig, 31 Old Hale Way
- Kelly Preissig, 31 Old Hale Way, submitted photos of her grandchildren and the tot lot, *Exhibit B*.
- David Chess, 44 Old Hale Way
- Ronda Head, 51 Clarendon Road
- Pamela Chess, 44 Old Hale Way
- August Wossner, 60 Old Hale Way
- Dianne Battle, 631 Sweetwater Branch Way, submitted written public comment, *Exhibit C*.
- Joe Macanarney, 1005 Blackberry Lane, submitted written public comment, *Exhibit D*.
- BJ Kalaidi, 8 Newcomb Street
- Kimberly Reardon, Old Hale Way

(10:15 a.m.) Day provided comments regarding the public's concerns and commitments that were made, including irrigation.

(10:19 a.m.) McCormack noted a memorandum from the community meeting, that was on March 10, which did not state any description of commitments.

(10:22 a.m.) Dean spoke in opposition of the request. Whitehurst spoke in support of the request, as it was compatible with the neighborhood.

(10:27 a.m.) McCormack relayed a citizen's question regarding the irrigation system for additional homes. Day explained the process to install an additional irrigation system for the future homes. Discussion ensued on the recreation facility and the 35-foot setback.

(10:32 a.m.) Smith questioned the downsize with the new lots and the 35-foot setback. Day explained the downsize was to maintain the density with the new houses. Phong Nguyen, Transportation Development Manager, explained the 136.9 percent deficiency was a reservation for the entitlements that had not yet been built and the programming improvements moving forward. Discussion ensued on the future of the roadways.

(10:45 a.m.) Blocker spoke on his concerns with the cul-de-sac premium that was paid by some homeowners. Day agreed to 83-foot lots from the entry way and across the street from the existing homes, curb cuts for construction access, to move the tot lot from passive recreation to active recreation and install play equipment, placing speed bumps and speed limit signage in the subdivision. Discussion ensued on the speed limit on local roads, adding speed bumps and speed limit signage in the neighborhood, and the tot lot.

(11:04 a.m.) Blocker questioned what options were available to the Board for the request. McCormack explained the available options for making a decision on the item.

(11:08 a.m.) Blocker recommended sending Regular Agenda Items 1 and 2 back to the Planning and Zoning Agency.

(11:10 a.m.) **Motion by Whitehurst, seconded by Blocker, carried 5/0, to send the requests back to the Planning and Zoning Agency and authorize staff to summarize the concerns that were articulated by the Board.**

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

Nay: None

(03/16/21 - 15 - 9:19 a.m.)

2. MAJMOD 2020-15, OXFORD ESTATES (PHASE 7). REQUEST FOR A MAJOR MODIFICATION TO THE OXFORD ESTATES PUD (ORDINANCE 2013-16, AS AMENDED) TO ACCOMMODATE THE ADDITION OF 31 SINGLE-FAMILY LOTS, INCREASING THE OVERALL TOTAL FROM 290 TO 321. THE REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT ITS REGULAR SCHEDULED PUBLIC HEARING ON FEBRUARY 16, 2021, AND WAS RECOMMENDED FOR APPROVAL, 4-2. THIS REQUEST IS A COMPANION ITEM TO COMPAMD 2019-01, OXFORD ESTATES EAST

Proof of publication of the notice of public hearing on MAJMOD 2020-15, Oxford Estates (Phase 7), was received, having been published in *The St. Augustine Record* on January 22, 2021.

Discussion was heard during Regular Agenda Item 1; was remanded to PZA with Item 1.

(03/16/21 - 15 - 11:12 a.m.)

3. NZVAR2020-07 - 10 SAN JUAN CIRCLE, SECOND DRIVEWAY. REQUEST FOR A NON-ZONING VARIANCE TO SECTION 6.04.05.C.3 OF THE LAND DEVELOPMENT CODE, TO ALLOW FOR A SECOND DRIVEWAY ACCESS POINT

Proof of publication of the notice of public hearing on NZVAR 2020-07, 10 San Juan Circle, Second Driveway, was received, having been published in *The St. Augustine Record* on February 19, 2021.

There were no ex parte disclosures.

Jack Ossi, 1112 3rd Street, Suite 4, Neptune Beach, Florida, representing the owner, referenced a property map and site plan maps, *Exhibit A*, and presented details of the request.

(11:16 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to approve NZVAR2020-07, 10 San Juan Circle, Second Driveway, a request for a Non-Zoning Variance to Section 6.04.05.C.3 of the Land Development Code, to allow for a second driveway access point, based on six findings of fact and five conditions, as provided in the staff report.**

Yea: Smith, Dean, Whitehurst, Waldron, Blocker

Nay: None

(03/16/21 - 16 - 11:17 a.m.)

4. FIRST READING OF UPDATES TO LAMP ORDINANCE. AT ITS JANUARY 19, 2021, MEETING, THE BOARD OF COUNTY COMMISSIONERS VOTED TO REACTIVATE THE ST. JOHNS COUNTY LAND ACQUISITION AND MANAGEMENT PROGRAM (LAMP) ADVISORY BOARD. AT THAT TIME, THE BOARD REQUESTED THAT THE OFFICE OF THE COUNTY ATTORNEY REVIEW THE LAMP ORDINANCES (ST. JOHNS COUNTY ORDINANCES 1999-3 AND 2003-57) AND BRING BACK ANY RECOMMENDATIONS FOR BRINGING THE ORDINANCES UP TO DATE. THE ATTACHED PROPOSED ORDINANCE CONSOLIDATES THE TWO ORDINANCES RELATING TO THE LAMP AND REVISES THE SECTIONS OF THE ORDINANCES RELATING TO MEMBERSHIP REQUIREMENTS AND THE ACQUISITION OF PROPERTY. ADDITIONALLY, DUE TO CHANGES IN FLORIDA'S FINANCIAL DISCLOSURE LAW SINCE THE ENACTMENT OF THE EXISTING LAMP ORDINANCES, THE BOARD'S DIRECTION IS SOUGHT WITH RESPECT TO THE QUESTION OF WHETHER MEMBERS OF THE LAMP SHOULD BE REQUIRED TO FILE FINANCIAL DISCLOSURES

Rebecca Lavie, Senior Assistant County Attorney, presented details on the proposed LAMP ordinance, via PowerPoint. She reviewed the current ordinance, proposed ordinance amendments (as presented and other/additional proposed amendments), and the recommended action.

(11:23 a.m.) Smith spoke on the other/additional proposed amendments and recommended the following requirements and additional language: 1) requirement for supermajority or unanimous vote of the Board to acquire property, 2) insertion of "LAMP is a willing seller program and acquisition is almost exclusively voluntary" to Section 9, as B, and 3) a financial disclosure requirement.

(11:33 a.m.) Subsequently, Smith yielded to a majority vote to acquire property.

(11:25 a.m.) Waldron referenced Section 7.B.vii "shall establish its own rules of procedure" and recommended that the LAMP follow the Rules and Policies of the Board of County Commissioners. Additionally, he recommended a financial disclosure requirement.

(11:26 a.m.) Dean spoke in favor of voluntary acquisitions, a financial disclosure requirement, and recommended a majority vote of the Board to acquire property.

(11:28 a.m.) McCormack clarified the proposed amendment regarding the removal of option for municipality participation. Discussion ensued.

(11:30 a.m.) Blocker spoke in favor of a financial disclosure requirement, a majority vote of the Board to acquire property, voluntary acquisitions, the proposed LAMP membership spectrum of experience and expertise, and for LAMP to follow the Rules and Policies of the Board of County Commissioners. Lavie asked if the Board wanted LAMP to adopt bylaws. The Board responded no.

(11:34 a.m.) Jen Lomberk, Matanzas Riverkeeper, 291 Cubbedge Road, proposed the following recommendations: 1) to remove references to activity-based recreation and replace with resource-based recreation, and 2) to expand the definition for listed species to include State listed species, 3) to add language regarding member term limits for advisory board members, and 4) to update Florida Game and Freshwater Fish Commission to the Florida Fish and Wildlife Conservation Commission. Additionally, she urged the Board not to adopt a supermajority vote to acquire conservation land; spoke in favor of Smith's language modification regarding the willing seller program.

(11:37 a.m.) Nicole Crosby, 1169 Neck Road, Soil and Water Conservation Commission, referenced a Florida County Land Acquisition Programs Comparison list, *Exhibit A*, and spoke on the protection of natural resources. Additionally, she proposed the following recommendation: to remove references to outdoor-activity recreation to resource-based recreation.

(11:41 a.m.) John Pilecki, 411 Seventeenth Street, spoke in favor of the preservation of environmentally sensitive land for public access and passive recreational activities.

(11:43 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in favor of removing the reference "activity-based recreation" from the proposed ordinance.

(11:45 a.m.) Maureen Long, 1821 Castile Street, spoke in favor of reinstating LAMP.

(11:46 a.m.) Dean expressed his position on resource-based recreation.

(11:48 a.m.) Whitehurst spoke in favor of voluntary acquisitions and *recommended expanding the definition for listed species to include State listed species*. Additionally, he spoke in favor of the proposed language revision from activity-based recreation to resource-based recreation.

(11:49 a.m.) Waldron expressed his position on activity-based recreation. Discussion ensued on activity-based recreation versus resource-based recreation.

(11:50 a.m.) Blocker spoke in favor of expanding the definition for listed species to include State listed species. Additionally, he expressed his positions on activity-based recreation versus resource-based recreation, to include emphasizing the need for conservation land, and on member term limits. Discussion ensued on term limits, with additional comments provided by Lavie. The Board restated that the LAMP would follow the Rules and Policies of the Board of County Commissioners.

(11:56 a.m.) Waldron spoke on LAMP member selection and requiring a supermajority vote on transactions incurring debt. Discussion ensued on requiring a supermajority vote on transactions incurring debt; and the Board concurred that no additional language was needed.

(03/16/21 - 17 - 12:03 p.m.)

5. CONSIDER APPOINTMENTS TO THE RECREATION ADVISORY BOARD. CURRENTLY THERE ARE TWO VACANCIES ON THE RECREATION ADVISORY BOARD. THESE VACANCIES ARE DUE TO EXPIRED TERMS. THE VACANCIES WERE ADVERTISED FOR A FOUR-WEEK SPAN OF OCTOBER 21,

2020, THROUGH NOVEMBER 20, 2020. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A RECOMMENDATION LETTER FROM THE RECREATION ADVISORY BOARD AND FIVE APPLICATIONS (MARIO CAYCEDO - DIST. 2, BRANDI SCHMIDT - DIST. 5, JILLIAN VILLEMAIRE - DIST. 3, JOHN BERT WATSON - DIST. 2, MARC WILLIAMS - DIST. 1)

Melissa A. Lundquist, Assistant to the Board of County Commissioners, provided details on the two vacancies to the Recreation Advisory Board, and noted John Bert Watson was now located within District 2.

(12:05 p.m.) Motion by Waldron, seconded by Dean, carried 5/0, to reappoint Jillian Villemaire, to the Recreation Advisory Board, for a four-year term, scheduled to expire March 16, 2025.

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

Nay: None

(12:06 p.m.) Motion by Waldron, seconded by Dean, carried 5/0, to reappoint John Bert Watson, to the Recreation Advisory Board, for a four-year term, scheduled to expire March 16, 2025.

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

Nay: None

(03/16/21 - 18 - 12:06 p.m.)

6. CONSIDER APPOINTMENTS TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC). THE PURPOSE OF THE AHAC IS TO REVIEW ESTABLISHED POLICIES, PROCEDURES, ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND THE ADOPTED LOCAL GOVERNMENT COMPREHENSIVE PLAN TO RECOMMEND SPECIFIC ACTION OR INITIATIVES TO ENCOURAGE OR FACILITATE AFFORDABLE HOUSING, WHILE PROTECTING THE ABILITY OF THE PROPERTY TO APPRECIATE IN VALUE. CURRENTLY THERE ARE THREE VACANCIES ON THE AHAC. TWO OF THOSE VACANCIES ARE DUE TO THE EXPIRED TERMS OF STEVEN LADRIDO AND BRITTANY CORONADO. THE THIRD VACANCY IS DUE TO THE RESIGNATION OF JERRY FOLCKEMER. THESE VACANCIES WERE ADVERTISED IN OCTOBER OF 2020. THE THREE VACANCIES ARE REQUIRED TO BE FILLED BY ST. COUNTY RESIDENTS 1) REPRESENTING ESSENTIAL SERVICES PERSONNEL, 2) REPRESENTING EMPLOYERS WITHIN ST. JOHNS COUNTY, AND 3) ENGAGED IN RESIDENTIAL HOME BUILDING. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A RECOMMENDATION FROM THE AHAC AND EIGHT APPLICATIONS: (LEE BAILEY - DISTRICT 5, DOROTHY BARRETT - DISTRICT 2, BRITTANY CORONADO- DISTRICT 5, NIZAM EMAMDIE - DISTRICT 2, SHANE KNELL- DISTRICT 2, STEVEN LADRIDO- DISTRICT 5, NANCY MOCK - DISTRICT 4, AND ELLEN ROGERS DISTRICT 4)

Melissa A Lundquist, Assistant to the Board of County Commissioners, provided details on the three vacancies to the Affordable Housing Finance Committee.

(12:08 p.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to reappoint Steven Ladrido, to the Affordable Housing Advisory Committee, as a St. Johns County resident representing employers within St. Johns County, for a full four-year term, scheduled to expire March 16, 2025.

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

Nay: None

(12:08 p.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to (re) appoint Brittany Coronado, to the Affordable Housing Advisory Committee, as a St. Johns County resident representing essential service personnel, for a full four-year term scheduled to expire March 16, 2025.

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

(12:09 p.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to appoint Nizam Emamdie, to the Affordable Housing Advisory Committee, as a St. Johns County resident engaged in the residential home building industry, for a partial term scheduled to expire December 17, 2023.

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

(03/16/21 - 19 - 12:09 p.m.)

7. CONSIDER APPOINTMENTS TO THE PLANNING & ZONING AGENCY (PZA). CURRENTLY THERE ARE TWO VACANCIES ON THE PLANNING & ZONING AGENCY (PZA) DUE TO THE EXPIRED TERM OF MR. MIKE KOPPENHAFFER AND THE RESIGNATION OF MR. ARCHIE WAINRIGHT (NOTE: MR. WAINRIGHT'S TERM IS SCHEDULED TO EXPIRE JUNE 6, 2021). THESE VACANCIES WERE ADVERTISED FOR A FOUR WEEK SPAN FROM DECEMBER 21, 2020, THROUGH JANUARY 21, 2021. THE PURPOSE OF THE PZA IS TO SERVE IN AN ADVISORY CAPACITY AND RECOMMENDING BODY TO THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON MATTERS RELATING TO ZONING OF LAND, AMENDMENT OF LAND DEVELOPMENT REGULATIONS, LAND USE AMENDMENTS AND MAJOR MODIFICATIONS TO PLANNED UNIT DEVELOPMENTS, INCLUDING THOSE FUNCTIONS AS THE COUNTY'S LOCAL PLANNING AGENCY PER CHAPTER 163, FLORIDA STATUTES. PER BCC RULE 2.201.B, EVERY REASONABLE ATTEMPT WILL BE MADE TO HAVE ALL COUNTY COMMISSION DISTRICTS EQUALLY REPRESENTED ON EACH BOARD/COMMITTEE. PZA MEMBERS ARE REQUIRED TO BE REGISTERED VOTERS OF ST. JOHNS COUNTY. PLEASE FIND FOR YOUR REVIEW AND CONSIDERATION SIX APPLICATIONS: (DEANNA GRAYSON- DISTRICT 2, JOSEPH MCANARNEY- DISTRICT 1, ZACHARY MILLER- DISTRICT 4, TRAVIS MINCH- DISTRICT 4, JOHN E. "JACK" PETER- DISTRICT 4 AND JON SCOTT WALKER- DISTRICT 4, ALONG WITH RECOMMENDATIONS FROM THE PZA

Melissa A. Lundquist, Assistant to the Board of County Commissioners, provided details on the two vacancies to the Planning and Zoning Agency (PZA).

(12:11 p.m.) Motion by Waldron, seconded by Dean, carried 5/0, to appoint John E. "Jack" Peter to the Planning & Zoning Agency, for a full four-year term, scheduled to expire March 16, 2025.

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

(12:12 p.m.) Motion by Whitehurst, seconded by Smith, carried 5/0, to suspend BCC Rule 2.202.C, filling a vacancy for an unexpired term.

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

(12:12 p.m.) **Motion by Whitehurst, seconded by Blocker, carried 3/2, with Smith and Waldron dissenting, to appoint Zachary Miller to the Planning & Zoning Agency, for a full four-year term, schedule to expire March 16, 2025.**

Yea: Whitehurst, Blocker, and Dean

Nay: Smith and Waldron

Smith voiced his concern with voting outside of the graphical representation.

(12:14 p.m.) **Motion by Whitehurst, seconded by Smith, carried 5/0, to reinstate BCC Rule 2.202.C.**

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

Nay: None

(12:16 p.m.) Regina Ross, Deputy County Attorney, entered the meeting.

(03/16/21 - 20 - 12:16 p.m.)

8. BOARD GOALS. PROPOSED ST. JOHNS COUNTY GOALS WILL BE PRESENTED FOR BOARD CONSIDERATION AND ADOPTION

Hunter S. Conrad, County Administrator, presented the proposed goals for St. Johns County, via PowerPoint. The goals were 1) financial stewardship, 2) economic development, 3) world class living, 4) customer service, and 5) infrastructure.

(12:24 p.m.) Whitehurst said that the goals represented goals that would benefit all of St. Johns County. Blocker concurred with Whitehurst.

(12:26 p.m.) Janet Patten, 7265 A1A South, suggested adding a goal for environmental and public health.

(12:27 p.m.) Ed Slavin, P.O. Box 3084, concurred with Patten and requested tabling the item in order to have an iterative process, including public input.

(12:30 p.m.) Whitehurst questioned whether the environment and public health would be captured in the listed goals. Conrad responded that they would.

(12:31 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on putting the people first, being more considerate of everyone, and asked where the emphasis was on the goals.

(12:34 p.m.) Whitehurst questioned whether it was a violation of the Sunshine Law for the county administrator to speak with the commissioners individually. McCormack stated that it was not a violation of the Sunshine Law. Conrad explained that the goals were not in a specific order of importance.

(12:35 p.m.) Dean spoke on the goals' objectives of the goals.

(12:37 a.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to adopt the St. Johns County Goals as presented.**

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

Nay: None

(03/16/21 - 20 - 12:37 p.m.)

PUBLIC COMMENT

Beth Breeding, Silverfield Development, 10175 Fortune Parkway, Jacksonville, Florida, spoke on Consent Item 14, commending the purchase of the property to set aside for conservation.

(12:39 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on rescinding mask mandates in County buildings, and moving public comment back to the beginning of meetings. She noted that regarding Consent Item 12, the cost for the apartments would start in the \$800 range. Additionally, she hoped that the proposed goals were for the quality of life and not developers.

(12:43 p.m.) Ed Slavin, P.O. Box 3084, spoke on moving public comment to the beginning of meetings and requested discussion about the St. Augustine National Historic Park and National Seashore.

(03/16/21 - 21 - 12:46 p.m.)
COMMISSIONERS' REPORTS

Commissioner Whitehurst

Whitehurst wished all a Happy Easter.

Commissioner Waldron

(12:47 p.m.) Waldron gave an update on the March 15 Tourist Development Council meeting regarding discussions on a possible fifth-cent tourist development tax. He explained that more time had been requested to allow further investigation by the other municipalities. He reported that the county's current unemployment rate was 3.5%.

Commissioner Dean

Dean requested that a specific economic development project, known as Project Breeze, be added to the April 6 meeting agenda. Consensus was given.

Dean suggested that the affordable housing threshold be raised from \$210,000 to \$240,000, based on increases in the cost of construction materials; and requested the matter be placed on a future agenda (April 6). Consensus was given.

Dean explained that the County provided funds to the Visitors and Convention Bureau for marketing and advertising, in the form of a \$2 million loan. *He asked the Board to consider discussions to possibly forgive the loan and requested that the matter be placed on a future agenda (April 6) for discussion. Consensus was given.*

Commissioner Smith

Smith gave an agricultural report and stated that UF/IFAS interviews for the Dean of Extension position were ongoing.

Smith reported that he attended an IDA meeting on March 8, at which the St. Augustine/St. Johns County Airport Authority made a presentation on its efforts to seek grant funding, in the amount of \$300,000, through the Economic Development Authority's Federal Economic Adjustment Program for the development of an aerospace cluster. The Airport Authority requested a letter of support from the Board; he requested a letter be submitted on the Airport Authority's behalf.

(1:01 p.m.) Motion by Waldron, seconded by Dean, carried 5/0, to send a letter of support to the Economic Development Authority, on behalf of the Airport Authority.

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

Nay: None

(1:02 p.m.) Smith spoke on House Bill 1429/Senate Bill 2008, proposed legislation expanding the use of Tourist Development Tax (TDT) funds that would require a countywide referendum every five years to authorize collection of TDT funds.

Commissioner Blocker

(1:02 p.m.) Blocker thanked county, sheriff, and fire rescue staffs for their great work at this year's Players Championship (TPC).

Blocker reported that he planned to attend a tri-county meeting that had been scheduled for April 1, in Putnam County, with St. Johns, Flagler and Putnam Counties, to address safety and economic issues; discussion ensued on the location and format of the meeting. McCormack explained that per FS 125.001, a resolution would need to be adopted to allow the Board to meet jointly, with other entities, outside of the county. Blocker said he would get more information regarding the planned meeting.

(1:15 p.m.) Blocker expressed concern about an article that was published regarding a proposed \$3 million dollar mosquito museum through the Anastasis Mosquito Control District, a special taxing district. He requested that the Board draft a letter to ascertain where the funding would come from, the purpose of the museum and any other relevant information. Discussion ensued. McCormack said he would investigate the legalities of the proposed museum. *Consensus was given to draft a letter to the Mosquito Control District.*

(1:23 p.m.) Ed Slavin, P.O. Box 3084, supported the creation of the mosquito museum.

(1:27 p.m.) Blocker acknowledged receipt of a letter from McCormack, stating that he did not intend to go beyond his contractual agreement [as county attorney], which would end on September 30, 2021. McCormack said he would consider some extension of time if the Board desired it. Conrad reviewed the options for recruiting a new county attorney. *There was consensus to add the item to a future agenda, possibly the second meeting in April.*

(1:33 p.m.) Blocker thanked staff for looking into library chairs.

Blocker asked for Board approval to cancel the July 6, 2021, Board meeting. Consensus was given to cancel the July 6, 2021, Board meeting.

Ed Slavin, P.O. Box 3084, supported canceling the July 6 meeting.

Blocker wished everyone a Happy St. Patrick's Day and Easter.

(03/16/21 - 22 - 1:36 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack commented on the update to the Board's goals.

McCormack gave a briefing on a matter from the March 2, 2021, meeting regarding the disposition of a public records request. Discussion ensued on the Board's rules of decorum.

(03/16/21 - 23 - 1:52 p.m.)
COUNTY ADMINISTRATOR'S REPORT

No report.

(03/16/21 - 23 - 1:52 p.m.)
CLERK OF COURT'S REPORT

No report.

(03/16/21 - 23 - 1:52 p.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 1:52 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 55805, totaling \$24,662.83 (03/05/21)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 588834-589067, totaling \$3,433,944.88 and Voucher Register, Voucher Nos. 55806-55919, totaling \$1,636,953.26 (03/09/21)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 589068-589074, totaling \$4,326.00 and Voucher Register, Voucher Nos. 55920-55928, totaling \$7,810.00 (03/10/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 589075-589082, totaling \$3,347.31 and Voucher Register, Voucher Nos. 55929-55931, totaling \$755.11 (03/11/21)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 55932-55933, totaling \$8,779.15 (03/11/21)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 589083-589268, totaling \$3,013,943.36 and Voucher Register, Voucher Nos. 55934-56043, totaling \$3,001,743.86 (03/16/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 589269-589320, totaling \$30,578.19 and Voucher Register, Voucher Nos. 56044-56222, totaling \$135,569.92 (03/17/21)

CORRESPONDENCE:

There was none.

Approved _____ April 6 _____, 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: Sam Halterman
Deputy Clerk

