

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JULY 20, 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
Sindy Wiseman, Deputy Clerk

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

Absent: Patrick McCormack, County Attorney

(07/20/21 - 1 - 9:00 a.m.)
CALL TO ORDER

Blocker called the meeting to order.

(07/20/21 - 1 - 9:00 a.m.)
ROLL CALL

The clerk called the roll. Commissioners Blocker, Dean, Whitehurst, Smith, and Waldron were present.

(07/20/21 - 1 - 9:01 a.m.)
INVOCATION

Pastor Earl Glisson, Anchor Faith Church, gave the invocation.

(07/20/21 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Joe Giammanco, Emergency Management Director, led the Pledge of Allegiance.

(07/20/21 - 1 - 9:03 a.m.)
STATE OF FLORIDA PROCLAMATION RECOGNIZING ST. JOHNS COUNTY 200TH ANNIVERSARY

Cyndi Stevenson, State Representative, presented the proclamation recognizing St. Johns County's 200th Anniversary. She read the proclamation into the record, while showing a collage of photos of St. Johns County, via PowerPoint. Dean noted that the photos were taken by Stevenson's grandchild.

(07/20/21 - 1 - 9:10 a.m.)
ACCEPTANCE OF PROCLAMATION

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

(07/20/21 - 2 - 9:11 a.m.)
PUBLIC SAFETY UPDATE

Rob Hardwick, St. Johns County Sheriff, presented an update of the new Sheriff's facility and combining the St. Augustine Police Department dispatch with St. Johns County Sheriff's dispatch.

(9:13 a.m.) Perry Hagaman, General Services Division Director, spoke on the unified command with Fire Rescue for hurricane preparedness.

(9:14 a.m.) Joel Sneed, Fire Rescue Operations Assistant Chief, presented an update on the July 4th holiday response actions. He also spoke on the Junior Lifeguard program, Unified Incident Management Team, hurricane preparedness, the assistance with the Seaside Condominium collapse, and the incident with the Trolley accident in the City of St. Augustine.

(07/20/21 - 2 - 9:17 a.m.)
DELETIONS TO THE CONSENT AGENDA

Christine Valliere requested to move Consent Agenda Item 3 to August 3, 2021, BCC meeting.

(07/20/21 - 2 - 9:18 a.m.)
APPROVAL OF CONSENT AGENDA

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2021-267**, approving the final plat for Hammock Oaks

RESOLUTION NO. 2021-267

**A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
APPROVING A PLAT FOR HAMMOCK OAKS**

(Consent Agenda Item 3 was continued to the August 3, 2021, BCC meeting.)

3. Motion approving the final plat for Bartram Ranch, Phase 3
4. Motion to adopt **Resolution No. 2021-268**, authorizing the county administrator, or his designee, to execute the Grant Award Agreement, when provided by the Department of State (DOS), Division of Historical Resources (DHR) and, as required by DOS DHR, to award St. Johns County a Fiscal Year (FY) 2021-2022 Small Matching Grant in the amount of \$50,000; and approving allocation of the funds for use by the Growth Management Department, Environmental Division, for the completion of the Historic Properties Survey of A1A

RESOLUTION NO. 2021-268

**A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
REVIEWING AND APPROVING A GRANT AWARD**

AGREEMENT, WITH THE DIVISION OF HISTORICAL RESOURCES; AUTHORIZING THE CHAIR TO EXECUTE THE GRANT AWARD AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA; AMENDING THE FISCAL YEAR 2021 AND FISCAL YEAR 2022 BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZING ITS APPROPRIATION AND EXPENDITURES BY THE ST. JOHNS COUNTY GROWTH MANAGEMENT DEPARTMENT, ENVIRONMENTAL DIVISION

5. Motion to adopt **Resolution No. 2021-269**, authorizing the county administrator, or his designee, to execute the Grant Award Agreement, when provided by the Department of State (DOS), Division of Historical Resources (DHR) and, as required by DOS DHR, to award St. Johns County a Fiscal Year (FY) 2021-2022 Small Matching Grant, in the amount of \$50,000; and approving allocation of the funds for use by the Growth Management Department, Environmental Division, for the completion of the Cultural Resources Interpretation Program

RESOLUTION NO. 2021-269

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, REVIEWING AND APPROVING A GRANT AWARD AGREEMENT, WITH THE DIVISION OF HISTORICAL RESOURCES; AUTHORIZING THE CHAIR TO EXECUTE THE GRANT AWARD AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA; AMENDING THE FISCAL YEAR 2021 AND FISCAL YEAR 2022 BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZING ITS APPROPRIATION AND EXPENDITURES BY THE ST. JOHNS COUNTY GROWTH MANAGEMENT DEPARTMENT, ENVIRONMENTAL DIVISION

6. Motion to adopt **Resolution No. 2021-270**, approving the terms of and accepting a Temporary Construction Easement provided by Global Enterprises Ltd, Inc., at the State Road 206 and Interstate 95 Interchange

RESOLUTION NO. 2021-270

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AND ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT PROVIDED BY GLOBAL ENTERPRISES, LTD, INC., AT THE SR 206 AND INTERSTATE 95 INTERCHANGE

7. Motion to adopt **Resolution No. 2021-271**, approving the terms of and authorizing the county administrator, or his designee, to join in the execution of a Temporary Construction Easement provided by CBH, LLC, at the State Road 206 and Interstate 95 Interchange

RESOLUTION NO. 2021-271

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 A TEMPORARY CONSTRUCTION EASEMENT PROVIDED BY CBH, LLC, AT THE SR 206 AND INTERSTATE 95 INTERCHANGE

8. Motion to adopt **Resolution No. 2021-272**, approving a Termination of an Easement form and authorizing the chair to execute the form, as needed, without further Board action

RESOLUTION NO. 2021-272

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A TERMINATION OF AN EASEMENT FORM AND AUTHORIZING THE CHAIR TO EXECUTE THE FORM, AS NEEDED, WITHOUT FURTHER BOARD ACTION

9. Motion to adopt **Resolution No. 2021-273**, approving the terms and authorizing the county administrator, or designee, to execute a Fifth Amendment to Communications Tower Lease Agreement and Memorandum of Lease, with New Cingular Wireless PCS, LLC / AT&T Mobility, LLC, concerning the Flagler Estates Tower

RESOLUTION NO. 2021-273

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A FIFTH AMENDMENT TO COMMUNICATIONS TOWER LEASE AGREEMENT AND MEMORANDUM OF LEASE WITH NEW CINGULAR WIRELESS PCS, LLC / AT&T MOBILITY, LLC, CONCERNING THE FLAGLER ESTATES TOWER

10. Motion to adopt **Resolution No. 2021-274**, approving the terms and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement, in substantially the same form and format as attached, to acquire property necessary for the County Road (CR) 210 widening project outside of the Twin Creeks Development of Regional Impact (DRI)

RESOLUTION NO. 2021-274

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT, FOR PROPERTY REQUIRED, FOR THE CR 210 WIDENING PROJECT OUTSIDE OF THE TWIN CREEKS DRI

11. Motion to adopt **Resolution No. 2021-275**, approving the terms and conditions of a Purchase and Sale Agreement for the acquisition of property required for the Big Soeey Community Development Block Grant (CDBG) Drainage Project and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2021-275

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF PROPERTY REQUIRED FOR THE BIG SOOEY CDBG DRAINAGE PROJECT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

12. Motion to adopt **Resolution No. 2021-276**, accepting Grant of Easements to St. Johns County for drainage improvements, along Anderson Street and Lena Street

RESOLUTION NO. 2021-276

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS TO ST. JOHNS COUNTY FOR DRAINAGE IMPROVEMENTS, ALONG ANDERSON STREET AND LENA STREET

13. Motion to adopt **Resolution No. 2021-277**, accepting two Deeds of Dedication Right-of-Way from Andalusia Owners Association, Inc., and St. Johns Academy Private School, Inc., and a Grant of Easement from Andalusia Owners Association, Inc., conveying additional right-of-way, along Wildwood Drive for improvements

RESOLUTION NO. 2021-277

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO DEEDS OF DEDICATION FROM ANDALUSIA OWNERS ASSOCIATION, INC., AND ST. JOHNS ACADEMY PRIVATE SCHOOL, INC., AND A GRANT OF EASEMENT FROM ANDALUSIA OWNERS ASSOCIATION, INC., CONVEYING ADDITIONAL RIGHT-OF-WAY ALONG WILDWOOD DRIVE FOR IMPROVEMENTS

14. Motion to adopt **Resolution No. 2021-278**, authorizing the chair of the Board to execute a Subordination Agreement allowing the subordination of a County drainage easement to a Florida Department of Transportation's easement required for the K9's for Warriors Project, located off US 1 North

RESOLUTION NO. 2021-278

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE A SUBORDINATION AGREEMENT ALLOWING THE SUBORDINATION OF A COUNTY DRAINAGE EASEMENT TO A FLORIDA DEPARTMENT OF TRANSPORTATION'S EASEMENT REQUIRED FOR THE K9'S FOR WARRIORS PROJECT, LOCATED OFF US 1 NORTH

15. Motion to adopt **Resolution No. 2021-279**, authorizing the county administrator, or his designee, to award Misc. No. 21-89; Compliance Monitoring Software for Short Term Vacation Rental Properties to Granicus, LLC, under NCPA Contract No. 01-115, for an initial term of 14 months, renewable by the County on an annual basis thereafter. Motion to approve the county administrator, or his designee, to initiate a budget transfer from Building Fund Reserves (1190-59920) to Code Enforcement Contractual Services (1112-53120), in an amount not to exceed \$25,905, in order to sufficiently fund the contract, with Granicus, through the end of Fiscal Year 2021

RESOLUTION NO. 2021-279

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK NATIONAL COOPERATIVE PURCHASING ALLIANCE (NCPA) CONTRACT NO. 01-115, AND AWARD MISC. NO. 21-89; COMPLIANCE MONITORING SOFTWARE FOR SHORT TERM VACATION RENTAL PROPERTIES TO GRANICUS, LLC

16. Motion to adopt **Resolution No. 2021-280**, authorizing the county administrator, or his designee, to award Bid No. 21-74: County Road (CR) 214 WTP TR-50 Well Drilling 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. 21-74, for a total amount of \$390,455

RESOLUTION NO. 2021-280

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-74; CR 214 WTP TR-50 WELL DRILLING TO PARTRIDGE WELL DRILLING COMPANY, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

17. Motion to adopt **Resolution No. 2021-281**, authorizing the county administrator, or designee, to enter into negotiations, with Matthews Design Group, LLC, as the top ranked firm under RFQ No. 21-86; State Road (SR)-A1A / Mickler Road Intersection Improvements Design and Permitting, and upon successful negotiations, to award and execute a contract, in substantially the same form and format as attached, for completion of the work, or to conduct negotiations with the next successively ranked firm, as required, until an agreement is reached

RESOLUTION NO. 2021-281

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS, WITH MATTHEWS DESIGN GROUP, LLC, AS THE TOP RANKED FIRM UNDER RFQ NO. 21-86; SR-A1A / MICKLER ROAD INTERSECTION IMPROVEMENTS

**DESIGN AND PERMITTING, AND UPON SUCCESSFUL
NEGOTIATIONS, AWARD AND EXECUTE A
CONTRACT FOR COMPLETION OF THE WORK**

18. Motion to adopt **Resolution No. 2021-282**, authorizing the county administrator, or his designee, to award Bid No. 21-92: State Road (SR) 16 Gravity Sewer Improvements to G&H Underground, 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. 21-92, for a lump sum price of \$289,711.20

RESOLUTION NO. 2021-282

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
AUTHORIZING THE COUNTY ADMINISTRATOR, OR
DESIGNEE, TO AWARD BID NO. 21-92; SR 16 GRAVITY
SANITARY SEWER IMPROVEMENTS TO G&H
UNDERGROUND CONSTRUCTION, INC., AS THE
LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND
TO EXECUTE AN AGREEMENT FOR COMPLETION OF
THE WORK**

19. Motion to adopt **Resolution No. 2021-283**, authorizing the county administrator, or his designee, to purchase one Braun Chief XL on Chevy 5500 CV Ambulance Chassis, to replace Unit R-17, in accordance with the terms and conditions contained in the Florida Fire Chief's Association, Florida Sheriff's Association, and Florida Association of Counties Contract No. FSA20-VEF14.01, for a total purchase price of \$272,138; recognizing and appropriating \$234,000 from the insurance settlement, and transferring \$38,138 from General Funds Reserves to complete the purchase

RESOLUTION NO. 2021-283

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
AUTHORIZING THE COUNTY ADMINISTRATOR, OR
DESIGNEE, TO PIGGYBACK THE FLORIDA FIRE
CHIEF'S ASSOCIATION, FLORIDA SHERIFF'S
ASSOCIATION, AND FLORIDA ASSOCIATION OF
COUNTIES CONTRACT NO. FSA20-VEF14.01, TO
PURCHASE ONE BRAUN CHIEF XL ON CHEVY 5500 CV
AMBULANCE CHASSIS FROM TEN-8 FIRE
EQUIPMENT, INC., FOR ST. JOHNS COUNTY FIRE
RESCUE, TO REPLACE UNIT R-17, WHICH WAS
DESTROYED**

20. 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
21. Motion to adopt **Resolution No. 2021-284**, authorizing the county administrator, or his designee, to award Bid No. 21-94, Cisco Call Manager Flex License Subscription to Presidio Networked Solutions, as the lowest, responsive, responsible bidder, and execute a license agreement, in substantially the same form and format as the attached draft, for the required services, at a total price of \$420,250

RESOLUTION NO. 2021-284

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-94; CISCO CALL MANAGER FLEX LICENSE SUBSCRIPTION TO PRESIDIO NETWORKED SOLUTIONS, LLC, AS THE LOWEST RESPONSIVE, RESPONSIBLE BIDDER, AND EXECUTE AN AGREEMENT FOR THE REQUIRED SERVICES

22. Motion to adopt **Resolution No. 2021-285**, authorizing the county administrator, or designee, to enter into negotiations with MSL, P.A., as the top-ranked firm under RFP No. 21-84; Professional Financial Auditing Services, in order to come to agreement over terms and conditions, and upon successful negotiations, enter into an agreement, in substantially the same form and format as attached, for performance of the services. Motion to sunset the Audit Selection Committee, and to relieve it of its duties and obligations, unless otherwise re-established and reconvened by the BOCC in accordance with Chapter 218, Florida Statutes

RESOLUTION NO. 2021-285

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS, WITH MSL CPAS AND ADVISORS, AS THE TOP RANKED FIRM BY THE AUDIT SELECTION COMMITTEE, AND UPON SUCCESSFUL NEGOTIATIONS, AWARD AND EXECUTE AN AGREEMENT FOR PERFORMANCE OF THE SERVICES IN ACCORDANCE WITH RFP NO. 21-84; PROFESSIONAL FINANCIAL AUDITING SERVICES

23. Motion to adopt **Resolution No. 2021-286**, authorizing the county administrator, or his designee, to award Bid No. 21-03R: State Road (SR) 16 WWTF Headworks and RAS/WAS Improvements to Williams Industrial Services, LLC, 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. 21-03R, for a lump sum price of \$2,462,000

RESOLUTION NO. 2021-286

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-03R; SR 16 HEADWORKS AND RAS/WAS IMPROVEMENTS TO WILLIAMS INDUSTRIAL SERVICES, LLC, AS THE LOWEST, RESPONSIVE, REPSONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

24. Motion to adopt **Resolution No. 2021-287**, amending the St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2021

RESOLUTION NO. 2021-287

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

25. Motion to adopt **Resolution No. 2021-288**, approving the terms, conditions, and requirements of a grant agreement between St. Johns County and the State of Florida, Department of Management Services, in the amount of \$140,712; and authorizing the chair or the county administrator to execute the grant agreement, on behalf of the County

RESOLUTION NO. 2021-288

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A STATE-FUNDED GRANT AGREEMENT, WITH THE STATE OF FLORIDA'S DEPARTMENT OF MANAGEMENT SERVICES (DMS), IN THE AMOUNT OF \$140,712, FOR E-911 TACTICAL MAPPING UPGRADES; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT AWARD AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY (COUNTY)

26. Motion to adopt **Resolution No. 2021-289**, approving the terms, conditions, and requirements of a grant agreement between St. Johns County and the State of Florida, Department of Management Services, in the amount of \$403,759; and authorizing the chair, or the county administrator, to execute the grant agreement, on behalf of the County

RESOLUTION NO. 2021-289

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A STATE-FUNDED GRANT AGREEMENT, WITH THE STATE OF FLORIDA'S DEPARTMENT OF MANAGEMENT SERVICES (DMS), IN THE AMOUNT OF \$403,759, FOR NEXT GENERATION 911 GIS SERVICES; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT AWARD AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY (COUNTY)

27. Motion to adopt **Resolution No. 2021-290**, authorizing the county administrator, or designee, to execute the agreement for marketing and brand development services, with the St. Johns County Industrial Development Authority, on behalf of St. Johns County, substantially in the same form as attached

RESOLUTION NO. 2021-290

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

28. Motion to adopt **Resolution No. 2021-291**, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form as the attached, Economic Development Grant Agreement, with St. Vincent's Health System, Inc., on behalf of St. Johns County

RESOLUTION NO. 2021-291

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 ST. VINCENT'S HEALTH SYSTEM, 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

29. Motion to adopt **Resolution No. 2021-292**, approving amendment of the current Administrative Services Agreement, with Blue Cross and Blue Shield of Florida, Inc., D/B/A Florida Blue, modifying the term and Exhibit B: Financial Arrangement; and authorizing the county administrator, or designee, to execute amendment(s), in substantially the same form and format as attached hereto, as well as any subsequent amendments to the agreement that are administrative in nature, and do not change or modify any material terms of the agreement, on behalf of the County

RESOLUTION NO. 2021-292

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AMENDMENTS TO THE CURRENT ADMINISTRATIVE SERVICES AGREEMENT, WITH BLUE CROSS AND BLUE SHIELD OF FLORIDA, INC., D/B/A FLORIDA BLUE

30. Motion to adopt **Resolution No. 2021-293**, approving the terms, provisions, conditions, and requirements for the Cost Participation Agreement for Construction and Operation and Maintenance of the Black Creek Water Resource Development Project between St. Johns County, Florida, and the St. Johns River Water Management District; and approving the county administrator to execute and record the agreement, on behalf of St. Johns County

RESOLUTION NO. 2021-293

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A COST PARTICIPATION AGREEMENT FOR CONSTRUCTION AND OPERATION AND MAINTENANCE OF THE BLACK CREEK WATER RESOURCE DEVELOPMENT PROJECT BETWEEN ST. JOHNS COUNTY FLORIDA, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT TO ADDRESS IMPACTS TO MINIMUM FLOWS AND LEVELS TO LAKES BROOKLYN AND GENEVA; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AND RECORD THE AGREEMENT, ON BEHALF OF ST JOHNS COUNTY

31. Motion to adopt **Resolution No. 2021-294**, approving the terms, provisions, conditions, and requirements of the Large User Reclaimed Water Agreement between St. Johns County, Florida, and Tournament Players Club Inc., and PGA Tour, Inc.; and authorizing the county administrator to execute and record the agreement, on behalf of St. Johns County

RESOLUTION NO. 2021-294

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A LARGE USER AGREEMENT FOR DELIVERY AND REUSE OF RECLAIMED WATER BETWEEN ST. JOHNS COUNTY, FLORIDA, TOURNAMENT PLAYERS CLUB AT SAWGRASS, INC., AND THE PGA TOUR, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY

32. Motion to approve the reallocation of \$3,953,445 from Sewage Lift stations Category to the Anastasia Island WWTF Category for \$1,088,358 and State Road (SR) 16 WWTF Category for \$2,865,087
33. Motion to adopt **Resolution No. 2021-295**, approving the terms, conditions, provisions, and requirements of the Agreement for Traffic Control on District Roads between Stillwater Community Development District, the St. Johns County Sheriff's Office, and the County to enforce traffic control on District Roads in Stillwater; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2021-295

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT FOR TRAFFIC CONTROL ON DISTRICT ROADS BETWEEN ST. JOHNS COUNTY, THE ST. JOHNS COUNTY SHERIFF'S OFFICE, AND THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT; AND AUTHORIZING THE COUNTY

**ADMINISTRATOR TO EXECUTE THE AGREEMENT,
ON BEHALF OF ST. JOHNS COUNTY**

34. Motion to adopt **Resolution No. 2021-296**, authorizing St. Johns County to join as a participant in the Florida Memorandum of Understanding ("Florida Plan") relating to the allocation and use of opioid settlement proceeds; and authorizing the county attorney to execute the Florida Plan and any formal agreement implementing a unified plan not substantially inconsistent with the Florida Plan and this Resolution

RESOLUTION NO. 2021-296

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING ST. JOHNS COUNTY, FLORIDA, TO JOIN WITH THE STATE OF FLORIDA AND OTHER LOCAL GOVERNMENTAL UNITS AS A PARTICIPANT IN THE FLORIDA MEMORANDUM OF UNDERSTANDING AND FORMAL AGREEMENTS IMPLEMENTING A UNIFIED PLAN; AUTHORIZING THE COUNTY ATTORNEY, OR DESIGNEE, TO EXECUTE THE FLORIDA PLAN AND ANY FORMAL AGREEMENTS IMPLEMENTING A UNIFIED PLAN; AND PROVIDING AN EFFECTIVE DATE

35. Motion to adopt **Resolution No. 2021-297**, addressing situations in which County employees and appointed board members run for elected public office

RESOLUTION NO. 2021-297

A RESOLUTION OF ST. JOHNS COUNTY, FLORIDA, REQUIRING THAT EVERY PERSON THAT IS EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, WHO RUNS FOR PARTISAN ELECTED PUBLIC OFFICE MUST, UPON APPOINTING A CAMPAIGN TREASURER, TAKE AND CONTINUOUSLY REMAIN ON VACATION AND/OR AN APPROVED LEAVE OF ABSENCE WITHOUT PAY FROM THE DATE OF MAKING SUCH APPOINTMENT TO AND INCLUDING THE DATE SUCH PERSON IS ELECTED TO OFFICE, DEFEATED IN THE ELECTION, OR OFFICIALLY AND IRREVOCABLY WITHDRAWS FROM THE ELECTION, WHICHEVER EVENT IS FIRST TO OCCUR; PROVIDING THAT ANY PERSON WHO IS EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, WHOSE POSITION IS ENTIRELY FEDERALLY FUNDED AND WHO RUNS FOR AN ELECTED PUBLIC OFFICE IN A PARTISAN ELECTION, SHALL RESIGN FROM HIS OR HER POSITION UPON BEGINNING A CAMPAIGN FOR ELECTIVE OFFICE IN A PARTISAN ELECTION; AND PROVIDING FURTHER THAT EVERY PERSON WHO RUNS FOR AN ELECTED PUBLIC OFFICE, WHO HAS BEEN APPOINTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ANOTHER BOARD, COMMISSION, AUTHORITY, OR OTHER GOVERNMENTAL BODY SHALL RESIGN FROM SUCH

OTHER GOVERNMENTAL BODY ON OR PRIOR TO THE DATE SUCH PERSON APPOINTS A CAMPAIGN TREASURER OR OTHERWISE QUALIFIES FOR PUBLIC OFFICE

36. Motion authorizing the chair to execute a Release and Termination, in substantially the same form and format, on behalf of the County, in accordance with the terms and conditions of the Declaration of Voluntary Payment Obligations, dated July 24, 1996, and recorded in Official Records Book 1185, page 1854, of the public records of St. Johns County, Florida
37. Motion to adopt **Resolution No. 2021-298**, authorizing the county administrator, or his designee, to submit a Section 108 Loan Guarantee Application, in an amount not to exceed \$5,075,000, to HUD

RESOLUTION NO. 2021-298

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SUBMIT TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) A SECTION 108 LOAN GUARANTEE APPLICATION, IN THE AMOUNT OF \$5,075,000, FOR THE CONSTRUCTION OF A COMMUNITY CENTER AND LIBRARY IN HASTINGS, FLORIDA

38. Motion to adopt **Resolution No. 2021-299**, authorizing the county administrator, or his designee, to submit to the US Department of Housing and Urban Development (HUD) the approved Fiscal year (FY) 2021-2025 Consolidated Plan, FY 2021-2022 Annual Action Plan, SF-424 Universal Application, and Certificates for the Community Development Grant October 1, 2021 - September 30, 2022, Community Development Block Grant (CDBG) Entitlement Grant Program Year

RESOLUTION NO. 2021-299

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) THE 2021-2025 CONSOLIDATED PLAN, FISCAL YEAR (FY) 2021-2022 ANNUAL ACTION PLAN, SF-424 UNIVERSAL APPLICATION, AND CERTIFICATES FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT

39. Motion to adopt **Resolution No. 2021-300**, authorizing the chair to execute the attached Substantial Amendment to the 2019-2020 Annual Action Plan; and authorizing the county administrator to submit the Substantial Amendment to the Us Department of Housing and Urban Development (HUD)

RESOLUTION NO. 2021-300

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO APPROVE A SUBSTANTIAL AMENDMENT TO THE 2019-2020 ANNUAL ACTION PLAN THAT CHANGES

THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), CDBG-CV3, FUNDS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO SUBMIT TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE SUBSTANTIAL AMENDMENT TO THE 2019-2020 ANNUAL ACTION PLAN

40. Motion to approve the addition of seven grant funded full-time equivalent (FTE) positions to support the Community Development Block Grant-Disaster Recovery (CDBG-DR) Restore St. Johns Program
41. Motion to adopt **Resolution No. 2021-301**, accepting the terms, conditions, and requirements of the contract between St. Johns County and Flagler Hospital, the Continuum of Care (CoC) Lead Agency; and authorizing the county administrator, or designee, to execute the contract, substantially in the same form and format as attached, on behalf of the County; and recognizing and appropriating the grant, in the amount of \$57,491, into the General Fund Social Services Department for Fiscal Year 2021

RESOLUTION NO. 2021-301

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT FUNDS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A UNIFIED CONTRACT AGREEMENT PROVIDING HOMELESS AND HOMELESS PREVENTION FUNDS FOR THE CHALLENGE GRANT, EMERGENCY SOLUTIONS GRANT, AND THE TEMPORARY ASSISTANCE FOR NEEDY FAMILIES GRANT WITH FLAGLER HOSPITAL, LEAD AGENCY OF THE ST. JOHNS COUNTY CONTINUUM OF CARE, FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES, ON BEHALF OF THE COUNTY; AND APPROPRIATING GRANT FUNDS WITHIN THE SOCIAL SERVICES DEPARTMENT'S BUDGET FOR FISCAL YEAR 2021

42. Motion to adopt **Resolution No. 2021-302**, accepting the terms, conditions, and requirements of the contract addendum between St. Johns County and Flagler Hospital, the Continuum of Care (CoC) Lead Agency; and authorizing the county administrator, or designee, to execute the contract addendum, substantially in the same form and format as attached, on behalf of the County; and recognizing and appropriating the grant, in the amount of \$132,491, into the General Fund Social Services Department for Fiscal Year 2021

RESOLUTION NO. 2021-302

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT FUNDS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AMENDMENT TO THE UNIFIED CONTRACT AGREEMENT, WITH FLAGLER HOSPITAL, LEAD AGENCY OF THE ST. JOHNS COUNTY CONTINUUM OF CARE, FUNDED BY THE FLORIDA

DEPARTMENT OF CHILDREN AND FAMILIES, ON BEHALF OF THE COUNTY; AND APPROPRIATING SUPPLEMENTAL GRANT FUNDS TO ADDRESS THE PUBLIC HEALTH AND ECONOMIC CRISIS CAUSED BY CORONAVIRUS, WITHIN THE SOCIAL SERVICES DEPARTMENT'S BUDGET FOR FISCAL YEAR 2021

43. Motion to adopt **Resolution No. 2021-303**, authorizing the county administrator or designee, to execute a Memorandum of Understanding between St. Johns County and Big Brothers Big Sisters of St. Johns County

RESOLUTION NO. 2021-303

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AGREEMENT BETWEEN ST. JOHNS COUNTY AND THE BIG BROTHERS BIG SISTERS OF ST. JOHNS COUNTY, TO PROVIDE LONG TERM ONE-TO-ONE MENTORING SERVICES TO YOUTH FACING ADVERSITY ENROLLED IN THE PARKS AND RECREATION DEPARTMENT PROGRAMS

44. Motion to adopt **Resolution No. 2021-304**, amending the Fiscal Year (FY) 21 Budget to recognize the \$8,500 donation by Bartram Trail Athletic Association as unanticipated revenue, and approving allocation of the funds for use by the Parks and Recreation Department to purchase and install of a storage shed, at Rivertown II Fields, as described herein

RESOLUTION NO. 2021-304

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

45. Motion to adopt **Resolution No. 2021-305**, approving the terms and conditions, and authorizing the chair to execute the lease between the Bureau of Ocean Energy Management of the Department of the Interior and St. Johns County, regarding the use of outer continental shelf sand resources, in substantially the form attached, for the Ponte Vedra Beach Restoration project in St. Johns County

RESOLUTION NO. 2021-305

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AND AUTHORIZING THE CHAIR OF THE BOARD TO JOIN IN THE EXECUTION OF A LEASE BETWEEN THE BUREAU OF OCEAN ENERGY MANAGEMENT OF THE DEPARTMENT OF THE INTERIOR AND ST. JOHNS COUNTY, REGARDING THE USE OF OUTER CONTINENTAL SHELF SAND RESOURCES FOR THE PROPOSED PONTE VEDRA

**BEACH RESTORATION PROJECT IN ST. JOHNS
COUNTY**

46. Motion to adopt **Resolution No. 2021-306**, approving the terms, conditions, and requirements of a grant agreement, with the Florida Division of Emergency Management, in the amount of \$13,926, through the Emergency Management Performance Grant - American Rescue Plan Act; authorizing the county administrator, or his designee, to execute the grant agreement, on behalf of the County; and recognizing and appropriating within the Fiscal Year (FY) 2021 General Fund Emergency Management Department

RESOLUTION NO. 2021-306

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN EMERGENCY MANAGEMENT PERFORMANCE GRANT-AMERICAN RESCUE PLAN ACT, (EMPG-ARPA); AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT CONTRACT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY EMERGENCY MANAGEMENT; AND TO RECOGNIZE AND APPROPRIATE WITHIN THE FISCAL YEAR 2021 GENERAL FUND EMERGENCY MANAGEMENT BUDGET

47. Motion to adopt **Resolution No. 2021-307**, approving the terms, conditions, and requirements of a grant agreement, with the Florida Division of Emergency Management, in the amount of \$ 105,806, through the Emergency Management Preparedness and Assistance Grant; authorizing the county administrator, or his designee, to execute the grant agreement, on behalf of the County; and recognizing and appropriating within the Fiscal Year (FY) 2021 General Fund Emergency Management Department

RESOLUTION NO. 2021-307

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN EMERGENCY MANAGEMENT PREPAREDNESS AND ASSISTANCE STATE GRANT (EMPA); AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT CONTRACT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY EMERGENCY MANAGEMENT; AND TO RECOGNIZE AND APPROPRIATE WITHIN THE FISCAL YEAR 2021 GENERAL FUND EMERGENCY MANAGEMENT BUDGET

48. Motion to adopt **Resolution No. 2021-308**, approving the terms, conditions, and requirements of a grant agreement, with the Florida Division of Emergency Management, in the amount of \$ 90,555, through the Emergency Management Preparedness Grant; authorizing the county administrator, or his designee, to execute the grant agreement, on behalf of the County; and recognizing and

appropriating within the Fiscal Year (FY) 2021 General Fund Emergency Management Department

RESOLUTION NO. 2021-308

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN EMERGENCY MANAGEMENT PERFORMANCE GRANT (EMPG); AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT CONTRACT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY EMERGENCY MANAGEMENT; AND TO RECOGNIZE AND APPROPRIATE WITHIN THE FISCAL YEAR 2021 GENERAL FUND EMERGENCY MANAGEMENT BUDGET

49. Motion authorizing the county administrator to execute Department of Environmental Protection (DEP) Contract No. RP783 for lifeguard services in Anastasia State Park beginning July 1, 2021, and continuing through the Labor Day Weekend 2021
50. Motion to approve minutes:
- 6/15/2021, BCC Regular

(07/20/21 - 17 - 9:18 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(07/20/21 - 17 - 9:18 a.m.)

APPROVAL OF REGULAR AGENDA

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

(9:19 a.m.) Christine Valliere, Assistant County Attorney, left the meeting.

(07/20/21 - 17 - 9:19 a.m.)

1. HURRICANE FINANCIAL PREPAREDNESS PRESENTATION BY FLORIDA DEPARTMENT OF FINANCIAL SERVICES. SHARING INFORMATION AND RESOURCES FROM THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES AND FLORIDA, CFO JIMMY PATRONIS, ON EMERGENCY FINANCIAL PREPAREDNESS AND INSURANCE ASSISTANCE AFTER THE STORM

Margaret Reeger, NE Florida Regional Manager, Florida Department of Financial Services, spoke on unclaimed property in St. Johns County. She presented the details of the presentation, via PowerPoint. She provided their websites: www.myfloridacfo.com, www.preparefl.com, and www.fltreasurehunt.gov; and phone numbers: General line and Insurance 1-877-693-5236, Disaster Assistance Hotline 1-800-227-8676, the local number 850-413-3089, and the State of Florida Emergency Information Hotline 1-800-342-3557.

(9:25 a.m.) Dean expressed his appreciation to the Chief Financial Officer Jimmy Patronis for his assistance with the Surf Side tragedy.

(07/20/21 - 18 - 9:26 a.m.)

2. PRESENTATION OF THE ST. JOHNS COUNTY COMPREHENSIVE ANNUAL FINANCIAL REPORT. THE COUNTY'S COMPREHENSIVE ANNUAL FINANCIAL REPORT REQUIRES ACCEPTANCE FROM THE BOARD OF COUNTY COMMISSIONERS. THE REPORT IS PREPARED BY THE CLERK'S COMPTROLLER'S OFFICE. AS A FINAL STEP, THE BOARD SHOULD ACCEPT THE FISCAL YEAR 2020 COMPREHENSIVE ANNUAL FINANCIAL REPORT, AS AUDITED BY JAMES MOORE, THE COUNTY'S AUDITING FIRM. THE COUNTY'S COMPREHENSIVE ANNUAL FINANCIAL REPORT IS AVAILABLE ON THE CLERK'S WEBSITE, WHICH CAN BE ACCESSED FROM THE COUNTY'S WEBPAGE, AT THE FOLLOWING LINK: [HTTPS://STJOHNSCLERK.COM/COMPREHENSIVE_ANNUAL_FINANCIAL_REPORT/](https://stjohnsclerk.com/comprehensive_annual_financial_report/). IN ADDITION, INCLUDED ARE THE SPECIAL PURPOSE FINANCIAL STATEMENTS FOR THE CLERK OF COURT, PROPERTY APPRAISER, SHERIFF, SUPERVISOR OF ELECTIONS, TAX COLLECTOR, HOUSING FINANCE AUTHORITY, AND INDUSTRIAL DEVELOPMENT AUTHORITY. THE BOARD WILL NOW HAVE THE OPPORTUNITY FOR ANY FURTHER DISCUSSION WITH THE AUDITORS. THE COUNTY HAS ONCE AGAIN RECEIVED AN UNQUALIFIED OPINION ON THE FAIR PRESENTATION OF ITS FINANCIAL STATEMENTS

Brandon Patty, Clerk of the Circuit Court and Comptroller, commented on the audit process and introduced Zach Chalifour, from James Moore.

(9:28 a.m.) Zach Chalifour, Partner with James Moore & Co., said that the County was awarded the Certificate of Achievement for Excellence in Financial Reporting in 2019; he expected the County to be awarded the Certificate again for the 2020 audit. He reviewed various reports, reserves, fund balances, and other details related to the audit.

(9:38 a.m.) **Motion by Dean, seconded by Smith, carried 5/0, to accept the Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2020, as presented by the Clerk of Court's Comptroller's Office and the County's independent auditors, James Moore.**

Yea: Smith, Dean, Blocker, Waldron, Whitehurst

Nay: None

(07/20/21 - 18 - 9:39 a.m.)

3. PUBLIC HEARING - COMPAMD 2021-02, GREENBRIAR HELOW (TRANSMITTAL). REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL SILVICULTURE (R/S) TO RESIDENTIAL-B (RES-B), RESIDENTIAL-C (RES-C), RESIDENTIAL-D (RES-D), AND MIXED USE DISTRICT (MD), WITH A TEXT POLICY AMENDMENT TO ACCOMMODATE DEVELOPMENT OF A MAXIMUM 3,500 RESIDENTIAL UNITS AND A MAXIMUM 2.5 MILLION SQUARE FEET OF NON-RESIDENTIAL USES FOR APPROXIMATELY 2,211.60 ACRES OF LAND, LOCATED NORTH AND SOUTH OF GREENBRIAR ROAD, EAST AND WEST OF LONGLEAF PINE PARKWAY, AND WEST OF VETERANS PARKWAY. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON THE PROPOSED COMPREHENSIVE PLAN AMENDMENT ON JUNE 3, 2021, AND VOTED 4 - 3, IN FAVOR OF RECOMMENDING TRANSMITTAL. DETAILED INFORMATION RELATED TO THIS HEARING IS PROVIDED IN THE ATTACHED STAFF REPORT

Proof of publication of the notice of public hearing on COMPAMD 2021-02, Greenbriar Helow, was received, having been published in *The St. Augustine Record* on May 7, 2021.

Lindsay Haga, AICP, England Thims and Miller, 14775 Old St. Augustine Road, Jacksonville, Florida, presented the details of the transmittal request, via PowerPoint. She reviewed the contextual map, conceptual plan, northwest sector plan, existing future land use map, proposed future land use map, market analysis, approved and remaining development, public infrastructure analysis, roadway network, committed improvements, capital improvement planning, and the transportation impact assessment.

(9:40 a.m.) Christine Valliere entered the meeting.

(10:02 a.m.) Elizabeth Tate, 441 East Kesley Lane, on behalf of Northwest St. Johns County residents, *Exhibit A*, voiced her concerns with residential density, the mixed uses of the project, impact of additional traffic, the intent of the non-residential space, and overcrowded schools. Joe McAnarney, 1005 Blackberry Lane, also on behalf of Northwest St. Johns residents, provided additional comments including alternative options to the applicant's proposal and requested to remand the project to the Planning and Zoning Agency (PZA) to review other options.

(10:23 a.m.) Ellen Whitmer, 1178 Natures Hammock Road, requested the Board not move forward with the project due to the number of unanswered questions and concerns and promises from approved projects that had not come to fruition.

(10:26 a.m.) Rhonda Lovett, 121 Scotland Yard Boulevard, voiced her traffic concerns with the project, including the number of existing approved homes with other developments that had not yet been developed. She showed a map of the approved homes that had not been build, *Exhibit B*. She also spoke about the impact to the waterways.

(10:29 a.m.) Janet Patton, 7265 A1A South, voiced her concerns with the project and submitted a letter of opposition, from the St. Johns County Civic Roundtable, *Exhibit C*.

(10:32 a.m.) Lisa McGlen, 703 Pinehurst Place, submitted two letters, one from Patty Scott and one from the St. Johns County Audubon regarding water quality, the effect on wildlife habitat, flooding, and the survey mentioned in the developer's proposal, *Exhibit D*. She spoke on the need for more office space, traffic concerns, and maintaining balance and quality of life.

(10:35 a.m.) Karen Roumillet, 1519 State Road 13 North, voiced her concerns with traffic safety and requested the Board deny the project.

(10:37 a.m.) Maureen Long, 1815 Castile Street, voiced her concerns with changing the FLUM designation, traffic, growth in the area, with comparison to the St. Johns Town Center and submitted a map and photo of the Town Center, *Exhibit E*.

(10:40 a.m.) BJ Kalaidi, 8 Newcomb Street, suggested to remand to PZA or deny the project. She voiced her concerns with the project and expressed appreciation to the residents that voiced their concerns.

(10:44 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, on behalf of the applicant, read a letter from Mr. Helow regarding the transmittal approval, *Exhibit F*. She also spoke on approving the transmittal, continued communications with the residents, the tools and process for moving forward, and concerns with deficient roads, density, ecological, and schools. Haga noted that with approval they could move forward with the concurrency application and continue discussions with residents.

(10:57 a.m.) Whitehurst spoke on the numerous concerns with road capacity, parks, and open space. He questioned the total acreage for recreation and open space being

provided in the project. Haga said that the project minimum was 52 acres onsite and the remaining district and regional park acreage requirement was met with the existing park land within the County. Discussion ensued on emergency services required, impacts of headwaters of Trout Creek, lessening the residential impact, roadway impacts, and parks and open spaces.

(11:05 a.m.) Phong Nguyen, Transportation and Technical Division Manager, said he had analyzed a preliminary impact to the system stating that the proportionate fair share for the project was approximately \$28 to \$45 million. He spoke on existing infrastructure and the costs for infrastructure expansion. He mentioned that the completion of the First Coast Expressway would not necessarily alleviate all the traffic from Putnam and Clay counties. Additionally, Nguyen spoke on the best way to move forward to help meet the concerns of the residents.

(11:16 a.m.) Waldron spoke on the thresholds of approved projects and the impact to the threshold for surrounding developments' payment of proportionate fair share. Discussion ensued.

(11:23 a.m.) Joel Sneed, Assistant Chief, St. Johns County Fire Rescue, spoke on the annual cost to fund the fire station.

(11:27 a.m.) Avery-Smith suggested, in the future, allowing the applicants to apply for a transportation concurrency, concurrently with comprehensive plan amendment applications.

(11:28 a.m.) Smith questioned the benefit of approval versus remanding to PZA. Valliere responded.

(11:30 a.m.) Blocker spoke on the lack of important information regarding the project due to procedures and policies. Avery-Smith reiterated her commitment to continue communication with residents. Nguyen spoke on the transportation impacts and adding language requiring non-residential to mitigate for transportation impacts. Discussion ensued on moving forward.

(11:36 a.m.) **Motion by Whitehurst, seconded by Dean, carried 4/1, with Waldron dissenting, to approve transmittal of COMPAMD 2021-02, Greenbriar Helow based on four findings of fact, as provided in the Staff Report.**

(11:37 a.m.) Rebecca Lavie entered the meeting.

(07/20/21 - 20 - 11:37 a.m.)

4. BAYVIEW HEALTHCARE REQUEST - ASSIGNMENT AND ASSUMPTION OF LEASE AND MODIFICATION AGREEMENT. ST. JOHNS COUNTY WELFARE FEDERATION "BAYVIEW HEALTHCARE" (A NOT-FOR-PROFIT ORGANIZATION), IS CURRENTLY PARTY IN A LEASE AGREEMENT WITH ST. JOHNS COUNTY FOR LAND AND FACILITIES, LOCATED AT 161 MARINE ST., ST. AUGUSTINE, FL 32084. THE FEDERATION DESIRES TO SELL ITS FACILITIES AND IS REQUESTING THE BOARD AGREE TO: 1. ASSIGN THE FEDERATION'S LEASEHOLD INTERESTS TO A PROSPECTIVE PURCHASER, CURRENTLY KNOWN AS ORCHID COVE (A FOR-PROFIT ORGANIZATION), BY REMOVING THE LEASE REQUIREMENT OF "NOT-FOR-PROFIT STATUS" FROM THE LEASE IN ITS ENTIRETY AND SHALL HAVE NO FURTHER FORCE OR EFFECT THEREON; 2. IN THE EVENT AN ASSET PURCHASE AGREEMENT IS NOT REACHED BETWEEN THE FEDERATION AND ORCHID COVE, THE FEDERATION IS ALSO REQUESTING THE ABILITY TO SELL ITS FACILITIES AND FOR THE BOARD TO AGREE TO ASSIGN THE LEASEHOLD INTERESTS TO ANOTHER FOR-PROFIT ORGANIZATION; AND

3. THE APPLICANT IS REQUESTING FOR THE REMAINDER OF TWO ADDITIONAL TERMS OF 30 YEARS, PER THE EXISTING TERMS OF THE LEASE, SUBJECT TO NO ADDITIONAL LEASE PAYMENT. THE LEASE PAYMENT WAS SATISFIED IN 2007 AT A RATE OF \$11.66 ANNUALLY. VIA AN EMAIL MEMORANDUM FROM THE FEDERATION TO COUNTY STAFF ON JULY 12, 2021, THE FEDERATION INCLUDED ITS PROPOSED PUBLIC BENEFIT ANALYSIS, WITHIN ITS MEMO OF REQUEST, AS A REQUIRED CONSIDERATION FOR THE RE-ASSIGNMENT OF A LONG-TERM PUBLIC PROPERTY LEASE. THE ENCLOSED PACKET OF REQUEST IS INTENDED TO BE A REQUEST FROM THE APPLICANT. COUNTY STAFF'S EVALUATION OF PROPOSED PUBLIC FINANCIAL BENEFIT AND OTHER PROPOSED BENEFIT IS NOT AVAILABLE TO BE INCLUDED IN THIS PACKET AT THIS TIME, DUE TO THE TIMING OF THE PROPOSAL

Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, presented the details of the agreement, via PowerPoint, including a background of the facility and the Welfare Federation, the lease, tax exemption bonds, finances, and the request of the Board.

(11:45 a.m.) Dean spoke on the liability to the County. Rick Thims, Corporate Council, St. Johns County Welfare Federation, explained that the bond would be satisfied in full and that there should not be any tax implications.

(11:48 a.m.) Smith questioned whether Orchid Cove would have sufficient liquidity to operate the facility going forward. Thims explained that Orchid Cove had a much better liquidity than Bayview. Discussion ensued on bond ratings and the liquidity of bonds.

(12:01 p.m.) Waldron questioned how Orchid Cove would make a profit if rates were not raised, they do not change cliental, or reduce their staff, and why the County was not involved in the lease from the beginning. Larry Lake, CEO, St. Johns County Welfare Federation, explained Orchid Cove would not be as leveraged and that the nursing home could make a profit without having extraordinary expenses and explained the Industrial Development Authority (IDA) had a full hearing on a trustee instruction proceeding and enough evidence was provided for the trustee to apply.

(12:07 p.m.) Blocker questioned whether there was a requirement to be reviewed by the Industrial Development Authority (IDA). Ross explained she recommended that the IDA have an opportunity to review and weigh-in, and that the IDA's attorney was in the process of making a decision.

(12:08 p.m.) Whitehurst spoke on the financial disclosures. Discussion ensued.

(12:14 p.m.) Smith questioned why the Letter of Intent was never signed. Lake responded.

(12:19 p.m.) Vicky Pepper, 31215 Harbor Vista Circle, voiced her concerns with the agreement due to the lack of information.

(12:23 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of the approval and stated that there was more information needed to make a decision.

(12:26 p.m.) Avery-Smith spoke on the alternate lease that was provided in the packet.

(12:30 p.m.) Dean spoke on the proposal and requested clarification on the County's liability. He suggested a pre-condition to include feedback from a bond council.

(12:32 p.m.) Smith questioned the alternative if Orchid Cove Health Group, LLC, was not chosen. Ross explained there were a couple provisions in the lease; however, there was

not a yes or no answer to the question. Additionally, she spoke on the debt service and whether or not there was liability on the taxes. Discussion ensued on whether the county administrator could sign the closing after proper vetting.

(12:39 p.m.) Smith clarified the motion versus what was on the cover sheet.

(12:41 p.m.) Dean requested a proposed motion that would incorporate the changes that were discussed.

The Board recessed the meeting at meeting recessed at 12:42 p.m. and reconvened at 1:15 p.m., with Commissioners Blocker, Dean, Smith, Waldron, and Whitehurst; County Administrators Conrad, Bradley, and Andrews; Assistant County Attorney Christine Valliere; and Deputy Clerk Natasha McGee in attendance. The Board moved to Regular Agenda Item 5.

(2:08 p.m.) Subsequently, Avery-Smith and Ross, submitted a proposed motion for the record, *Exhibit A*. Ross summarized the proposed motion.

(2:11 p.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to approve the attached Assignment and Assumption of Lease and Modification Agreement, with Orchid Cove Health Group, LLC, subject to: 1) The county administrator and county attorney obtaining adequate information regarding any liability to St. Johns County regarding the redemption of the bonds for the Bayview Project; 2) Retention by Orchid Cove Health Group of at least 90 percent of the 165 employees by the St. Johns Welfare Federation; 3) Full redemption of the outstanding bonds for the Bayview Project at the time of closing; 4) Continuation of the use of the facility, as a provider of health care services; and 5) All other material terms of the transaction, as presented to the Board of the County Commissioners at its July 20, 2021, meeting.

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

(2:12 p.m.) The Board moved to Regular Agenda Item 7.

(07/20/21 - 22 - 1:15 p.m.)

5. PUBLIC HEARING - PUD 2020-08, PONTE VEDRA SELF STORAGE. PUD 2020-08, PONTE VEDRA SELF STORAGE, REQUEST TO REZONE APPROXIMATELY 2.1 ACRES OF LAND FROM SINGLE FAMILY RESIDENTIAL (R-1-C) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW CONSTRUCTION OF A SELF-STORAGE FACILITY, LOCATED AT THE SOUTHWEST CORNER OF STATE ROAD (SR) A1A NORTH AND MARSH LANDING PARKWAY. THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD (PVZAB) WILL CONSIDER THIS APPLICATION AT THE JULY 12, 2021, PUBLIC MEETING

Proof of publication of the notice of public hearing on PUD 2020-08, Ponte Vedra Self Storage, was received, having been published in *The St. Augustine Record* on May 12, 2021.

Board ex parte disclosures: Whitehurst stated that he had a conversation with Doug Burnett on July 15, 2021. They discussed the traffic impacts, and residential and commercial surroundings. He also met with Hugh Mathews on July 19, 2021. They discussed the tree line, traffic impacts, and concerns regarding the square footage versus the actual footprint of the project. Waldron stated that he had a conversation with Burnett on July 14, 2021. They discussed the proximity of the neighbors, changes, variances, and the Duval County line location. Dean stated that he had a phone conversation with Burnett on July 16, 2021. They discussed the proximity of the neighbors, changes, variances, and the Duval County line location. Smith stated that he had a phone conversation with Burnett on July 14, 2021. They discussed the proposed site, history of

the proposed project, the fact that there wasn't any opposition in 1995, the Planning and Zoning Agencies denial, conformity and compatibility of the proposed lot, the waiver to the south, Burnett's client, and the Ponte Vedra Architectural Review Committee's unanimous approval. Blocker stated that he had a conversation with Burnett on July 15, 2021. They discussed the scope of the project, the traffic impacts, environmental impacts, the Planning and Zoning Agencies denial, and the Ponte Vedra Architectural Review Committee's unanimous approval.

(1:18 p.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant; Jason Faulkner, Studio 9 Architecture President, and project architect, 315 East Bay, Suite 303, Jacksonville, Florida; Applicant Alex Coley, 3754 Coconut Key, Jacksonville Beach; and Hugh Mathews, England-Thims and Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida, presented the details of the request, via PowerPoint.

(1:31 p.m.) Burnett noted the following Master Development Plan Text (MDP) amendment: *to restrict the allowed use to only self-storage.*

(1:42 p.m.) Beth Breeding, Silverfield Development Company, 10175 Fortune Parkway, Jacksonville, Florida, spoke in support of the request.

(1:43 p.m.) Discussion ensued between Whitehurst and Valliere ensued on the verbal commitment to the allowable uses, regarding limiting the allowable use to self-storage only.

(1:44 p.m.) Smith questioned Burnett on the building heights for the Target and the multi-family units.

(1:46 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-40, request to rezone approximately 2.1 acres of land from Single Family Residential (R-1-C) to Planned Unit Development (PUD), subject to nine findings of fact, as listed in the staff report; and to include the change limiting the allowable uses to self-storage only.

Yea: Dean, Waldron, Smith, Whitehurst, Blocker

Nay: None

ORDINANCE NUMBER 2021-40

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS, AS DESCRIBED HEREINAFTER, FROM SINGLE FAMILY RESIDENTIAL (R-1-C) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(07/20/21 - 23 - 1:47 p.m.)

6. PFS AGREE 2021-03, STOKES LANDING TOWNHOMES PROPORTIONATE FAIR SHARE AGREEMENT. SILVERFIELD DEVELOPMENT COMPANY (APPLICANT), THE OWNER OF APPROXIMATELY 28 ACRES OF LAND (PROPERTY), HAS PROPOSED A PROPORTIONATE FAIR SHARE AGREEMENT (AGREEMENT), TO MITIGATE FOR TRANSPORTATION IMPACTS TO INTERNATIONAL GOLF PARKWAY, PURSUANT TO SECTION 11.09.04.B OF THE LAND DEVELOPMENT CODE (LDC), TO MEET TRANSPORTATION CONCURRENCY REQUIREMENTS FOR 320 MULTI-

FAMILY RESIDENTIAL UNITS. THE BOARD APPROVED THE APPLICANT'S WORKFORCE HOUSING REZONING REQUEST ON MAY 4, 2021. THE REZONING APPLICATION REFERENCED 320 TOWNHOME UNITS. AT THE PUBLIC HEARING, THE APPLICANT REPRESENTED THAT SITE CONDITIONS WOULD LIMIT DEVELOPMENT TO 286 UNITS AND PRESENTED A SITE PLAN CONSISTENT WITH THAT REPRESENTATION. AFTER REZONING APPROVAL AND FURTHER ENGINEERING REVIEW, THE APPLICANT HAS REPRESENTED TO STAFF THAT ADDITIONAL UNITS, IN THE RANGE OF 309 TO 311, ARE FEASIBLE, BASED ON UPDATED FLOOD ZONE INFORMATION. THE APPLICANT IS MAINTAINING THE ENHANCED 35 FOOT BUFFER AND FENCING ALONG THE EASTERN BOUNDARY AS REPRESENTED AT THE PUBLIC HEARING. FOR TIMING AND FINANCIAL REASONS, THE APPLICANT DESIRES TO PROCEED WITH FINALIZING CONCURRENCY REVIEW BASED ON 320 UNITS, WHICH HAS BEEN THE NUMBER PROVIDED THROUGHOUT THE APPLICATION PROCESS. THE PROPORTIONATE FAIR SHARE FOR STOKES LANDING TOWNHOMES IS CALCULATED TO BE \$225,989 AS DETAILED IN EXHIBIT B OF THE AGREEMENT (PFS). THE TOTAL PROPORTIONATE SHARE IS REQUIRED TO BE PAID WITHIN TWO YEARS OF APPROVAL; HOWEVER, PAYMENT IS REQUIRED PRIOR TO EACH PLAT APPROVAL FOR THE NUMBER OF LOTS ON EACH PLAT. THE IMPACT FEE CREDIT REDUCTION PROVISION OF THE LDC APPLIES TO THE CALCULATED PROPORTIONATE SHARE AMOUNT RESULTING IN A REDUCTION OF \$4,676 FROM THE TOTAL ROAD IMPACT FEE CREDIT. ROAD IMPACT FEE CREDIT, IN THE AMOUNT OF \$221,314, IS INCLUDED AS A COMPONENT OF THE AGREEMENT TO BE AWARDED UPON THE COUNTY'S RECEIPT OF THE CASH PAYMENT

Beth Breeding, Silverfield Development Company, 10175 Fortune Parkway, Jacksonville, Florida, presented the details of the request. Breeding stated that the applicant was maintaining the enhanced 35-foot buffer and 150-foot fencing along the eastern boundary. She also stated that the developers had continued to work the site plan and would not exceed the maximum 320 multi-family residential units, and that the current multi-family residential unit count was estimated at 312.

(1:48 p.m.) Additionally, she echoed Ellen Avery-Smith's comments, under Regular Agenda Item 3, to allow applicants/developers to apply for both transportation and school concurrency concurrently with a comprehensive plan amendment application.

(1:09 p.m.) Leroy Kinlaw, 151 Stokes Landing Road, recalled a verbal conversation regarding the omission of units directly in front of his home, which would limit the development to 286 units. Additionally, he requested that the proposed project be postponed until site visits were conducted.

(1:52 p.m.) Maureen Long, 1815 Castile Street, referenced a photo and map, *Exhibit A*, and spoke on traffic impacts/concerns. Additionally, she suggested a traffic study and the placement of a traffic light at US-1 and Stokes Landing Road.

(1:55 p.m.) B.J. Kalaidi, 8 Newcomb Street, spoke in opposition to the request due to traffic and affordable housing concerns.

(1:57 p.m.) Breeding provided rebuttal to Mr. Kinlaw's public comment.

(1:59 p.m.) Discussion ensued on the number of multi-family residential units (286 versus 320) for the proposed request, with additional comments by Valliere, Breeding, and Forrest Cotton, Director of Growth Management.

(2:07 p.m.) Motion by Blocker, seconded by Dean, failed 2/3, with Smith, Waldron, and Whitehurst dissenting, to approve PFS AGREE 2021-03, and authorize the county administrator to execute the Stokes Landing Proportionate Fair Share Agreement, finding that the proposed agreement is consistent with Section 11.09 of the Land Development Code.

Yea: Blocker, Dean

Nay: Smith, Waldron, Whitehurst

(2:08 p.m.) The Board moved to Regular Agenda Item 4. Ross and Lavie entered the meeting.

(07/20/21 - 25 - 2:12 p.m.)

7. PUBLIC HEARING - VACROA 2021-01, PUBLIC HEARING TO VACATE A PORTION OF AN UNOPENED/UNIMPROVED ALLEY, WITHIN THE COLLEGE PARK MANOR SUBDIVISION. THE APPLICANT REQUESTS THE VACATION OF THE WESTERLY TEN FEET OF A TWENTY-FOOT WIDE UNOPENED/UNIMPROVED ALLEY, WITHIN THE COLLEGE PARK MANOR 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 of the notice of public hearing on VACROA 2021-01, was received, having been published in *The St. Augustine Record* on June 29, 2021.

M. Scott Thomas, Burr & Forman Law Firm, 50 North Laura Street, Suite 3000, Jacksonville, Florida, representing the applicant, presented the details of the request, via PowerPoint.

(2:17 p.m.) Motion by Smith, seconded by Dean, carried 5/0, to adopt Resolution No. 2021-309, approving VACROA 2021-01, College Park/Yatchak - Alley Vacation, petition to vacate a portion of an unopened/unimproved alley, within the College Park Manor Subdivision.

Yea: Smith, Dean, Blocker, Waldron, Whitehurst

Nay: None

RESOLUTION NO. 2021-309

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF A 20 FOOT ALLEY, WITHIN THE COLLEGE PARK MANOR SUBDIVISION

(07/20/21 - 25 - 2:18 p.m.)

8. PUBLIC HEARING - REZ 2021-10, PURE POWERSPORTS. REQUEST TO REZONE APPROXIMATELY 6.04 ACRES OF LAND FROM INDUSTRIAL WAREHOUSING (IW) WITH CONDITIONS TO COMMERCIAL WAREHOUSE (CW), TO ALLOW FOR THE CONSTRUCTION OF A POWER SPORTS BUSINESS, SPECIFICALLY LOCATED AT 265 COMMERCIAL DRIVE. THE PLANNING AND ZONING AGENCY HEARD THIS REQUEST AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON JUNE 17, 2021. THE AGENCY VOTED UNANIMOUSLY 7-0, TO RECOMMEND APPROVAL. AGENCY MEMBERS INQUIRED ABOUT PLANS FOR ONSITE SIGNAGE AND THE APPLICANT STATED HE PLANNED A LARGE AMERICAN FLAG WITH SIGNS FOLLOWING THE LAND DEVELOPMENT CODE (LDC)

REGULATIONS. 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 2021-10, Pure Powersports, was received, having been published in *The St. Augustine Record* on May 21, 2021.

The commissioners had no ex parte communication to disclose.

Karen M. Taylor, Land Planner, 77 Saragossa Street, representing the applicant, presented the details of the request, via PowerPoint.

(2:24 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-41, approving REZ 2021-10, Pure Powersports, a request to rezone approximately 6.04 acres of land from Industrial Warehousing (IW), with conditions to Commercial Warehouse (CW), based upon four findings of fact, as provided in the staff report.

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

ORDINANCE NO. 2021-41

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS, AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF INDUSTRIAL WAREHOUSING (IW) WITH CONDITIONS TO COMMERCIAL WAREHOUSE (CW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(07/20/21 - 26 - 2:26 p.m.)

9. PUBLIC HEARING - CPA (SS) 2021-01, CLARK PROPERTY. A REQUEST FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 5.16 ACRES OF LAND FROM AGRICULTURAL-INTENSIVE (A-I) TO RESIDENTIAL-A (RES-A), FOR VACANT LAND, SPECIFICALLY LOCATED ON THE NORTH CORNER AT THE INTERSECTION OF COUNTY ROAD 13 SOUTH AND COUNTY ROAD 13-A SOUTH. THE PLANNING AND ZONING AGENCY HEARD THIS REQUEST AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON MAY 20, 2021. THE AGENCY VOTED UNANIMOUSLY 7-0, TO RECOMMEND APPROVAL. 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 CPA (SS) 2021-01, Clark Property, was received, having been published in *The St. Augustine Record* on April 23, 2021.

Michael J. and Nicole M. Bates, property owners/applicants, 3428 South Silvertree Way, presented the details of the request, via PowerPoint.

(2:28 p.m.) Chris Manczak, 2800 County Road 13A South, Elkton, expressed concerns over drainage; then retracted his comments after speaking with the applicant regarding the project location. Smith commented on recent drainage improvements in the area.

(2:33 p.m.) Motion by Dean, seconded by Smith, carried 5/0, to enact Ordinance No. 2021-42, CPA (SS) 2021-01, Clark Property, a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately

5.16 acres of land from Agricultural-Intensive (A-I) to Residential-A (Res-A), based upon four findings of fact, as provided in the staff report.

Yea: Smith, Dean, Blocker, Waldron, Whitehurst

Nay: None

ORDINANCE NO. 2021-42

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 AGRICULTURAL-INTENSIVE (A-I) TO RESIDENTIAL-A (RES-A), FOR APPROXIMATELY 5.16 ACRES OF LAND, LOCATED EAST OF COUNTY ROAD 13 SOUTH AND NORTH OF COUNTY ROAD 13-A SOUTH; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(2:34 p.m.) The Board moved to Regular Agenda Item 12.

(07/20/21 - 27 - 4:50 p.m.)

10. PUBLIC HEARING - CPA(SS) 2021-05, 11280 US 1 NORTH. REQUEST FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 2.13 ACRES OF LAND, LOCATED AT 11280 US HIGHWAY 1 NORTH FROM RURAL/SILVICULTURE (R/S) TO INTENSIVE COMMERCIAL (IC). THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON JUNE 17, 2021, AND WAS UNANIMOUSLY RECOMMENDED FOR APPROVAL, BY A 7-0 VOTE

Proof of publication of the notice of public hearing on CPA (SS) 2021-05, 11280 US 1 North, was received, having been published in *The St. Augustine Record* on May 24, 2021.

Justin Kelly, Senior Planner, presented the details of the request, via PowerPoint.

(4:52 p.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2021-44, a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 2.13 acres of land, located at 11280 US Highway 1 North, from Rural/Silviculture (R/S) to Intensive Commercial (IC), based on four findings of fact, as provided in the Staff Report.

Yea: Smith, Dean, Blocker, Waldron, Whitehurst

Nay: None

ORDINANCE NO. 2021-44

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 INTENSIVE COMMERCIAL (IC), FOR APPROXIMATELY 2.13 ACRES OF LAND, LOCATED AT 11280 US HIGHWAY 1 NORTH; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(07/20/21 - 28 - 3:00 p.m.)

11. SECOND 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 (TDT). THE BOARD FURTHER DIRECTED THAT THE TDC 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. AT ITS LAST REGULARLY SCHEDULED MEETING, THE BOARD CONDUCTED ITS FIRST READING OF THE PROPOSED ORDINANCE AND DIRECTED STAFF TO MAKE CERTAIN CHANGES TO THE PLAN, WHICH ARE ATTACHED AND HIGHLIGHTED FOR FURTHER REVIEW, DISCUSSION AND CONSIDERATION. FOR EASE AND CONVENIENCE IN READING, THE PLAN IS PROVIDED SEPARATELY; HOWEVER, IF APPROVED, THE PLAN WILL BE INCORPORATED INTO THE ATTACHED ORDINANCE PRIOR TO ENACTMENT. AS DRAFTED, THE ORDINANCE LEVIES AN ADDITIONAL ONE PERCENT TOURIST DEVELOPMENT TAX, FOR A TOTAL COUNTY-WIDE RATE OF FIVE PERCENT AND REVISES THE PLAN TO ALLOCATE THE REVENUES AND TO MODIFY THE CATEGORIES OF USE. AMONG THE NOTABLE REVISIONS TO THE CATEGORIES OF USE IS A PROPOSAL TO CHANGE THE NAME OF THE "TOURIST ASSETS" CATEGORY TO "BEACH MANAGEMENT," AND TO CONSOLIDATE ALL EXPENDITURES RELATED TO IMPROVING AND MAINTAINING LOCAL BEACHES WITHIN THE CATEGORY. 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

Proof of publication of the notice of public hearing on the Second Reading of the 5th cent tax, was received, having been published in *The St. Augustine Record* on May 24, 2021.

Tera Meeks, Director, Tourism and Cultural Development, presented the details of the item, including a summary of the revenue allocation, via PowerPoint. She also noted the Board's decision points: 1) Levying of the 5th percent of Tourist Development Tax (TDT),

2) Modifications to the Tourist Development Plan (Ordinance 2019-24), and 3) Allocation of the revenue from the 5th cent of TDT.

(3:06 p.m.) Dylan Rumrell, St. Augustine Beach Commissioner, 436 Ocean Grove Circle, spoke in support of levying an additional one percent TDT.

(3:07 p.m.) Nancy Sikes-Kline, Vice Mayor of the City of St. Augustine, spoke in support of levying an additional one percent TDT. She advocated for the City Commission to receive an increase in bed tax revenue and stated that she supported the TDC's recommendation that was presented to the Board.

(3:09 p.m.) Roger Mentz, 952 Spinnakers Reach Drive, spoke in support of levying an additional one percent TDT for beach renourishment in the north part of the County.

(3:11 p.m.) Robert Safford, 229 Isle Way Lane, spoke in support of levying an additional one percent TDT for beach renourishment in the north part of the County.

(3:13 p.m.) Beth Angelo, 1283 Ponte Vedra Boulevard, on behalf of Lorie Moffett, 917 Ponte Vedra Boulevard, spoke in support of levying an additional one percent TDT for beach renourishment in the north part of the County.

(3:16 p.m.) Dwight Miller, 1107 Makarios, spoke in support of levying an additional one percent TDT. He also spoke about the needs of the unrepresented communities.

(3:18 p.m.) Barbara Blonder, City of St. Augustine Commissioner, spoke in support of levying an additional one percent TDT. She advocated for the City Commission to receive an increase in bed tax revenue and spoke about the needs of the unrepresented communities.

(3:20 p.m.) Marc Angelo, 1283 Ponte Vedra Boulevard, spoke in support of levying an additional one percent TDT for beach renourishment in the north part of the County.

(3:22 p.m.) Nicole Crosby, 1169 Neck Road, presented photos, *Exhibit A*, and spoke in support of levying an additional one percent TDT for Ponte Vedra Beach, including beach renourishment in the north part of the County.

(3:25 p.m.) David Reese, Florida's First Coast Golf, 4300 Marsh Landing Boulevard, spoke in support of levying an additional one percent TDT for Category I.

(3:28 p.m.) Andrea Jones, 1215 Vista Cove Road, spoke in support of levying an additional one percent TDT for Category I.

(3:29 p.m.) Richard Goldman, Richard Goldman, President and CEO of the St. Augustine, Ponte Vedra, and The Beaches Visitors and Convention Bureau (VCB), 29 Old Mission Avenue, spoke in support of levying an additional one percent TDT for Category I.

(3:33 p.m.) Kevin McAuliffe, 1161 Ponte Vedra Beach Boulevard, spoke in support of levying an additional one percent TDT.

(3:33 p.m.) Jennifer Jenkins, 645 Market Street, spoke in support of levying an additional one percent TDT for Category I.

(3:35 p.m.) Dean questioned Ross on the proposed motion. Ross stated that the proposed allocations were as follows: 20 percent to Category 1, 20 percent to Category 3, and 60 percent to Category 5. Waldron proposed the following allocations, *Exhibit B*: 10 percent to Category 1, 10 percent to Category 2, 40 percent to Category 3, 0 percent to Category

4, and 40 percent to Category 5. Whitehurst proposed the following a 20 percent allocation to Category 1. Discussion ensued on the allocations.

(3:51 a.m.) **Motion by Dean, seconded by Waldron, carried 4/1, with Smith dissenting, to enact Ordinance No. 2021-43, levying and imposing an additional one percent tourist development tax, throughout St. Johns County, Florida, pursuant to section 125.0104 of the Florida Statutes, and amending, revising, and restating the St. Johns County Tourist Development Plan, to include the following allocation of the one cent: 10 percent to Category 1, 10 percent to Category 2, 40 percent to Category 3, 0 percent to Category 4, and 40 percent to Category 5; and to include the effective date of October 1, 2021.**

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

ORDINANCE NO. 2021-43

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, LEVYING AND IMPOSING AN ADDITIONAL ONE (1) PERCENT TOURIST DEVELOPMENT TAX THROUGHOUT ST. JOHNS COUNTY PURSUANT TO SECTION 125.0104 OF THE FLORIDA STATUTES ("THE LOCAL OPTION TOURIST DEVELOPMENT ACT"); AMENDING ST. JOHNS COUNTY ORDINANCE NUMBERS 86-72 AND 2011-31, AS PREVIOUSLY AMENDED, AND ORDINANCE NUMBER 2019-24 TO AMEND, REVISE AND RESTATE (IN WHOLE) THE ST. JOHNS COUNTY TOURIST DEVELOPMENT PLAN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ADDITIONAL FINDINGS OF FACT; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF ERRORS; PROVIDING FOR EFFECT OF CAPTIONS; AND PROVIDING FOR AN EFFECTIVE DATES

(3:52 p.m.) Dean spoke on the United States Army Corps of Engineers (USACE) and the Olsen plan beach restoration feasibility studies, including the project areas.

Dean recommended that the Board direct staff to send a letter to the USACE, deleting the Federal project area from the Duval County line, south to range marker 16.5 (3 miles).

Dean also recommended that the Board proceed with the Olsen study recommendation, to include the project area from ranger marker 16.5 south to the Guana River Preserve northern boundary.

(3:59 p.m.) Andrews provided additional comments on a letter dated July 15, 2021, from the Ponte Vedra Municipal Service District (MSD) regarding opposition of increased or newly created on-street parking, parking lots, or any shuttle type services.

(4:01 p.m.) Smith questioned Joe Giammanco, Director of Emergency Management, on the following: 1) how much was allocated to the feasibility study, and 2) would the recommended project area improve securing revenue.

(4:03 p.m.) Discussion ensued on the Olsen study/project.

(4:09 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to direct staff to: send a letter to the Corps of Engineers requesting a feasibility study for the portion of St. Johns County: (1) from Sawgrass down to the northern boundary of the Guana River Preserve; and (2) from Serenata Beach Club north of South Ponte Vedra, and excluding the area between Range Marker 16 ½ and the Duval County Line.

Yea: Smith, Dean, Waldron, Whitehurst, Blocker

Nay: None

(4:14 p.m.) *It was the consensus of the Board to proceed with the Olsen Report Project recommendation; a one-time restoration; eliminate the area north of Range Marker 16 ½ and just do the area starting at 16 ½ south down to the Guana River Preserve.*

(4:14 p.m.) The Board moved to Regular Agenda Item 13.

(07/20/21 - 31 - 2:35 p.m.)

12. FISCAL YEAR (FY) 2022 RECOMMENDED BUDGET. THE ANNUAL COUNTY BUDGET PROCESS REQUIRES A NUMBER OF STEPS, RANGING FROM ITS PREPARATION THROUGH ADOPTION. FLORIDA STATUTES (F.S. 129.03(3) AND F.S. 200.065, TRUTH IN MILLAGE (“TRIM”) REQUIREMENTS SPECIFY THAT A BALANCED RECOMMENDED BUDGET MUST BE SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS AS THE NEXT STEP IN THE BUDGET PROCESS. THE FISCAL YEAR 2022 RECOMMENDED BUDGET HAS BEEN BALANCED WITH EXPENDITURES AND ADEQUATE RESERVES, WITHIN EACH COUNTY FUND EQUAL TO PROJECTED FUND REVENUES. COUNTY ADMINISTRATION'S RECOMMENDED BUDGET REPRESENTS A FUNDING LEVEL THAT CAN REASONABLY ASSURE THE ACHIEVEMENT OF ST. JOHNS COUNTY'S OPERATIONAL NEEDS WHILE MINIMIZING THE TAX IMPACT ON ITS CITIZENRY. A FISCAL YEAR 2022 RECOMMENDED BUDGET WORKBOOK WAS PROVIDED TO THE COUNTY COMMISSION ON JULY 9, 2021. IN ADDITION, AN ELECTRONIC VERSION OF THE WORKBOOK MAY BE FOUND ON THE COUNTY'S WEBSITE AT: WWW.SJCFL.US/OMB. AS PART OF THEIR REGULAR MEETING ON AUGUST 3, 2021, THE COUNTY COMMISSION WILL ESTABLISH THE TENTATIVE MILLAGE RATES FOR THE COUNTY'S TRIM MAILING AND ESTABLISH A DATE, TIME, AND PLACE OF THE FIRST PUBLIC HEARING FOR THE ADOPTION OF THE FISCAL YEAR 2022 ANNUAL BUDGET. THIS INFORMATION IS PLACED ON DEPARTMENT OF REVENUE DR-420 FORMS AND FORWARDED TO THE PROPERTY APPRAISER. THOSE FORMS PROVIDE THE BASIS FOR THE “TRIM” NOTICE MAILED BY THE PROPERTY APPRAISER TO PROPERTY OWNERS IN ST. JOHNS COUNTY. FOR PRACTICAL PURPOSES, ONCE THE TENTATIVE MILLAGE RATES ARE SET, THEY CAN STILL BE DECREASED BUT NOT INCREASED

Jesse Dunn, Director, Office of Management and Budget, presented the details of the recommended budget, via PowerPoint. He reviewed the FY 2022 budget process; the total FY 2022 recommended County budget; the proposed FY 2022 Budget Guidelines; FY 2022 recommended revenues; the growth in St. Johns County taxable value; property tax revenue for St. Johns County BCC; fuel taxes, half-cent sales tax, and Tourist Development Tax; FY 2022 recommended budget expenditures; noteworthy items since FY 2022 Administrator's workshop; FY 2022 budget summaries; general fund pick-ups and COVID-19 response efforts; capital improvement projects (CIP) FY 2022-2026; FY 2022 Millage Fund Reserves; recommended budget and millage rates; and rolled back millage rates effect for FY 2022. Additionally, he noted that the Board would establish the proposed millage rates on August 3, 2021.

(3:00 p.m.) The Board moved to Regular Agenda Item 11.

(07/20/21 - 32 - 4:16 p.m.)

13. PROPOSED HOMELESS VETERANS HOUSING ASSISTANCE PROGRAM. AT THE JUNE 1, 2021, BCC MEETING, CONSENSUS WAS GIVEN DIRECTING STAFF TO RESEARCH HOMELESS VETERANS HOUSING IN ST. JOHNS COUNTY AND BRING BACK OPTIONS FOR CONSIDERATION AT A FUTURE MEETING. BASED ON INFORMATION PROVIDED BY THE VETERANS COUNCIL OF ST. JOHNS COUNTY AND THE VETERANS SERVICE OFFICE, THERE ARE AN ESTIMATED 38 HOMELESS VETERANS IN ST. JOHNS COUNTY. PENDING BOARD APPROVAL, THE PROPOSED HOMELESS VETERANS HOUSING ASSISTANCE PROGRAM WOULD PROVIDE REHOUSING ASSISTANCE TO HOMELESS VETERANS IN ST. JOHNS COUNTY. THE SJC VETERANS SERVICE OFFICE WILL IMPLEMENT THE PROGRAM. THE ESTIMATED COST OF THE VETERANS HOUSING TRUST FUND FOR FISCAL YEAR 2022 IS \$123,652, PLUS ONE ADDITIONAL VETERANS SERVICE OFFICER TO ADMINISTER THE PROGRAM. STAFF IS SEEKING BOARD DIRECTION FOR THE PROPOSED PROGRAM

Joseph McDermott, Veterans Service Officer, 200 San Sebastian View, Suite 1400, presented the details of the request, including funding considerations, via PowerPoint.

(4:21 p.m.) Discussion ensued on funding considerations, including the Veterans Affairs Grant Per Diem Program, the St. Johns County homelessness among veterans, and the funding request for the Full-time equivalent (FTE) veterans' services officer, with additional comments provided by Shawna Novak, Director of Health and Human Services. Additional comments provided by Andrews regarding the FTE.

(4:35 p.m.) Motion by Dean, seconded by Whitehurst, carried 3/2, with Smith and Waldron dissenting, to direct staff to include in the Fiscal Year 2022 budget for the Veterans Services Office up to \$123,652, for the purposes of homeless veterans housing assistance and funding for one full-time equivalent to administer the program.

Yea: Dean, Whitehurst, Blocker

Nay: Smith, Waldron

(07/20/21 - 32 - 4:16 p.m.)

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(4:21 p.m.) Discussion ensued on funding considerations, including the Veterans Affairs Grant Per Diem Program, the St. Johns County homelessness among veterans, and the

funding request for the Full-time equivalent (FTE) veterans' services officer, with additional comments provided by Shawna Novak, Director of Health and Human Services. Additional comments provided by Andrews regarding the FTE.

(4:35 p.m.) Motion by Dean, seconded by Whitehurst, carried 3/2, with Smith and Waldron dissenting, to direct staff to include in the Fiscal Year 2022 budget for the Veterans Services Office up to \$123,652, for the purposes of homeless veterans housing assistance and funding for one full-time equivalent to administer the program.

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

(07/20/21 - 33 - 4:37 p.m.)

14. CONSIDER AN APPOINTMENT TO THE PLANNING AND ZONING AGENCY (PZA). CURRENTLY THERE IS ONE VACANCY ON THE PLANNING AND ZONING AGENCY (PZA), DUE TO THE EXPIRED TERM OF MR. ROY ALAIMO. THIS VACANCY WAS ADVERTISED FOR A FOUR-WEEK SPAN FROM APRIL 22, 2021, THROUGH MAY 22, 2021. THE PURPOSE OF THE PZA IS TO SERVE IN AN ADVISORY CAPACITY AND RECOMMENDING BODY TO THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS, ON MATTERS RELATING TO ZONING OF LAND, AMENDMENT OF LAND DEVELOPMENT REGULATIONS, LAND USE AMENDMENTS, AND MAJOR MODIFICATIONS TO PLANNED UNIT DEVELOPMENTS, INCLUDING THOSE FUNCTIONS AS THE COUNTY'S LOCAL PLANNING AGENCY PER CHAPTER 163, FLORIDA STATUTES. PER BCC RULE 2.201.B, EVERY REASONABLE ATTEMPT WILL BE MADE TO HAVE ALL COUNTY COMMISSION DISTRICTS EQUALLY REPRESENTED ON EACH BOARD/COMMITTEE. PZA MEMBERS ARE REQUIRED TO BE REGISTERED VOTERS OF ST. JOHNS COUNTY. PLEASE FIND FOR YOUR REVIEW AND CONSIDERATION TEN APPLICATIONS: (ANNE CHALLIS -DISTRICT 2, KATHLEEN FLORYAN- DISTRICT 5, NELS FROSTENSON- DISTRICT 4, DEANNE GRAYSON - DISTRICT 2, JOSEPH MCANARNEY - DISTRICT 1, TRAVIS MINCH - DISTRICT 4, ELVIS PIERRE - DISTRICT 2, HARTLEY SAMET - DISTRICT 4, VERNON "HAWLEY" SMITH III - DISTRICT 1, AND JON SCOTT WALKER- DISTRICT 4. PLEASE NOTE AFTER REVIEW AND CONSIDERATION OF THE APPLICATIONS, THE PLANNING AND ZONING AGENCY DECLINED TO OFFER A RECOMMENDATION FOR THE APPOINTMENT (SEE ATTACHED LETTER FROM THE PZA CHAIRMAN)

Melissa Lundquist, Assistant to the Board of County Commissioners, presented the details of the vacancy. She noted that there were no representatives from District 2, nor District 5 on the PZA.

(4:38 p.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to appoint Elvis Pierre to the Planning and Zoning Agency, for a full four-year term, scheduled to expire July 20, 2025.

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

(07/20/21 -33 - 4:40 p.m.)

15. CONSIDER APPOINTMENTS TO THE ARTS, CULTURE, HERITAGE FUNDING PANEL. CURRENTLY THERE ARE SEVEN VACANCIES ON THE ARTS, CULTURE, HERITAGE FUNDING PANEL. ALL SEVEN VACANCIES ARE DUE TO EXPIRED TERMS. FOUR OF THE VACANCIES ARE MEMBER POSITIONS RESIDING WITHIN ST. JOHNS COUNTY AND THREE ARE REQUIRED TO BE MEMBERS FROM OUTSIDE OF THE COUNTY. TWO OF

THE SEVEN POSITIONS ARE ALTERNATE MEMBERS. ALL MEMBERS ARE REQUIRED TO DEMONSTRATE AN INTEREST IN TOURISM/CULTURAL DEVELOPMENT AND PROMOTION. ST. JOHNS COUNTY RESIDENT MEMBERS SERVE TWO-YEAR TERMS AND NON-RESIDENTS SERVE ONE-YEAR TERMS. ALL SEVEN VACANCIES HAVE BEEN ADVERTISED FOR A FOUR-WEEK SPAN. NO OUT-OF-COUNTY APPLICATIONS WERE RECEIVED. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION FOUR APPLICATIONS. (GINA FIORE - DISTRICT 4, SUMMER HAMPTON - DISTRICT 5, MARIETTA KASHMER - DISTRICT 3, STACY MILES - DISTRICT 4). PLEASE NOTE DUE TO THE TIME CONSTRAINT OF NEEDED MEMBERSHIP, A RECOMMENDATION FROM THE TDC WAS NOT REQUESTED

Melissa Lundquist, Assistant to the Board of County Commissioners, presented the details of the vacancies. She noted that the Board required three members that resided outside of the county. She stated no applications were received from out-of-county potential members. Discussion ensued on the requirement of out-of-county residents serving on the Board, with additional comments provided by Ross.

(4:46 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to suspend BCC Rule 2.202.C, regarding recommendations being made for any given board and vacancy.

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

(4:47 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to reappoint Gina Fiore, to the Arts, Culture and Heritage Funding Panel, for a two-year term, scheduled to expire July 15, 2023; a regular member residing in St. Johns County.

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

(4:47 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to reappoint Stacey Miles, to the Arts, Culture and Heritage Funding Panel, for a two-year term, scheduled to expire July 15, 2023; a regular member residing in St. Johns County.

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

(4:48 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to appoint Summer Hampton, to the Arts, Culture and Heritage Funding Panel, for a two-year term, scheduled to expire July 15, 2023; a regular member residing in St. Johns County.

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

(4:49 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to appoint Marietta Kashmer, to the Arts, Culture and Heritage Funding Panel, for a two-year term, scheduled to expire July 15, 2023; an alternate member residing in St. Johns County.

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

(4:49 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to reinstate BCC Rule 2.202.C.

Yea: Whitehurst, Smith, Waldron, Blocker, Dean

Nay: None

(4:50 p.m.) The Board moved to Regular Agenda Item 10.

(07/20/21 - 35 - 4:53 p.m.)

PUBLIC COMMENT

(4:55 p.m.) Melissa Fisher, 237 Linkside Circle, referenced photos and spoke on community flooding concerns in her neighborhood, *Exhibit A*. Ben Powelson, Growth Management, provided an update on the Marsh Landing stormwater system and stated a letter was currently being written.

(4:58 p.m.) Anna Quinones, 7280 Oakmont Court, spoke on community flooding concerns in her neighborhood.

(5:00 p.m.) Deputy Clerk Crystal Smith entered the meeting and McGee left the meeting.

(5:00 p.m.) James Hensley, 7330 Oakmont Court, referenced a photo, *Exhibit B*; and spoke on flooding concerns in his community.

(5:03 p.m.) Maureen Long, 1821 Castile Street, referenced photos, *Exhibit C*; and spoke on her concerns with GATE Gas Station carwash and the affects it could bring to the Fish Island Preserve.

(5:06 p.m.) Dwight Miller, 1107 Makarios Drive, spoke on his concerns with homelessness, the upcoming eviction moratorium deadline, and the \$5,000 limit on emergency rental assistance.

(5:10 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on code violations containing the name and address of the person reporting the violation, stated the St. Johns County Sheriff's Office would be answering calls after 5:00 p.m. for the St. Augustine Police Department, referenced a photo of the property at 112 Moore Street and spoke on the history behind it, and commended Regina Ross on her service to the County. Kalaidi submitted documents that were referenced, *Exhibit D*.

(5:13 p.m.) Ed Palsick, American Veteran Post 45 representative, referenced a charity fundraising event for Tammy Bader Gibb's, *Exhibit E*.

(5:17 p.m.) Blocker spoke on Regina Ross' accomplishments and service throughout her career and presented her with a Certificate of Appreciation.

Regina Ross, Deputy County Attorney, expressed her appreciation for the recognition and commended staff on their support throughout her career with the County.

(07/20/21 - 35 - 5:22 p.m.)

COMMISSIONERS' REPORTS

Commissioner Whitehurst

No report.

Commissioner Waldron

Waldron wished his wife a happy anniversary; requested that developers have all agreements and information prior to BCC meetings; and commended Regina Ross on her service to the County and the help she had provided him with.

Commissioner Smith

No report.

Commissioner Dean

(5:24 p.m.) Dean requested that McCormack provide an update on the Marsh Creek cell tower. Waldron provided an update on the cell tower from a recent visit.

Commissioner Blocker

(5:26 p.m.) Blocker requested that staff provide an update on Republic Services trash pick-up concerns. Conrad stated he would provide a white paper with an update.

(5:29 p.m.) *Consensus was given from the Board to have staff bring back a white paper regarding solid waste pick-up.*

(5:29 p.m.) Blocker requested discussion on having workshops to address growth and development; commended staff for staying late; and wished his wife a happy anniversary.

(07/20/21 - 36 - 5:31 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Conrad requested Board approval to hire Ryan Kane as the new Parks and Recreation Director.

(5:32 p.m.) **Motion by Smith, seconded by Dean, carried 5/0, to approve the appointment of Ryan Kane as the Parks and Recreation Director.**

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

Nay: None

(5:32 p.m.) Conrad requested Board approval to hire Colin Crosby as the new Utilities Director.

(5:33 p.m.) **Motion by Dean, seconded by Blocker, carried 5/0, to approve the appointment of Colin Crosby as the Utilities Director.**

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

Nay: None

(5:34 p.m.) Conrad requested Board ratification to approve a grant application pertaining to the utility department.

(5:35 p.m.) **Motion by Smith, seconded by Dean, carried 5/0, to ratify the grant application.**

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

Nay: None

(07/20/21 - 36 - 5:35 p.m.)

COUNTY ATTORNEY'S REPORT

No report.

(07/20/21 - 37 - 5:35 p.m.)
CLERK OF COURT'S REPORT

No report.

(07/20/21 - 37 - 5:35 p.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 5:35 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 591733-591916, totaling \$1,241,520.20 and Voucher Register, Voucher Nos. 58228-58316, totaling \$2,763,666.05 (06/21/21)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 591917-592098, totaling \$1,323,495.02 and Voucher Register, Voucher Nos. 58317-58419, totaling \$2,921,808.24 (06/28/21)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 592099-592112, totaling \$304,810.79 (06/28/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 592113-592119, totaling \$3,089.22 and Voucher Register, Voucher Nos. 58420-58422, totaling \$755.11 (07/01/21)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 58423-58424, totaling \$8,301.92 (07/01/21)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 592120-592261, totaling \$647,852.84 and Voucher Register, Voucher Nos. 58425-58501, totaling \$1,387,368.52 (07/06/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 592262-592294, totaling \$25,845.15 and Voucher Register, Voucher Nos. 58502-58544, totaling \$54,319.96 (07/07/21)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 592295-592421, totaling \$798,299.89 and Voucher Register, Voucher Nos. 58545-58639, totaling \$1,264,457.66 (07/12/21)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 592422-592427, totaling \$4,336 and Voucher Register, Voucher Nos. 58640-58648, totaling \$8,362 (07/14/21)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 592428-592442, totaling \$52,313.09 and Voucher Register, Voucher Nos. 58649-58651, totaling \$755.11 (07/14/21)
11. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 58652-58653, totaling \$8,301.92 (07/14/21)
12. St. Johns County Board of County Commissioners Check Register, Check No. 592443, totaling \$185,000 (07/15/21)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 592444-592649, totaling \$2,291,256.82 and Voucher Register, Voucher Nos. 58654-58758, totaling \$3,228,125.68 (07/19/21)
14. St. Johns County Board of County Commissioners Check Register, Check Nos. 592650-592701, totaling \$32,156.31 and Voucher Register, Voucher Nos. 58759-58940, totaling \$133,776.08 (07/21/21)
15. St. Johns County Board of County Commissioners Check Register, Check No. 592702, totaling \$10,717.64 (07/22/21)
16. St. Johns County Board of County Commissioners Check Register, Check Nos. 592703-592715, totaling \$292,355.38 (07/22/21)

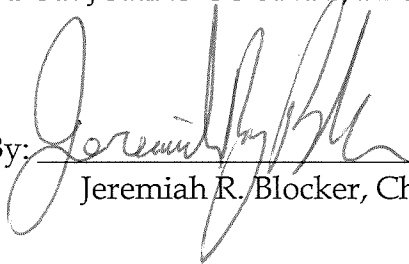
17. St. Johns County Board of County Commissioners Check Register, Check Nos. 592716-592886, totaling \$2,176,945.36 and Voucher Register, Voucher Nos. 58941-59031, totaling \$2,168,842.46 (07/26/21)

CORRESPONDENCE:

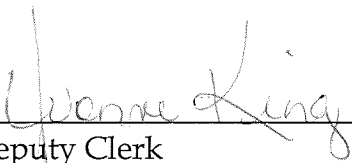
Letter dated June 24, 2014, regarding Trout Creek Community Development District's Annual Financial Audit Report for Fiscal Year ended September 30, 2020.

Approved: August 3, 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

