

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
MAY 4, 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

(05/04/21 - 1 - 9:00 a.m.)
CALL TO ORDER

Blocker called the meeting to order.

(05/04/21 - 1 - 9:02 a.m.)
ROLL CALL

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

(05/04/21 - 1 - 9:02 a.m.)
INVOCATION

Pastor Matt McCloghry, Colonial Church, gave the invocation.

(05/04/21 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Capt. George Linardos, United States Army, FMR, led the Pledge of Allegiance.

(05/04/21 - 1 - 9:04 a.m.)
PROCLAMATION DECLARING MAY 2021, AS FOSTER PARENT APPRECIATION MONTH

Commissioner Dean presented the proclamation. Kim Mayo, St. Johns County Foster and Adoptive Parent Association, spoke on the importance of becoming a Foster Parent. Kelsee Russler, Communications Specialist, read the proclamation for the record.

(05/04/21 - 1 - 9:08 a.m.)
PROCLAMATION DECLARING MAY 2021, AS MOTORCYCLE SAFETY AWARENESS MONTH

Commissioner Whitehurst presented the proclamation. Kelsee Russler, Communications Specialist, read the proclamation for the record. Tracey Massive, ABATE member, spoke

on the importance of Motorcycle Safety Awareness and her personal experience as a motorcyclist.

(05/04/21 - 2 - 9:14 a.m.)

PROCLAMATION DECLARING MAY 2021, AS OLDER AMERICANS' MONTH

Commissioner Smith presented the proclamation. Kelsee Russler, Communications Specialist, read the proclamation. Becky Yanni, Executive Director of Council on Aging, spoke on the important role the Council on Aging played in the community.

(05/04/21 - 2 - 9:18 a.m.)

PROCLAMATION DECLARING MAY 2 - 8, 2021, AS CORRECTIONAL OFFICERS AND EMPLOYEES' WEEK

Commissioner Waldron presented the proclamation. Kelsee Russler, Communications Specialist, read the proclamation. Director of Department of Corrections Tara Wildes, St. Johns County Sheriff's Office, provided information on the current number of inmates in the County jail and spoke on the importance of correctional officers and employees that serve the community.

(05/04/21 - 2 - 9:23 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

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

Nay: None

(05/04/21 - 2 - 9:23 a.m.)

PUBLIC SAFETY UPDATE

Sheriff Robert Hardwick recognized Tara Wildes for her hard work; and provided the current number of deputy sheriffs that serve the County.

Director of General Services Perry Hagaman, St. Johns County Sheriff's Office, provided an update on the sheriff's training center in the northwest sector of the County.

Chief Jeff Prevatt, Fire Rescue, provided an update on the increase in beach activity and reminded the public that lifeguards would not be in towers on the beach until Memorial Day weekend.

(05/04/21 - 2 - 9:27 a.m.)

DELETIONS TO THE CONSENT AGENDA

McCormack requested to pull Consent Agenda Items 2 and 4. He stated they would be placed on the May 18, agenda.

(05/04/21 - 2 - 9:27 a.m.)

APPROVAL OF CONSENT AGENDA

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

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

Nay: None

1. Motion to approve the Cash Requirement Report

(Consent Agenda Item 2 was pulled.)

2. Motion to adopt a Resolution approving the final plat for College Park Replat
3. Motion to adopt **Resolution No. 2021-178**, approving the final plat for Entrada, Phase 1, Unit 2B

RESOLUTION NO. 2021-178

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ENTRADA, PHASE 1, UNIT 2B

(Consent Agenda Item 4 was pulled.)

4. Motion to adopt a Resolution approving the final plat for Crosswater Parkway Extension to Pine Island Road, Phases 1, 2, and 3
5. Motion to adopt **Resolution No. 2021-179**, approving the final plat for Town Center West End Phase 1 Replat

RESOLUTION NO. 2021-179

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TOWN CENTER, WEST END, PHASE 1, REPLAT

6. Motion to adopt **Resolution No. 2021-180**, accepting a Quit Claim Deed from Florida Department of Transportation for lands located off State Road 207

RESOLUTION NO. 2021-180

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A QUIT CLAIM DEED FROM FLORIDA DEPARTMENT OF TRANSPORTATION, FOR LANDS LOCATED OFF STATE ROAD 207, NECESSARY FOR PUBLIC PURPOSES

7. Motion to adopt **Resolution No. 2021-181**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with the sewer line extension along Windantide Road

RESOLUTION NO. 2021-181

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 SEWER SYSTEM LINE EXTENSION ALONG WINDANTIDE ROAD

8. Motion to adopt **Resolution No. 2021-182**, authorizing the county administrator, or his designee, to enter into negotiations with Raftelis Financial Consultants, Inc., and upon successful negotiations, execute an agreement, in substantially the same

form and format as attached, for the performance of the required services in accordance with RFP 21-61, Financial and Management Consulting Services

RESOLUTION NO. 2021-182

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO NEGOTIATE, AND UPON SUCCESSFUL NEGOTIATIONS, AWARD RFP NO. 21-61, FINANCIAL AND MANAGEMENT CONSULTING SERVICES, TO RAFTELIS FINANCIAL CONSULTANTS, INC., AND TO EXECUTE AN AGREEMENT FOR PERFORMANCE OF SERVICES, ON AN AS NEEDED BASIS

9. Motion to adopt **Resolution No. 2021-183**, authorizing the county administrator, or his designee, to award SS No. 21-39, Purchase and Installation of Sports Lighting System Equipment, for the Multipurpose Soccer Field #5 at Davis Park; and to execute a contract, in substantially the same form and format as attached hereto, to Musco Sports Lighting, LLC, for the completion of the project as provided in SS No. 21-39, at a total price of \$216,600

RESOLUTION NO. 2021-183

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A CONTRACT TO MUSCO SPORTS LIGHTING, LLC, FOR THE PURCHASE AND INSTALLATION OF SPORTS LIGHTING SYSTEM EQUIPMENT, FOR THE MULTIPURPOSE SOCCER FIELD # 5 AT DAVIS PARK

10. 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
11. Motion authorizing the county administrator, or designee, to transfer \$200,000 from E-911 Communications Fund Capital Outlay Reserve, for appropriation to the Sheriff's Office, to upgrade hardware and software, for recording solutions and quality assurance
12. Motion to approve the transfer of \$137,909 from the Law Enforcement Trust Fund reserve, for appropriation to the Sheriff's Office, for use in accordance with section 932.7055, F.S., to support programs and services provided through the Sheriff's Office Criminal Justice Training Facility, SJSO Beach Patrol Unit, the St. Johns County Police Athletic League, and the SJSO Public Service Assistant Program
13. Motion to adopt **Resolution No. 2021-184**, approving the terms, conditions, provisions, and requirements of St Johns County's Department of Homeland Security Fiscal Year 2021 Port Security Grant Program application, for a Centralized Docking and Operations Center; and authorizing the chair of the Board of County Commissioners to execute the Grant Application, on behalf of the County

RESOLUTION NO. 2021-184

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE DEPARTMENT OF HOMELAND SECURITY PORT SECURITY GRANT PROGRAM, FOR THE ESTABLISHMENT OF A CENTRALIZED DOCKING AND OPERATIONS CENTER

14. Motion to adopt **Resolution No. 2021-185**, designating the Deputy County Administrator of Strategic Affairs as St. Johns County's public economic development agency, pursuant to Section 288.075, Florida Statutes, and St. Johns County Ordinance 2014-30

RESOLUTION NO. 2021-185

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DESIGNATING THE DEPUTY COUNTY ADMINISTRATOR OF STRATEGIC AFFAIRS AS THE PUBLIC ECONOMIC DEVELOPMENT AGENCY FOR ST. JOHNS COUNTY

15. Motion to adopt **Resolution No. 2021-186**, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form as the attached, Economic Development Grant Agreement with IGPW1, LLC, on behalf of St. Johns County

RESOLUTION NO. 2021-186

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH IGPW1, LLC, ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

16. Motion to adopt **Resolution No. 2021-187**, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form as the attached, Economic Development Grant Agreement with Baseball Park, LLC, on behalf of St. Johns County

RESOLUTION NO. 2021-187

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

17. Motion to adopt **Resolution No. 2021-188**, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form as the attached, Economic Development Grant Agreement with BTJ Property, LLC, on behalf of St. Johns County

RESOLUTION NO. 2021-188

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

18. Motion to adopt **Resolution No. 2021-189**, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form as the attached, Economic Development Grant Agreement with Smart Recycling of North Florida, on behalf of St. Johns County

RESOLUTION NO. 2021-189

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

19. Motion to adopt **Resolution No. 2021-190**, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form as the attached, Economic Development Grant Agreement with Industrial Tractor Parts Co., Inc., on behalf of St. Johns County

RESOLUTION NO. 2021-190

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH INDUSTRIAL TRACTOR PARTS CO., INC., ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

20. Motion to adopt **Resolution No. 2021-191**, authorizing the county administrator, or his designee, to submit an application, on behalf of the County, to the Community Development Block Grant Fiscal Year 2021-2022 Program for funding, for design and construction of the W. 7th Street Road Construction Project, and to complete all necessary application paperwork and certifications

RESOLUTION NO. 2021-191

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPLY FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING, FOR DESIGN AND CONSTRUCTION OF THE W. 7TH STREET ROAD CONSTRUCTION PROJECT, AND TO COMPLETE ALL NECESSARY APPLICATION PAPERWORK AND CERTIFICATIONS

21. Motion to adopt **Resolution No. 2021-192**, authorizing the chair of the Board to sign HUD Form 7082, Funding Approval/Agreement and the county administrator, or his designee, to submit the signed HUD Form 7082, Funding Approval/Agreement, to HUD

RESOLUTION NO. 2021-192

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD TO SIGN HUD FORM 7082, FUNDING APPROVAL/AGREEMENT, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SUBMIT HUD FORM 7082 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, TO ACCEPT \$950,706 IN SUPPLEMENTAL COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, TITLED CDBG-CV3, FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

22. Motion to adopt **Resolution No. 2021-193**, authorizing the county administrator, or designee, to execute a Hurricane Isaias Disaster Declaration (FEMA-3533-DR-FL) Federally Funded Public Assistance State Agreement, in substantially the same form and format as attached hereto

RESOLUTION NO. 2021-193

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AGREEMENTS BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT

23. Motion to approve minutes:
- 04/20/2021, BCC Regular

(05/04/21 - 7 - 9:28 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(05/04/21 - 8 - 9:28 a.m.)
APPROVAL OF REGULAR AGENDA

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

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

(9:28 a.m.) Rebecca Lavie, Senior Assistant County Attorney, entered the meeting.

(05/04/21 - 8 - 9:28 a.m.)

1. NORTHEAST FLORIDA REGIONAL COUNCIL RESILIENCY PROGRAM. AS REQUESTED BY COMMISSIONER BLOCKER, THE NORTHEAST FLORIDA REGIONAL COUNCIL WILL BE PROVIDING A BRIEF PRESENTATION ON THEIR RESILIENCY PROGRAM. THE RESILIENCY PROGRAM HAS A NEXUS TO SEVERAL EXISTING NEFRC PROGRAMS OF EMERGENCY PREPAREDNESS AND ECONOMIC DEVELOPMENT. THE PRESENTATION WILL INCLUDE A DISCUSSION OF ONGOING PROGRAMS IN THE REGION, A FEW COUNTY SPECIFIC PROJECTS, AND UPCOMING WORK THAT WILL INCLUDE ST. JOHNS COUNTY. BETH PAYNE, CEO AND ERIC ANDERSON, EMERGENCY PREPAREDNESS MANAGER, WILL BE PRESENTING

Elizabeth Payne, CEO, Northeast Florida Regional Council, provided a brief background of the program, via PowerPoint.

(9:32 a.m.) Eric Anderson, Emergency Preparedness Manager, Northeast Florida Regional Council, presented details of the program, via PowerPoint presentation.

(9:41 a.m.) Waldron commended Anderson and Payne on their hard work.

(9:42 a.m.) Lavie left the meeting and Brad Bulthuis, Senior Assistant County Attorney, entered the meeting.

(05/04/21 - 8 - 9:42 a.m.)

2. LICENSE AGREEMENT FOR ESCAMBIA PUBLIC BEACH ACCESS PROJECT. ST. JOHNS COUNTY HAS BEEN CONTACTED BY ESCAMBIA RIGHT-OF-WAY PUBLIC BEACH ACCESS PROJECT, INC., A NON-PROFIT FORMED BY RESIDENTS PRIMARILY ALONG BROWARD STREET NEAR THE CRESCENT BEACH AREA OF THE COUNTY, AS THEY LOOK TO CONSTRUCT AND INSTALL A PEDESTRIAN BEACH ACCESS AND DUNE CROSSING THAT WILL BE OPEN TO THE PUBLIC AND REQUIRES ACCESS TO AN UNOPENED SECTION OF THE COUNTY-OWNED RIGHT-OF-WAY OF ESCAMBIA STREET. THE GROUP WILL FINANCE AND CONSTRUCT THE IMPROVEMENTS AND SEEK ALL APPROVALS, PERMITS, AND LICENSES NEEDED FOR THE PROJECT. THE GROUP ALSO PROPOSES A PROCESS FOR IT, TO REQUEST THE COUNTY TO ACCEPT OWNERSHIP OF THE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION, BUT WILL WARRANTY THE IMPROVEMENTS FOR ONE YEAR AND PROVIDE A ONE-TIME FINANCIAL CONTRIBUTION OF \$7,500.00 TO THE COUNTY FOR FUTURE MAINTENANCE, OPERATION COSTS, AND EXPENSES FOR THE IMPROVEMENTS. COUNTY STAFF HAS PREPARED, FOR THE BOARD'S CONSIDERATION, A PROPOSED LICENSE AND HOLD HARMLESS AGREEMENT PROVIDING FOR THE INSTALLATION, CONSTRUCTION, AND OPERATION OF THE IMPROVEMENTS WITH THE RIGHT-OF-WAY, SUBJECT TO CERTAIN TERMS, CONDITIONS, PROVISIONS, AND

REQUIREMENTS. ANNUAL COSTS FOR MAINTENANCE AND OPERATING EXPENSES ARE ESTIMATED AT \$600-\$1,000

McCormack stated the public was informed that public comment for the item would only be heard in person.

(9:44 a.m.) Doug Bataille, Director of Parks and Recreation, presented details of the project, via PowerPoint.

(9:47 a.m.) Matt Lahti, Gulfstream Design Group, 906 Anastasia Boulevard, spoke on the parking ordinance that addressed parking and limited access rights-of-way, the project being intended for an access point for residents on Broward Street, and the other access points in the area.

(9:50 a.m.) Alan Parlapiano, 6400 Broward Street, voiced his concerns with the project not being safe for pedestrians.

(9:54 a.m.) Jon Urbanek, 6494 Broward Street, spoke in opposition of the project with concerns as a neighbor to the project, on maintenance, security, construction, and noise.

(9:57 a.m.) Bob Brinkley, 6573 Broward Street, spoke in support of the project and requested the Board's approval.

(10:00 a.m.) Bill Miller, 288 Desoto Road, spoke in support of the project.

(10:03 a.m.) Muriel Brinkley, 6573 Broward Street, spoke in support of the project.

(10:05 a.m.) Bart Piniacz, 340 Amelia Court, spoke in support of the project, and stated the homeowners were aware when they bought their property that there was a right-of-way that could open for public access.

(10:07 a.m.) Frank Heinzelman, 6500 Broward Street, voiced his concerns with the project due to safety and funding for the project, and suggested to improve the proposal or evaluate better alternatives.

(10:10 a.m.) Sandra Marvin, 5024 Medoras Avenue, offered her opinion as a lifelong resident and spoke in support of the project.

(10:12 a.m.) Gary Moore, 6524 Broward Street, voiced his concerns with parking and foot traffic.

(10:13 a.m.) Anthony Kaczor, 6450 Broward Street, spoke in opposition of the beach walkover on Broward Street and offered an alternative.

(10:15 a.m.) Jackie Cathey, 345 Amelia Court, spoke in support of the beach access.

(10:16 a.m.) Scott Trester, 6698 Putnam Street, spoke in support of the beach access.

(10:17 a.m.) Robby Wiles, 6699 Brevard Street, spoke in support of the beach access.

(10:18 a.m.) Kaiden Miller, 288 Desoto Road, spoke in support of the beach access.

(10:18 a.m.) Mike DE Vaux, 6465 Broward Street, spoke in support of the beach access.

(10:20 a.m.) McCormack read a letter on behalf of Surfrider Foundation, into the record, *Exhibit A*.

(10:23 a.m.) Waldron stated he was in support of the right-of-way, with some added changes, including “NO PARKING” signs on Broward Street, clearing a trail from A1A to Escambia right-of-way walkway, the possibility of adding in a streetlight, and to work on adding a crosswalk.

(10:25 a.m.) Whitehurst questioned the standards of the project and if anyone’s private property would be infringed upon by the walkover. Bataille explained all permit requirements would have to be met by Gulfstream Design Group and that the walkover would be in the County’s right-of-way.

(10:26 a.m.) Dean spoke in support of Waldron’s added suggestions.

(10:27 a.m.) Smith questioned if there would be any additional costs to the County to add the suggestions made by Waldron. Greg Caldwell, Director of Public Works, recommended a concrete sidewalk with a minimal cost of \$25,000 to \$35,000. Lahti provided additional comments on the streetlights and the concrete sidewalk. Discussion ensued on the costs associated with the added suggestions, the future maintenance of the walkover, the HAWK walkover system, and wear and tear on walkovers.

(10:42 a.m.) Bulthuis clarified Waldron’s suggestion with clearing the path from A1A to Broward Street and provided a suggested motion.

(10:44 a.m.) Motion by Waldron, seconded by Dean, to adopt [Resolution No. 2021-194], approving the terms, conditions, provisions, and requirements of a License Agreement with Escambia Public Beach Access, Inc., to allow improvements, construction, and maintenance of an access, in County right-of-way on Escambia Street; and authorizing the county administrator, or designee, to execute the License Agreement, on behalf of the County, and directing the county administrator to place no parking signs on Broward Street in accordance with the parking ordinance at the cost of the applicant, to review clearing a path from A1A to Broward Street along the unopened Escambia right-of-way, and to coordinate with the Florida Department of Transportation on a crosswalk at A1A.

(10:45 a.m.) Smith questioned whether the paving of the sidewalk would come on a future consent agenda and the cost associated with it. Conrad explained the funding could either come from the general trust fund or the transportation trust fund. Discussion ensued.

(10:46 a.m.) **The motion carried 5/0.**

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

RESOLUTION NO. 2021-194

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A LICENSE AGREEMENT TO ALLOW USE OF ESCAMBIA RIGHT-OF-WAY TO CONSTRUCT AND INSTALL A PUBLIC PEDESTRIAN BEACH ACCESS AND DUNE CROSSING WALKOVER; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE LICENSE AGREEMENT, ON BEHALF OF THE COUNTY; DIRECTING THE CLERK TO RECORD THE

**AGREEMENT IN THE PUBLIC RECORDS; AND
PROVIDING AN EFFECTIVE DATE**

(05/04/21 - 11 - 10:47 a.m.)

3. PUBLIC HEARING - LDC AMENDMENTS, ARTICLE II AND XII - SHORT TERM VACATION RENTALS. AT ITS MARCH 2, 2021, MEETING, THE BOARD OF COUNTY COMMISSIONERS HEARD A SECOND READING OF PROPOSED LAND DEVELOPMENT CODE AMENDMENTS RELATING TO SHORT TERM VACATION RENTALS. THE BOARD CONTINUED THE ITEM UNTIL AFTER THE CURRENT SESSION OF THE FLORIDA LEGISLATURE, DUE TO PENDING LITIGATION ON THE TOPIC AND DIRECTED STAFF TO PRESENT FURTHER REVISIONS IN THE MEANTIME. THIS AGENDA ITEM PRESENTS PROPOSED AMENDMENTS TO ARTICLES II AND XII OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE TO ADDRESS SHORT TERM VACATION RENTALS REFLECTING THE BOARD'S DIRECTION. STAFF WILL ALSO PROVIDE AN UPDATE ON THE PENDING LEGISLATION AT THE PUBLIC HEARING

Proof of publication for the notice of public hearing for LDC Amendments, Article II and XII, Short Term Vacation Rentals, was received, having been published in *The St. Augustine Record* on April 19, 2021.

Joseph C. Cearley, Special Projects Manager, presented details on the LDC amendments, via PowerPoint, and noted changes in the verbiage of the ordinance that was distributed.

(10:53 a.m.) Bulthuis clarified the packets with the agenda materials that were provided to the Board and published on the website were in error and explained the cover of the ordinance was an old version that needed to be updated.

(10:54 a.m.) Barbara Goldberg, 6010 A1A South, spoke on her concerns with the language in the amendments and stated she was in support of limiting the number of occupants and requiring physical inspections of the short-term rentals.

(10:58 a.m.) Sandra Marvin, 5024 Medoras Avenue, suggested having occupants provide their identification cards when renting a short-term vacation rental, violations should be given to the renters and not the homeowner, informing the police department on current violations, changing the trash take out to the night before and not the same day, and changing the fire extinguisher requirements. Additionally, she addressed her concerns with the rental owners' address being listed on the short-term rental.

(11:01 a.m.) Keto Burns, 6857 East Seacove Avenue, spoke in support of the amendments to the Land Development Code for short-term rentals.

(11:02 a.m.) Charles Deloney, 5530 Atlantic View, voiced his concerns with illegal signage and requested the signage ordinance be included in the ordinance packet, non-registration rentals, and commended the Board for working on the changes.

(11:05 a.m.) Dennis Chipman, 5400 Atlantic View, spoke in support of the amendments.

(11:05 a.m.) Richard Goldberg, 6010 A1A South, spoke on his concerns with short-term rentals.

(11:08 a.m.) Christina Candler, 140 Pintoresco Drive, suggested having a third-party option to include compliance, spoke on the ten-occupancy maximum, removing the requirements to have the owners address posted on the short-term rental, and training law enforcement for evictions.

(11:12 a.m.) Ed Slavin, P.O. Box 3084, spoke on having full disclosures on all the beneficial owners for short-term rentals, not having a lobbying disclosure ordinance, support of the approach the Board had taken on beach access, and the St. Augustine National Historical Park and National Seashore.

(11:15 a.m.) Whitehurst spoke in support of implementing the noise ordinance and making more punitive actions against those who violated the ordinance.

(11:17 a.m.) Dean suggested to address the occupancy issue and include a reasonable occupancy limitation that could be phased.

(11:19 a.m.) Bulthuis noted the changes that were made in the ordinance regarding the occupancy level of ten, fire protection code that related to 16 occupants was removed, and references that were added to two "WHEREAS" clauses from the two previous meetings. Discussion ensued on increasing trash receptacle removal to 36 hours, not counting children under 12 years old, the maximum occupancy limit, fining the renter before the homeowner, remedies to complaints, six year downsize for maximum occupancy, implement the noise ordinance, requiring the renters to provide their ID, and reducing the six-year compliance period to three years.

(11:40 a.m.) Tom Reynolds, 50 Brigantine Court, spoke on his concerns with the suggestions due to laws that could be enforced to address the complaints.

(11:43 a.m.) Smith questioned why the six-year compliance period was chosen and if the three year would suffice. Bulthuis responded and clarified who would be responsible for keeping the renter's ID's. McCormack recommended to make a motion including the added suggestions that were discussed and to give Bulthuis and Cearley time to bring back the changes that were made.

(11:47 a.m.) Motion by Dean, seconded by Whitehurst, to enact Ordinance No. 2021-23, approving the proposed amendment to the Land Development Code, with changes, based on the modifications being consistent with Florida Law and the St. Johns County Comprehensive Plan, as amended to include Blocker and Waldron's suggestions.

The Board recessed the meeting at 11:50 a.m. and reconvened at 12:50 p.m. with all commissioners, Conrad, McCormack, Bulthuis, Valliere, Andrews, Bradley, and Deputy Clerk Sindy Wiseman in attendance.

The meeting moved to Regular Agenda Item 4.

(12:57 p.m.) Subsequently, Bulthuis presented the changes to the ordinance, *Exhibit B*.

(1:04 p.m.) McCormack clarified whether the proposed changes provided by Bulthuis were accepted by Dean and Whitehurst, including the six-month accumulation period on the three-complaint violation.

(1:07 p.m.) **The motion carried 5/0.**

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

Nay: None

ORDINANCE NO. 2021-23

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, A
POLITICAL SUBDIVISION OF THE STATE OF
FLORIDA, AMENDING THE ST. JOHNS COUNTY LAND
DEVELOPMENT CODE, ORDINANCE 99-51, AS

AMENDED, TO ADD SHORT TERM VACATION RENTALS AS AN ALLOWABLE ACCESSORY USE IN ALL ZONING DISTRICTS; PROVIDE FOR THE ESTABLISHMENT OF PROVISIONS REGULATING SHORT TERM VACATION RENTALS; PROVIDING FOR REGISTRATION; PROVIDING FOR INSPECTION OF SHORT TERM VACATION RENTALS; PROVIDING FOR VIOLATIONS AND FINES; PROVIDING FOR VESTING; PROVIDING FOR EXCLUSIONS; AMENDING ARTICLE II, PART 2.02.00, "USES ALLOWED WITHIN ZONING DISTRICTS", AMENDING SECTION 2.02.04, "ACCESSORY USES", CREATING SECTION 2.02.04.B.19, "SHORT TERM VACATION RENTALS"; AMENDING ARTICLE XII "DEFINITIONS"; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR MODIFICATION DURING PUBLIC HEARING; PROVIDING FOR INCLUSION AND MODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION AND SCRIVENERS' ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

The meeting moved to Regular Agenda Item 5.

(05/04/21 - 13 - 12:51 p.m.)

4. PUBLIC HEARING - PUD 2020-01, FATEMI COMMERCIAL PUD. A REQUEST TO REZONE APPROXIMATELY 1.85 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR THE DEVELOPMENT OF 12,000 SQUARE FEET OF COMMERCIAL/RETAIL OR PROFESSIONAL OFFICE USES. THE PROPERTY IS LOCATED AT 2590 AND 2960 SR 16 AND DESIGNATED MIXED-USE ON THE FUTURE LAND USE MAP. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL WITH A 5-0 VOTE, AT ITS MARCH 18, 2021, REGULAR SCHEDULED PUBLIC HEARING. THE AGENCY DISCUSSED GROWTH IN THE AREA AND THE PROPOSED PUD CONSISTENCY WITH THE MIXED-USE DESIGNATION OF THE SURROUNDING AREA. PLEASE SEE GROWTH MANAGEMENT REPORT FOR PROJECT DETAILS

Proof of publication for the notice of public hearing for PUD 2020-1, FATEMI REZON, was received, having been published in *The St. Augustine Record* on February 16, 2021.

Douglas N. Burnett, St. Johns Law Group, 104 Sea Grove Main Street, presented the details of the item. He discussed growth in the area and the proposed PUD consistency with the mixed-use designation of the surrounding area. Smith asked Burnett about the requested waiver and voiced his concern with the potential use of kennels. Burnett responded that the waiver was for the 35-foot development edge between the project site and the adjacent sites and stated that they would eliminate the kennels as an allowable use.

(12:54 p.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2021-22, approving PUD 2020-01, Fatemi Commercial PUD, based upon nine findings of fact.**

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

Nay: None

ORDINANCE NO. 2021-22

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

(12:56 p.m.) The meeting moved to Regular Agenda Item No. 3.

(05/04/21 - 14 - 1:07 p.m.)

5. PUBLIC HEARING - COMPAMD 2020-08, STONECREST (TRANSMITTAL). TRANSMITTAL HEARING FOR COMPAMD 2020-08, KNOWN AS STONECREST, 6164 RACE TRACK ROAD, A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-C (RES-C) FOR APPROXIMATELY 46.53 ACRES, FOR A RESIDENTIAL COMMUNITY CONSISTING OF A MAXIMUM 147 DWELLING UNITS. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL FOR TRANSMITTAL TO STATE AND REGIONAL AGENCIES WITH A 7-0 VOTE, AT ITS APRIL 1, 2021, REGULARLY SCHEDULED MEETING. THE AGENCY DISCUSSED THE IMPACTS OF FUTURE GROWTH AND THE IMPACTS ON SCHOOLS

Proof of publication for the notice of public hearing for COMPAMD 2020-8, Stonecrest, was received, having been published in *The St. Augustine Record* on March 5, 2021.

Douglas N. Burnett, Esq., St. Johns Law Group, 104 Sea Grove Main Street, presented the details of the transmittal, via PowerPoint. He discussed growth in the area and the proposed PUD consistency with the mixed-use designation of the surrounding area. Additionally, he spoke on the market study, fiscal impact analysis, economic impact analysis, available utility services, traffic capacity, public benefit, school concurrency, and environmental and archaeological impacts.

(1:15 p.m.) McCormack spoke on the impact fee credit agreements, legislation in regard to impact fee credits and transferability, and questioned whether the developer intended to pay impact fees on the land use of the application before the Board. Burnett responded.

(1:19 p.m.) Waldron questioned whether the interior roads were public or private. Burnett responded that they were private.

(1:19 p.m.) Whitehurst questioned whether it would be confirmed, prior to the adoption hearing, whether impact fees would be paid, or impact fee credits would be requested. McCormack responded.

(1:21 p.m.) **Motion by Whitehurst, seconded by Dean, carried 5/0, to transmit COMPAMD 2020-08 Stonecrest, based upon four findings of fact.**

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

Nay: None

(05/04/21 - 14 - 1:22 p.m.)

6. PUBLIC HEARING - REZ 2021-03, STOKES LANDING TOWNHOMES. REQUEST TO REZONE APPROXIMATELY 33.46 ACRES OF LAND FROM OPEN RURAL (OR) TO WORKFORCE HOUSING (WH) TO ALLOW UP TO 320 TOWNHOME UNITS WITH AT LEAST 40% DESIGNATED AS WORKFORCE

HOUSING, AS REQUIRED PER THE LAND DEVELOPMENT CODE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL WITH A 7-0 VOTE, AT ITS APRIL 1, 2021, REGULARLY SCHEDULED MEETING. THE AGENCY DISCUSSED INGRESS AND EGRESS TO THE PROPERTY, INCREASED TRAFFIC ON U.S. 1, AND POTENTIAL IMPACTS TO STOKE LANDING ROAD

Proof of publication for the notice of public hearing for REZ 2021-3, Stokes Landing, was received, having been published in *The St. Augustine Record* on March 5, 2021.

Ex parte communications: Whitehurst disclosed that on April 29, 2020, he met with Beth Breeding, Bob Porter, and staff regarding the project, whether the location was the right place for workforce housing, density, buffers, and the concerns of the residents. Waldron disclosed that on April 29, 2021, he met with Breeding, Porter, and staff regarding the mobility fees, affordable housing zoning, project location being away from regional facilities, and the need for affordable housing. Smith disclosed that on April 29, 2021, he met with Breeding, Porter, Christina Valliere, and Teresa Bishop, regarding ingress /egress off of US 1, historical archaeological study complete and filed with the County, wetlands and impacts, leaving 49 acres of wetlands on site, open space density, wildlife, maps, soil borings, phase one concurrency, private internal roads, with Department of Transportation regarding the right in/right out, buffers previously mentioned, Mr. Kinlaw's support for the project, and submitted a pamphlet given by Breeding and Porter, of a summary of the conversation, *Exhibit A*. Dean disclosed that on April 29, 2021, he met with Breeding and Porter, regarding the same topic as Commissioner Whitehurst. Blocker disclosed that on April 22, 2021, he met with Breeding regarding density, work force housing and its' impacts on the County, how the project would impact the needs for work force housing, input from residents that would be affected, the scope of the project, and wetland impacts.

(1:25 p.m.) Beth Breeding, Silverfield Development Group, 10175 Fortune Parkway, Jacksonville, Florida, presented the details of the rezoning, via PowerPoint. She spoke on the additional buffering, an added fence, concurrency, and the Proportionate Fair Share agreement.

(1:30 p.m.) McCormack questioned Breeding on the impact fee credits to the property. Breeding responded that the project would be using their own impact fee credits.

(1:31 p.m.) Leroy Kinlaw, 151 Stokes Landing Road, voiced his concerns with the number of units proposed and the drainage impact to his property. Breeding responded that the drainage would be to the front of the property, so that it would not affect Mr. Kinlaw's property. Additionally, she explained that there would be homes in front of Mr. Kinlaw's property, which was why there would be a 35-foot buffer.

(1:35 p.m.) The meeting moved to Regular Agenda Item No. 7.

(1:50 p.m.) Subsequently, Waldron amended his ex parte communication to include: several phone calls with Kinlaw.

(1:51 p.m.) Breeding stated that for the 150 feet in front of Mr. Kinlaw's property there would be an 8-foot fence, for additional privacy. Breeding showed an engineering plan that indicated where the 8-foot fence would go, *Exhibit B*, with additional comments from Joseph C. Cearley, Special Projects Manager. Waldron asked whether a waiver would need to be added in order to ensure the 8-foot fence. Discussion ensued.

(1:55 p.m.) The meeting moved to Regular Agenda Item No. 8.

(1:58 p.m.) Subsequently, Cearley stated that in the Land Development Code (LDC), walls and berms could be up to 8 feet in height.

(1:59 p.m.) Maureen Long, 1821 Castile Street, voiced her concerns with traffic safety, the lack of use of reclaimed water, and sidewalk concerns, and provided photos of several accidents, at the intersection of Stokes Landing Road and US 1, *Exhibit C*. She suggested a traffic light to lessen the possibility of accidents.

(2:02 p.m.) BJ Kalaidi, 8 Newcomb Street, voiced her concerns with the price point for the workforce housing zoning district, the builder's bottom line increase, ingress/egress issues, intended residents for work force housing, and traffic safety, *Exhibit D*, and requested denial of the rezoning.

(2:06 p.m.) Whitehurst requested Phong Nguyen to address the history of traffic accidents at the area and the considerations that go into signaling this type of intersection. Phong Nguyen, Transportation Development Manager, said that staff could review the history, however, between 2012 and 2017 there had been five pedestrian fatalities on US 1 in this area, which caused the existing sidewalk from Stokes Landing south to where additional sidewalks were being constructed. He also said that Florida Department of Transportation (FDOT) would only look at what was existing on the ground to trigger signalization warrants, stating that, if asked, FDOT would conduct the signal warrant study, or the applicant could be imposed upon to provide the study. Discussion ensued on what would trigger a study. Nguyen pointed out that the site plan submitted by the applicant would not meet the requirements without a waiver.

(2:10 p.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to enact Ordinance 2021-24, approving REZ 2021-03, Stokes Landing Townhomes Rezoning, based upon four findings of fact.

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

ORDINANCE NO. 2021-24

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

(2:11 p.m.) The meeting moved to General Public Comment.

(05/04/21 - 16 - 1:35 p.m.)

7. PUBLIC HEARING - VACROA 2019-01. A PUBLIC HEARING TO VACATE PORTIONS OF RENOIR BLVD. THE APPLICANT REQUESTS A VACATION OF A PORTION OF UNOPENED/UNIMPROVED RENOIR BLVD (7TH STREET, A 40 FOOT RIGHT-OF-WAY BY PLAT), WITHIN THE HILDEN SUBDIVISION. BASED ON STAFF'S REVIEW THUS FAR, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED, AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION

Proof of publication for the notice of public hearing for VACROA 2019-01, Renoir Blvd., was received, having been published in *The St. Augustine Record* on April 19, 2021.

Zach Crabtree, Esquire, 8777 San Jose Boulevard, on behalf of the applicant, presented the details of the vacation, including a timeline of the project, and acquiring legal access to the property, via PowerPoint. He commented on the odd shape of the property and the unwillingness of the Homeowners Association to consent to the vacation.

(1:43 p.m.) David Smith, 800 Pissaro Avenue, on behalf of several homeowners, voiced his concerns with increased traffic and use of firearms on the property and submitted a signed petition of residents in opposition of the vacation, *Exhibit A*.

(1:45 p.m.) Gary Garrison, 2315 Latrium Circle North, spoke on his intent to use the property for recreational use and to build a home for his retirement, in the future. He spoke on his rights as a property owner to access his property and requested consideration of the vacation.

(1:48 p.m.) Bulthuis commented on the legal access to the property.

(1:49 p.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to adopt Resolution 2021-195, approving VACROA 2019-01, Renoir Blvd, petition to vacate a portion of Renoir Blvd.**

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

RESOLUTION NO. 2021-195

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE RIGHT-OF-WAY KNOWN AS RENOIR BLVD

(1:50 p.m.) The meeting moved to Regular Agenda Item No. 6.

(05/04/21 - 17 - 1:50 p.m.)

8. CONSIDER APPOINTMENTS TO THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD. CURRENTLY THERE ARE TWO VACANCIES ON THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD BOTH DUE TO AN EXPIRED TERM. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION TWO APPLICATIONS, RICHARD ENSSLEN - DISTRICT 4, AND JANE ROLLINSON - DISTRICT 4, ALONG WITH A RECOMMENDATION FROM THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD. PONTE VEDRA ZONING DISTRICT REGULATIONS, ORDINANCE 2018-16, SECTION XII.B.2 STATES, "APPOINTMENTS OF BOARD MEMBERS SHALL BE FOR FOUR YEAR TERMS, WITH TOTAL SERVICE LIMITED TO TWO SUCH TERMS." THE SUGGESTED MOTIONS REFLECT SUCH A TERM

Melissa Lundquist, Assistant to the Board of County Commissioners, presented the details of the two applications, via PowerPoint.

(1:56 p.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to appoint Richard Ensslen, to the Ponte Vedra Zoning and Adjustment Board, for a full four-year term scheduled to expire May 4, 2025.**

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

Motion by Dean, seconded by Whitehurst, carried 5/0, to appoint Jane Rollinson, to the Ponte Vedra Zoning and Adjustment Board, for a full four-year term scheduled to expire May 4, 2025.

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

Nay: None

(05/04/21 - 18 - 2:11 p.m.)

PUBLIC COMMENT

(2:12 p.m.) Valliere left the meeting.

(2:13 p.m.) BJ Kalaidi, 8 Newcomb Street, commented on mask requirements not being mandatory in County buildings, and the new computer desks at main Library. She noted that the Gate Car Wash's stormwater pond was adjacent to Fish Island Preserve, and suggested an alternative placement for the pond, *Exhibit A*. Additionally, she commented that the general public comment should be moved to the beginning of the meeting and expressed her concern regarding the way the public was treated by the Board.

(05/04/21 - 18 - 2:16 p.m.)

COMMISSIONERS' REPORTS

Commissioner Smith

Smith provided an agriculture report. He read a letter from Doyle Moody regarding the kindness bestowed upon him, by a County employee in regard to his dying wife, while going through the process of receiving his flu shot, *Exhibit A*.

Additionally, Smith voiced his concern with spontaneously introducing items that expended taxpayer money and requested the Office of the County Attorney to review the Board's Rules and Policies regarding a cap or prohibition on spending without publication.

(2:24 p.m.) Dean concurred with Smith, however, requested a caveat to have a bail out provision for emergencies.

(2:25 p.m.) Blocker suggested that any requested items not on the agenda be placed on a future agenda. *Consensus was given for the Office of the County Attorney to review the Board's Rules and Policies and present the results to the Board at a future meeting.*

Commissioner Dean

(2:29 p.m.) Dean reported on the negative impact of House Bill 337 to the County, which would cap impact fees or force an increase in our ad valorem taxes, and requested the Commission send a letter to the Governor requesting to veto the bill. Discussion ensued on the timeline for the Governor to sign the House Bill and gathering additional information regarding the impact to the County. McCormack voiced his concerns with the House Bill.

(2:39 p.m.) Waldron suggested that an agreement be acquired by the developer prior to a transmittal or other action by the Board, so that the developer knew that they were responsible for the impact they created.

Consensus was given directing staff to review the impacts and cost of House Bill 337 and communicate to the commissioners whether there was a need to hold a special meeting or set on the next regular BCC meeting, to consider sending a letter to the Governor requesting to veto the bill.

Commissioner Waldron

(2:46 p.m.) Waldron reported that he received notice that the septic system had failed at the Seahorse Mobile Home Park, which was a low-income mobile home park. He said that the residents of the mobile home park wished to hook up to the County sewer and requested that the Board consider waiving the connection fee. Waldron requested to direct staff to review options for waiving the connection fee. Discussion ensued on options for waiving the connection fee, available grant programs, concerns with unintended consequences, and the Septic-to-Sewer program. *Consensus was given for staff to review options for County hook-up for the Seahorse Mobile Home Park, with results to be placed on a future agenda.*

(2:52 p.m.) Waldron provided an update on his health progress; wished a Happy Birthday to his wife and father; and Happy Mother's Day to his wife and two daughters.

(3:01 p.m.) Subsequently, Waldron spoke on the FEMA Berm project and questioned staff on the notification for the request to sign easement forms. Discussion ensued.

Commissioner Whitehurst

(2:54 p.m.) Whitehurst wished a Happy Mother's Day to his wife and mother.

Commissioner Blocker

(2:55 p.m.) Blocker requested consensus from the Board directing staff to revisit having an option for a volunteer contribution on the St. Johns Utility Bill, to be used for projects such as a sidewalk fund or a conservation fund, with recommendations to be presented to the Board at a future BCC meeting. *Consensus was given.* Additionally, he wished his wife and mother a Happy Mother's Day.

(05/04/21 - 19 - 3:00 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Conrad wished his wife, mother, mother-in-law, and all mothers a Happy Mother's Day. Additionally, Conrad noted the dates and times of the Administrators Budget Workshops.

(05/04/21 - 19 - 3:05 p.m.)
COUNTY ATTORNEY'S REPORT

McCormack highlighted several of the House Bills going through legislation.

(05/04/21 - 19 - 3:13 p.m.)
CLERK OF COURT'S REPORT

No report.

(05/04/21 - 19 - 3:13 p.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 3:13 p.m.

REPORTS:

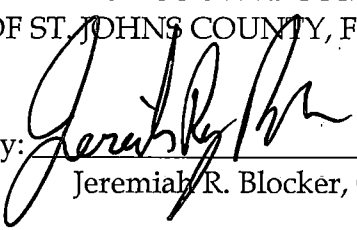
1. St. Johns County Board of County Commissioners Check Register, Check Nos. 590139-590191, totaling \$31,519.06 and Voucher Register, Voucher Nos. 56714-56892, totaling \$132,393.55 (04/21/21)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 590192-590209, totaling \$52,143.93 and Voucher Register, Voucher Nos. 56893-56895, totaling \$755.11 (04/22/21)
3. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 56896-56897, totaling \$8,735.30 (04/22/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 590210-590402, totaling \$2,081,602.21 and Voucher Register, Voucher Nos. 56898-57083, totaling \$2,559,970.72 (04/26/21)
5. St. Johns County Board of County Commissioners Check Register, Check No. 590403, totaling \$5,000 (04/28/21)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 590404-590417, totaling \$327,534.18 (04/28/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 590418-590559, totaling \$1,228,994.71 and Voucher Register, Voucher Nos. 57084-57171, totaling \$1,910,775.32 (05/03/21)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 590560-590593, totaling \$34,214.14 and Voucher Register, Voucher Nos. 57173-57220, totaling \$60,472.21 (05/05/21)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 590594-590600, totaling \$3,077.55 and Voucher Register, Voucher Nos. 57221-57223, totaling \$755.11 (05/06/21)
10. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 57224-57225, totaling \$8,735.30 (05/06/21)

CORRESPONDENCE:

1. Letter dated March 31, 2021, regarding Madeira Community Development District's Annual Financial Report
2. Letter dated April 16, 2021, regarding Southaven Community Development District's Annual Financial Report
3. Letter dated April 20, 2021, regarding World Commerce Community Development District's Proposed Fiscal Year 2021/2022 budget

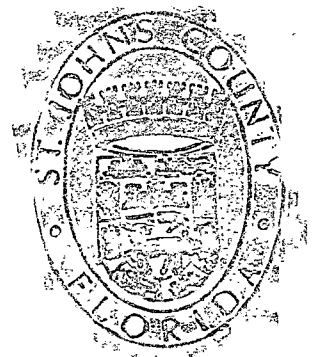
Approved _____ May 18 _____, 2021

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Jeremiah R. Blocker, Chair

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

By: 
Deputy Clerk



Commissioner Waldron

(2:46 p.m.) Waldron reported that he received notice that the septic system had failed at the Seahorse Mobile Home Park, which was a low-income mobile home park. He said that the residents of the mobile home park wished to hook up to the County sewer and requested that the Board consider waiving the connection fee. Waldron requested to direct staff to review options for waiving the connection fee. Discussion ensued on options for waiving the connection fee, available grant programs, concerns with unintended consequences, and the Septic-to-Sewer program. *Consensus was given for staff to review options for County hook-up for the Seahorse Mobile Home Park, with results to be placed on a future agenda.*

(2:52 p.m.) Waldron provided an update on his health progress; wished a Happy Birthday to his wife and father; and Happy Mother's Day to his wife and two daughters.

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Commissioner Blocker

(2:55 p.m.) Blocker requested consensus from the Board directing staff to revisit having an option for a volunteer contribution on the St. Johns Utility Bill, to be used for projects such as a sidewalk fund or a conservation fund, with recommendations to be presented to the Board at a future BCC meeting. *Consensus was given.* Additionally, he wished his wife and mother a Happy Mother's Day.

(05/04/21 - 19 - 3:00 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Conrad wished his wife, mother, mother-in-law, and all mothers a Happy Mother's Day. Additionally, Conrad noted the dates and times of the Administrators Budget Workshops.

(05/04/21 - 19 - 3:05 p.m.)
COUNTY ATTORNEY'S REPORT

McCormack highlighted several of the House Bills going through legislation.

(05/04/21 - 19 - 3:13 p.m.)
CLERK OF COURT'S REPORT

No report.

(05/04/21 - 19 - 3:13 p.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 3:13 p.m.