

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
APRIL 6, 2021
9:00 A.M.**

Proceedings of a regular meeting of the Board of County Commissioners (BCC) of St. Johns County, Florida, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Present: Jeremiah R. Blocker, District 4, Chair
Henry Dean, District 5, Vice Chair
Christian Whitehurst, District 1
Jeb S. Smith, District 2
Paul M. Waldron, District 3
Hunter S. Conrad, County Administrator
Patrick McCormack, County Attorney
Sindy Wiseman, Deputy Clerk

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

(04/06/21 - 1 - 9:00 a.m.)
CALL TO ORDER

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

(04/06/21 - 1 - 9:01 a.m.)
ROLL CALL

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

(04/06/21 - 1 - 9:02 a.m.)
INVOCATION

Pastor Jeff Gatlin, Freedom Church, gave the invocation.

(04/06/21 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Major Tom Waskovich, U.S. Army Retired, led the Pledge of Allegiance.

(04/06/21 - 1 - 9:03 a.m.)
PROCLAMATION RECOGNIZING APRIL 2021 AS NATIONAL HEALTHCARE DECISIONS MONTH

Commissioner Dean presented the proclamation to Andrea Knight, Haven Hospice. Kelsee Russler, Communication Specialist, read the proclamation.

(9:06 a.m.) Knight spoke on the importance of healthcare decisions.

(04/06/21 - 1 - 9:07 a.m.)
PROCLAMATION RECOGNIZING APRIL 2021 AS SEXUAL ASSAULT AWARENESS MONTH

Commissioner Whitehurst presented the proclamation to members of the Betty Griffin Center. Kelsee Russler, Communications Specialist, read the proclamation.

(9:10 a.m.) Jackie Meredith, Betty Griffin Center, expressed her appreciation to the Board and the community for recognizing sexual and domestic violence awareness.

(04/06/21 - 2 - 9:11 a.m.)

PROCLAMATION RECOGNIZING APRIL 2021 AS NATIONAL POETRY MONTH

Commissioner Smith presented the proclamation to Christina Parrish Stone, St. Johns Cultural Council and members of Ancient City Poets and St. Johns Cultural Council. Kelsee Russler, Communications Specialist, read the proclamation.

(9:13 a.m.) Stone expressed her appreciation to the Board for recognizing the arts and culture in St. Johns County.

(9:14 a.m.) Chris Bodor, Ancient City Poets, spoke on local poetry in St. Johns County.

(04/06/21 - 2 - 9:18 a.m.)

PROCLAMATION RECOGNIZING APRIL 11 - 17, 2021, AS PUBLIC SAFETY TELECOMMUNICATIONS WEEK

Commissioner Waldron presented the proclamation to Chief Jeff Prevatt, Sheriff Rob Hardwick, and local telecommunicators. Kelsee Russler, Communication Specialist, read the proclamation.

(9:22 a.m.) Chief Prevatt, Fire Rescue, spoke on the importance of telecommunicators and expressed appreciation for their service.

(9:22 a.m.) Sheriff Hardwick concurred with Chief Prevatt and spoke on the number of 911 calls within the county.

(04/06/21 - 2 - 9:25 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

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

Nay: None

(04/06/21 - 2 - 9:25 a.m.)

PUBLIC SAFETY UPDATE

Sheriff Rob Hardwick, St. Johns County Sheriff's Office, introduced Director Scott Beaver, Patrol Division, and said that the beach season was under way.

(9:27 a.m.) Director Beaver spoke on events attended by deputies throughout the county and the importance of the relationship between deputies and the community.

(9:29 a.m.) Chief Jeff Prevatt, Fire Rescue, provided an update on rescue statistics for the county.

(04/06/21 - 2 - 9:31 a.m.)

DELETIONS TO THE CONSENT AGENDA

There were none.

(04/06/21 - 3 - 9:31 a.m.)
APPROVAL OF CONSENT AGENDA

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

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

(9:32 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on using tax dollars for replacing the chairs at the main library; and requested the mask requirement in County buildings be rescinded.

1. Motion to approve the Cash Requirement Report
2. Motion to adopt St. Johns County **Emergency Proclamation No. 2021-14**, extending the local state of emergency for an additional seven-day period

EMERGENCY PROCLAMATION NO. 2021-14

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. 2021-123**, authorizing the chair of the Board, on behalf of the County, to execute and deliver to the State of Florida Department of Transportation, Temporary Easements, over a portion of S. Holmes Boulevard, in connection with the State Road 313 transportation project

RESOLUTION NO. 2021-123

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AND DELIVER TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, TEMPORARY EASEMENTS, OVER A PORTION OF S. HOLMES BOULEVARD, IN CONNECTION WITH THE STATE ROAD 313 TRANSPORTATION PROJECT

4. Motion to adopt **Resolution No. 2021-124**, accepting Grant of Easements to St. Johns County, required for the S. Orange Street CDBG Drainage Project

RESOLUTION NO. 2021-124

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS TO ST. JOHNS COUNTY, REQUIRED FOR THE S. ORANGE STREET CDBG DRAINAGE PROJECT

5. Motion to adopt **Resolution No. 2021-125**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale, conveying all personal

property associated with the water and sewer systems to serve The Global Home of the PGA Tour, located off Palm Valley Road

RESOLUTION NO. 2021-125

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE THE GLOBAL HOME OF THE PGA TOUR, LOCATED OFF PALM VALLEY ROAD

6. Motion to adopt **Resolution No. 2021-126**, approving the terms and conditions of a Maintenance Agreement between the State of Florida Department of Transportation and St. Johns County, in connection with the proposed Deer Run Road Extension, adjacent to the SR 313 right-of-way; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2021-126

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND ST. JOHNS COUNTY, IN CONNECTION WITH THE PROPOSED DEER RUN ROAD EXTENSION, ADJACENT TO SR 313; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

7. Motion to adopt **Resolution No. 2021-127**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale, conveying all personal property associated with the water, sewer, reuse, and sewer force main systems, to serve Hartford (Silverleaf Parcel 17C), located off St. Johns Parkway

RESOLUTION NO. 2021-127

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, REUSE, AND SEWER FORCE MAIN SYSTEMS, TO SERVE HARTFORD (SILVERLEAF PARCEL 17C), LOCATED OFF ST. JOHNS PARKWAY

8. Motion to adopt **Resolution No. 2021-128**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water system to serve Silverleaf Village Amenity Center (Parcel 17), located off St. Johns Parkway

RESOLUTION NO. 2021-128

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 SYSTEM TO SERVE SILVERLEAF VILLAGE AMENITY CENTER (PARCEL 17), LOCATED OFF ST. JOHNS PARKWAY

9. Motion to adopt **Resolution No. 2021-129**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water system to serve Pet Paradise WGV, located off International Golf Parkway

RESOLUTION NO. 2021-129

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 SYSTEM, TO SERVE PET PARADISE WGV, LOCATED OFF INTERNATIONAL GOLF PARKWAY

10. Motion to adopt **Resolution No. 2021-130**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the force main extension, on County Road 214, between Allen Nease Road and Morgans Treasure Road

RESOLUTION NO. 2021-130

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 FORCE MAIN EXTENSION, ON COUNTY ROAD 214, BETWEEN ALLEN NEASE ROAD AND MORGANS TREASURE ROAD

11. Motion to adopt **Resolution No. 2021-131**, authorizing the county administrator, or his designee, to execute and issue a purchase order to Sensus USA, Inc., for the purchase of the specified water meter equipment, at a total price of \$455,544.41

RESOLUTION NO. 2021-131

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND EXECUTE A PURCHASE ORDER, FOR WATER METER EQUIPMENT

12. Motion to adopt **Resolution No. 2021-132**, authorizing the county administrator, or his designee, to award Bid No. 21-55, Vilano Beach Fishing Pier Floating Dock Replacement, to Yelton Construction Company, Inc., as the lowest, responsive, 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-

55, at a lump sum price of \$309,934, plus Bid Alternate #1 at a unit price of \$20,000, to replace any existing pile, if determined that any of the existing 10 concrete piles are unusable

RESOLUTION NO. 2021-132

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-55, VILANO BEACH FISHING PIER FLOATING DOCK REPLACEMENT, TO YELTON CONSTRUCTION COMPANY, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

13. Motion to adopt **Resolution No. 2021-133**, authorizing the county administrator, or his designee, to award Bid No. 21-58, Mowing Services on Shore Drive, to VerdeGo Landscape, as the lowest, responsive, responsible bidder; and to execute a contract, in substantially the same form and format as attached hereto, to perform the required services at an annual cost of \$27,269.28

RESOLUTION NO. 2021-133

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-58; AND TO EXECUTE AN AGREEMENT WITH VERDEGO LANDSCAPE, FOR MOWING SERVICES ON SHORE DRIVE

14. Motion to adopt **Resolution No. 2021-134**, authorizing the county administrator, or his designee, to award Bid No. 21-65, Trash Collection Services at St. Johns County Parks & Properties, to Lyons Contract Service, as the lowest, responsive, responsible bidder; and to execute a contract, in substantially the same form and format as attached hereto, for performance of the services at an annual cost of \$112,032.12

RESOLUTION NO. 2021-134

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-65, TO LYONS CONTRACT SERVICE LLC, AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE AN AGREEMENT FOR PERFORMANCE OF TRASH COLLECTION SERVICES AT ST JOHNS COUNTY PARKS AND PROPERTIES, IN ACCORDANCE WITH THE BID

15. Motion to adopt **Resolution No. 2021-135**, authorizing the county administrator, or his designee, to award Bid No. 21-53, for Application of Rejuvenation Agent, on Various Streets in St. Johns County to Pavement Technology, Inc., as the lowest, responsive, responsible bidder; and to execute a contract, in substantially same

form and format as attached hereto, for completion of the project, as provided in Bid No. 21-53, for a lump sum cost of \$282,488

RESOLUTION NO. 2021-135

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-53; AND TO EXECUTE AN AGREEMENT WITH PAVEMENT TECHNOLOGY, INC., FOR APPLICATION OF REJUVENATION AGENT, ON VARIOUS STREETS IN ST. JOHNS COUNTY

16. Motion to adopt **Resolution No. 2021-136**, authorizing the county administrator, or his designee, to negotiate terms and conditions, and upon satisfactory negotiations, to execute an agreement, in substantially same form and format as attached hereto, with Airgas USA, LLC, for service on an as-needed basis, as provided in Bid No. 21-63, for the unit price of \$.099 per pound

RESOLUTION NO. 2021-136

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO NEGOTIATE TERMS AND CONDITIONS, AND UPON SATISFACTORY NEGOTIATIONS, AWARD BID NO. 21-63, PURCHASE AND DELIVERY OF CARBON DIOXIDE TO AIRGAS USA, LLC; AND TO EXECUTE AN AGREEMENT FOR PERFORMANCE, ON AN AS NEEDED BASIS

17. Motion to adopt **Resolution No. 2021-137**, authorizing the county administrator, or his designee, to execute Misc. No. 21-71, Annual Maintenance Agreement with Carrier Corporation, in substantially the same form and format as attached hereto, with the first year cost of \$15,985, renewable for as long as the Chillers are operational at the SJC Courthouse

RESOLUTION NO. 2021-137

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD MISC. No. 21-71, ENHANCE HVAC MAINTENANCE AGREEMENT TO CARRIER CORPORATION, AND TO EXECUTE THE PROPOSED AGREEMENT

18. Motion to adopt **Resolution No. 2021-138**, authorizing the county administrator, or his designee, to enter into negotiations, and upon successful negotiations, award RFP No. 21-39, Maintenance and Repairs, to St Johns County Fire Rescue Fleet and St Johns County Fleet Maintenance, to Continental Auto/Truck Service Center, Inc.; and to execute a contract, in substantially the same form and format as attached hereto, for performance of the required services specified under RFP No. 21-39

RESOLUTION NO. 2021-138

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 21-39, TO CONTINENTAL AUTO/TRUCK SERVICE CENTER, INC., AS THE SOLE RESPONDENT, AND TO EXECUTE AN AGREEMENT FOR MAINTENANCE AND REPAIRS TO ST. JOHNS COUNTY FIRE RESCUE FLEET AND ST JOHNS COUNTY FLEET MAINTENANCE, IN ACCORDANCE WITH THE RFP

19. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of same, in accordance with the Purchasing Policy 308 and Florida Statute 274
20. Motion to adopt **Resolution No. 2021-139**, authorizing the county administrator, or designee, to enter into negotiations with Witt O'Brien's LLC, as the highest ranked firm under RFP No. 21-68; Emergency Rental Assistance Grant - Program Administration Services; and upon successful negotiations, to execute a contract, in substantially the same form and format as attached hereto, for completion of the work, as specified in RFP No. 21-68

RESOLUTION NO. 2021-139

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH WITT O'BRIEN'S, LLC, AS THE TOP RANKED FIRM UNDER RFP NO. 21-68; AND UPON SUCCESSFUL NEGOTIATIONS, TO EXECUTE AN AGREEMENT FOR EMERGENCY RENTAL ASSISTANCE GRANT - PROGRAM ADMINISTRATION SERVICES

21. Motion to adopt **Resolution No. 2021-140**, authorizing the county administrator, or his designee, to award Bid No. 21-69; Davis Park Artificial Turf Field Replacement, to Astro Turf Corporation dba APT Acquisition Construction Corp., as the lowest, responsive, 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. 21-69, at a base bid price of \$305,400, plus \$54 per ton, for gravel stone, if needed

RESOLUTION NO. 2021-140

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-69; DAVIS PARK ARTIFICIAL TURF FIELD REPLACEMENT, TO ASTRO TURF CORPORATION DBA APT ACQUISITION CONSTRUCTION CORP., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

22. Motion to adopt **Resolution No. 2021-141**, authorizing the county administrator, or his designee, to execute an agreement, in substantially same form and format as attached hereto, with Teleflex LLC, to lock in current intraosseous vascular systems pricing

RESOLUTION NO. 2021-141

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ESTABLISH A PRICING AGREEMENT WITH TELEFLEX LLC, FOR INTRAOSSEOUS VASCULAR ACCESS SYSTEMS

23. Motion to adopt **Resolution No. 2021-142**, approving the terms, conditions, provisions, and requirements of a Memorandum of Understanding, regarding maintenance of traffic for CR 210, between Twin Creeks Development Associates, LLC and St. Johns County; amending the Fiscal Year 2021 Transportation Trust Fund budget to receive unanticipated revenue; and authorizing the county administrator, or designee, to execute the Memorandum of Understanding on behalf of the County

RESOLUTION NO. 2021-142

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A MEMORANDUM OF UNDERSTANDING, REGARDING MAINTENANCE OF TRAFFIC ALONG COUNTY ROAD 210, BETWEEN TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC AND ST. JOHNS COUNTY; AMENDING THE FISCAL YEAR 2021 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE MEMORANDUM OF UNDERSTANDING ON BEHALF OF THE COUNTY

24. Motion to adopt **Resolution No. 2021-143**, accepting a Grant of Easement from Robert and Janice Beach, to provide drainage for De Soto Road; and directing the clerk to record the original in the public records of St. Johns County

RESOLUTION NO. 2021-143

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FROM ROBERT A. BEACH, ALSO KNOWN AS ROBERT ALAN BEACH, AND JANICE A. BEACH, TO PROVIDE DRAINAGE FOR DESOTO ROAD; AND DIRECTING THE CLERK TO RECORD THE EASEMENT IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY

25. Motion to adopt **Resolution No. 2021-144**, authorizing the county administrator, or his designee, to implement a subrecipient contract for St. Johns Housing

Partnership, Inc., for the purpose of increasing the supply of affordable housing in St. Johns County. The property is located at 3380 11th Street, Elkton, FL 32022

RESOLUTION NO. 2021-144

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO IMPLEMENT A SUBRECIPIENT CONTRACT, FOR THE ACQUISITION OF 3380 11TH STREET, ON BEHALF OF ST. JOHNS HOUSING PARTNERSHIP, INC., UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

26. Motion to adopt **Resolution No. 2021-145**, authorizing the county administrator, or his designee, to execute a subrecipient contract with Alpha-Omega Miracle Home, Inc., for the purpose of increasing the supply of affordable housing in St. Johns County

RESOLUTION NO. 2021-145

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO IMPLEMENT A SUBRECIPIENT CONTRACT FOR ALPHA-OMEGA MIRACLE HOME, INC., FOR THE PURPOSE OF INCREASING THE SUPPLY OF AFFORDABLE HOUSING IN ST. JOHNS COUNTY

27. Motion to adopt **Resolution No. 2021-146**, authorizing the chair to sign HUD-7082, Funding Approval/Agreement for CDBG funds, authorizing the county administrator, or his designee, to submit to HUD the signed HUD-7082, Funding Approval/Agreement for CDBG; and to recognize and appropriate \$995,177 in unanticipated CDBG funds, within the Fiscal Year 2021 Budget

RESOLUTION NO. 2021-146

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT \$995,177 IN U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, FOR FISCAL YEAR 2020; AUTHORIZING THE CHAIR TO SIGN THE FUNDING GRANT AGREEMENT; AND RECOGNIZING AND APPROPRIATING CDBG, WITHIN THE FISCAL YEAR 2021 GENERAL FUND BUDGET

28. Motion to adopt **Resolution No. 2021-147**, approving the terms, provisions, conditions, and requirements of the Non-Exclusive Franchise Agreement, for Construction and Demolition debris between St. Johns County, Florida, and Atlantic Disposal LLC; and authorizing the county administrator, or designee, to execute the Non-Exclusive Franchise Agreement, on behalf of the County

RESOLUTION NO. 2021-147

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

APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A NON-EXCLUSIVE FRANCHISE AGREEMENT, FOR CONSTRUCTION AND DEMOLITION DEBRIS BETWEEN ST. JOHNS COUNTY, FLORIDA, AND ATLANTIC DISPOSAL LLC; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NON-EXCLUSIVE FRANCHISE AGREEMENT, FOR CONSTRUCTION AND DEMOLITION DEBRIS, ON BEHALF OF ST. JOHNS COUNTY

29. Motion to adopt **Resolution No. 2021-148**, approving and adopting the St. Johns County Comprehensive Emergency Management Plan

RESOLUTION NO. 2021-148

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND ADOPTING THE ST. JOHNS COUNTY COMPREHENSIVE EMERGENCY MANAGEMENT PLAN

30. Motion to adopt **Resolution No. 2021-149**, accepting Florida Department of Health Emergency Medical Services County Grant in the amount of \$18,691; approving the terms, conditions, and requirements of the grant agreement; authorizing the county administrator, or designee, to execute the grant agreement, on behalf of St. Johns County; and recognizing and appropriating the grant contribution in the FY 2021 budget

RESOLUTION NO. 2021-149

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE 2020-2021 FLORIDA DEPARTMENT OF HEALTH AND HUMAN SERVICES COUNTY GRANT PROGRAM AWARD IN THE AMOUNT OF \$18,691; APPROVING TERMS, CONDITIONS, AND REQUIREMENTS OF THE GRANT AGREEMENT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY; AND RECOGNIZING AND APPROPRIATING GRANT FUNDING, WITHIN THE FISCAL YEAR 2021 GENERAL FUND AND EMERGENCY MEDICAL SERVICES BUDGETS

31. Motion to adopt **Resolution No. 2021-150**, recognizing a \$2,500 donation from Florida Elite Soccer Association, as unanticipated revenue, and allocating the funds for use in the FY21 budget, to complete improvements at Veterans Park Soccer Fields

RESOLUTION 2021-150

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2021 BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZING ITS APPROPRIATION AND

**EXPENDITURE BY THE ST. JOHNS COUNTY PARKS
AND RECREATION DEPARTMENT**

32. Motion to approve minutes: 3/16/2021, BCC Regular
33. Proofs:
- a. Proof: Notice of Hearings, LDC Ordinance 99-51, held on December 1, 2020, January 21, 2021, and February 16, 2021, BCC and PZA, published on November 17, 2020, in *The St. Augustine Record*.
 - b. Proof: Notice of Hearing, South Ponte Vedra Dune Restoration Project, held on January 14, 2021, published on December 31, 2020 and January 7, 2021, in *The St. Augustine Record*.

(04/06/21 - 12 - 9:33 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(04/06/21 - 12 - 9:33 a.m.)

APPROVAL OF REGULAR AGENDA

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

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

Nay: None

(04/06/21 - 12 - 9:33 a.m.)

1. MAJMOD 2020-12, SAINT JOHNS INTERCHANGE PARCELS PUD. MAJOR MODIFICATION 2020-12 - MAJOR MODIFICATION TO THE INTERCHANGE PARCELS PUD (ORDINANCE NO. 1991-36, AS AMENDED), LOCATED WITHIN THE SAINT JOHNS DEVELOPMENT OF REGIONAL IMPACT (DRI). THE REQUEST PROVIDES FOR THE TRANSFER OF FIVE RESIDENTIAL DWELLING UNITS AND 200,000 SQUARE FEET OF RETAIL/COMMERCIAL DEVELOPMENT RIGHTS TO THE SIX MILE CREEK PUD, ALSO LOCATED WITHIN THE SAINT JOHNS DRI, THE INCORPORATION OF PREVIOUS APPROVED LAND USE EXCHANGE OF 728,863 SQUARE-FEET OF INDUSTRIAL USES TO 350,000 SQUARE FEET OF COMMERCIAL USES, PURSUANT TO THE APPROVED LAND USE EQUIVALENCY TABLE IN THE SAINT JOHNS DRI, ALLOW UP TO 250 MULTI-FAMILY UNITS TO BE CONSTRUCTED ON PARCEL 15 AND ALLOW MULTI-FAMILY PARKING STANDARDS AS PER THE LAND DEVELOPMENT CODE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 3-2 VOTE. THE AGENCY DISCUSSED GROWTH AND DEVELOPMENT IN THE GENERAL AREA OF INTERNATIONAL GOLF PARKWAY, PACETTI ROAD, AND SR 16, AND ITS IMPACT ON QUALITY OF LIFE, TRAFFIC CAPACITY, SCHOOL CAPACITY, IF THERE IS A NEED FOR ADDITIONAL COMMERCIAL USES IN THIS AREA, AND THE IMPACT THESE CHANGES MAY HAVE UPON THE EXISTING RESIDENTS, WITHIN BOTH THE INTERCHANGE PARCEL PUD AND THE SIX MILE CREEK PUD, SPECIFICALLY THE KING AND BEAR COMMUNITY IN THE SIX MILE PUD. MANY KING AND BEAR RESIDENTS SPOKE AGAINST INCREASING THE COMMERCIAL USES AT THE ENTRANCE OF THE KING AND BEAR COMMUNITY. PLEASE SEE GROWTH MANAGEMENT REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on MAJMOD 2020-12, St. Johns Interchange Parcels PUD, was received, having been published in *The St. Augustine Record* on February 5, 2021.

Items 1 and 2 were presented together.

Ex parte communications: Commissioner Smith disclosed that he received many emails; on April 1, 2021, he met with Kathryn Whittington, Bill Schilling, Vanessa Cunningham, Doug Davis, Brad Bradley, and Mike Roberson, regarding the map request, ministerial items, including: land use conversions, transfers of development rights and legislative extension, parcel 15, and up to 250 multi-family dwelling units in the northwest quadrant; a discussion regarding the Six-Mile Creek PUD, Parcels 1 and 2, with commercial at the entrance to Registry Boulevard, with an allotment of 55 square feet per acre and a request to add an additional 250,000 square feet; what was currently there; any possible concessions; and discussions with the public. Commissioner Dean disclosed that on April 1, 2021, he met with Davis, Schilling, Whittington, and Cunningham, regarding the same issues that Smith outlined, with a discussion regarding the transfer of 250,000 square feet from the interchange to the Six-Mile Creek PUD. Waldron disclosed that on April 1, 2021, he met with Davis, Schilling, Whittington, Cunningham, and staff, regarding the history of the St. Johns DRI, traffic, infrastructure, Six-Mile PUD, the exchange of square footage allotments of commercial space, and the fact that the two parcels had been in the PUD as commercial. He also disclosed the numerous emails and an unidentified phone call. Commissioner Whitehurst disclosed that on April 1, 2021, he met with Davis, Schilling, Whittington, Cunningham, Forrest Cotton, and Christine Valliere, regarding the history of the DRI and the PUD and what the need was to move commercial from one location to the other, to transfer industrial to residential, deficiencies to the roadways and impact to the residents. He also received the same emails as the other commissioners. Commissioner Blocker disclosed that on April 1, 2021, he met with Davis, Schilling, Whittington, and Cunningham, regarding MAJMOD 2020-12 and MAJMOD 2020-3, the history of the DRI, scope of the project, traffic considerations, opposition to the project, and numerous emails in opposition to the project.

(9:38 a.m.) McCormack provided a proposed a format for the hearing proceedings. Discussion ensued on public comment.

(9:45 a.m.) Ralph Brooks, Attorney for the St. Johns Six-Mile Creek North Property Owners Association (POA), identified that he was representing the POA.

(9:46 a.m.) All parties were sworn in for the record.

(9:50 a.m.) Kathryn Whittington, Esq., Whittington Law, PLLC, representing the applicant, presented the details of Items 1 and 2, via PowerPoint. She provided land use equivalency exchanges, 728,863 square feet industrial to 350,000 square feet commercial and 100,302 square feet industrial to 398 square feet AR units for Parkland Preserve; Legislative Extensions Granted; and transfers to Six Mile Creek PUD, five residential units and 117,652 square feet commercial (Parcels 1 and 2), Parcel 15 - allow up to 250 existing, approved multi-family units, multi-family parking requirements, *Exhibit A*.

(10:07 a.m.) Whittington presented Schilling's resume for the record, *Exhibit B*. Bill Schilling, 12740 Grand Bay Parkway West, Suite 2350, Jacksonville, Florida, Kimley Horn and Associates, presented additional information on the traffic components of the project.

(10:17 a.m.) Doug Davis, 101 East Town Place, CEO of Fletcher Davis, spoke on the proposal and requested allocation of units to Parcels 1 and 2 to make them marketable.

(10:18 a.m.) Ralph Brooks, representing St. Johns Six Mile POA, presented details of the request to deny the application.

(10:28 a.m.) Paul Monseur, Six Mile Creek North POA Board of Directors, presented additional information on the request for denial, via PowerPoint.

(10:38 a.m.) Max Forgey, 4704 Vincennes, Cape Coral, Florida, spoke on the incompatibility of the requested changes to the surrounding property and on the existing policies of the Comprehensive Plan.

(10:45 a.m.) Janet Sherman, 1412 Barrington Circle, spoke in opposition to the changes due to increasing traffic.

(10:47 a.m.) Tom Reynolds, 50 Brigantine Court, spoke in opposition of the application and on the incompatibility of the changes.

(10:48 a.m.) Bruce Humphrey, 1524 Barrington Circle, spoke in opposition of the changes and showed a map of the surrounding properties, *Exhibit C*.

(10:52 a.m.) Ken Johnson, 1180 Registry Boulevard, spoke in opposition of the application.

(10:55 a.m.) Ferdz Talyarkhan, 2080 Crown Drive, spoke in opposition of the application, due to increasing traffic.

(10:57 a.m.) Duane Howell, 2616 Oak Grove Avenue, spoke in opposition of the changes.

(10:58 a.m.) Heidi Rice, 2452 Den Street, spoke in opposition of the changes.

(11:00 a.m.) Heather Bailey, 2634 Joe Ashton Road, spoke in opposition of the application for the Six Mile PUD, due to drainage issues. She requested that the Board reveal how they planned to vote and why.

(11:02 a.m.) Russ Noe, King and Bear Community, provided a background of his work history, then he spoke in opposition of the application, due to the concern for his family's safety with the proposed commercial.

(11:05 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in regard to the PZA members that voted against the application. She also spoke on the substantial evidence to deny the changes.

(11:07 a.m.) Sean Siebert, 101 Arnau Court, spoke in support of the smart commercial development.

(11:07 a.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of the application commenting on the substantial evidence to deny the application. He also spoke on swearing in for every quasi-judicial hearing; investigation of developers communicating with each other, for civil/criminal/administrative acts, using their political pull to destroy the neighborhood; videotaping all ex parte meetings; objected the use of the term "Master Developer; providing full disclosure of all beneficial owners, including land purchasers; and allowing cross examination.

(11:11 a.m.) Whittington spoke on the public concerns and on compatibility requirements including buffers, wetlands, and conservation areas. She provided the commercial square footage available for Parcels 1 and 2.

(11:19 a.m.) McCormack provided language for the proposed motion, *Exhibit D*.

(11:19 a.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2021-12, to conditionally approve MAJMOD 2020-12, as amended, to the Saint Johns Interchange Parcels PUD, based on six findings of fact, and subject to the approval of Major Modification 2020-13 to the Six Mile Creek PUD.

In the event that the Major Modification 2020-13 to the Six Mile Creek is not approved, then the request to transfer commercial square footage in Major Modification 2020-12 to the St. Johns Interchange Parcels PUD is denied, based on seven findings of fact and the remaining seven modification requests are approved, subject to six findings of fact.

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

Nay: None

(11:32 a.m.) Discussion ensued on the buffers for a commercial parcel abutting a residential parcel; whether the area was considered a traditional commercial node; traffic deficiencies on Pacetti Road, State Road 16, and International Golf Parkway; marketability of Parcels 1 and 2; and compatibility to the surrounding area, the pending application for a multi-floor storage unit, with additional comments from Teresa Bishop, AICP, Planning Division Manager, Forrest Cotton, Director of Growth Management, and Phong Nguyen, Transportation Manager.

(11:39 a.m.) Davis offered limiting the square footage on Parcels 1 and 2 to 12,000 square feet per acre and should the additional square footage on the Parcels not be used then the allocation for Parcel 1 and 2 would not be used.

(11:48 a.m.) Brooks provided a copy of the Master Development Plan (MDP 2020-52) for the proposed storage unit for the record, *Exhibit F*.

(11:51 a.m.) Whittington clarified the intent of Davis' comment regarding limiting the usage on the parcels and provided a written statement, *Exhibit G*.

(11:53 a.m.) Smith asked for clarification in the discrepancies on the figures provided for development per square foot. Schilling responded, providing a breakdown of the square footage for Parcels 1 and 2, *Exhibit H*.

(12:03 p.m.) Waldron questioned the traffic concerns. Monseur spoke on traffic concerns on Registry Road.

(12:06 p.m.) Discussion ensued on the current zoning; allocation of square footage; the location of the entrance to Parcels 1 and 2, *Exhibit I*; the currently proposed office center, *Exhibit J*; and the intensity usage on the additional 7.5 acres on Parcel 1.

(12:29 p.m.) McCormack provided possible language for a motion.

(12:30 p.m.) Dean stated that he would not vote for the item if a storage unit was proposed. Discussion ensued on limiting the type of usage for Parcel 1.

The meeting recessed at 12:33 p.m. and reconvened at 12:39 p.m.

(12:39 p.m.) McCormack spoke on the proffered application regarding the storage units. Whitehurst asked whether the application for the storage facility would come before the Board. McCormack stated that the application would only come before the Board if it was appealed.

ORDINANCE NO. 2021-12

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO SAINT JOHNS INTERCHANGE PARCELS PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1991-36, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(04/06/21 - 16 - 9:33 a.m.)

2. PUBLIC HEARING - MAJMOD 2020-13, SIX MILE CREEK PUD. MAJOR MODIFICATION TO THE SIX MILE CREEK PUD, LOCATED WITHIN THE SAINT JOHNS DEVELOPMENT OF REGIONAL IMPACT (DRI). THE REQUEST PROVIDES FOR A TRANSFER OF FIVE DWELLING UNITS FROM THE INTERCHANGE PARCELS PUD, PLANNED AS SINGLE FAMILY OR MULTI-FAMILY; A TRANSFER OF 200,000 SQUARE-FEET OF COMMERCIAL RETAIL USES, INCREASING THE COMMERCIAL RETAIL TO 351,000 SQUARE FEET; DELETE 6,000 SQUARE-FEET OF COMMERCIAL ENTITLEMENT ON PARCEL 9 AND RELOCATE TO PARCELS 1 AND 2 OF SIX MILE CREEK NORTH; DECREASE THE COMMERCIAL ENTITLEMENT ON PARCEL 6 FROM 15,000 SQUARE-FEET TO 13,650 SQUARE-FEET AND RELOCATE TO PARCELS 1 AND 2 OF SIX MILE CREEK NORTH; AND ALLOW 18,362 SQUARE-FEET OF THE KING AND BEAR CLUBHOUSE FOR COMMERCIAL USES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 3-2 VOTE. THE AGENCY DISCUSSED GROWTH AND DEVELOPMENT IN THE GENERAL AREA OF INTERNATIONAL GOLF PARKWAY, PACETTI ROAD, AND SR 16, AND ITS IMPACT ON QUALITY OF LIFE, TRAFFIC CAPACITY, SCHOOL CAPACITY; IF THERE IS A NEED FOR ADDITIONAL COMMERCIAL USES IN THIS AREA; AND THE IMPACT THESE CHANGES MAY HAVE UPON THE EXISTING RESIDENTS, WITHIN BOTH THE INTERCHANGE PARCEL PUD AND THE SIX MILE CREEK PUD, SPECIFICALLY THE KING AND BEAR COMMUNITY IN THE SIX MILE PUD. MANY KING AND BEAR RESIDENTS SPOKE AGAINST INCREASING THE COMMERCIAL USES AT THE ENTRANCE OF THE KING AND BEAR COMMUNITY. PLEASE SEE GROWTH MANAGEMENT REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on MAJMOD 2020-13, Six Mile Creek PUD, was received, having been published in *The St. Augustine Record* on February 5, 2021.

Discussion occurred with Regular Agenda Item 1.

(12:43 p.m.) Motion by Dean, seconded by Whitehurst, carried 4/1, with Smith dissenting, to enact Ordinance No. 2021-13, MAJMOD 2020-13, Six Mile Creek PUD, as amended, by the redlined document proffered and the 12,000 square foot limitation per parcels 1 and 2, based on six findings of fact.

Blocker and Smith provided their reasonings for their votes.

Yea: Blocker, Dean, Waldron, and Whitehurst

Nay: Smith

ORDINANCE NO. 2021-13

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, APPROVING A MAJOR
MODIFICATION TO SIX MILE CREEK PLANNED UNIT
DEVELOPMENT, ORDINANCE NUMBER 1991-37, AS
AMENDED, MAKING FINDINGS OF FACT;
REQUIRING RECORDATION; AND PROVIDING FOR
AN EFFECTIVE DATE**

(04/06/21 - 17 - 12:46 p.m.)

3. PROJECT BREEZE ECONOMIC DEVELOPMENT INCENTIVE REQUEST. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED AN APPLICATION FROM PROJECT BREEZE, FOR ECONOMIC DEVELOPMENT INCENTIVES. THE APPLICANT HAS REQUESTED CONFIDENTIALITY UNDER SECTION 288.075, FLORIDA STATUTES, FOR THE PROJECT AS IT GOES THROUGH THE DUE-DILIGENCE PROCESS. THE APPLICANT PROPOSES TO DEVELOP A 150,000-SQUARE-FOOT BUILDING (BUILDING A) TO HOUSE DIGITAL MEDIA OPERATIONS, WITHIN THE QUALIFIED TARGETED INDUSTRY OF INFOTECH. THE APPLICANT HAS YET TO SUBMIT THE FINAL NUMBER OF NEW FULLTIME JOBS AND ANNUAL AVERAGE WAGE OF THE NEW JOBS THE PROJECT WILL BRING. IN ADDITION TO THE PROVISION OF INCENTIVES BASED ON THE CONSTRUCTION OF A NEW FACILITY AND CREATION OF NEW JOBS, THE APPLICANT HAS REQUESTED THAT THE COUNTY CONSIDER THE VALUE OF RETENTION OF EXISTING JOBS AT AN EXISTING FACILITY (BUILDING B), WITHIN THE COUNTY, IN ITS CONSIDERATION OF THE APPLICATION. THE PROJECT WILL RETAIN 145 JOBS THERE, AVERAGING \$97,000 PER JOB RETAINED. THE APPLICANT HAS ALSO PROPOSED ADDITIONAL POTENTIAL INDUCEMENTS FOR FURTHER INCENTIVES, SUCH AS THE CONVEYANCE OF CERTAIN PROPERTY RIGHTS TO THE COUNTY AND THE OPPORTUNITY FOR THE COUNTY TO WORK WITH THE APPLICANT, AS A RESOURCE FOR COUNTY-WIDE ECONOMIC DEVELOPMENT AND GENERAL MARKETING. THESE INDUCEMENTS WOULD BE A CONDITION OF THE COUNTY ENTERING INTO AN INCENTIVE AGREEMENT WITH THE APPLICANT. THE COUNTY HAS BROAD AUTHORITY UNDER SECTION 125.045, FLORIDA STATUTES, TO EXPEND PUBLIC FUNDS FOR THE EXPANSION OR RETENTION OF BUSINESSES. THE APPLICANT HAS REQUESTED ECONOMIC DEVELOPMENT INCENTIVES OVER A 30-YEAR PERIOD, DUE TO THE MAGNITUDE OF THE PROJECT AND TO ENCOURAGE RETENTION AND EXPANSION OF AN EXISTING BUSINESS WITH SIGNIFICANT ECONOMIC IMPACT, WITHIN ST. JOHNS COUNTY. AN INCENTIVE PERIOD OF THIS DURATION FALLS OUTSIDE OF THE SCOPE OF THE INCENTIVE PROGRAM PROVIDED UNDER SECTION 11 OF THE ST. JOHNS COUNTY BUSINESS INCENTIVE PROGRAM ORDINANCE (THE ORDINANCE); HOWEVER, SECTION 7 OF THE ORDINANCE PERMITS THE BOARD OF COUNTY COMMISSIONERS TO CONSIDER INCENTIVES THAT FALL OUTSIDE THE SCOPE OF THE PROGRAM. COMPLETION OF THE PROJECT IS ANTICIPATED BY THE FIRST QUARTER OF 2024. WITH THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FY26. BASED ON THE APPLICANT'S REQUEST, THE ESTIMATED VALUE OF THE INCENTIVE FOR BUILDING A IS \$13,774,888. BASED ON THE APPLICANT'S REQUEST, THE ESTIMATED VALUE OF THE INCENTIVE FOR BUILDING B IS \$9,605,237. BASED ON THE APPLICANT'S REQUEST, THE TOTAL ESTIMATED VALUE OF INCENTIVES FOR BOTH BUILDINGS IS \$23,380,125. THE REQUESTED VALUES ARE SUBJECT TO CHANGE BASED ON THE FINAL NUMBER OF NEW FULLTIME JOBS

PROVIDED BY THE APPLICANT AND OTHER CONDITIONS OUTLINED FOR THE PROJECT. IN ACCORDANCE WITH PROGRAM REQUIREMENTS, THE AGENCY IS REQUIRED TO REVIEW THE APPLICATION AND MAKE A WRITTEN REPORT TO THE BOARD OF COUNTY COMMISSIONERS

Joy Andrews, Deputy County Administrator, presented the details of the item, via PowerPoint.

(12:52 p.m.) Whitehurst questioned how many other opportunities the County had to have a company come in and build a \$100 million building. Andrews explained the only other opportunity was with Northrup Grumman. Discussion ensued regarding job projections, economic development for existing facilities, and timeframes for the incentive program.

(12:56 p.m.) Motion by Dean, seconded by Whitehurst, to instruct the county attorney to draft an Economic Development Grant Agreement for Project Breeze and place the proposed Grant Agreement for consideration by the Board, at a later regularly scheduled meeting.

Public Comment

(12:57 p.m.) Tom Reynolds, 50 Brigantine Court; Ed Slavin, PO Box 3084; and BJ Kalaidi, 8 Newcomb Street; spoke in opposition of the agreement and the lack of transparency with keeping the company secret.

(1:04 p.m.) McCormack noted the differences between state and county regulations pertaining to economic incentives, and that the name of the incentive recipient would be made public prior to entering into an agreement with the County.

(1:07 p.m.) Wiseman left the meeting and Deputy Clerk Crystal Smith entered the meeting.

(1:07 p.m.) Smith felt the proposal lacked the necessary details for him to make an affirmative decision and that the proposed agreement would set a precedent. He suggested separating Building A and Building B, if the Board moved forward with negotiations. Discussion followed regarding prioritizing economic development opportunities, the suggestion to separate the buildings, balanced growth and moving forward with the proposed agreement in order to gain more details.

(1:14 p.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, requested to be able to provide two options: 1) an agreement for both buildings combined, and 2) separate agreements for each building.

(1:15 p.m.) Dean explained his intent with his motion was to approve one agreement for both buildings.

(1:17 p.m.) The motion carried 3/2, with Smith and Waldron dissenting.

Yea: Dean, Whitehurst, Blocker

Nay: Smith and Waldron

(1:18 a.m.) Motion by Smith, seconded by Waldron, carried 4/1, with Dean dissenting, to bring back an option of having two separate agreements, one for each building, when the item is brought back at a later date.

Yea: Smith, Waldron, Whitehurst, and Blocker

Nay: Dean

The meeting recessed at 1:21 p.m. and reconvened at 2:00 p.m., with all commissioners, Deputy County Attorney Regina Ross, Valliere, Bradley, and Deputy Clerk Crystal Smith in attendance.

(04/06/21 - 19 - 2:00 p.m.)

4. PUBLIC HEARING - CPA (SS) 2019-06, STATE ROAD 16 CAR CONDOS. A REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP CLASSIFICATION FROM RURAL/SILVICULTURE (R/S) TO MIXED USE (MD), FOR APPROXIMATELY 5.74 ACRES OF LAND, WITH A TEXT AMENDMENT TO POLICY A.1.11.1(M)(8) LIMITING COMMERCIAL DEVELOPMENT TO A MAXIMUM OF 79,000 SQUARE FEET. THE PLANNING AND ZONING AGENCY VOTED 5-0, TO RECOMMEND APPROVAL

Proof of publication of the notice of public hearing on CPA (SS) 2019-06, State Road 16 Car Condos, was received, having been published in *The St. Augustine Record* on February 5, 2021.

Items 4 and 5 were presented together.

Ex parte communications: Whitehurst received an email from Shannon Acevedo on March 16, with the project location map and a detailed map of the proposed site plan. Smith met on March 24, with Mr. Carter, Shannon Acevedo, Christine Valliere, and Forrest Cotton, and discussed the parcel, text amendment, waiver request of the buffer, and potential connectivity with St. Johns County property.

(2:02 p.m.) Shannon Acevedo, AICP Senior Planner, Mathews Design Group, 7 Waldo Street, representing the owners of the property, presented details of the request, via PowerPoint, including an optional waiver if interconnectivity was requested.

(2:12 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-14, CPA(SS) 2019-06, State Road 16 Car Condos, based on four findings of fact.**

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

Nay: None

ORDINANCE NO. 2021-14

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/ SILVICULTURE (R/S) TO MIXED USE (MU), FOR APPROXIMATELY 5.74 ACRES OF LAND WITH A TEXT AMENDMENT TO POLICY A.1.11.1(M)(8) LIMITING COMMERCIAL DEVELOPMENT TO A MAXIMUM OF 79,000 SF, SPECIFICALLY LOCATED EAST OF PACETTI ROAD AND SOUTH OF COUNTY ROAD 16A, PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(04/06/21 - 19 - 2:00 p.m.)

5. PUD 2019-09, STATE ROAD 16 CAR CONDOS. A REQUEST TO REZONE APPROXIMATELY 5.74 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR A MAXIMUM OF 79,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT, OF WHICH 55,000

SQUARE FEET SHALL BE UTILIZED FOR CAR CONDO FACILITY, SPECIFICALLY LOCATED SOUTH OF STATE ROAD (SR) 16, ABOUT 1 MILE EAST OF THE SR 16 AND PACETTI ROAD INTERCHANGE. THE PLANNING AND ZONING AGENCY VOTED 5-0, TO RECOMMEND APPROVAL

Proof of publication of the notice of public hearing on PUD 2019-09, State Road 16 Car Condos, was received, having been published in *The St. Augustine Record* on February 5, 2021.

Discussion occurred with Item 4.

(2:13 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-15, of PUD 2019-09, State Road 16 Car Condos based on nine findings of fact, as listed in the staff report.

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

Nay: None

ORDINANCE NO. 2021-15

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS, AS DESCRIBED HEREINAFTER, FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(04/06/21 - 20 - 2:13 p.m.)

6. PUBLIC HEARING - NZVAR 21-01, EVENTIDE, LOT 11. REQUEST FOR A NON-ZONING VARIANCE TO LAND DEVELOPMENT CODE SECTION 4.01.06.B TO ALLOW FOR A RETAINING WALL IN LIEU OF A MINIMUM 25-FOOT BUILDING SETBACK TO THE UPLAND BUFFER, SPECIFICALLY LOCATED AT 57 BEACHSCAPE CIRCLE

Proof of publication of the notice of public hearing on NZVAR 21-01, Eventide, Lot 11, was received, having been published in *The St. Augustine Record* on March 12, 2021.

Ex parte communications: Blocker spoke with Justin Williams, Gilbert Spruance, and Mike Taylor on April 1, to discuss the scope of the project.

(2:15 p.m.) Gilbert Spruance, Heritage Homes, 555 Le Master Drive, presented the details of the request, via PowerPoint; and referenced a copy of an email from the neighbor, Gregory Clark, *Exhibit A*.

(2:20 p.m.) Diane Battle, 631 Sweetwater Branch Lane, questioned if there were any protected trees in the area. Justin Williams, 10060 Skinner Lake Drive, representing the applicant, clarified that no buffers would be cleared as part of the project. Jane Brewer, Environmental Division, stated there were no mangrove trees on the property and the upland buffer would be protected.

(2:22 p.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to approve NZVAR21-01, Non-Zoning Variance to Section 4.01.06.B of the Land Development Code, to allow for a retaining wall in lieu of a minimum 25-foot building setback to the upland buffer, specifically located at 57 Beachscape Circle, based on six findings of fact and five conditions, as provided in the staff report.

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

(04/06/21 - 21 - 2:23 p.m.)

7. PUBLIC HEARING - CDD AMD 2020-04, WORLD COMMERCE CENTER. CDD PETITION TO AMEND THE CDD BOUNDARY TO ADD APPROXIMATELY EIGHT ACRES TO THE WORLD COMMERCE CENTER CDD

Proof of publication of the notice of public hearing on CDD AMD 2020-04, World Commerce Center, was received, having been published in *The St. Augustine Record* on March 12, 2021.

Ex parte communications: Smith met on April 1, with Michael Cills and Mike Roberson regarding the petition to expand the Community Development District (CDD) boundary of eight acres, and the desire of the project. Dean met on April 1, with Mike Cills and discussed the agenda item. Waldron met on April 1, with Michael Cills and discussed the scope of the project. Whitehurst met on March 30, with Michael Cills and discussed correcting the oversight. Blocker met on April 1, with Michael Cills and discussed similar topics as other Board members.

The Board recessed the meeting at 2:26 p.m. and reconvened at 2:38 p.m.

(2:38 p.m.) Wesley Haber, Hopping Green and Sams, representing the Community Development District, presented details on the item, via PowerPoint.

(2:41 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-16, approving CDD AMD 2020-04, amending the World Commerce Center CDD to add eight acres.**

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

ORDINANCE NO. 2021-16

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2003-100 AND GRANTING THE PETITION FOR THE EXPANSION OF THE WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(2:41 p.m.) Ross left the meeting and Senior County Attorney Rebecca Lavie entered the meeting.

(04/06/21 - 21 - 2:41 p.m.)

8. PUBLIC HEARING - WORKFORCE HOUSING ZONING DISTRICT - DISCUSSION ITEM. DISCUSSION ITEM FOR THE BOARD OF COUNTY COMMISSIONERS CONTEMPLATING AN AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE, FOR THE POTENTIAL AMENDMENT TO THE MARKET PRICE MAXIMUM CAP SET ON THE \$210,000 PRICE POINT

Joseph Cearley, Special Projects Manager, presented details of the item, via PowerPoint. Dean explained why he suggested the Board address this issue.

(2:45 p.m.) Bob Porter, DR Horton, spoke on price increases on housing and lumber, and referenced two purchase orders, *Exhibit A*.

(2:48 p.m.) Beth Breeding, Silverfield Development, 10175 Fortune Parkway, Jacksonville, spoke on the cost increase on building supplies and stated there were currently only 13 homes available in St. Johns County under \$240,000. Additionally, she requested the cap be set at \$240,000, instead of \$210,000.

(2:51 p.m.) BJ Kalaidi, 8 Newcomb Street, was opposed to raising the workforce housing cap from \$210,000 to \$240,000.

(2:54 p.m.) Discussion ensued on Multiple Listing Service (MLS) listings, the rising costs of materials, meeting previous commitments made at the \$210,000 cap, inflation and market fluctuations allowing the cap to be adjusted in the future, possibly tying the cap to a price index that reflects changes in the costs of the construction of a home, and wages compared to home prices.

(3:06 p.m.) Joe Cone, Assistant Director of Health and Human Services, stated that a wage study, related to affordable housing, would need to be done; discussion ensued on market conditions dictating the ability to build workforce housing in the county, for residents and future residents.

(3:19 p.m.) Motion by Dean, seconded by Whitehurst, carried 4/1, with Waldron dissenting, to direct staff to provide the necessary notices to bring back an item to raise the current \$210,000 [workforce housing] price point to \$240,000, in the Comprehensive Plan, as soon as practicable; and to direct staff to look at different metrics to tie the affordable housing price point to, so that adjustments could occur on an ongoing basis without having to come back a regular basis to the Board for Comprehensive Plan amendments.

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

Discussion ensued on a timeline, approximately six months, to bring the item back before the Board.

(04/06/21 - 22 - 3:22 p.m.)

9. TOURISM INDUSTRY RECOVERY LOAN. ON MAY 19, 2020, IN RESPONSE TO THE COVID-19 PANDEMIC, THE BOARD OF COUNTY COMMISSIONERS (BCC) APPROVED A GENERAL FUND LOAN IN THE AMOUNT OF \$2 MILLION TO TOURISM DEVELOPMENT TAX FUND, CATEGORY I, TO INITIATE INCREMENTAL ADVERTISEMENT PROGRAMS TO TARGET DEMAND AMONG THOSE VISITORS WILLING TO TRAVEL, IN ORDER TO SUSTAIN THE TOURISM INDUSTRY IN ST. JOHNS COUNTY. SPECIFICALLY, THE BCC APPROVED A MOTION AUTHORIZING AN ALLOCATION OF \$2 MILLION IN GENERAL FUND RESERVES TO PROVIDE FOR DESTINATION MARKETING, TO PROMOTE ST. JOHNS COUNTY AS A TOURIST DESTINATION, IN ACCORDANCE WITH THE PLAN PRESENTED BY THE ST. JOHNS COUNTY VISITORS AND CONVENTION BUREAU ON MAY 19, 2020, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN AMENDMENT GOVERNING EXPENDITURE OF THE FUNDS, AND FOR THE FUNDS TO BE PAID BACK OVER A PERIOD OF FIVE YEARS, FROM TOURIST DEVELOPMENT CATEGORY I REVENUES. ON MARCH 16, 2021, COMMISSIONER DEAN REQUESTED BOARD CONSIDERATION TO DISCUSS LOAN FORGIVENESS ASSOCIATED WITH THAT LOAN

Jesse Dunn, Director of the Office of Management and Budget, presented details of the item, via PowerPoint; and provided an overview of the Visitors and Convention Bureau's (VCB) COVID Response: \$2 million proposed and actual spending accounts, *Exhibit A*. (3:28 p.m.) Subsequently, he spoke on American Rescue Plan funding.

(3:26 p.m.) Dean explained his reason for requesting the item be on the agenda was because of the decrease in revenue due to COVID-19.

(3:29 p.m.) Phil McDaniel, Co-founder, St. Augustine Distillery & City Gates Spirits, 112 Ribera Street, supported forgiving the \$2 million and requested the Board's support to give back to the VCB. Additionally, he provided written public comment, *Exhibit B*.

(3:33 p.m.) Irvin Kass, 887 Garrison Drive, spoke on COVID-19's effect on revenue, and requested the Board consider forgiving the \$2 million loan.

(3:35 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition to forgiving the \$2 million loan.

(3:38 p.m.) Tom Reynolds, 50 Brigantine Court, spoke in support of forgiving the \$2 million loan.

(3:40 p.m.) **Motion by Dean, seconded by Whitehurst, carried 4/1, with Waldron dissenting, to forgive the \$2 million indebtedness incurred by the VCB and to look for reimbursement from the American Rescue Act.**

Yea: Smith, Blocker, Dean and Whitehurst

Nay: Waldron

(3:41 p.m.) Waldron stated that he felt that if the loan funds could not be recouped from American Rescue Plan Act funding, the VCB should pay back the loan.

(04/06/21 - 23 - 3:43 p.m.)

PUBLIC COMMENT

(3:44 p.m.) Tom Reynolds, 50 Brigantine Court, spoke on the county commission rules and public comment.

(3:47 p.m.) Erin Davie, 54½ SE 6th Avenue, Delray Beach, Florida, representing Petros PACE Finance, a finance company that works with property owners to finance energy efficiency renewable energy and wind resistance improvements to commercial properties. She requested that the Board consider bringing a commercial only PACE program forward to allow businesses to secure financing for these improvements and pay it back through property taxes.

(3:50 p.m.) *Consensus was given to have staff look into the Petros PACE Finance commercial PACE program.*

(3:51 p.m.) BJ Kalaidi, 8 Newcomb Street, suggested having public comment at the beginning of meetings, said there was a problem with the chairs at the main library, and commented on financial stewardship and economic development.

(04/06/21 - 23 - 3:55 p.m.)

COMMISSIONERS' REPORTS

Commissioner Smith

(3:55 p.m.) Smith gave an agricultural report and requested Board consensus for staff to move forward with presenting the Family Farm Comprehensive Plan Policy to the Board on a future agenda. *Consensus was given from the Board.*

(3:57 p.m.) Smith said that he was approached by a representative from Library Systems and Services, a company that works with local governments to promote enhancements to library services. He requested Board consensus to have staff investigate and report on the following: 1.) outsourcing the management of library operations, the cost savings potential, efficiencies and service enhancements they could provide, and to identify advantages and disadvantages; 2.) utilizing a third party to manage collections management departments of all branches, if there was a cost savings in having a third party select, purchase and process library materials, if additional material discounts were available, and what technology was being used to make purchasing decisions; 3.) provide options for new libraries in the community that the county currently did not have funds to provide. (3:59 p.m.) *Consensus was given.*

Commissioner Dean

(3:59 p.m.) Dean said he hoped that everyone had a nice Happy Easter.

Commissioner Waldron

(4:00 p.m.) Waldron requested Board consensus to have staff look into having a mooring field in the south part of St. Johns County, or to partner with the City of St. Augustine to add to their mooring field. (4:01 p.m.) *Consensus was given.*

(4:01 p.m.) Waldron commended the Port Authority Services for helping to fund the building of new boat ramps and requested staff to expedite the funding process. (4:02 p.m.) *Consensus was given.*

Commissioner Whitehurst

(4:02 p.m.) Whitehurst commended efforts to grow artichokes in the county; thanked first responders and emergency operations staff for their tireless work; and spoke on working with administrative staff to set benchmarks to lift the mask mandate in County buildings. (4:04 p.m.) *Consensus was given to have staff come back with a recommendation to lift the mask mandate.*

Commissioner Blocker

(4:06 p.m.) Blocker provided a report on the recent Tri-County meeting in Putnam County. (4:08 p.m.) *Consensus was given to have staff look into economic opportunity zones in the county.*

(4:09 p.m.) Blocker recognized Wes Tucker, with the St. Johns County Golf Course, for receiving two awards. He also recognized Brandon Patty with the St. Johns County Clerk's Office for receiving a certificate of achievement for Excellence of Financial Reporting for FY2019 from the Government Finance Officers Association. Additionally, he wished Commissioner Whitehurst a happy birthday.

(04/06/21 - 24 - 4:11 p.m.)

COUNTY ADMINISTRATOR'S REPORT

No report.

(04/06/21 - 24 - 4:11 p.m.)

COUNTY ATTORNEY'S REPORT

Ross clarified the Board's direction was to prepare documents related to the Commercial PACE Program.

(04/06/21 - 25 - 4:11 p.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 4:11 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 589321-589479, totaling \$3,738,913.61 and Voucher Register, Voucher Nos. 56223-56311, totaling \$ 1,391,031.14 (03/23/21)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 589480-589492, totaling \$309,775.01 (03/24/21)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 589493-589510, totaling \$52,270.44 and Voucher Register, Voucher Nos. 56312-56314, totaling \$755.11 (03/25/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 589511-589641, totaling \$2,095,205.59 and Voucher Register, Voucher Nos. 56317-56393, totaling \$ 1,499,488.69 (03/30/21)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 56394, totaling \$ 18,174 (04/5/21)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 589642-589811, totaling \$1,617,792.75 and Voucher Register, Voucher Nos. 56395-56476, totaling \$ 1,212,202.40 (04/06/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 589812-589848, totaling \$32,799.24 and Voucher Register, Voucher Nos. 56477-56524, totaling \$ 58,741.22 (04/07/21)

CORRESPONDENCE:

1. Letter dated March 24, 2021, regarding 2020 St. Johns County Community Redevelopment Agency Annual Report
2. Letter dated March 15, 2021, regarding Glen St. Johns Community Development District's Annual Financial Audit Report
3. Letter dated March 26, 2021, regarding Brandy Creek Community Development District's Request for Security Powers

Approved _____ April 20 _____, 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: Yvonne King
Deputy Clerk

