

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JUNE 15, 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; and Joy Andrews, Deputy County Administrator of Strategic Affairs

(06/15/21 - 1 - 9:00 a.m.)
CALL TO ORDER

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

(06/15/21 - 1 - 9:01 a.m.)
ROLL CALL

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

(06/15/21 - 1 - 9:02 a.m.)
INVOCATION

Pastor Jason Cullum, Christ's Church, gave the invocation.

(06/15/21 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Lt. Col. Blair Craig, USA Ret., led the Pledge of Allegiance.

(06/15/21 - 1 - 9:03 a.m.)
PROCLAMATION RECOGNIZING JULY 2021 AS PARKS AND RECREATION MONTH

Commissioner Waldron presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

(9:06 a.m.) Doug Bataille, Director of Parks and Recreation, expressed his appreciation to the Board for the proclamation, and commended the employees and volunteers on their dedication.

(06/15/21 - 2 - 9:07 a.m.)
ACCEPTANCE OF PROCLAMATION

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

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

(06/15/21 - 2 - 9:08 a.m.)
DELETIONS TO THE CONSENT AGENDA

McCormack requested to pull Consent Agenda Item 5.

Ed Slavin, P.O. Box 3084, spoke on Consent Agenda Item 26 - Crime Stoppers Inc. and unsolved homicides in the County, and requested Sheriff Hardwick to do a report on Crime Stoppers.

(06/15/21 - 2 - 9:08 a.m.)
APPROVAL OF CONSENT AGENDA

(9:12 a.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to approve the Consent Agenda, as amended.**

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2021-234**, approving the final plat for Grand Creek North, Phase 1B

RESOLUTION NO. 2021-234

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR GRAND CREEK NORTH, PHASE 1B

3. Motion to adopt **Resolution No. 2021-235**, approving the final plat for Southwest Quad, St. Johns Segment

RESOLUTION NO. 2021-235

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SOUTHWEST QUAD, ST. JOHNS SEGMENT

4. Motion to adopt **Resolution No. 2021-236**, approving the final plat for Town Center West End, Phase 2

RESOLUTION NO. 2021-236

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TOWN CENTER WEST END, PHASE 2

(Consent Agenda Item 5 was pulled.)

5. Motion to adopt a Resolution approving the final plat for Arbors at Rivertown, Phase Two
6. Motion to adopt **Resolution No. 2021-237**, approving the final plat for Shearwater, Phase 2E-3 (replat)

RESOLUTION NO. 2021-237

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 2E-3

7. Motion to adopt **Resolution No. 2021-238**, approving the final plat for Morgan's Cove

RESOLUTION NO. 2021-238

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR MORGAN'S COVE

8. Motion to adopt **Resolution No. 2021-239**, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on July 20, 2021, at 9:00 a.m., or at a date and time, as soon thereafter as possible, to hear a request for the vacation of a portion of an unopened/unimproved alley within the College Park Manor Subdivision (VACROA 2021-01, College Park/Yatchak - Alley Vacation)

RESOLUTION NO. 2021-239

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF JULY 20, 2021, AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF AN UNOPENED/UNIMPROVED ALLEY, WITHIN THE COLLEGE PARK MANOR SUBDIVISION (VACROA 2021-01, COLLEGE PARK/YATCHAK - ALLEY VACATION

9. Motion to adopt **Resolution No. 2021-240**, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on August 3, 2021, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of an unopened/unimproved right-of-way, within the Atcheson Subdivision (VACROA 2021-04, Cypress Ave)

RESOLUTION NO. 2021-240

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF AUGUST 3, 2021, at 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF AN UNOPENED/UNIMPROVED RIGHT-OF-WAY, WITHIN THE ATCHESON SUBDIVISION (VACROA 2021-04, CYPRESS AVENUE

10. Motion to adopt **Resolution No. 2021-241**, 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 Crescent Beach Bed and Breakfast, located off State Road A1A South

RESOLUTION NO. 2021-241

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 CRESCENT BEACH BED AND BREAKFAST, LOCATED OFF STATE ROAD A1A SOUTH

11. Motion to adopt **Resolution No. 2021-242**, accepting a Final Release of Lien and Warranty associated with the water and sewer systems, to serve Sheriff's Office Training Facility (Road), located off Agricultural Center Drive

RESOLUTION NO. 2021-242

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS, TO SERVE SHERIFFS OFFICE TRAINING FACILITY (ROAD), LOCATED OFF AGRICULTURAL CENTER DRIVE

12. Motion to adopt **Resolution No. 2021-243**, 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 Murabella Station, aka The Markets at Murabella, Phase II, located off State Road 16

RESOLUTION NO. 2021-243

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 MURABELLA STATION, AKA THE MARKETS AT MURABELLA, PHASE II, LOCATED OFF STATE ROAD 16

13. Motion to adopt **Resolution No. 2021-244**, accepting a Grant of Easement, for drainage purposes in connection with the Porpoise Point Drainage Improvement Project

RESOLUTION NO. 2021-244

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT, FOR DRAINAGE PURPOSES IN CONNECTION WITH THE

**PORPOISE POINT DRAINAGE IMPROVEMENT
PROJECT**

14. Motion to adopt **Resolution No. 2021-245**, accepting two Easements for Utilities, off Palmera Drive East

RESOLUTION NO. 2021-245

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES, OFF PALMERA DRIVE EAST

15. Motion to adopt **Resolution No. 2021-246**, accepting an Easement for Utilities for water and sewer lines, off Nina Court

RESOLUTION NO. 2021-246

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER LINES, OFF NINA COURT

16. Motion to adopt **Resolution No. 2021-247**, accepting a Grant of Easement for drainage purposes and approving terms; and authorizing the county administrator, or designee, to execute a License Agreement, on behalf of the County

RESOLUTION NO. 2021-247

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR DRAINAGE PURPOSES AND APPROVING TERMS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A LICENSE AGREEMENT, ON BEHALF OF THE COUNTY

17. Motion to adopt **Resolution No. 2021-248**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer systems, to serve Treaty Oaks, Phase 2, Units 4 and 5, located off State Road 207

RESOLUTION NO. 2021-248

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS, TO SERVE TREATY OAKS, PHASE 2, UNITS 4 AND 5, LOCATED OFF STATE ROAD 207

18. Motion to adopt **Resolution No. 2021-249**, approving the terms of and authorizing the county administrator, or his designee, to join in the execution of two Easements

for Utilities and to accept a Temporary Construction Easement for a water main extension from State Road 207 down to State Road 206

RESOLUTION NO. 2021-249

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO JOIN IN THE EXECUTION OF TWO EASEMENTS FOR UTILITIES AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT FOR A WATER MAIN EXTENSION FROM STATE ROAD 207 DOWN TO STATE ROAD 206

19. Motion to adopt **Resolution No. 2021-250**, authorizing the county administrator, or his designee, to award Bid No. 21-93, Purchase of State Road 207 Water Main Extension Materials to Ferguson Waterworks, and to issue a Purchase Order for the purchase of the specified water main extension materials, at a total price of \$2,317,003

RESOLUTION NO. 2021-250

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-93, TO FERGUSON WATERWORKS AND EXECUTE A PURCHASE ORDER FOR THE PURCHASE OF STATE ROAD 207 WATER MAIN EXTENSION MATERIALS

20. Motion to adopt **Resolution No. 2021-251**, authorizing the county administrator, or his designee, to award Bid No. 21-04, SRF Main System Manhole Rehabilitation – Group 1 to Utility Technicians, Inc., as the lowest, responsive, responsible bidder, and to execute an agreement, in substantially the same form and format as attached, for the completion of the project, as provided in Bid No. 21-04, for a lump sum price of \$867,605

RESOLUTION NO. 2021-251

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-04, SRF MAIN SYSTEM MANHOLE REHABILITATION - GROUP 1 TO UTILITY TECHNICIANS, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

21. Motion to adopt **Resolution No. 2021-252**, authorizing the county administrator, or his designee, to award Bid No. 21-73, Northwest Well NW-7 Well Drilling and Site Preparation to Partridge Well Drilling Company, Inc., as the lowest, responsive, responsible bidder, and to execute an agreement, in substantially the same form and format as attached, for the completion of the project, as provided in Bid No. 21-73, for a total amount of \$224,635

RESOLUTION NO. 2021-252

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-73, NORTHWEST WELL NW-7 WELL DRILLING AND SITE PREPARATION TO PARTRIDGE WELL DRILLING COMPANY, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

22. Motion to adopt **Resolution No. 2021-253**, authorizing the county administrator, or his designee, to award Bid No. 21-64, Vilano Boat Ramp and Channel Dredge to Athna Marine and Construction Company, LLC, 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. 21-64, at a total bid price of \$577,847.63. Motion to recognize and appropriate the additional FIND award of \$60,000, additional \$30,000 from Port, Waterway, and Beach District, and a General Fund Reserve transfer of \$247,848 to the Waterway Access Fund

RESOLUTION NO. 2021-253

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-64, VILANO BOAT RAMP AND CHANNEL DREDGE TO AHTHNA MARINE AND CONSTRUCTION COMPANY, LLC, AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

23. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of same in accordance with Purchasing Policy 308 and Florida Statute 274
24. Motion to adopt **Resolution No. 2021-254**, approving the terms and conditions of the Non-Exclusive Franchise Agreements for Construction and Demolition debris between St. Johns County, Florida, and thirty-one independent Contractors and authorizing the county administrator, or designee, to execute each one of the Non-Exclusive Franchise Agreements, on behalf of the County

RESOLUTION NO. 2021-254

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 THIRTY-ONE NON-EXCLUSIVE FRANCHISE HAULERS, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE EACH NON-EXCLUSIVE FRANCHISE AGREEMENT FOR CONSTRUCTION AND

**DEMOLITION DEBRIS, ON BEHALF OF ST. JOHNS
COUNTY**

25. Motion to adopt **Resolution No. 2021-255**, amending the Fiscal Year 2021 Law Enforcement Trust Fund budget to recognize and appropriate receipts from the sale of confiscated property received in Fiscal Year 2021

RESOLUTION NO. 2021-255

**A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
AMENDING THE FISCAL YEAR 2021 LAW
ENFORCEMENT TRUST FUND BUDGET, TO RECEIVE
FUNDS FROM THE SALE OF CONFISCATED
PROPERTY, FOR THE INTENDED ENHANCEMENT OF
ST. JOHNS COUNTY SHERIFF'S OFFICE LAW
ENFORCEMENT PROGRAMS**

26. Motion to approve a transfer of \$1,000 from Equitable Sharing Justice Department Reserve, for appropriation to the Sheriff's Office, for use in accordance with federal guidelines, to support Crime Stoppers of Northeast Florida
27. Motion authorizing the chair to execute a Memorandum of Understanding by and between St. Johns County and the School Board for St. Johns County, in substantially the same form and format as attached, providing for issuance of a cooperative solicitation to secure professional and technical redistricting and line drawing services, to create districts in accordance with applicable provisions of the Florida Statutes
28. Motion to adopt **Resolution No. 2021-256**, creating a Commercial Property Assessed Clean Energy (C-PACE) Program within St. Johns County by participating in the C-PACE programs of the Florida Green Finance Authority, The Florida PACE Funding Agency, the Florida Resiliency and Energy District, and the Green Corridor

RESOLUTION NO. 2021-256

**A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
CREATING A PROPERTY ASSESSED CLEAN ENERGY
(PACE) PROGRAM WITHIN ST. JOHNS COUNTY BY
PARTICIPATING IN THE PACE PROGRAMS OF THE
FLORIDA GREEN FINANCE AUTHORITY, THE
FLORIDA PACE FUNDING AGENCY, THE FLORIDA
RESILIENCY AND ENERGY DISTRICT, AND THE
GREEN CORRIDOR TO PROVIDE A MECHANISM FOR
THE VOLUNTARY FINANCING OF ENERGY
CONSERVATION AND EFFICIENCY IMPROVEMENTS,
RENEWABLE ENERGY IMPROVEMENTS, AND WIND
RESISTANCE IMPROVEMENTS; APPROVING THE
FORM OF AND AUTHORIZING THE EXECUTION OF A
NON-EXCLUSIVE PARTY MEMBERSHIP AGREEMENT
WITH THE FLORIDA GREEN FINANCE AUTHORITY, A
NON-EXCLUSIVE INTERLOCAL AGREEMENT WITH
THE FLORIDA PACE FUNDING AGENCY, AND A NON-
EXCLUSIVE LIMITED PURPOSE PARTY MEMBERSHIP
AGREEMENT WITH THE FLORIDA RESILIENCY AND**

ENERGY DISTRICT, APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A NON-EXCLUSIVE MEMBERSHIP AGREEMENT WITH THE GREEN CORRIDOR, PURSUANT TO WHICH SUCH ENTITIES OR THEIR ADMINISTRATORS WILL ADMINISTER THEIR RESPECTIVE VOLUNTARY PACE FINANCING PROGRAM FOR SUCH IMPROVEMENTS WITHIN ALL OF ST. JOHNS COUNTY; AUTHORIZING AND DIRECTING COUNTY OFFICIALS, OFFICERS, AND EMPLOYEES TO TAKE SUCH ACTIONS, AS MAY BE NECESSARY, OR DESIRABLE, IN FURTHERANCE OF THE PURPOSES OF THIS RESOLUTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

29. Motion to adopt **Resolution No. 2021-257**, authorizing the county administrator, or his designee, to execute a subrecipient contract for Jacksonville Area Legal Aid/St. Johns County Office, for the purpose of providing legal assistance to eligible County residents who are experiencing housing instability, due to the Coronavirus, as an activity under the CDBG 2019-2020 Annual Action Plan

RESOLUTION NO. 2021-257

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 WITH JACKSONVILLE AREA LEGAL/ST. JOHNS COUNTY OFFICE, TO PROVIDE LEGAL AID SERVICES UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

30. Motion to adopt **Resolution No. 2021-258**, ratifying the county administrator's execution of Amendment No. 25, to the Community Based Care contract NJ206 between St. Johns County, Florida, and the State of Florida, Department of Children and Families, which inserts the Schedule of Funds dated March 10, 2021, for State Fiscal Year 2020-2021, and recognizing and appropriating an associated \$93,165 within the County Fiscal Year 2021 Community Based Care Fund

RESOLUTION NO. 2021-258

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RATIFYING THE COUNTY ADMINISTRATOR'S EXECUTION OF THE TWENTY-FIFTH AMENDMENT TO CONTRACT NJ206 BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE DEPARTMENT OF CHILDREN AND FAMILIES; AND RECOGNIZING UNANTICIPATED REVENUE

31. Motion to adopt **Resolution No. 2021-259**, approving the terms, conditions, and requirements of the agreement for the Master Trust Administration between St. Johns County, Florida, and Family Support Services of North Florida, Inc.; and authorizing the county administrator, or designee, to execute the Second Contract Extension Agreement, on behalf of the County

RESOLUTION NO. 2021-259

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND FAMILY SUPPORT SERVICES OF NORTH FLORIDA, INC., AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE SECOND CONTRACT EXTENSION AGREEMENT, ON BEHALF OF THE COUNTY

32. Motion to adopt **Resolution No. 2021-260**, approving the terms, provisions, conditions, and requirements of the Interagency Training Agreement between St. Johns County, Florida, and Community Partnership for Children, Inc., and Family Support Services of North Florida, Inc., substantially in the same form as attached, and authorizing the county administrator, or his designee, to execute the agreement, on behalf of St. Johns County, substantially in the same form as attached

RESOLUTION NO. 2021-260

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND FAMILY SUPPORT SERVICES OF NORTH FLORIDA, INC., AND COMMUNITY PARTNERSHIP FOR CHILDREN, INC.

33. Motion to adopt **Resolution No. 2021-261**, approving the terms, conditions, and requirements of the Second Contract Extension Agreement for adoption recruitment services, in conjunction with the Heart Gallery of North Florida, between St. Johns County, Florida, and Family Support Services of North Florida, Inc., and authorizing the county administrator, or designee, to execute the Second Contract Extension Agreement, on behalf of the County

RESOLUTION NO. 2021-261

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT EXTENSION AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND FAMILY SUPPORT SERVICES OF NORTH FLORIDA, INC., AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE SECOND CONTRACT EXTENSION AGREEMENT, ON BEHALF OF THE COUNTY

34. Motion to adopt **Resolution No. 2021-262**, approving the terms, conditions, and requirements of this contract extension agreement, in an amount not to exceed \$104,183.17, between St. Johns County and Devereux Florida Treatment Network for the Family Builder Safety Services Program, authorizing the county

administrator, or designee, to execute a contract extension agreement, substantially in the same form as the attached agreement, on behalf of the County

RESOLUTION NO. 2021-262

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A CONTRACT EXTENSION AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND DEVEREUX FLORIDA TREATMENT NETWORK, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

35. Motion to adopt **Resolution No. 2021-263**, approving the terms, conditions, and requirements between St. Johns County and the Children's Home Society, Inc., for PRIDE Training; and authorizing the county administrator, or designee, to execute the extension agreement, substantially in the same form as the attached agreement, on behalf of the County

RESOLUTION NO. 2021-263

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND CHILDREN'S HOME SOCIETY, INC., AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE SECOND CONTRACT EXTENSION AGREEMENT ON, BEHALF OF THE COUNTY

36. Motion to approve the transfer of \$95,665 from General Fund Reserves to the Ponte Vedra Annex (0033-53120), in the amount of \$32,255, the Julington Creek annex (0034-53120), in the amount of \$32,950, and the Southeast annex (0103-53120), in the amount of \$30,460
37. Motion to adopt **Resolution No. 2021-264**, authorizing completion of the audit described herein, approving the transfer of an amount not to exceed \$20,000 from the Health Insurance Fund Reserves [5500-59920]; and authorizing the county administrator, or designee, to execute agreement(s), in substantially the same form and format as attached, for completion of the audit in calendar year 2021

RESOLUTION NO. 2021-264

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO ACCEPT THE QUOTES AND ENTER INTO A LEGALLY SUFFICIENT AGREEMENT FOR DEPENDENT AUDITING OF THE HEALTH PLAN WITH BMI AUDIT SERVICES, LLC

38. Motion to approve minutes:

- June 1, 2021, BCC Regular

(06/15/21 - 12 - 9:12 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

McCormack requested Regular Agenda Item 5 be continued to the August 3, 2021, Regular BCC meeting.

(06/15/21 - 12 - 9:14 a.m.)

APPROVAL OF REGULAR AGENDA

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

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

Nay: None

(06/15/21 - 12 - 9:14 a.m.)

1. CONSTITUTIONAL OFFICERS' FISCAL YEAR 2022 BUDGET PRESENTATIONS - ST. JOHNS COUNTY PROPERTY APPRAISER & ST. JOHNS COUNTY SHERIFF. PRESENTATION OF THE CONSTITUTIONAL OFFICER'S TENTATIVE BUDGETS FOR FISCAL YEAR 2022. UNDER F.S. 129.03(2), ON OR BEFORE JUNE 1 OF EACH YEAR, CONSTITUTIONAL OFFICERS SHALL SUBMIT TO THE BOARD OF COUNTY COMMISSIONERS (BCC) A TENTATIVE BUDGET FOR THEIR RESPECTIVE OFFICES FOR THE ENSUING FISCAL YEAR. SINCE THE TAX COLLECTOR IS FEE-BASED, IT IS NOT REQUIRED FOR THE TAX COLLECTOR'S BUDGET TO BE SUBMITTED TO THE BCC AT THIS TIME. EACH CONSTITUTIONAL OFFICER WILL MAKE A BRIEF ORAL PRESENTATION TO THE BCC RELATIVE TO THEIR RESPECTIVE TENTATIVE BUDGET. THE TENTATIVE PRESENTATION ORDER WILL BE: 1) PROPERTY APPRAISER EDDIE CREAMER; 2) SHERIFF ROBERT HARDWICK. THE CLERK OF THE CIRCUIT COURT AND COMPTROLLER AND THE SUPERVISOR OF ELECTIONS MADE THEIR RESPECTIVE PRESENTATIONS TO THE BCC ON JUNE 1, 2021

Jesse Dunn, Director, Office of Management and Budget, opened the item.

St. Johns County Property Appraiser Eddie Creamer

(9:16 a.m.) Eddie Creamer, St. Johns County Property Appraiser, presented the details of the property appraiser's budget, via PowerPoint. He referenced the *Tax Roll at A Glance* from the Property Appraiser's website and noted the increase in values on the different property types, the increase in sales, and significant projects.

(9:33 a.m.) Dean questioned if the short-term rentals would cross with the homestead study. Creamer explained it would and it would be equally important for the property appraiser's office to provide the Board with a list of rentals that were covered through TrueRoll.

St. Johns County Sheriff Robert Hardwick

(9:36 a.m.) Sheriff Robert Hardwick, St. Johns County Sheriff's Office, presented the details of the sheriff's office budget, via PowerPoint. He noted the increase in operating expenses, software, fleets, and personnel services for the different divisions within the Sheriff's office.

(9:52 a.m.) Dean questioned the increase in software and spoke in support of the salary increase request. Hardwick explained the major increase was for software updates for Microsoft Office 365, and a mandatory update for the Smart Cop System.

(9:56 a.m.) Blocker questioned what the Federal Bureau of Investigations national average was for sworn deputies and the total number of fleets. Hardwick explained the average was around 1.47 to 1.65 deputies per 1,000 residents and the total number of fleets was under 900.

(9:59 a.m.) Hardwick provided a safety update on the increase in officers for the upcoming Orange Crush Festival.

(10:00 a.m.) Ed Slavin, P.O. Box 3084, voiced his concerns with not having a line item budget for the elected officials' budgets.

(10:03 a.m.) Robert Nedder, Ponte Vedra Beach, commended Sheriff Hardwick for a thorough and detailed budget presentation and spoke in support of the increase in the budget.

(10:04 a.m.) Dr. Michel Pawlowski, 109 Kings Quarry Lane, commended the commissioners and law enforcement and requested the commissioners to increase the starting salary for the Sheriff's Office.

(10:06 a.m.) Willian Fisher, 10130 McMann Avenue, commended law enforcement and requested the Board to approve the budget.

(10:08 a.m.) Dean commended the Sheriff's office for their support to Trystan Bailey's family.

(10:09 a.m.) Regina Ross, Deputy County Attorney, entered the meeting.

(06/15/21 - 13 - 10:09 a.m.)

2. FIRST READING OF A PROPOSED ORDINANCE THAT LEVIES AND IMPOSES AN ADDITIONAL ONE PERCENT TOURIST DEVELOPMENT TAX AND AMENDS, REVISES, AND RESTATES THE COUNTY'S TOURIST DEVELOPMENT PLAN. ON MARCH 2, 2021, IN ACCORDANCE WITH SECTION 125.0104 OF THE FLORIDA STATUTES ("LOCAL OPTION TOURIST DEVELOPMENT ACT" OR "ACT"), THE BOARD OF COUNTY COMMISSIONERS DIRECTED THE TOURIST DEVELOPMENT COUNCIL (TDC) TO CONSIDER AND OFFER A RECOMMENDATION ON LEVYING AN ADDITIONAL ONE PERCENT TOURIST DEVELOPMENT TAX. THE BOARD FURTHER DIRECTED THAT THE TDC TO PROVIDE A RECOMMENDATION ON A PROPOSED ALLOCATION OF THE REVENUES. SUBSEQUENTLY, DURING ITS NEXT THREE MEETINGS ON MARCH 15, 2021, APRIL 19, 2021, AND MAY 17, 2021, THE TDC DISCUSSED LEVYING THE ADDITIONAL ONE PERCENT TOURIST DEVELOPMENT TAX, A PROPOSED ALLOCATION OF THE REVENUES, AND ADDITIONAL CHANGES TO THE COUNTY'S CURRENT TOURIST DEVELOPMENT PLAN. ON MAY 17, 2021, BY MAJORITY VOTE, THE TDC RECOMMENDED THAT THE BOARD ENACT AN ORDINANCE LEVYING AN ADDITIONAL ONE PERCENT TOURIST DEVELOPMENT TAX, FOR A TOTAL COUNTY-WIDE RATE OF FIVE PERCENT. THE TDC FURTHER RECOMMENDED THAT THE PLAN BE AMENDED AND REVISED TO ALLOCATE THE REVENUES AND TO MODIFY THE CATEGORIES OF USE, AS PROVIDED IN THE ATTACHED DRAFT. AMONG THE NOTABLE REVISIONS TO THE CATEGORIES OF USE IS A

PROPOSAL TO CHANGE THE NAME OF THE "TOURIST ASSETS" CATEGORY TO "BEACH ASSETS," AND TO CONSOLIDATE ALL EXPENDITURES RELATED TO IMPROVING AND MAINTAINING LOCAL BEACHES WITHIN THE CATEGORY. THIS FIRST READING OF THE PROPOSED ORDINANCE ALLOWS FOR THE BOARD'S REVIEW, DISCUSSION, AND FURTHER DIRECTION. PLEASE NOTE THAT, FOR EASE AND CONVENIENCE IN READING, THE PLAN IS PROVIDED SEPARATELY; HOWEVER, IF APPROVED, THE PLAN WILL BE INCORPORATED INTO THE ORDINANCE, PRIOR TO ENACTMENT. QUESTIONS REGARDING PROPOSED CHANGES TO THE PLAN MAY BE DIRECTED TO TERA MEEKS, TOURISM AND CULTURAL DEVELOPMENT DIRECTOR, AND QUESTIONS REGARDING ENACTMENT OF THE ORDINANCE OR THE LOCAL OPTION TOURIST DEVELOPMENT ACT MAY BE DIRECTED TO REGINA D. ROSS, DEPUTY COUNTY ATTORNEY

Tera Meeks, Director, Tourism & Cultural Development, presented the details of the budget, via PowerPoint, and highlighted suggested modifications to the Tourist Development Plan (Ordinance No. 2019-24). She explained "Modifying the Tourist Development Plan (Ordinance 2019-24)" meant changing the categories.

(10:18 a.m.) Dean spoke on beach renourishment projects for Ponte Vedra Beach and recommended moving forward with the one-percent increase and allocating 60 percent toward Ponte Vedra beach renourishment, 20 percent for marketing, and 20 percent for waterway improvements.

(10:22 a.m.) Robert Natter, 507 Rutile Drive, Ponte Vedra Beach, spoke in support of the increase towards beach renourishment and against increasing funding for marketing.

(10:23 a.m.) Dale Wendall, Ponte Vedra Beach, spoke in support of having a beach renourishment project.

(10:24 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of Commissioner Dean's recommendation.

(10:25 a.m.) Sherry Badger, 2772 S. Collins Avenue, spoke in opposition of the County giving additional funding to the City of St. Augustine.

(10:26 a.m.) Danny Berenberg, 712 Millstream Road, Ponte Vedra, Tourist Development Council, spoke on restoring marketing.

(10:29 a.m.) Beth Angelo, 1283 Ponte Vedra Blvd., explained that if categories were changed to add additional infrastructure allocations, then it would be required by law to have 40 percent for advertising.

(10:30 a.m.) Elaina Ashourian, 315 Ponte Vedra Blvd., spoke in support of increasing the 5th cent to renourish the beaches and in opposition of any percentage going towards marketing.

(10:34 a.m.) Nicole Crosby, 1169 Neck Road, Ponte Vedra Beach, voiced her concerns with the erosion of Ponte Vedra Beach, and submitted reviews of Ponte Vedra Beach from Trip Advisor, *Exhibit A*.

(10:37 a.m.) Roger Mentz, 952 Spinnakers Reach Drive, Ponte Vedra Beach, voiced his concerns with the Ponte Vedra Beach erosion.

(10:40 a.m.) Jason Kern, Embassy Suites General Manager, spoke in support of the one cent increase and to include marketing.

(10:42 a.m.) Mark Angelo, 1283 Ponte Vedra Blvd., spoke in support of saving the beaches.

(10:42 a.m.) Irvin Kass, 887 Garrison Drive, expressed his concerns with rushing the process and encouraged the Board to table the 5th cent.

(10:46 a.m.) David Angelo, 2999 1st Street South, voiced his concerns with the Ponte Vedra Beach erosion.

(10:48 a.m.) Richard Goldman, Visitors & Convention Bureau (VCB), spoke on increasing funding for marketing; and explained why St. Augustine has more advertising than the entire County.

(10:52 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of parking and transportation improvements being listed under Category IV on the Tourist Development Plan, *Exhibit B*.

(10:55 a.m.) Blocker explained he was not in support of a recommendation that failed to provide additional revenue for the beaches; and spoke on implementing an ongoing beach renourishment program.

(10:58 a.m.) Whitehurst spoke on marketing being effective, his concerns with beach erosion, and in support of Commissioner Dean's suggestion.

(11:01 a.m.) Waldron questioned the amount that would go towards the beaches, with the current TDC recommendations. Meeks explained it was a 1.0 penny allocation to the modified Category 5.

(11:07 a.m.) Discussion ensued on increasing the 4-cent bed tax to 5 cents; building a reserve to address coastal erosion; looking into activating the MSTU fund; and bringing back a modified table at the second reading that would address the 5th penny allocated with 0.6 pennies going towards Category 5, 0.2 pennies going towards Category 1, and 0.2 pennies going towards Category 3.

(11:22 a.m.) McCormack explained the Board could either have consensus or make a decision at the second hearing.

(11:23 a.m.) Smith spoke against raising the tax and on a 1976 Board of County Commissioners meeting sanction study for beach renourishment and stated a copy of the study was on his desk, *Exhibit C*.

(11:26 a.m.) Ross left the meeting and Christine Valliere, Assistant County Attorney, entered the meeting.

(06/15/21 - 15 - 11:26 a.m.)

3. PUBLIC HEARING - COMPAMD 2019-01, OXFORD ESTATES EAST. ADOPTION HEARING FOR COMPAMD 2019-01, OXFORD ESTATES EAST, A REQUEST TO AMEND THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 32.5 ACRES OF LAND, LOCATED ON THE EASTERN SIDE OF LONGLEAF PINE PARKWAY, NORTH OF GREENBRIAR ROAD FROM RURAL/ SILVICULTURE (R/S) TO RESIDENTIAL-B (RES-B). THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON MAY 20, 2021, FOR THEIR CONSIDERATION OF THE BOARD'S RECOMMENDED REVISIONS TO THE

COMPANION MAJOR MODIFICATION APPLICATION (MAJMOD 2020-15).
THE AGENCY RECOMMENDED APPROVAL 4-3

Proof of publication for the notice of public hearing for COMPAMD 2109-01, Oxford Estates East, was received, having been published in *The St. Augustine Record* on April 26, 2021.

Regular Agenda Items 3 and 4 were presented together.

Ex parte communications: Whitehurst met on February 10, with Tony Preissig regarding the history of the neighborhood, concerns with the developer, traffic and safety concerns, and the tot lot; met on February 25, with Nate Day regarding the history of the project and his desire to build more homes, and the ways he thought it was compatible; and met on June 3, with Tony Preissig regarding similar concerns as previously discussed. Waldron met on March 11, with Tony Preissig and staff regarding concerns with increase in homes; and met on April 29, with Nate Day and Holly Smith regarding the speedbumps, changes, the tot lot, and signage. Smith met on April 29, with Nate Day, Holly Smith, and Forrest Cotton regarding the addition to the MDP, enhancement of the tot lot, the three speedbumps, high points and the drainage, speed limit signs, the desire to make the addition palatable with the residents and the Board, connection points, and PZA discussion; and drove by the site on May 30. Dean met on March 9, with Tony Preissig regarding concerns with safety; and met on April 8, with Nate Day regarding the development access points. Blocker met on March 9, with Tony Preissig; had a phone conversation on May 20, with Lynn Deckman regarding concerns with the project and heavy traffic; met on May 27, with Nate Day and Holly Smith regarding speed reduction methods, and the tot lot; and met on June 3, with Tony Preissig and a concerned resident to address concerns with the project, speed reductions measures, the tot lot improvements, and the overall scope of the project.

(11:34 a.m.) McCormack provided the format for Regular Agenda Items 3 and 4, *Exhibit A*; and recommended to swear in the witnesses. McCormack swore in Nate Day and Tony Preissig.

(11:37 a.m.) Nate Day, H. Smith, Inc., 3741 San Jose Place, Suite 7, Jacksonville, representing the applicant, presented details of the request, via PowerPoint. He highlighted the addition of speed bumps and speed limit signs, improvements to the tot lot, and streetlights that were implemented prior to the development. Additionally, he noted a separate MDP text was submitted in the packet removing the speedbumps.

(11:51 a.m.) Tony Preissig, 1301 Old Hale Way, representing Oxford Estates residents, provided comments in opposition regarding the fees that were paid for the residents' lots, concerns with the David Weekly and Providence maps, the sidewalk not being fully constructed, the placement of the streetlights, and the location of the tot lot with the increase in traffic, via PowerPoint.

(12:07 p.m.) Sherry Badger, 2772 S. Collins Avenue, expressed her appreciation for Day and Preissig being sworn in and requested staff be sworn in to be held accountable.

(12:08 p.m.) James Alderson, 101 Clarendon Road, spoke in opposition of the request and voiced his concerns with safety.

(12:09 p.m.) Ed Slavin, P.O. Box 3084, commended the residents for standing up to the developer and for the commissioners swearing in Day and Preissig; stated the residents should be able to cross examine; and spoke on making a criminal referral to the state attorney's office and that he considered bringing a civil action for fraud against the developer.

(12:12 p.m.) Joe McAnarney, 1005 Blackberry Lane, spoke on the responsibilities of each party, and submitted written public comment, *Exhibit B*.

(12:16 p.m.) Tom Reynolds, 50 Brigantine Court, spoke in opposition of the request; and referenced the 904 Now App billboard sign on S.R. 16, *Exhibit C*, and spoke on his concerns with the statement.

(12:18 p.m.) BJ Kalaidi, 8 Newcomb Street, voiced her concerns with the Planning and Zoning Agency vote; and read from *Exhibit B*, that was submitted by McAnarney.

(12:21 p.m.) Day commented on the conservation lots, the David Weekley map, the sidewalks that were not finished, and the timeline of the development.

(12:25 p.m.) Blocker questioned the number of lots that were still being developed. Day explained he would bring back information on the number of homes being built.

(12:33 p.m.) Subsequently, Day noted there were about 28 homes still under some phase of construction.

(12:25 p.m.) Waldron questioned why the school concurrency letter had not been filed. Day explained that the land use had to be submitted first, the traffic impact fees were already used, and explained the two processes regarding concurrency and impact fees. Justin Kelly, Senior Planner, provided additional comments on concurrency and impact fees. Discussion ensued on the tot lot improvements.

(12:35 p.m.) Whitehurst questioned whether the speed bumps were wanted by the residents and if the concerns had been addressed in court. Preissig explained that the speed bumps were not wanted by the residents, they wanted a separate entrance, and that the issue had not been taken to court. Discussion ensued on misinformation.

(12:40 p.m.) McCormack clarified that Preissig was not an attorney, but a designated representative for the residents.

(12:42 p.m.) **Motion by Whitehurst, seconded by Dean, carried 3/2, with Blocker and Waldron dissenting, to enact Ordinance No. 2021-33, based on four findings of fact, as provided in the Staff Report.**

(12:43 p.m.) Waldron stated he would not vote in support of the items with concerns on safety and the lack of emergency exits between the two subdivisions.

Yea: Smith, Whitehurst, and Dean

Nay: Blocker and Waldron

ORDINANCE NO. 2021-33

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL SILVICULTURE (R/S) TO RESIDENTIAL-B (RES-B), FOR APPROXIMATELY 32 ACRES OF LAND, LOCATED AT OXBRIDGE WAY, OFF LONGLEAF PINE PARKWAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(06/15/21 - 18 - 11:26 a.m.)

4. PUBLIC HEARING - MAJMOD 2020-15, OXFORD ESTATES (PHASE 7). REQUEST FOR A MAJOR MODIFICATION TO THE OXFORD ESTATES PUD (ORDINANCE 2013-16, AS AMENDED) TO ACCOMMODATE THE ADDITION OF 31 SINGLE FAMILY LOTS, AND INCREASING THE OVERALL TOTAL OF ENTITLED RESIDENTIAL LOTS FROM 290 TO 321. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON MAY 20, 2021, FOR THEIR CONSIDERATION OF THE BOARD'S RECOMMENDED REVISIONS TO THE REQUEST REGARDING TRAFFIC CONCERNS AND THE TOT-LOT RECREATION AREA. THE AGENCY VOTED TO RECOMMEND APPROVAL BY A VOTE OF 4-3

Proof of publication for the notice of public hearing for MAJMOD 2020-15, Oxford Estates, was received, having been published in *The St. Augustine Record* on April 23, 2021.

Discussion occurred with Regular Agenda Item 3.

(12:43 a.m.) **Motion by Whitehurst, seconded by Dean, carried 3/2, with Waldron and Blocker dissenting, to enact Ordinance No. 2021-34, based on six findings of Fact, as provided in the Staff Report, as amended, to exclude speedbumps.**

Yea: Dean, Whitehurst, and Smith

Nay: Blocker and Waldron

ORDINANCE NO. 2021-34

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE OXFORD ESTATES PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2013-16, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

The Board recessed the meeting at 12:45 p.m. and reconvened at 1:15 p.m., with Commissioners Blocker, Dean, Smith, Whitehurst; Conrad, Bradley, Andrews; McCormack, Christine Valliere, Assistant County Attorney; and Deputy Clerk Natasha McGee in attendance. Commissioner Waldron was absent. The Board moved to Regular Agenda Item 6.

(Regular Agenda Item 5 was continued to August 3, 2021.)

5. PUBLIC HEARING - DEVAGREE 2020-03, BARTRAM PARK PLANNED UNIT DEVELOPMENT (PUD)/DEVELOPMENT OF REGIONAL IMPACT (DRI). BARTRAM PARK DEVELOPMENT, LTD, BARTRAM PARK ASSOCIATES, LLC, WINSLOW FARMS, LTD, BARTRAM MARKET, LLC, AND BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT HAVE PROPOSED A DEVELOPMENT AGREEMENT TO PROVIDE A MECHANISM TO FUND THE WIDENING OF A PORTION OF RACE TRACK ROAD FROM TWO TO FOUR LANES. THE BARTRAM PARK DRI HAS THE OBLIGATION TO WIDEN RACE TRACK ROAD BETWEEN BARTRAM PARK BOULEVARD AND BARTRAM SPRINGS PARKWAY, INCLUDING THE I-95 BRIDGE/OVERPASS FROM TWO TO FOUR LANES OR PROVIDE FINANCIAL ASSURANCE PRIOR TO BEING ABLE TO DEVELOP PARCEL 32 IN ST. JOHNS COUNTY AND PARCELS 28, 29, 30, AND 31 IN DUVAL COUNTY. THE FLORIDA DEPARTMENT OF

TRANSPORTATION HAS COMMITTED TO WIDEN THE PORTION OF RACE TRACK ROAD FROM JUST WEST OF I-95, INCLUDING THE I-95 BRIDGE/OVERPASS, TO THE EXISTING FOUR-LANE SECTION TO THE EAST NEAR BARTRAM SPRINGS PARKWAY COMPANION TAX INCREMENT FINANCING ORDINANCES (TIF) ARE PROPOSED FOR ST. JOHNS COUNTY AND DUVAL COUNTY TO ESTABLISH A FUNDING MECHANISM TO ENABLE THE CONSTRUCTION WITHIN THE SAME TIMEFRAME AS THE PROPOSED FDOT PLANNED WIDENING. THE PROPOSED TIF IN ST. JOHNS COUNTY WILL APPLY TO 38 ACRES OF NON-RESIDENTIAL DEVELOPMENT. THIS IS THE FIRST OF TWO REQUIRED PUBLIC HEARINGS FOR CONSIDERATION OF A DEVELOPMENT AGREEMENT. THE SECOND PUBLIC HEARING IS SCHEDULED FOR AUGUST 3, 2021

Proof of publication of the notice of public hearing on DEVAGREE 2020-03, Bartram Park PUD, was received, having been published in *The St. Augustine Record* on May 21, 2021.

(06/15/21 - 19 - 1:15 p.m.)

6. PUBLIC HEARING - MAJMOD 2021-03, TRAILMARK, ADDED LAND (SIX MILE CREEK PLANNED UNIT DEVELOPMENT (PUD)). REQUEST FOR A MAJOR MODIFICATION TO THE SIX MILE CREEK PUD (ORD 1991-37, AS AMENDED) TO INCORPORATE THE 71-ACRE PROPERTY ADJOINING THE TRAILMARK (AKA SIX MILE CREEK SOUTH) PARCEL TO THE SOUTHEAST ("TRAILMARK ADDED LANDS"), AS ADOPTED FEBRUARY 16, 2021, BY COMPREHENSIVE PLAN AMENDMENT (COMPAMD 2019-08) ORDINANCE NO. 2021-07, AND DRI MOD 2019-02 (RES. 2021-82). THE REQUEST INCLUDES A WAIVER TO LAND DEVELOPMENT CODE (LDC) SECTION 6.01.03.H TO CLARIFY THAT COVERED PORCHES ARE INCLUDED IN THE LIST OF ARCHITECTURAL FEATURES PERMITTED TO PROJECT THREE FEET INTO THE REQUIRED FRONT AND REAR YARDS. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY ON JUNE 3, 2021, WITH THE MODIFICATION OF THE PUD LIMITED TO ANNEXING THE ADDED LANDS PARCEL TO THE SIX MILE CREEK PUD AS APPROVED BY DRI MOD 2019-02 (RESOLUTION NO. 2021-82). FUTURE DEVELOPMENT PLANS WILL REQUIRE ADMINISTRATIVE APPROVAL OF INCREMENTAL MASTER DEVELOPMENT PLANS PRIOR TO SUBDIVISION CONSTRUCTION APPROVAL. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON JUNE 3, 2021, AND WAS RECOMMENDED FOR APPROVAL BY A VOTE OF 5-2

Proof of publication of the notice of public hearing on MAJMOD 2021-03, TrailMark Added Land, was received, having been published in *The St. Augustine Record* on May 7, 2021.

Board ex parte disclosures: Whitehurst stated that he met with Lindsay Haga on February 11, 2021, and April 14, 2021, not related to the proposed project. He stated that during the meetings, Haga mentioned that the proposed application would be coming before the Board at a future meeting. Smith stated that he had received a phone call from Haga on June 11, 2021, and that he stated that he had no questions regarding the proposed project.

(1:17 p.m.) Lindsay Haga, AICP, England-Thims & Miller, Inc., representing the applicant, presented the details of the request, via PowerPoint.

(1:21 p.m.) Ed Slavin, P.O. Box 3084, requested the disclosure of beneficial owners and investors of the project. He also spoke on who could legally represent corporations. McCormack stated that corporations were not required to be represented by a lawyer in a quasi-judicial hearing.

(1:25 p.m.) Motion by Smith, seconded by Dean, carried 4/0, with Waldron absent, to enact Ordinance No. 2021-35, MAJMOD 2021-03, TrailMark, added land (Six Mile Creek PUD), based on six findings of fact, as provided in the Staff Report.

Yea: Blocker, Dean, Smith, Whitehurst

Nay: None

Absent: Waldron

ORDINANCE NO. 2021-35

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SIX MILE CREEK PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1991-37, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(06/15/21 - 20 - 1:25 p.m.)

7. PUBLIC HEARING - REZ 2021-06, 920 FRANCIS STREET. REQUEST TO REZONE APPROXIMATELY 0.33 ACRES OF LAND FROM COMMERCIAL, NEIGHBORHOOD (CN) TO RESIDENTIAL, SINGLE FAMILY (RS-3), SPECIFICALLY LOCATED AT 920 FRANCIS STREET. THE PLANNING AND ZONING AGENCY HEARD THIS REQUEST DURING THEIR REGULARLY SCHEDULED PUBLIC HEARING ON MAY 6, 2021. THE AGENCY VOTED UNANIMOUSLY 5-0 TO RECOMMEND APPROVAL. AGENCY MEMBERS INQUIRED ABOUT WHETHER OR NOT THE APPLICANT KNEW THE SITE WAS COMMERCIAL WHEN PURCHASED AND THE APPLICANT STATED THAT HE DID NOT. THERE WAS NO PUBLIC COMMENT. PLEASE SEE THE GROWTH MANAGEMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing on REZ 2021-06, 920 Francis Street, was received, having been published in *The St. Augustine Record* on April 9, 2021.

Board ex parte disclosures: There were none.

(1:26 p.m.) William Woinski, Jr., Applicant, 920 Frances Street, provided the details of the request, via PowerPoint.

(1:29 p.m.) Motion by Smith, seconded by Dean, carried 4/0, with Waldorn absent, to enact Ordinance No. 2021-36, approving REZ 2021-06, 920 Francis Street, a request to rezone approximately 0.33 acres of land from Commercial, Neighborhood (CN) to Residential, Single Family (RS-3), based upon four findings of fact, as provided in the Staff Report.

Yea: Blocker, Dean, Smith, Whitehurst

Nay: None

Absent: Waldron

ORDINANCE NO. 2021-36

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL,

NEIGHBORHOOD (CN) TO RESIDENTIAL, SINGLE FAMILY (RS-3); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(06/15/21 - 21 - 1:30 p.m.)

8. PUBLIC HEARING - CDD AMD 2021-03, PREMIUM POINTE. THE PREMIUM POINTE COMMUNITY DEVELOPMENT DISTRICT REQUESTS THAT THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS CONSENT TO THE COMMUNITY DEVELOPMENT DISTRICT'S (CDD) REQUEST TO AMEND ORDINANCE NO. 2020-65, TO CHANGE THE DISTRICT'S NAME FROM PREMIUM POINTE COMMUNITY DEVELOPMENT DISTRICT TO ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

Proof of publication of the notice of public hearing on CDD AMD 2021-03, Premium Pointe, was received, having been published in *The St. Augustine Record* on June 1, 2021.

Mike Eckert, Hopping Green & Sams, P.A., 119 South Monroe Street, Suite 300, Tallahassee, Florida, representing the applicant, presented details of the request, via PowerPoint.

(1:31 p.m.) Ed Slavin, P.O. Box 3084, requested the disclosure of beneficial owners and investors of the project.

(1:32 p.m.) **Motion by Smith, seconded by Dean, carried 4/0, with Waldron absent, to enact Ordinance No. 2021-37, consenting to the Premium Pointe CDD's request to amend Ordinance No. 2020-65, to change the district's name from Premium Pointe Community Development District to Elevation Pointe Community Development District.**

Yea: Blocker, Dean, Smith, Whitehurst

Nay: None

Absent: Waldron

ORDINANCE NO. 2021-37

AN ORDINANCE AMENDING ORDINANCE NO. 2020-65, OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RELATING TO PREMIUM POINTE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

(1:32 p.m.) The Board moved to Regular Agenda Item 10.

(06/15/21 - 21 - 2:27 p.m.)

9. RFQ 20-77, DESIGN-BUILD SERVICES HURRICANE MATTHEW FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) CAT B EMERGENCY BERM RESTORATION - SECONDARY CONTRACT. IN NOVEMBER 2020, BOCC AUTHORIZED NEGOTIATIONS, WITH THE TOP RANKED FIRM, CONTINENTAL HEAVY CIVIL CORPORATION (CHC), FOR THE PRELIMINARY AGREEMENT UNDER RFQ NO. 20-77. IN FEBRUARY, THE PRELIMINARY AGREEMENT WAS SIGNED AND WORK ON DESIGN BEGAN. ALSO IN FEBRUARY, THE COUNTY RECEIVED A CONDITIONALLY APPROVED APPEAL FROM FEMA ON THE HURRICANE IRMA PROJECT, PROVIDING THAT THE PROJECT BE COMPLETED IN CONJUNCTION WITH THE HURRICANE MATTHEW PROJECT, AND ALL WORK IS COMPLETED

BEFORE DECEMBER 31, 2021. CHC WORKED WITH THE COUNTY TO ADDRESS THE SERVICES AND FACTOR IN THE COMPLETION DATE. IN MAY 2021, CHC SUBMITTED ITS PROPOSAL TO COMPLETE "PHASE 2" OF THE PROJECT, WHICH IS THE FINALIZATION OF THE DESIGN, AND COMPLETION OF THE CONSTRUCTION FOR THE BERM RESTORATION. AT THE JUNE 1ST BOCC MEETING, STAFF MADE THE RECOMMENDATION TO THE BOCC TO ONLY PROCEED WITH THOSE SEGMENTS THAT HAVE 50 PERCENT OR MORE EASEMENTS FROM PROPERTY OWNERS. AT THIS TIME, THOSE AREAS INCLUDE PONTE VEDRA 1, PONTE VEDRA 2, AND SOUTH PONTE VEDRA, AS WELL AS THE SPECIFIC PORTION OF CRESCENT BEACH AROUND SUMMERHOUSE. THE COST OF THE PROJECT FOR ONLY THESE SECTIONS IS A NOT-TO-EXCEED AMOUNT OF \$33,766,566.60. THIS IS THE NOT-TO-EXCEED MAXIMUM AMOUNT, AND EXPECTATION SHOULD BE FOR THE ACTUAL COSTS OF THE PROJECT TO BE LESS, AS THIS IS WITH 100 PERCENT EASEMENTS ASSUMED FOR THESE AREAS. STAFF RECOMMENDS APPROVAL TO FINALIZE NEGOTIATIONS AND TO EXECUTE THE SECONDARY AGREEMENT, IN SUBSTANTIALLY SIMILAR FORM AND FORMAT AS THE ATTACHED, BASED UPON NEGOTIATIONS AND DIRECTION PROVIDED BY THE BOCC. ADDITIONALLY, THE MATTHEW AND IRMA PORTIONS OF THE PROJECT WILL EACH HAVE ITS OWN COST SHARE REQUIREMENTS. REQUEST IS TO RECOGNIZE AND APPROPRIATE A DEPARTMENT OF HOMELAND SECURITY FEMA GRANT IN AN AMOUNT NOT TO EXCEED \$27,056,876. ADDITIONALLY, RECOGNIZE AND APPROPRIATE A STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT GRANT IN AN AMOUNT NOT TO EXCEED \$2,933,846. REQUEST ALSO INCLUDES A GENERAL FUND RESERVE TRANSFER IN THE AMOUNT NOT-TO-EXCEED \$4,375,846

Robert Quinney, Deputy Director of Disaster Recovery, presented the details of the contract, via PowerPoint. He reviewed the beach segments approved for FEMA reimbursement. He also noted that a rescission was received for three easements in the Ponte Vedra II segment; the easement deadline had been extended twice to allow residents an opportunity to respond; staff had participated in community meetings to include the Ponte Vedra Municipal Service District (MSD), South Anastasia Communities' Association (SACA), and several Homeowner's Associations; and that the Crescent Beach segment be considered conditional, as the County needs a National Park Service approval to use the proposed Matanzas ramp access point.

(2:30 p.m.) Dean recommended the use of Mickler's Landing parking lot, as an additional beach access point, for the beach restoration project.

(2:35 p.m.) Linda Ginn, 9051 Gene Johnson Road, on behalf of Friends of the Summer Haven River, spoke on the mean high tide dune requirement for Summer Haven. She requested a 12-foot dune height opposed to a 6-foot dune height. Additionally, she mentioned that extra sand could be used to widen the dune.

(2:37 p.m.) Malcolm Fabre, representing the Summerhouse Beach and Racquet Club owners, 8550 A1A South, spoke in support of the proposed motion to include the Summerhouse Beach and Racquet Club.

(2:40 p.m.) McCormack, on behalf of Norman Breen, President of Summerhouse Beach and Racquet Club, submitted written public comment on for the record, *Exhibit A*. He stated that the letter was in support of the proposed motion to include the Summerhouse Beach and Racquet Club.

(2:41 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of the proposed motion and of the Mickler's Landing parking lot staging area and beach access point for the proposed project.

(2:41 p.m.) Bob Darretta, 941 Ponte Vedra Boulevard, spoke about Ponte Vedra Boulevard safety concerns and the impacts to residential homes.

(2:45 p.m.) Corneius Ingram, 9361 Old A1A, spoke in support of a Municipal Service Taxing Unit (MSTU) access path (shell rock path) for the Summer Haven community.

(2:46 p.m.) Mary Ellen Darretta, 941 Ponte Vedra Boulevard, spoke about Ponte Vedra Boulevard and beach safety concerns and the impacts to residential homes. She also spoke in opposition to the utilization of residential lots as beach restoration access points for the proposed project.

(2:49 p.m.) Melanie Barner, 8970 Old A1A, spoke about her concerns with accessing the beach. She stated that she did not approve the utilization of her private property as an access point.

(2:51 p.m.) Sherry Badger, 2772 South Collins Avenue, spoke in opposition to beach renourishment.

(2:54 p.m.) Nicole Crosby, 1169 Neck Road, Chair of the St. Johns County Soil and Water Conservation District, presented photos of the current beach erosion and spoke in support of the proposed motion, *Exhibit B*. She also spoke in support of the use of the Mickler's Landing parking lot as an access point for the proposed project.

(2:57 p.m.) Beth Angelo, 1283 Ponte Vedra Boulevard, spoke in support of the proposed motion.

(2:59 p.m.) Elanie Ashourian, 315 Ponte Vedra Boulevard, spoke in support of the proposed motion.

(3:02 p.m.) Robert Natter, 507 Rutile Drive, spoke in support of the proposed motion.

(3:03 p.m.) Discussion ensued between Board members; staff; the Contractor David Juelle, President of CHC; and Ryan Purvis, Structural Engineer for the contractor, on the utilization of the Mickler's Landing parking lot, including the utilization of additional access points (945 and 946 Ponte Vedra Boulevard); meeting project deadlines; foreseen damage and future repair costs to the parking lot (between \$200,000 to \$260,000 total), the utilization as a staging area, the reduction of trips to any one access point, and a reduction to the safety impacts to include the process used and meeting Federal Government safety requirements (EM 385 Guide to Safety); impacts to the structure of residential homes; beach access points for the Summerhouse segment; rescinding easements; the commencement of the proposed project; and project deadlines, including the application for extension to June 30, 2022.

(3:30 p.m.) Andrews stated that the contractor had agreed to recover damages at the contractor's cost for the Mickler's Landing parking lot and path turning into the parking lot, and that the total project cost was \$4,375,846. Discussion ensued.

(3:57 p.m.) Subsequently, Whitehurst suggested holding a Town Hall meeting regarding the utilization of the Mickler's Landing parking lot as a beach access point for the FEMA berm project.

(3:31 p.m.) *Smith stated for the record that the total project cost was \$4,375,846, in addition, Mickler's Landing parking lot would be utilized for four to six months, five days a week (excluding Saturday and Sunday). All parties agreed.*

(3:33 p.m.) *Subsequently, Conrad stated for the record that access points would include Mickler's Landing parking lot plus additional access sites. Discussion ensued on establishing a grace period for allowing for easement acquisition or withdrawal. Lavie stated/recommended the following contractual language for the record: until such a date as determined by the project start date, as reasonably determined by the county administrator. The Board also authorized the county administrator to accept subsequent easements of termination.*

(3:35 p.m.) *Subsequently, McCormack outlined the proposed project areas for the record: 1) Ponte Vedra Beach I, 2) Ponte Vedra Beach II, 3) South Ponte Vedra Beach I, and 4) South Section of Beach (Crescent Beach), as presented, to include Summerhouse.*

(3:32 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to approve Resolution No. 2021-265, authorizing the county administrator, or designee, to finalize negotiations and execute an agreement with Continental Heavy Civil Corporation for completion of the design and construction of the Hurricane Matthew and Irma FEMA Cat B Emergency Berm Restoration, in substantially similar form and format as the attached.**

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

RESOLUTION NO. 2021-265

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO FINALIZE NEGOTIATIONS, AND EXECUTE AN AGREEMENT WITH CONTINENTAL HEAVY CIVIL CORP TO COMPLETE THE DESIGN AND CONSTRUCTION OF THE HURRICANE MATTHEW AND IRMA FEMA CAT B EMERGENCY BERM RESTORATION IN ACCORDANCE WITH RFQ NO. 20-77 AND THE CONTRACT DOCUMENTS AS NEGOTIATED

(3:37 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to approve Resolution No. 2021-266, recognizing and appropriating a Department of Homeland Security FEMA Grant, in an amount not to exceed \$27,056,876, and a State of Florida Division of Emergency Management Grant, in an amount not to exceed \$2,933,846, within the Fiscal Year 2021 Budget; and Motion to approve the transfer of \$4,375,846 from the appropriate Fund Reserves.**

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

RESOLUTION NO. 2021-266

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING A US DEPARTMENT OF HOMELAND SECURITY FEMA GRANT AND A STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT GRANT WITHIN THE FISCAL YEAR 2021 GENERAL FUND BUDGET

(3:38 p.m.) The Board moved to Regular Agenda Item 13.

(06/15/21 - 25 - 1:33 p.m.)

10. PUBLIC HEARING - COMPREHENSIVE PLAN TEXT AMENDMENT - WORKFORCE HOUSING ZONING DISTRICT (TRANSMITTAL). PROPOSED MODIFICATIONS TO THE TEXT OF A - FUTURE LAND USE ELEMENT (POLICY A.1.11.1.M) OF THE COMPREHENSIVE PLAN. THESE AMENDMENTS AMEND THE POLICY A.1.11.1.M. REGARDING THE MAXIMUM SALES PRICE FOR WORKFORCE HOUSING UNITS. AT A REGULARLY SCHEDULED PLANNING AND ZONING AGENCY MEETING, HELD ON MAY 20, 2021, AGENCY MEMBERS VOTED UNANIMOUSLY (7-0) TO RECOMMEND TRANSMITTAL

Proof of publication of the notice of public hearing on Workforce Housing, was received, having been published in *The St. Augustine Record* on May 12, 2021.

Joseph C. Cearley, Special Projects Manager, presented the details of the item, via PowerPoint.

(1:36 p.m.) Beth Breeding, Silverfield Development, 10175 Fortune Parkway, Suite 1005, Jacksonville, Florida, on behalf of the Northeast Florida Builders Association, spoke in support of the text amendment.

(1:37 p.m.) Ed Slavin, P.O. Box 3084, spoke about enforcement of antitrust laws, including the oligopoly in the lumber industry; and on protecting the public's interest.

(1:40 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition to the transmittal. She also spoke about the affordable housing prices and requested the formula when calculating the maximum sales price.

(1:43 p.m.) Sherry Badger, 2772 South Collins Avenue, spoke on her concerns regarding workforce housing prices and infrastructure needs.

(1:45 p.m.) Discussion ensued on the effort to serve the workforce housing community and on the increased costs affecting housing prices.

(1:45 p.m.) **Motion by Dean, seconded by Whitehurst, carried 4/0, with Waldron absent, to approve transmittal of Comprehensive Plan amendments revising Policy A.1.11.1.m., subject to three findings of fact.**

Yea: Blocker, Dean, Smith, Whitehurst

Nay: None

Absent: Waldron

(06/15/21 - 25 -1:50 p.m.)

11. PUBLIC HEARING - COMPREHENSIVE PLAN TEXT AMENDMENT - FAMILY FARMS (TRANSMITTAL). PROPOSED MODIFICATIONS TO THE TEXT OF A FUTURE LAND USE ELEMENT, POLICIES A.1.6.1, A.1.6.2, A.1.6.3, AND A.1.6.4 OF THE COMPREHENSIVE PLAN. THESE AMENDMENTS PROVIDE A MECHANISM FOR FAMILY FARMS TO TERMINATE THEIR FAMILY FARM USE AFTER SEVEN YEARS AND ALSO REDUCES THE REQUIRED MINIMUM LOT SIZE WITHIN THE AGRICULTURAL-INTENSIVE (A-I) AND RURAL/SILVICULTURE (R/S) FUTURE LAND USE MAP DESIGNATIONS. AT A REGULARLY SCHEDULED PLANNING AND ZONING AGENCY MEETING HELD ON MAY 20, 2021, AGENCY MEMBERS VOTED 6-1 TO RECOMMEND TRANSMITTAL

Proof of publication of the notice of public hearing on Family Farms, was received, having been published in *The St. Augustine Record* on May 12, 2021.

Joseph C. Cearley, Special Projects Manager, presented the details of the item, via PowerPoint.

(1:54 p.m.) **Motion by Smith, seconded by Dean, carried 4/0, with Waldron absent, to approve transmittal of Comprehensive Plan amendments revising Policies A.1.6.1, A.1.6.2, A.1.6.3, and A.1.6.4, subject to three findings of fact.**

Yea: Blocker, Dean, Smith, Whitehurst

Nay: None

Absent: Waldron

(1:55 p.m.) Lavie entered the meeting.

(06/15/21 - 26 - 1:56 p.m.)

12. SECOND READING OF UPDATES TO LAMP ORDINANCE. AT ITS MARCH 16, 2021, MEETING, THE BOARD OF COUNTY COMMISSIONERS HEARD THE FIRST READING OF THE UPDATED ORDINANCE FOR THE IMPLANTATION OF THE LAND ACQUISITION MANAGEMENT PROGRAM (LAMP). PER THE DIRECTION OF THE BOARD, THE ORDINANCE IS BEING BROUGHT BACK FOR A SECOND READING WITH THE FOLLOWING CHANGES: (1) REMOVAL OF REFERENCES TO ACTIVITY-BASED RECREATION; (2) ADDITION OF REFERENCES TO THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION; (3) ADDITION OF THE REQUIREMENT FOR FINANCIAL DISCLOSURES FOR LAMP BOARD MEMBERS; AND (4) INSERTION OF LANGUAGE REGARDING VOLUNTARY PROPERTY ACQUISITIONS. CLEAN AND REDLINE VERSIONS OF THE ORDINANCE HAVE BEEN ATTACHED TO THIS ITEM

Proof of publication of the notice of public hearing on LAMP ordinance updates to unincorporated areas, was received, having been published in *The St. Augustine Record* on June 1, 2021.

Rebecca Lavie, Senior Assistant County Attorney, presented the details of the LAMP ordinance, via PowerPoint. She reviewed the revisions from the first reading and the *proposed changes: 1) to replace the definition of Activity-Based Recreation, and 2) to add the following sentence to Section 3B – It is the intent of the Board that Outdoor Recreational lands acquired under the LAMP Program shall primarily provide Resource-Based Recreation; however, the incidental presence of Activity-Based Recreation on a property is not intended to disqualify the property from being acquired under the LAMP Program.*

(1:59 p.m.) John Pilecki, 411 Seventeenth Street, representing the Sierra Club Northeast Florida Group, spoke in support of the proposed LAMP ordinance.

(2:01 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of the adoption of the ordinance and in support of establishing a St. Augustine National Historical Park and Seashore designation.

(2:01 p.m.) Nicole Crosby, 1169 Neck Road, spoke in support of the adoption of the ordinance.

(2:02 p.m.) Barbara Blonder, 8 Milton Street, spoke in support of the adoption of the ordinance.

(3:41 p.m.) Subsequently, Maureen Long, 1821 Castile Street, spoke in support of the LAMP program.

(2:04 p.m.) Prior to voting, Smith presented a St. Johns County conservation land area map, *Exhibit A*, and spoke about County owned land and land acquisition, including land acquisition cost. Discussion ensued on the cost of the McCullough Creek expenditure; on the easement and right-of-way acquisition costs pre and post zoning, and on the financial disclosure requirement, including forms, with additional comments provided by Lavie and McCormack. Additionally, Board members expressed their positions on the proposed ordinance.

(2:09 p.m.) Subsequently, Waldron entered the meeting, prior to the vote.

(2:24 p.m.) *Subsequently, Blocker requested Board consensus to direct the county administrator to present recommendations, in a future workshop, to address acquisition of easements and rights-of-ways pre and post zoning. Consensus was given.*

(2:25 p.m.) Subsequently, Lavie provided additional comments on financial disclosures. She recommended the following language to Section 7.C. of the ordinance: *“these financial disclosure obligations may be altered by resolution of the Board of County Commissioners.”*

(2:04 p.m.) **Motion by Dean, seconded by Whitehurst, carried 4/1, with Smith dissenting, to enact St. Johns County Ordinance No. 2021-38, the Land Acquisition Management Program ordinance, to include the proposed changes as presented; and to include the language addition to Section 7.C. of the ordinance, as presented.**

Yea: Blocker, Dean, Whitehurst

Nay: Smith

Absent: Waldron

ORDINANCE NO. 2021-38

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ESTABLISHING A LAND ACQUISITION MANAGEMENT PROGRAM (LAMP) FOR THE UNINCORPORATED AREAS OF ST. JOHNS COUNTY; MAKING FINDINGS OF FACT; PROVIDING DEFINITIONS; CREATING A LAMP ADVISORY BOARD; ESTABLISHING THE ADVISORY BOARD'S DUTIES AND RESPONSIBILITIES; ESTABLISHING PROCEDURES AND CRITERIA FOR LAND ACQUISITION AND CONSERVATION; REPEALING ST. JOHNS COUNTY ORDINANCE NOS. 1999-3 AND 2003-57; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

(2:27 p.m.) The Board moved to Regular Agenda Item 9.

(06/15/21 - 27 - 3:38 p.m.)

13. PUBLIC HEARING - ADOPTION HEARING FOR COMPAMD 2018-06, A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES TO COMPLY SECTION 163.3177, FLORIDA STATUTES, AND ADOPTION OF THE ST. JOHNS COUNTY WATER SUPPLY FACILITIES WORK PLAN. THIS IS THE ADOPTION HEARING FOR A COMPREHENSIVE PLAN AMENDMENT TO AMEND GOALS, OBJECTIVES AND POLICIES OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

IN ORDER TO COMPLY WITH CHAPTER 163.3177, FLORIDA STATUTES. CHAPTER 163, FLORIDA STATUTES, REQUIRES LOCAL GOVERNMENTS TO AMEND THEIR COMPREHENSIVE PLANS TO ADOPT A WATER SUPPLY FACILITIES WORK PLAN (WORK PLAN) TO PROVIDE FOR CONSISTENCY WITH THE STATE'S REGIONAL WATER SUPPLY PLANS THAT WERE PREPARED BY EACH WATER MANAGEMENT DISTRICT

Proof of publication for the notice of public hearing for COMPAMD 2018-06, Amendments to the Comprehensive Plan to address Water Supply Facilities Work Plan, was received, having been published in *The St. Augustine Record* on April 9, 2021.

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

(3:40 p.m.) Motion by Dean, seconded by Smith, carried 5/0, to enact Ordinance No. 2021-39, adopting Comprehensive Plan Amendment 2018-06, to address water supply, and adoption of the Water Supply Facilities Work Plan, based upon three findings of fact.

Yea: Blocker, Dean, Smith, Waldron, Whitehurst

Nay: None

ORDINANCE NO. 2021-39

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, RELATED TO WATER SUPPLY AND FACILITIES PLANNING; AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, AMENDING; OBJECTIVE D.4.1 GROWTH MANAGEMENT/CONCURRENCY MANAGEMENT, OBJECTIVE D.4.2 LEVEL OF SERVICE STANDARDS, OBJECTIVE D.4.4 SURFACE WATER AND GROUNDWATER QUALITY, OBJECTIVE D.4.5 WATER CONSERVATION, OBJECTIVE D.4.6 SYSTEM EXPANSION/IMPROVEMENTS, OBJECTIVE D.5.1 PROTECTION OF WATER QUALITY, OBJECTIVE D.5.2 PROTECT FLORIDIAN AND SURFICIAL AQUIFER RECHARGE AREAS, OBJECTIVE D.5.3 PRESERVE SURFICIAL AQUIFER'S WATER QUANTITY, OBJECTIVE D.5.5 WATER CONSERVATION, OBJECTIVE E.2.1 GROUNDWATER PROTECTION/CONSERVATION, OBJECTIVE G.1.5 JOINT PLANNING BETWEEN LOCAL GOVERNMENTS, OBJECTIVE G.1.9 GROWTH MANAGEMENT/ENVIRONMENTAL COORDINATION, OBJECTIVE G.1.12 RESPONSIBLE INFRASTRUCTURE IMPROVEMENTS, OBJECTIVE H.1.2 LEVEL OF SERVICE STANDARDS OF PUBLIC FACILITIES AND SERVICES, OBJECTIVE H.1.5 CONCURRENCY MANAGEMENT SYSTEM; PROVIDING FOR AND ADOPTING THE WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(06/15/21 - 29 - 3:41 p.m.)

PUBLIC COMMENT

(3:43 p.m.) Sherry Badger, 2772 South Collins Avenue, presented photos of the continued drainage and trucking concerns on South Collins Avenue, *Exhibit A*.

(3:46 p.m.) Ed Slavin, P.O. Box 3084, spoke on right-of-way acquisitions, the location of public comment on the agenda, and the need for an inspector general. He referenced editorial articles in *The Augustine Record* and spoke about discrimination, respecting the GLBT community, and Board members voting for a Pride Month proclamation.

(3:50 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the placement of public comment on the agenda and the time limit not being adhered to by everyone.

(06/15/21 - 29 - 3:52 p.m.)

COMMISSIONERS' REPORTS

Commissioner Smith

Smith provided an agricultural report. He also spoke on the July 4th holiday.

Commissioner Dean

No report.

Commissioner Waldron

Waldron reported on the St. Augustine Kingfish Mayhem Tournament. He also spoke on a rock road for Summerhaven. *He requested Board consensus to direct staff to review and develop an agenda item to be brought back to the Board. Consensus was given.*

(3:55 p.m.) Additionally, he spoke on receiving information from staff to make informed decisions on items that come before the Board, specifically the order that information was received. *He requested Board consensus to direct staff to review the process and report back to the Board. Consensus was given.*

Commissioner Whitehurst

(3:58 p.m.) Whitehurst spoke on the Father's Day and Juneteenth holidays. Additionally, he stated that he supported Blocker in his effort to make sure that proclamations continued to be community recognitions, community accomplishments, and not political in nature.

Commissioner Blocker

(4:00 p.m.) Blocker reported on a meeting with staff, residents, and the Sheriff's office regarding the expansion of the Palm Valley no-wake zone. He spoke on the process to expand the no-wake zone. *Additionally, he requested Board consensus to direct staff to apply for the application to expand the no-wake zone.* Lavie provided additional information on the request. McCormack noted the importance of obtaining the exact footprint and suggested that the Board direct staff to review and report back to the Board on a future agenda. Smith requested additional information on the expansion request. Lavie responded by showing a map of the current no-wake zone, *Exhibit A. Consensus was given.*

(4:08 p.m.) Blocker also spoke on storm water mitigation and directed staff to review the matter. McCormack stated that staff would review and present options to the Board. *Smith requested Board consensus to direct staff to white paper the review.* He noted that the chair could add to a future agenda if needed. *Consensus was given.*

(4:14 p.m.) Additionally, Blocker spoke on the communication plan and communicating information to the public.

(4:15 p.m.) Blocker also reported on the Lincolnville Museum and the history of the African American community. Additionally, he expressed holiday sentiments for Father's Day, the United States Army's Birthday, and for the Fourth of July.

(06/15/21 - 30 - 4:16 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Conrad introduced Lorena Inclan for the Board's consideration and confirmation, as Director of Public Affairs.

(4:17 p.m.) **Motion by Blocker, seconded by Smith, carried 5/0, to approve the hiring of Lorena Inclan, as Director of Public Affairs.**

Yea: Blocker, Dean, Smith, Waldron, Whitehurst

Nay: None

(4:18 p.m.) Prior to voting, Ed Slavin, P.O. Box 3084, requested that the request be properly noticed and placed on a future agenda.

(4:19 p.m.) Prior to voting, McCormack read the Boards Rules and Policies on public comment and the rules of Decorum. Additionally, he addressed concerns with illegal hires.

(4:21 p.m.) Prior to voting, BJ Kalaidi, 8 Newcomb Street, requested Inclan's title. Conrad responded Director of Public Affairs.

(06/15/21 - 30 - 4:22 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack reported on House Bill 337. He stated that the bill had passed. He also spoke on the ramifications and implementation efforts.

(4:23 p.m.) McCormack requested feedback regarding language pertaining to limitations of expenditures for non-agenda items presented to the Board for consideration. He provided proposed language for the Board to consider, *Exhibit A*. Discussion ensued on a maximum funding limitation. McCormack stated that the suggested language would be brought back to the Board, as part of a Board Rules and Policies revision, for consideration, which would also allow the Board to determine the final figure for funding.

(4:28 p.m.) Lavie provided details of Waldron's request on the ability for County employees to run for non-partisan elections. She stated that the item would be brought back to the Board on July 20, 2021. Discussion ensued.

(4:33 p.m.) McCormack reported on the St. Johns County redistricting project.

(06/15/21 - 31 - 4:34 p.m.)
CLERK OF COURT'S REPORT

No report.

(06/15/21 - 31 - 4:34 p.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 4:34 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 591315-591348, totaling \$26,840.43 and Voucher Register, Voucher Nos. 57799-57844, totaling \$56,873.15 (06/02/21)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 591349-591355, totaling \$3,100.22 and Voucher Register, Voucher Nos. 57845-57847, totaling \$755.11 (06/03/21)
3. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 57848-57849, totaling \$8,735.30 (06/03/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 591356-591458, totaling \$613,089.75 and Voucher Register, Voucher Nos. 57850-57915, totaling \$476,268.08 (06/07/21)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 591459-591462, totaling \$2,696.00 and Voucher Register, Voucher Nos. 57916-57925, totaling \$9,176.84 (06/09/21)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 591463-591655, totaling \$2,309,026.42 and Voucher Register, Voucher Nos. 57926-58042, totaling \$1,897,005.05 (06/14/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 591656-591709, totaling \$33,816.37 and Voucher Register, Voucher Nos. 58043-58222, totaling \$132,421.68 (06/16/21)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 591710-591717, totaling \$24,293.17 (06/17/21)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 591718-591732, totaling \$27,442.52 and Voucher Register, Voucher Nos. 58223-58225, totaling \$755.11 (06/17/21)
10. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 58226-58227, totaling \$8,301.46 (06/17/21)

CORRESPONDENCE:

1. Letter dated May 26, 2021, regarding Bridgewater North Community Development District's Proposed Fiscal Year 2020/2021 budget
2. Letter dated May 26, 2021, regarding Bridgewater North Community Development District's Proposed Fiscal Year 2021/2022 budget

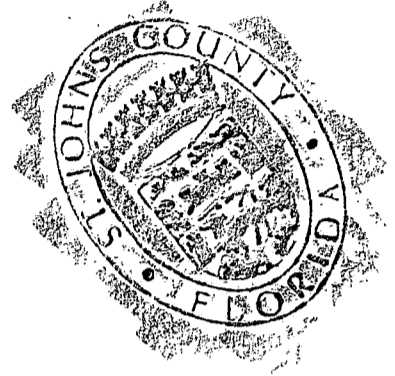
Approved ____ July 20_____, 2021

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: Pam Walterman
Deputy Clerk



(06/15/21 - 31 - 4:34 p.m.)
CLERK OF COURT'S REPORT

No report.

(06/15/21 - 31 - 4:34 p.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 4:34 p.m.

REPORTS:

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4. St. Johns County Board of County Commissioners Check Register, Check Nos. 591356-591458, totaling \$613,089.75 and Voucher Register, Voucher Nos. 57850-57915, totaling \$476,268.08 (06/07/21)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 591459-591462, totaling \$2,696.00 and Voucher Register, Voucher Nos. 57916-57925, totaling \$9,176.84 (06/09/21)
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9. St. Johns County Board of County Commissioners Check Register, Check Nos. 591718-591732, totaling \$27,442.52 and Voucher Register, Voucher Nos. 58223-58225, totaling \$755.11 (06/17/21)
10. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 58226-58227, totaling \$8,301.46 (06/17/21)

CORRESPONDENCE:

1. Letter dated May 26, 2021, regarding Bridgewater North Community Development District's Proposed Fiscal Year 2020/2021 budget
2. Letter dated May 26, 2021, regarding Bridgewater North Community Development District's Proposed Fiscal Year 2021/2022 budget

Approved _____ July 20, 2021 _____, 2021

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA