

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
AUGUST 17, 2021
9:00 A.M.**

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

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

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

(08/17/21 - 1 - 9:00 a.m.)

CALL TO ORDER

Blocker called the meeting to order.

(08/17/21 - 1 - 9:00 a.m.)

ROLL CALL

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

(08/17/21 - 1 - 9:01 a.m.)

INVOCATION

Pastor Mike Krulick, Anchor Faith Church, gave the invocation.

(08/17/21 - 1 - 9:02 a.m.)

PLEDGE OF ALLEGIANCE

CDR Larry Mull, St. Augustine Sea Cadet Battalion (Ret. Navy), led the Pledge of Allegiance.

(08/17/21 - 1 - 9:03 a.m.)

PROCLAMATION RECOGNIZING JOSEPH HENRY HANKERSON AS ST. JOHNS COUNTY'S FIRST KNOWN AFRICAN AMERICAN POSTMASTER

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

Derek Hankerson expressed his appreciation to the Board for the recognition and said a few words on the accomplishments of Joseph Henry Hankerson and the importance of recognizing him as St. Johns County's first known African American Postmaster.

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(08/17/21 - 2 - 9:08 a.m.)
ACCEPTANCE OF PROCLAMATION

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

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

(08/17/21 - 2 - 9:08 a.m.)
PUBLIC SAFETY UPDATE

Joel Sneed, Operations Chief, St. Johns County Fire Rescue, spoke on the department's response actions for the month of July; noted an 18 percent increase in call volume from January to July; and stated Fire Rescue would continue to monitor and prepare to ensure they meet the expectations of the Board and the public during hurricane season. He also recognized the 20th anniversary of the September 11 attack on America and noted that Fire Rescue was issuing special edition T-shirts for their staff during the month of September. He presented a shirt to each Board member and to Luke Nehamias for his effort in designing it for the department.

(9:12 a.m.) Tara Wildes, St. Johns County Sheriff's Office, spoke on the start of the school year and encouraged everyone to be mindful of pedestrians and school buses; she noted the current jail population.

(9:14 a.m.) Joe Giammanco, Director of Emergency Management, spoke on the newly opened COVID-19 testing location; stated both the rapid and PCR tests were being offered; noted that appointments were not required; however, preregistration was strongly encouraged; and explained that testing was no cost to a resident or the County, due to the partnership with Nomi Health. Additionally, he explained the testing location was being staffed by Nomi Health, press releases were being conducted to inform the public, and the capacity for testing was about 500 tests per day.

(08/17/21 - 2 - 9:17 a.m.)
DELETIONS TO THE CONSENT AGENDA

There were none.

(08/17/21 - 2 - 9:17 a.m.)
APPROVAL OF CONSENT AGENDA

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

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2021-336**, approving the final plat for Seaside Vista

RESOLUTION NO. 2021-336

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SEASIDE VISTA

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- 3. Motion to adopt **Resolution No. 2021-337**, approving the final plat for Watersong at Rivertown, Phase Two-B

RESOLUTION NO. 2021-337

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

- 4. Motion to adopt **Resolution No. 2021-338**, approving the final plat for Stillwater, Phase 1B

RESOLUTION NO. 2021-338

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

- 5. Motion to adopt **Resolution No. 2021-339**, approving the final plat for Silverleaf, 29B-1

RESOLUTION NO. 2021-339

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SILVERLEAF, 29B-1

- 6. Motion to adopt **Resolution No. 2021-340**, to approve and adopt the St. Johns County 2021 Transit Development Plan major update; and authorizing the county administrator, or his designated representative, to execute any other related documents and take any other actions necessary, in connection with the submittal of the Transit Development Plan to the Florida Department of Transportation

Proof of publication of notice of the approval and adoption of the St. Johns County 2021 Transit Development Plan major update was received, having been published in *The St. Augustine Record* on July 17, 2021.

RESOLUTION NO. 2021-340

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2021 MAJOR UPDATE OF THE ST. JOHNS COUNTY TRANSIT DEVELOPMENT PLAN

- 7. Motion to adopt **Resolution No. 2021-341**, authorizing the notice required by Section 336.10, F.S., for a public hearing on September 21, 2021, at 9:00 a.m. or at a date and time as soon thereafter as possible, to hear a request for the vacation of an unopened/unimproved right-of-way within the Ocean Grove Subdivision (VACROA 2021-07 Escambia St. Roadway Vacation)

RESOLUTION NO. 2021-341

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF SEPTEMBER 21, 2021, AT 9:00 A.M., TO HEAR A REQUEST TO

VACATE, ABANDON, DISCONTINUE, AND CLOSE PORTIONS OF CERTAIN STREETS, ALLEYWAYS, OR ROADS DESCRIBED AS FOLLOWS: LEGAL DESCRIPTION AS PER ATTACHED "SCHEDULE A"

8. Motion to adopt **Resolution No. 2021-342**, authorizing the notice required by Section 336.10, F.S., for a public hearing on September 21, 2021, at 9:00 a.m. or at a date and time as soon thereafter as possible, to hear a request for the vacation of an unopened/unimproved alley within the Anastasia Park Subdivision (VACROA 2021-02 Bushnell Alleyway)

RESOLUTION NO. 2021-342

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF SEPTEMBER 21, 2021, AT 9:00 A.M., TO HEAR A REQUEST TO VACATE, ABANDON, DISCONTINUE, AND CLOSE PORTIONS OF CERTAIN STREETS, ALLEYWAYS, OR ROADS DESCRIBED AS FOLLOWS: LEGAL DESCRIPTION AS PER ATTACHED "SCHEDULE A"

9. Motion to adopt **Resolution No. 2021-343**, approving the terms and conditions of a Communication Tower Lease Agreement, along with the provisions of a Memorandum of Lease, with Cellco Partnership d/b/a Verizon Wireless; and authorizing the county administrator, or designee, to execute the Lease Agreement and Memorandum, on behalf of the County

RESOLUTION NO. 2021-343

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A COMMUNICATION TOWER LEASE AGREEMENT, ALONG WITH THE PROVISIONS OF A MEMORANDUM OF LEASE, WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE LEASE AGREEMENT AND MEMORANDUM, ON BEHALF OF THE COUNTY

10. Motion to adopt **Resolution No. 2021-344**, authorizing the chair of the Board, on behalf of the County, to execute and deliver to the State of Florida Department of Transportation a Perpetual Easement and Subordination of County Utility Interests, over a portion of S. Holmes Boulevard, in connection with the State Road 313 Transportation Project

RESOLUTION NO. 2021-344

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AND DELIVER TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, A PERPETUAL EASEMENT AND SUBORDINATION OF COUNTY UTILITY INTERESTS, OVER A PORTION OF S. HOLMES BOULEVARD, IN

**CONNECTION WITH THE STATE ROAD 313
TRANSPORTATION PROJECT**

11. Motion to adopt **Resolution No. 2021-345**, accepting Grant of Easements to St. Johns County required for the S. Holmes Boulevard CDBG Drainage Project

RESOLUTION NO. 2021-345

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

12. Motion to adopt **Resolution No. 2021-346**, approving the terms and conditions of two purchase and sale agreements; and authorizing the county administrator, or designee, to execute the agreements, on behalf of the County, for the S. Holmes Blvd. CDBG Drainage Project

RESOLUTION NO. 2021-346

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF TWO PURCHASE AND SALE AGREEMENTS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENTS, ON BEHALF OF THE COUNTY, FOR THE S. HOLMES BOULEVARD CDBG DRAINAGE PROJECT

13. Motion to adopt **Resolution No. 2021-347**, approving the terms of and authorizing the county administrator, or designee, to execute, a Lease Agreement with Home Again St. Johns, allowing them to continue to occupy the property that the Salvation Army conveyed to St. Johns County, for future affordable housing

RESOLUTION NO. 2021-347

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 LEASE AGREEMENT WITH HOME AGAIN ST. JOHNS, ALLOWING THEM TO CONTINUE TO OCCUPY PROPERTY SALVATION ARMY CONVEYED TO ST. JOHNS COUNTY, FOR FUTURE AFFORDABLE HOUSING

14. Motion to adopt **Resolution No. 2021-348**, accepting the second of three Easements for Utilities needed for installation of a sewer force main, connecting Dobbs Road and Old Moultrie Road

RESOLUTION NO. 2021-348

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE SECOND OF THREE EASEMENTS FOR UTILITIES NEEDED, FOR INSTALLATION OF A

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**SEWER FORCE MAIN, CONNECTING DOBBS ROAD
AND OLD MOULTRIE ROAD**

15. Motion to adopt **Resolution No. 2021-349**, declaring certain County owned property located on State Road 207, as surplus property; and authorizing advertisement for sealed bids, pursuant to Florida Statute 125.35

RESOLUTION NO. 2021-349

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY OWNED PROPERTY LOCATED ON STATE ROAD 207, AS SURPLUS PROPERTY; AND AUTHORIZING ADVERTISEMENT FOR SEALED BIDS, PURSUANT TO FLORIDA STATUTE 125.35

16. Motion to authorize the Utility Department to submit two grant applications to the Florida Department of Economic Opportunity, through the Rebuild Florida Mitigation General Infrastructure Program, for the SR 207 Water Reclamation Facility Expansion and the Manhole and Lift Station Rehabilitation Project
17. Motion to adopt **Resolution 2021-350**, authorizing the county administrator, or his designee, to award Bid No. 21-101, Signalization Replacement at Intersection of US 1 /Lewis Point Road/St. Augustine South Drive - HMGP 4283-011-R to Chinchor Electric, Inc., as the lowest, responsive, responsible bidder; and to execute a contract, in substantially the same form and format as attached hereto, for completion of the project as provided in Bid No. 21-101, for a lump sum cost of \$609,696.50

RESOLUTION NO. 2021-350

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-101; AND TO EXECUTE AN AGREEMENT WITH CHINCHOR ELECTRIC, INC., FOR SIGNALIZATION REPLACEMENT AT INTERSECTION OF US 1 / LEWIS POINT ROAD / ST. AUGUSTINE SOUTH DRIVE - HMGP 4283-011-R

18. Motion to adopt **Resolution No. 2021-351**, authorizing the county administrator, or his designee, to award Bid No. 21-76, Players Club WRF to Sawgrass WRF Interconnects, to TB Landmark Construction, 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. 21-76, for a not-to-exceed price of \$1,715,335

RESOLUTION NO. 2021-351

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-76; PLAYERS CLUB WRF TO SAWGRASS WRF INTERCONNECTS, TO TB LANDMARK CONSTRUCTION, INC.; AND TO

EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

19. Motion to declare the attachments as surplus; and authorize the county administrator, or his designee, to dispose of same in accordance with Purchasing Policy 308 and Florida Statute 274
20. Motion to adopt **Resolution No. 2021-352**, amending the FY 2021, [Transportation Trust Fund Budget to recognize and appropriate insurance proceeds (1111-36402) in an amount not to exceed \$64,130, within the FY 2021 Transportation Trust Fund Budget (1125-54605, \$39,130 and 1125-56400, \$25,000) for the purchase of a Traffic Signal Conflict Monitor and various traffic signal maintenance items

RESOLUTION NO. 2021-352

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2021 TRANSPORTATION TRUST FUND BUDGET, TO RECEIVE UNANTICIPATED INSURANCE PROCEEDS REVENUE OF \$64,130; AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY TRAFFIC AND TRANSPORTATION DEPARTMENT

21. Motion to adopt **Resolution No. 2021-353**, authorizing the chair to execute the State of Florida CARES Act Local Government Funding Program Notice of Program Closeout, in substantially the same form and format as attached hereto

RESOLUTION NO. 2021-353

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR TO EXECUTE THE STATE OF FLORIDA CARES ACT LOCAL GOVERNMENT FUNDING PROGRAM NOTICE OF PROGRAM CLOSEOUT, ON BEHALF OF ST. JOHNS COUNTY

22. Motion to adopt **Resolution No. 2021-354**, recognizing and appropriating the U.S. Small Business Administration Shuttered Venue Operators Grant, in the amount of \$5,984,568, within the Fiscal Year 2021 Cultural Events Division Fund

RESOLUTION NO. 2021-354

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING THE U.S. SMALL BUSINESS ADMINISTRATION SHUTTERED VENUE GRANT, WITHIN THE FISCAL YEAR 2021 CULTURAL EVENTS FUND BUDGET

23. Motion to adopt **Resolution No. 2021-355**, authorizing the sheriff of St. Johns County, Florida, or designee, to submit an application seeking funding assistance through the U.S. Department of Justice - Office of Justice Programs, FY 2021 Edward Byrne Justice Assistance Grant (JAG); and authorizing the chair of the Board of County Commissioners to execute the attached Certifications and Assurances, on behalf of the County

RESOLUTION NO. 2021-355

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE SHERIFF, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE BUREAU OF JUSTICE ASSISTANCE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG), FISCAL YEAR 2021 LOCAL FORMULA SOLICITATION; AND AUTHORIZING THE CHAIR TO EXECUTE A CERTIFICATE OF ASSURANCES, ON BEHALF OF THE COUNTY

24. Motion to adopt **Resolution No. 2021-356**, approving the terms, provisions, conditions, and requirements of FDEP Agreement Number 19SJ2; and authorizing the county administrator, or designee, to execute the Grant Agreement for the Ponte Vedra Beach Hurricane Irma Recovery, along with any supplemental documentation, on behalf of the County

RESOLUTION NO. 2021-356

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ST. JOHNS COUNTY; PROVIDING FOR THE EFFECT OF RECITALS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT AND SUPPLEMENTAL DOCUMENTATION; PROVIDING FOR CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

25. Motion to adopt **Resolution No. 2021-357**, authorizing the chair to execute local government certifications for SFY 18/19, FY 19/20, & 20/21 SHIP annual reports

RESOLUTION NO. 2021-357

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE SUBMITTAL OF THE STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) ANNUAL REPORT, FOR FISCAL YEARS 2018-2019, 2019-2020, AND 2020-2021, TO THE FLORIDA HOUSING FINANCE CORPORATION; AUTHORIZING THE CHAIR TO SIGN THE NECESSARY CERTIFICATIONS ACCEPTING THE REPORT; AND PROVIDING AN EFFECTIVE DATE

26. Motion to adopt **Resolution No. 2021-358**, awarding an Affordable Housing Grant to Ability Housing, Inc., in the amount of \$460,000, in conjunction with funding from the FHFC Low Income Housing Tax Credit program (LIHTC), to create 80 or more affordable rental units, directing the Office of the County Attorney to prepare a grant agreement, for consideration by the Board at a future meeting; and authorizing the chair to execute the attached Florida Housing Finance Corporation Local Government Verification of Contribution Grant Form, on behalf of the County

RESOLUTION NO. 2021-358

A RESOLUTION OF THE BOARD OF A COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, AND CONDITIONS OF THE AFFORDABLE HOUSING GRANT PROGRAM, ALLOCATING \$460,000 TO BE OFFERED AS THE REQUIRED LOCAL GOVERNMENT CONTRIBUTION FOR AN ABILITY HOUSING, INC., PROJECT, SEEKING FUNDING UNDER THE FLORIDA HOUSING FINANCE CORPORATION'S LOW INCOME HOUSING TAX CREDIT PROGRAM, TO CREATE AFFORDABLE RENTAL UNITS, THAT WILL INCREASE THE SUPPLY OF AFFORDABLE HOUSING IN ST. JOHNS COUNTY

27. Motion to adopt **Resolution No. 2021-359**, authorizing the county administrator, or designee, to execute an agreement with the City of St. Augustine, in substantially the same form and format as attached hereto, providing funding to operate the Downtown St. Augustine Visitor Information Center and conduct tourist-related programming

RESOLUTION NO. 2021-359

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF TOURIST DEVELOPMENT AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE CITY OF ST. AUGUSTINE, FLORIDA, TO PROVIDE FOR CERTAIN TOURIST RELATED SERVICES AND OPERATION OF THE ST. AUGUSTINE/ST. JOHNS COUNTY VISITORS INFORMATION CENTER ("VIC"); AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY

28. Motion to adopt **Resolution No. 2021-360**, approving the recognition and appropriation of received FY 2021 library donations in the amount of \$895, amending the FY 2021 Budget

RESOLUTION NO. 2021-360

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

29. Motion to approve minutes:

- 08/03/2021, BCC Regular

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(08/17/21 - 10 - 9:17 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

McCormack requested to remove Regular Agenda Item 14. Additionally, he made note that Regular Agenda Items 9 and 10 would be heard together, however the Board would approve Item 10 before Item 9; and Regular Agenda Items 11 and 12 would be heard together, with Item 12 being approved before Item 11.

(08/17/21 - 10 - 9:18 a.m.)

APPROVAL OF REGULAR AGENDA

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

Yea: Waldron, Dean, Whitehurst, Smith, Blocker

Nay: None

(9:19 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on Consent Agenda Item 13 and questioned how much the tax payers paid the salvation army, and spoke on Consent Agenda Item 21 regarding the County's reimbursement of \$46.1 million.

(9:20 a.m.) Motion by Dean, seconded by Smith, carried 5/0, to reaffirm the approval of the Regular Agenda, as amended.

(08/17/21 - 10 - 9:20 a.m.)

1. REPUBLIC SERVICES PRESENTATION ON YARD WASTE COLLECTION. REPUBLIC SERVICES WILL PROVIDE AN UPDATE FOR COMMISSIONERS AND THE PUBLIC ON THE CURRENT STATUS OF RESIDENTIAL YARD WASTE COLLECTION IN THE NORTH SERVICE AREA

Greg Caldwell, Public Works Director, gave an overview of the County's solid waste program.

Bill Brinkley, General Manager Republic Services, explained that delays in yard waste collection were related to labor shortages and the pandemic. He stated that temp labor, contract haulers, a drop site (located at 445 Republic Drive), and employee transfers were being used to help alleviate delays. He suggested that residents having yard waste issues call Republic at (904) 342-4473. Discussion ensued on resident complaints, pandemic related labor shortages and Republic Services meeting their contractual obligations.

(9:31 a.m.) William Fisher, 10130 McMahan Avenue, Flagler Estates, spoke on his concerns with independent lawn maintenance businesses dumping waste in Flagler Estates.

(9:33 a.m.) Chuck Labanowski, 1748 N. Cappero Dr., Murabella, expressed his frustration with having to call Republic for service.

(9:34 a.m.) Robert Hynes, 316 St. Johns Golf Drive, stated that the delay in yard waste pick up has caused damage to his lawn.

(9:35 a.m.) McCormack recommended that Republic reach out to all homeowners' associations.

(08/17/21 - 11 - 9:37 a.m.)

2. PUBLIC HEARING - COMPAMD 2020-02, ADLER CREEK (TRANSMITTAL). TRANSMITTAL HEARING FOR COMPAMD 2020-02, ADLER CREEK COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) AND PARKS AND RECREATION TO RESIDENTIAL-C AND CONSERVATION (CV), WITH A TEXT POLICY AMENDMENT LIMITING THE RESIDENTIAL DWELLING UNITS TO 1,682, FOR APPROXIMATELY 733 ACRES. THERE IS NO NON-RESIDENTIAL PROPOSED WITH THIS AMENDMENT. THE PROPERTY IS LOCATED EAST OF PACETTI ROAD, SOUTH OF SCAFF ROAD AND WEST OF THE FUTURE CR 2209 (ST. JOHNS PARKWAY). THE PLANNING AND ZONING AGENCY RECOMMENDED THE PROPOSED AMENDMENT BE TRANSMITTED, WITH A 4-2 VOTE. THE AGENCY DISCUSSED THE CONSTRUCTION OF CR 2209, ADLER CREEK PARKWAY, DENSITY OF THE PROJECT IN RELATION TO THE SURROUNDING AREA, AND DRAINAGE IN THE AREA

Proof of publication of the notice of public hearing for COMPAMD 2020-02, Adler Creek Transmittal, was received, having been published in *The St. Augustine Record* on June 18, 2021.

(9:38 a.m.) Christine Valliere, Assistant County Attorney entered the meeting.

Ellen Avery-Smith, Esq. Rogers Towers P.A., 100 Whetstone Place, representing the applicant, presented the details of the requested amendment.

(9:54 a.m.) McCormack asked for clarification on the amount of impact fees to be collected, how the applicant would evaluate the value of the road pertaining to the right-of-way, and the proposed school property in terms of impact fee credits. Avery-Smith explained the impact fees were based on the size of the home, roadways, buildings, law enforcement, fire rescue, parks, and schools; and explained the roadways and right-of-ways were already owned by the County, that a portion of the project was rural silviculture and that was the valuation; and that the school board model had an actual valuation per acre.

(10:01 a.m.) Dean spoke on the timing of Adler Creek Parkway. Avery-Smith explained the construction process for the roadway and explained that no homes would be built until the road was connected.

(10:04 a.m.) Chuck Labanowski, 1748 North Cappero Drive, voiced his concerns with the increase in traffic on Pacetti Road and widening S.R. 16.

(10:05 a.m.) Morgan Olds, 5005 Scaff Road, spoke in opposition of the request with concerns on density, drainage, and the unknowing build-up.

(10:09 a.m.) Joseph Kenny, 1711 Bishop Estates Road, spoke in opposition of the request with concerns on drainage.

(10:11 a.m.) Ann Olds, 251 South Matanzas Blvd., voiced her concerns with drainage and density.

(10:14 a.m.) BJ Kalaidi, 8 Newcomb Street, noted that the Planning and Zoning Agency's (PZA) vote was not unanimous, encouraged the Board to take into consideration the public's comments and the PZA's vote, and to deny the transmittal.

(10:15 a.m.) Avery-Smith addressed the public's concerns with density.

(10:16 a.m.) Brad Davis, Prosser, 13901 Sutton Park Drive, Suite 200, Jacksonville, provided information on drainage systems that were being constructed.

(10:18 a.m.) Smith questioned whether the systems would continue to be maintained. Davis recommended moving the drainage system west to resolve any issues.

(10:20 a.m.) Rajesh Chindalur, Chindalur Traffic Solutions, Inc., 8833 Perimeter Park Boulevard, Suite 103, Jacksonville, referenced a timeline of planned and programmed traffic improvements, *Exhibit A*, and spoke on when the projects would be completed.

(10:23 a.m.) Whitehurst questioned whether the trips would go north or east on S.R. 16, if there was another disbursement for the traffic, and when the widening of S.R. 16 was expected to be completed. Chindalur explained there was a split at S.R. 16 that would go east and west and that it was expected to be completed in nine to ten years.

(10:26 a.m.) Waldron recommended to review what impact fee credits were available to build S.R. 2209 all the way to International Golf Parkway (IGP); to discuss engineering S.R. 2209 to be four lanes and questioned whether it could be completed at the same time. Phong Nguyen, Transportation Development Manager, explained current intersection improvements that were being discussed to widen S.R. 16, and the funding to complete the project, and noted 40 percent of the traffic went west and 30 percent went east on S.R. 16. Avery-Smith provided additional information on the partnership with the applicant that would cover road impact fees.

(10:31 a.m.) Blocker clarified that any decision made was not final approval of the project.

(10:32 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to approve Transmittal of COMPAMD 2020-02, Adler Creek Comprehensive Plan Amendment, based on four findings of fact.**

Yea: Smith, Waldron, Dean, Whitehurst, Blocker

Nay: None

(08/17/21 - 12 - 10:32 a.m.)

3. PUBLIC HEARING - CPA (SS) 2020-07, SIX MILE CREEK OUTPOST. REQUEST FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 8.38 ACRES OF LAND, LOCATED AT THE CORNER OF CR 13 NORTH AND JOE ASHTON ROAD, FROM RURAL/SILVICULTURE (R/S) TO RURAL COMMERCIAL (RC). THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY (PZA) AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON JULY 15, 2021. THE AGENCY VOTED UNANIMOUSLY TO RECOMMEND APPROVAL, 6-0

Proof of publication of the notice of public hearing for CPA(SS) 2020-07, Six Mile Creek Outpost, was received, having been published in *The St. Augustine Record* on June 18, 2021.

Regular Agenda Items 3 and 4 were heard together. There was no ex parte communication.

(10:33 a.m.) Karen M. Taylor, 77 Saragossa Street, representing the property owners, presented the details of the requested amendment and rezoning, via PowerPoint.

(10:47 a.m.) **Motion by Smith, seconded by Dean, carried 5/0, to enact Ordinance No. 2021-48, a request to change the Future Land Use Map designation of approximately 8.38 acres of land located at the corner of CR 13 North and Joe Ashton Road, from**

Rural/Silviculture (R/S) to Rural Commercial (RC), based upon four findings of fact, as provided in the staff report.

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

ORDINANCE NO. 2021-48

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 RURAL COMMERCIAL (RC) FOR APPROXIMATELY 8.38 ACRES OF LAND, LOCATED AT THE CORNER OF CR 13 N. AND JOE ASHTON ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

(08/17/21 - 13 - 10:32 a.m.)

4. PUBLIC HEARING - PUD 2021-02, SIX MILE CREEK OUTPOST. REQUEST TO REZONE APPROXIMATELY 8.38 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW UP TO 56,000 SQUARE FEET OF COMMERCIAL USES AND AN RV/BOAT STORAGE FACILITY. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY (PZA) AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON JULY 15, 2021. THE AGENCY VOTED UNANIMOUSLY TO RECOMMEND APPROVAL, 6-0

Proof of publication of the notice of public hearing for PUD 2021-02, Six Mile Creek Outpost, was received, having been published in *The St. Augustine Record* on June 18, 2021.

Discussion occurred during Regular Agenda Item 3.

(10:48 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-49, [approving PUD 2021-02, Six Mile Creek Outpost], based upon nine findings of fact, as provided in the staff report.

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

ORDINANCE NO. 2021-49

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

(08/17/21 - 13 - 10:48 a.m.)

5. PUBLIC HEARING - REZ 2021-14, HAMAMEH DEALERSHIP. REQUEST TO REZONE APPROXIMATELY 0.15 ACRES OF LAND, OUT OF AN AVAILABLE 1.08 ACRES, FROM COMMERCIAL, NEIGHBORHOOD (CN) TO COMMERCIAL, INTENSIVE (CI), WITH CONDITIONS TO ALLOW FOR

SUPPORTING INFRASTRUCTURE FOR A PROPOSED CAR DEALERSHIP, SPECIFICALLY LOT 5, LOCATED AT 333 STATE ROAD 16. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON AUGUST 5, 2021, AND WAS RECOMMENDED FOR APPROVAL, BY A VOTE OF 6-0

Proof of publication of the notice of public hearing for REZ 2021-14, Hamameh Dealership, was received, having been published in *The St. Augustine Record* on July 9, 2021.

There was no ex parte communication.

Imad Hamameh, 153 Spanish Marsh Drive, property owner, presented details of the requested rezoning, via PowerPoint.

(10:53 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance 2021-50, approving REZ 2021-14, Hamameh Dealership, a request to rezone approximately 0.15 acres of land, out of an available 1.08 acres, from Commercial, Neighborhood (CN) to Commercial, Intensive (CI) with conditions, based upon four findings of fact, as provided in the staff report.**

Yea: Dean, Waldron, Smith, Whitehurst, Blocker

Nay: None

ORDINANCE NO. 2021-50

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

(08/17/21 - 14 - 10:54 a.m.)

6. PUBLIC HEARING - NZVAR 2021-10, EVENTIDE LOT 12. REQUEST FOR A NON-ZONING VARIANCE TO LAND DEVELOPMENT CODE, SECTION 4.01.06.B TO ALLOW A RETAINING WALL IN LIEU OF A MINIMUM 25-FOOT NATURAL, VEGETATIVE BUILDING SETBACK TO THE UPLAND BUFFER, SPECIFICALLY LOCATED AT 216 SEA GLASS WAY

Proof of publication of the notice of public hearing for NZVAR 2021-10, Eventide Lot 12, was received, having been published in *The St. Augustine Record* on July 23, 2021.

Ex parte communication: Blocker talked with Justin Williams on August 5; they discussed the scope of the project.

(10:55 a.m.) Justin Williams, Connelly & Wicker, Inc., 10060 Skinner Lake Drive, presented the details of the requested variance, via PowerPoint.

(10:57 a.m.) **Motion by Smith, seconded by Dean, carried 5/0, to approve NZVAR 21-10, [Eventide Lot 12] Non-Zoning Variance to Section 4.01.06.B of the Land Development Code, to allow for a retaining wall in lieu of a minimum 25-foot building setback to the upland buffer, specifically located at 216 Sea Glass Way, based on six findings of fact and five conditions, as provided in the staff report.**

Yea: Smith, Dean, Whitehurst, Blocker, Waldron

Nay: None

The meeting recessed at 10:58 a.m. and reconvened at 11:05 a.m., with all commissioners, McCormack, Rebecca Lavie, Senior Assistant County Attorney, Andrews, Conrad, and Bradley in attendance.

(08/17/21 - 15 - 11:05 a.m.)

7. PUBLIC HEARING - MAJMOD 2021-04, VICTORIA CROSSING. REQUEST FOR A MAJOR MODIFICATION TO THE SUPPORTIVE HOUSING INITIATIVE PUD (ORDINANCE 2015-24), TO ALLOW TRANSITIONAL HOUSING AND/OR WORKFORCE/AFFORDABLE HOUSING, TO INCREASE THE MAXIMUM HEIGHT OF BUILDINGS FROM 35 FEET TO 40 FEET, TO DECREASE THE AMOUNT OF UNITS FROM 100 TO 96, AND TO CHANGE THE PROJECT NAME TO VICTORIA CROSSING. THE SUBJECT PROPERTY IS LOCATED AT 1850 STATE ROAD 207. THIS ITEM WAS HEARD BEFORE THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON AUGUST 5, 2021, AND WAS RECOMMENDED FOR APPROVAL, BY A VOTE OF 6-0. PLEASE SEE THE GROWTH MANAGEMENT STAFF REPORT FOR PROJECT DETAILS

Proof of publication of the notice of public hearing for MAJMOD 2021-04, Victoria Crossing, was received, having been published in *The St. Augustine Record* on July 23, 2021.

Ex parte communications: Whitehurst met on August 12, with Matt Lahti and his team, Christine Valliere, and Teresa Bishop to discuss the history of the project, the affordability of the apartment project, that social services would still have an office setup to provide services to the homeless, and the potential alternative places for the homeless that were using the facilities. Waldron met on August 12, with Matt Lahti and Michael Hartman to discuss the history of the project, the cost effecting the rental prices, how construction costs had increased, and needs that were addressed and unanswered. Additionally, he had a phone conversation with Mike Davis; and received emails in support of Home Again. Dean met on August 12, with Matt Lahti and Michael Hartman regarding similar topics as Waldron. Smith met on August 12, with Michael Hartman, Matt Lahti, Rebecca Lavie, and Teresa Bishop to discuss Turnstone, transitional versus affordable housing, Home Again and their position on the property, the Planning and Zoning Agency chairman's comments regarding the particular site, CDBG and tax exempt bonds in regards to rental rates, and social service offices inside the community center. Additionally, he had a phone conversation with Mike Davis on August 16 to discuss the lease between Home Again and St. Johns County; and received emails in support of Home Again. Blocker met on August 12, with Matt Lahti and Michael Hartman to discuss the cost effectiveness, the scope of the project, the importance of addressing the community's needs, and received emails with concerns on how it could impact the position of Home Again.

(11:09 a.m.) Matt Lahti, Gulfstream Design Group, LLC, 906 Anastasia Blvd., CDBG-DR Chief Engineer, presented details of the request, via PowerPoint, including buffers.

(11:13 a.m.) Nancy O'byrne, 5308 Second Street, Home Again Volunteer, spoke on the need for housing for the homeless.

(11:16 a.m.) Ellen Waldon, 4628 Peele Street, Elkton, Home Again Executive Director, spoke on transitional housing, workforce affordable housing, economically homeless individuals, and elderly and disabled homeless.

(11:19 a.m.) Mike Davis, 23 Park Terrace Drive, spoke on the need for a homeless shelter and provided testimony on a woman who was recently able to get housed.

(11:22 a.m.) Pastor John Gillespie, San Sabastian Catholic Church, 1112 S.R. 16, spoke on the need for housing for the homeless and encouraged the Board to consider all the citizens in St. Johns County.

(11:25 a.m.) Dwight Miller, 1107 Makarios Drive, spoke in support of workforce housing and on the need for housing for the homeless.

(11:27 a.m.) BJ Kalaidi, 8 Newcomb Street, stated the request should be denied due to findings of fact number seven and provided the address to Home Again, 1850 S.R. 207, that was still providing services for the homeless.

(11:31 a.m.) Dean requested clarification on the Community Development Block Grant (CDBG) and Housing and Urban Development (HUD) policy that determined leaning more toward workforce housing than homeless housing. Joy Andrews, Deputy County Administrator of Strategic Affairs, stated that Dean was correct; noted there was no exclusion of serving the homeless population from the project; and that the rental units would be opened for low, moderate, and extremely low income; the rent range could be as low as \$200 and above per month; and stated the program would still serve the population that Home Again was advocating for.

(11:36 a.m.) Blocker questioned whether the woman that was recently housed would meet the threshold to be housed in Victoria Crossing. Waldon explained the woman's income would meet the \$15,000 threshold, but most of the homeless would not meet that threshold. Discussion ensued on the relocation of Home Again.

(11:44 a.m.) Whitehurst questioned what capacity St. Francis House had to take on services that were being provided. Waldon explained St. Francis ran a housing crisis center and if someone was not in the program, they were not able to eligible to stay there or use the facilities.

(11:46 a.m.) Smith questioned what would happen to CDBG-DR funding if not approved. Andrews explained the timeline would not be met and the project and funding would be forfeited.

(11:46 a.m.) Waldron questioned whether an agreement could be made to use a certain number of units for the homeless or to keep the facilities operational until Home Again could move their services to another area. Lahti explained common area laundry was not proposed and said he would speak with Turnstone to work through it. Michael Hartman, Turnstone Development, spoke on working with Home Again to meet the CDBG-DR guidelines.

(11:51 a.m.) Blocker suggested directing staff to move forward with the expressed concerns. Andrews explained the efforts being made to address the concerns Home Again.

(11:55 a.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to direct staff to look at all possible alternatives available to the County that could address solving the homeless concerns in the county, which would strictly provide housing and any other benefits that could be put together.

Yea: Dean, Whitehurst, Smith, Waldron, Smith

Nay: None

(11:56 a.m.) Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-51, approving MAJMOD 2021-04, Victoria Crossing, based upon six findings of fact, as provided in the staff report.

Yea: Dean, Waldron, Smith, Whitehurst, Blocker

Nay: None

ORDINANCE NO. 2021-51

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SUPPORTIVE HOUSING INITIATIVE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2015-24, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The meeting recessed at 11:57 a.m. and reconvened at 12:30 p.m.

(08/17/21 - 17 - 12:30 p.m.)

8. PUBLIC HEARING - COMPAMD 2021-11, PROPERTY RIGHTS ELEMENT. TRANSMITTAL HEARING FOR A COMPREHENSIVE PLAN TEXT AMENDMENT TO INCLUDE A PROPERTY RIGHTS ELEMENT IN COMPLIANCE WITH SECTION 163.3199(6)(I), FLORIDA STATUTES (2021). HOUSE BILL 59 AMENDS THE COMMUNITY PLANNING ACT TO REQUIRE LOCAL GOVERNMENTS TO INCLUDE A PRIVATE PROPERTY RIGHTS ELEMENT IN THEIR COMPREHENSIVE PLANS. THE BILL WAS SIGNED BY THE GOVERNOR AND WENT INTO EFFECT ON JULY 1, 2021. THE NEW STATUTORY LANGUAGE REQUIRES ST. JOHNS COUNTY TO ADOPT THIS NEW ELEMENT "BY THE EARLIER OF THE DATE OF ITS ADOPTION ITS NEXT PROPOSED PLAN AMENDMENT, THAT IS INITIATED AFTER JULY 1, 2021, OR THE DATE OF THE NEXT SCHEDULED EVALUATION AND APPRAISAL OF ITS COMPREHENSIVE PLAN," SECTION 163.177(6)(I), FLORIDA STATUTES (2021). THE NEW STATUTORY LANGUAGE ALSO REQUIRES THE INCLUSION OF SPECIFIC LANGUAGE IN THE PROPERTY RIGHTS ELEMENT. THE PROPOSED POLICY I. PROPERTY RIGHTS ELEMENT, INCORPORATES THE REQUIRED STATUTORY LANGUAGE IN OBJECTIVE I.1.1. THE EXISTING PROPERTY RIGHTS LANGUAGE IN OBJECTIVE A.1.16 OF THE LAND USE ELEMENT IS RELOCATED AND RENUMBERED IN OBJECTIVE I.1.2. THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO) INTERPRETS THE NEW LANGUAGE TO REQUIRE ADOPTION OF THE NEW PROPERTY RIGHTS ELEMENT BEFORE THE ADOPTION OF ANY COMPREHENSIVE PLAN AMENDMENT, INCLUDING LARGE SCALE AND SMALL SCALE AMENDMENTS REQUESTED BY PRIVATE PROPERTY OWNERS

Proof of publication of the notice of public hearing for COMPAMD 2021-11, Property Rights Element, was received, having been published in *The St. Augustine Record* on July 29, 2021.

Teresa Bishop, AICP, Planning Division Manager, presented the details of the Comp Plan amendment for transmittal, via PowerPoint. Dean spoke on the adequate notice provision, quasi-judicial procedures, and Comp Plan amendment approvals.

(12:35 p.m.) BJ Kalaidi, 8 Newcomb Street, questioned the effective date of the proposed amendment. Christine Valliere, Assistant County Attorney, explained the timeline for submitting items for State review.

(12:38 p.m.) **Motion by Dean, seconded by Smith, carried 5/0, to approve transmittal of COMPAMD 2021-11, Property Rights Element.**

Yea: Dean, Smith, Waldron, Whitehurst, Blocker

Nay: None

(08/17/21 - 18 - 12:38 p.m.)

9. PUBLIC HEARING - SECOND READING OF LAND DEVELOPMENT CODE AMENDMENTS, FAMILY FARMS. LAND DEVELOPMENT CODE AMENDMENT, FAMILY FARMS. THE ATTACHED DRAFT ORDINANCE PROPOSES MODIFICATIONS TO THE TEXT OF SECTIONS 5.04.02. "DESIGN RULE," 5.04.06 "EXEMPTIONS TO PRD REQUIREMENTS," AND 6.08.17 "FAMILY FARMS." THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AT A REGULARLY SCHEDULED PUBLIC HEARING ON JULY 15, 2021, WHERE THEY VOTED UNANIMOUSLY TO APPROVE, WITH A 6-0 VOTE

Proof of publication of the notice of public hearing for Land Development Code Amendment, Family Farms, was received, having been published in *The St. Augustine Record* on August 3, 2021.

Regular Agenda Items 9 and 10 were heard together.

Joseph Cearley, Special Projects Manager, presented the details of the proposed modifications and amendments.

(12:41 p.m.) **Motion by Smith, seconded by Dean, carried 5/0, to enact Ordinance 2021-53, to adopt the proposed amendments to the Family Farm provisions of the Land Development Code.**

Yea: Dean, Smith, Waldron, Whitehurst, Blocker

Nay: None

ORDINANCE NO. 2021-53

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, ORDINANCE 99-51, AS AMENDED, TO ALLOW FOR TERMINATION OF THE FAMILY FARM PROVISION AND REDUCE THE MINIMUM LOT SIZE REQUIREMENTS FOR PLANNED RURAL DEVELOPMENTS; SPECIFICALLY AMENDING ARTICLE V, PART 5.04.00 'PLANNED RURAL DEVELOPMENT DISTRICTS', SECTIONS 5.04.02.A.1, 5.04.02.A.2, AND 5.04.06.B; AMENDING ARTICLE VI, PART 6.08.00 'SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIED USES', SECTION 6.08.17; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR MODIFICATION DURING PUBLIC HEARING; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF

CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(08/17/21 - 19 - 12:38 p.m.)

10. PUBLIC HEARING - COMPREHENSIVE PLAN AMENDMENTS, FAMILY FARMS. COMPREHENSIVE PLAN TEXT AMENDMENT - ADOPTION HEARING. THE ATTACHED DRAFT ORDINANCE PROPOSES MODIFICATIONS TO THE TEXT OF A FUTURE LAND USE ELEMENT, POLICIES A.1.6.1, A.1.6.2, A.1.6.3, AND A.1.6.4 OF THE COMPREHENSIVE PLAN. THESE AMENDMENTS PROVIDE A MECHANISM FOR FAMILY FARMS TO TERMINATE AFTER SEVEN YEARS AND ALSO REDUCE THE REQUIRED MINIMUM LOT SIZE, WITHIN THE AGRICULTURAL-INTENSIVE (A-I) AND RURAL/SILVICULTURE (R/S) FUTURE LAND USE MAP DESIGNATIONS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AT A REGULARLY SCHEDULED PUBLIC HEARING ON JULY 15, 2021, WHERE THEY VOTED UNANIMOUSLY TO APPROVE, WITH A 6-0 VOTE

Proof of publication of the notice of public hearing for Comprehensive Plan Amendments, Family Farms, was received, having been published in *The St. Augustine Record* on July 1, 2021.

Regular Agenda Items 9 and 10 were heard together.

(12:41 p.m.) **Motion by Smith, seconded by Dean, carried 5/0, to enact Ordinance No. 2021-52, to adopt proposed Comprehensive Plan amendments revising Policies A.1.6.1, A.1.6.2, A.1.6.3, and A.1.6.4, subject to three findings of fact.**

Yea: Dean, Smith, Waldron, Whitehurst, Blocker

Nay: None

ORDINANCE NO. 2021-52

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, TO AMEND THE COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES REGARDING THE TERMINATION OF FAMILY FARMS; AMENDING THE LAND USE ELEMENT; SPECIFICALLY AMENDING GOAL A.1 FUTURE LAND USE, POLICY A.1.6.1, POLICY A.1.6.2, POLICY A.1.6.3, AND POLICY A.1.6.4, TO ALLOW FAMILY FARMS TO TERMINATE AFTER SEVEN YEARS; TO REDUCE THE MINIMUM LOT SIZE, WITHIN THE AGRICULTURAL INTENSIVE (A-I) AND RURAL/SYLVICULTURE (R/S) LAND USES; TO PROVIDE FOR A TERMINATION PROCEDURE FOR FAMILY FARMS; TO CLASSIFY A FAMILY FARM PARCEL CREATED PURSUANT TO POLICY A.1.6.4 AS AN EXEMPT PARCEL; AMENDING RELATED OBJECTIVES AND POLICIES IN GOAL A.1 PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

(08/17/21 - 19 - 12:38 p.m.)

11. PUBLIC HEARING - SECOND READING, LAND DEVELOPMENT CODE AMENDMENTS - WORKFORCE HOUSING. LAND DEVELOPMENT CODE

AMENDMENT - WORKFORCE HOUSING. THE ATTACHED DRAFT ORDINANCE PROPOSES MODIFICATIONS TO THE TEXT OF SECTIONS 5.11.00 "WORKFORCE HOUSING ZONING DESIGNATION" AND ARTICLE XII, "DEFINITIONS." THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AT A REGULARLY SCHEDULED PUBLIC HEARING ON JULY 15, 2021, AND VOTED UNANIMOUSLY TO RECOMMEND APPROVAL WITH A 6-0 VOTE. THERE WAS SOME DISCUSSION ON WHICH OPTION TO UTILIZE FOR A METRIC THAT WOULD BE INSERTED INTO THE FORMULA TO DETERMINE THE MAXIMUM SALES PRICE OF A UNIT AND THE PLANNING AND ZONING AGENCY CHOSE TO RECOMMEND OPTION #2. FIRST READING OF THE PROPOSED AMENDMENTS WAS CONSIDERED BY THE BOARD ON AUGUST 3, 2021

Proof of publication of the notice of public hearing for Comprehensive Plan Amendments, Workforce Housing, was received, having been published in *The St. Augustine Record* on August 3, 2021.

Regular Agenda Items 11 and 12 were heard together.

Joseph Cearley, Special Projects Manager, presented the details of the proposed modifications and amendments.

(12:45 p.m.) Bob Porter, 4220 Race Track Road, spoke on the price of lumber and development bids increasing; he provided copies showing the differences, *Exhibit A*.

(12:46 p.m.) Deputy Clerk Crystal Smith left the meeting and Deputy Clerk Sindy Wiseman entered the meeting.

(12:48 p.m.) Beth Breeding, Silverfield Development, 10175 Fortune Parkway, spoke on the need for increased prices.

(12:49 p.m.) McCormack asked whether either of the speakers had an opinion on which option they would recommend. Porter responded.

(12:50 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the pay index for St. Johns County, the increase in building prices, stated that the \$240,000 price was not affordable and should have remained at \$210,000 in the ordinance. She felt that developers would increase the price for other units to meet their bottom line. She spoke on the National Family Resiliency Center (NFRC) Award given to the County for the Workforce Housing Zoning Designation.

(12:51 p.m.) Waldron provided an explanation as to why he would be voting against the items.

(12:53 p.m.) **Motion by Dean, seconded by Whitehurst, carried 4/1, with Waldron dissenting, to enact Ordinance 2021-55, to approve the proposed amendments to Workforce Housing provisions of the Land Development Code, with the following modifications: referring to Option 2, which was construction cost index with a three percent cap, which restarts at \$240,000.**

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

ORDINANCE NO. 2021-55

**AN ORDINANCE OF ST. JOHNS COUNTY, A
POLITICAL SUBDIVISION OF THE STATE OF**

FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, ORDINANCE 99-51, AS AMENDED, TO AMEND THE WORKFORCE HOUSING ZONING DESIGNATION AND PROVIDE A MAXIMUM SALES PRICE; SPECIFICALLY AMENDING ARTICLE V, PART 5.11.00 WORKFORCE HOUSING ZONING DISTRICT; AMENDING ARTICLE XII, DEFINITIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR MODIFICATION DURING PUBLIC HEARING; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(08/17/21 - 21 - 12:38 p.m.)

12. PUBLIC HEARING - COMPREHENSIVE PLAN AMENDMENTS, WORKFORCE HOUSING. COMPREHENSIVE PLAN TEXT AMENDMENT - ADOPTION HEARING. THE ATTACHED DRAFT ORDINANCE PROPOSES MODIFICATIONS TO THE TEXT OF A FUTURE LAND USE ELEMENT (POLICY A.1.11.1.M) OF THE COMPREHENSIVE PLAN. THESE AMENDMENTS AMEND POLICY A.1.11.1.M REGARDING THE MAXIMUM SALES PRICE FOR WORKFORCE HOUSING UNITS. PLANNING AND ZONING AGENCY: THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AT A REGULARLY SCHEDULED PUBLIC HEARING ON JULY 15, 2021, AND VOTED UNANIMOUSLY TO RECOMMEND APPROVAL WITH A 6-0 VOTE. THERE WAS SOME DISCUSSION ON WHICH OPTION TO UTILIZE FOR A METRIC THAT WOULD BE INSERTED INTO THE FORMULA TO DETERMINE THE MAXIMUM SALES PRICE OF A UNIT AND THE PLANNING AND ZONING AGENCY CHOSE TO RECOMMEND OPTION #2

Proof of publication of the notice of public hearing for Comprehensive Plan Amendments, Workforce Housing, was received, having been published in *The St. Augustine Record* on July 1, 2021.

Regular Agenda Items 11 and 12 were heard together.

(12:51 p.m.) **Motion by Dean, seconded by Whitehurst, carried 4/1, with Waldron dissenting, to enact Ordinance 2021-54, to adopt proposed Comprehensive Plan amendments revising Policy A.1.11.1.m, subject to three findings of fact.**

Yea: Blocker, Dean, Smith, and Whitehurst

Nay: Waldron

ORDINANCE NO. 2021-54

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, TO AMEND THE COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES REGARDING AMENDMENTS TO THE WORKFORCE HOUSING ZONING DESIGNATION; AMENDING THE LAND USE ELEMENT AND HOUSING ELEMENT; SPECIFICALLY AMENDING GOAL A.1 FUTURE LAND USE, POLICY A.1.11.1.M TO REMOVE THE MAXIMUM SALES PRICE

FOR THE WORKFORCE HOUSING ZONING DISTRICT AND DEFER TO THE SALES PRICE MAXIMUM ESTABLISHED IN THE LAND DEVELOPMENT CODE; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(08/17/21 - 22 - 12:54 p.m.)

13. AMENDMENT TO BOARD'S RULES AND POLICIES CONCERNING REQUEST FOR FUNDING. AFTER BOARD DISCUSSION, OCA HAS DRAFTED LANGUAGE TO AMEND THE BOARD'S RULES AND POLICIES ADDING LANGUAGE PERTAINING TO FUNDING REQUESTS. RULE 4.304 REQUEST FOR FUNDING, LIMITATION REQUEST FOR BOARD APPROVAL OF FUNDING FOR ANY PARTICULAR MATTER SHALL BE PLACED ON THE PUBLISHED REGULAR AGENDA OR CONSENT AGENDA. ANY FUNDING REQUEST THAT IS NOT SO PUBLISHED SHALL BE LIMITED TO \$5,000 OR LESS. NOTHING HEREIN SHALL LIMIT THE BOARD FROM REVISING AND APPROVING A PUBLISHED REQUEST FOR FUNDING AFTER BOARD CONSIDERATION AND PUBLIC COMMENT

Patrick F. McCormack, County Attorney, presented details of the item.

(12:56 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to adopt Resolution 2021-361, adding new Rule 4.304 to the St. Johns County Board of County Commissioners, Boards Rules and Policies.**

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

Nay: None

RESOLUTION NO. 2021-361

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE RULES/POLICIES OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS, ADOPTED MAY 12, 1998, AS PREVIOUSLY AMENDED; PROVIDING REQUEST FOR FUNDING, AS REQUIREMENTS OF BOARD THROUGH RULE 4.304.

(08/17/21 - 22 - 9:17 a.m.)

14. REQUEST TO RELEASE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS LIEN ON 256 VILLAGE GREEN AVENUE

Regular Agenda Item 14 was pulled from the agenda.

(08/17/21 - 22 - 12:57 p.m.)

15. CONSIDER APPOINTMENTS TO THE HEALTH AND HUMAN SERVICES ADVISORY COUNCIL. THERE ARE CURRENTLY TWO VACANCIES ON THE HEALTH AND HUMAN SERVICES ADVISORY COUNCIL (HHSAC). THESE VACANCIES ARE DUE TO THE RESIGNATION OF DR. TINA D' ALESSANDRO AND MS. KELLY BATTELL. THESE VACANCIES REQUIRE THE APPOINTMENT OF A PROFESSIONAL FROM THE DISCIPLINES IN HEALTH AND HUMAN SERVICES. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION, A LETTER OF RECOMMENDATION FROM THE HEALTH AND HUMAN SERVICES ADVISORY COUNCIL AND THREE APPLICATIONS: ALLEN DROZD - DISTRICT 3, KIM ELMORE - DISTRICT 3, AND LORRAINE KEITH - DISTRICT 5

Melissa A. Lundquist, Assistant to the Board of County Commissioners, presented the details of the request.

(12:58 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to appoint Lorraine Keith, to the Health and Human Services Advisory Council for a partial term, scheduled to expire November 6, 2022 (completing term of T. D'Alessandro).**

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

(12:59 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to appoint Kim Elmore, to the Health and Human Services Advisory Council for a partial term, scheduled to expire July 21, 2024 (completing term of K. Battell).**

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

(08/17/21 - 23 - 1:00 p.m.)

16. CONSIDER APPOINTMENTS TO THE SOUTH ANASTASIA DESIGN REVIEW BOARD. CURRENTLY THERE ARE FIVE VACANCIES ON THE SOUTH ANASTASIA DESIGN REVIEW BOARD (3 REGULAR AND 2 ALTERNATE). ALL FIVE VACANCIES ARE DUE TO EXPIRED TERMS. SOME OF THESE VACANCIES HAVE BEEN ADVERTISED MULTIPLE TIMES SINCE THEIR OCCURRENCE, WITH THE LATEST VACANCY ADVERTISEMENT BEING PLACED IN APRIL 2021. PLEASE NOTE DUE TO LACK OF A QUORUM, THE SOUTH ANASTASIA DESIGN REVIEW BOARD (SADRB) HAS BEEN UNABLE TO MEET. IN LIGHT OF NOT BEING ABLE TO OBTAIN A QUORUM, STAFF IS REQUESTING APPOINTMENTS BE MADE WITHOUT RECOMMENDATIONS FROM SADRB. PLEASE FIND ATTACHED FOR REVIEW AND CONSIDERATION THREE APPLICATIONS: STEPHEN LIEBERMAN - DISTRICT 3, AUSTIN MARTIN - DISTRICT 3, AND JANET PATTEN - DISTRICT 3

Melissa A. Lundquist, Assistant to the Board of County Commissioners, presented the details of the request.

(1:01 p.m.) Stephen Lieberman, 9163 June Lane, expressed his appreciation to the Board members for their consideration.

(1:01 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to appoint Stephen Lieberman, Austin Martin, and Janet Patten, as a regular member to the South Anastasia Design Review Board for a full term, scheduled to expire August 17, 2025.**

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

(08/17/21 - 23 - 1:02 p.m.)

17. CONSIDER APPOINTMENTS TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC). THE PURPOSE OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) IS TO REVIEW ESTABLISHED POLICIES, PROCEDURES, ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND THE ADOPTED LOCAL GOVERNMENT COMPREHENSIVE PLAN TO RECOMMEND SPECIFIC ACTION OR INITIATIVES TO ENCOURAGE OR FACILITATE AFFORDABLE HOUSING, WHILE PROTECTING THE ABILITY OF THE PROPERTY TO APPRECIATE IN VALUE. CURRENTLY THERE ARE THREE VACANCIES ON THE AFFORDABLE HOUSING ADVISORY

COMMITTEE (AHAC). THE VACANCIES ARE DUE TO THE EXPIRED TERMS OF BILL LAZAR, HARRY MAXWELL, AND KARL VIERCK. ALL THREE VACANCIES WERE ADVERTISED IN JANUARY OF 2021. THE VACANCIES ARE REQUIRED TO BE FILLED BY ST. JOHNS COUNTY RESIDENTS WHO ARE: 1) ENGAGED AS A NOT-FOR-PROFIT PROVIDER OF AFFORDABLE HOUSING, 2) ENGAGED ACTIVELY AS A REAL ESTATE PROFESSIONAL, AND 3) ENGAGED AS A FOR-PROFIT PROVIDER OF AFFORDABLE HOUSING. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A RECOMMENDATION LETTER FROM THE AHAC AND FOUR APPLICATIONS: BILL LAZAR - DISTRICT 3, HARRY MAXWELL - DISTRICT 3, ELLEN ROGERS - DISTRICT 4, AND KARL VIERCK - DISTRICT 3

Melissa A. Lundquist, Assistant to the Board of County Commissioners, presented the details of the request.

(1:04 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to suspend Board Rule 2.203(C) limiting terms of service to two consecutive terms.

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

(1:05 p.m.) Motion by Dean, seconded by Smith, carried 5/0, to reappoint Harry Maxwell, to the Affordable Housing Advisory Committee as a for-profit provider of affordable housing for a four-year term, schedule to expire August 17, 2025.

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

(1:06 p.m.) Motion by Dean, seconded by Smith, carried 5/0, to reappoint Bill Lazar, to the Affordable Housing Advisory Committee as a not-for-profit provider of affordable housing for a four-year term, schedule to expire August 17, 2025.

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

(1:06 p.m.) Motion by Dean, seconded by Smith, carried 5/0, to reappoint Karl Vierck, to the Affordable Housing Advisory Committee as a real estate professional for a four-year term, schedule to expire August 17, 2025.

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

(1:07 p.m.) Motion by Dean, seconded by Smith, carried 5/0, to reinstate Board Rule 2.203(C) limiting terms of service to two consecutive terms.

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

(08/17/21 - 24 - 1:07 p.m.)

18. CONSIDER APPOINTMENT TO THE TOURIST DEVELOPMENT COUNCIL. THERE IS CURRENTLY ONE VACANCY ON THE TOURIST DEVELOPMENT COUNCIL DUE TO THE EXPIRED TERM OF MRS. DIANE MATARAZA. THE VACANCY MAY BE FILLED BY EITHER A NON-ACCOMMODATION TOURISM RELATED REPRESENTATIVE OR AN OWNER/OPERATOR OF A TOURIST ACCOMMODATION, SUBJECT TO THE BED TAX. THE VACANCY WAS ADVERTISED IN APRIL 2021 FOR A FOUR WEEK SPAN. PLEASE FIND ATTACHED FOR REVIEW AND CONSIDERATION A LETTER OF

RECOMMENDATION FROM THE TOURIST DEVELOPMENT COUNCIL AND SIXTEEN APPLICATIONS. ACCOMMODATIONS APPLICANTS: SHANNON DEARIN - DISTRICT 1, IRVING KASS - DISTRICT 2, BILL MCCLURE - DISTRICT 3, CHARLES ROBLES - DISTRICT 5, AND STEPHANIE WYLAND - DISTRICT 3. NON-ACCOMMODATIONS APPLICANTS: ZACHARY COLE - DISTRICT 3, KATHY FLEMING - DISTRICT 5, KATHY HIESTER - DISTRICT 4, PETER KARPEN - DISTRICT 4, KIMBERLY KEEN - DISTRICT 3, TERRAN MCGINNIS - DISTRICT 5, VICTOR RAYMOS - DISTRICT 1, ALBERT SYELES - DISTRICT 5, THOMAS WALSH - DISTRICT 5, CHRISTOPHER WATERS - DISTRICT 1, AND SARINA WIECHENS - DISTRICT 1

Melissa A. Lundquist, Assistant to the Board of County Commissioners, presented the details of the request.

(1:08 p.m.) **Motion by Waldron, seconded by Smith, carried 5/0, to appoint Kathy Fleming, to the Tourist Development Council for a full four-year term, scheduled to expire August 3, 2025.**

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

(1:09 p.m.) Lavie left the meeting.

(08/17/21 - 25 - 1:09 p.m.)
PUBLIC COMMENT

Sherry Badger, 2772 South Collins Avenue, spoke on the tractor trailers using South Collins Road to access the Westgate Plaza, drainage issues on South Collins Avenue; she provided photos of the area, *Exhibit A*.

(1:13 p.m.) James Hensley, 7330 Oakmont Court, spoke on the drainage issues in the Marsh Landing subdivision, *Exhibit B*.

(1:18 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the millage rate, the location of the County's COVID-19 testing site, the governor's salary versus a local bureaucrat's salary, and moving general public comment to the beginning of meetings.

(1:21 p.m.) McCormack spoke on the berm in Summerhaven being completed and said it was time to address the driving surface. He requested Board direction to bring back a plan for a driving surface.

(1:23 p.m.) Dr. Sheila Gillikin, 7750 E. Misty Lane, spoke on a sustainable polymer driving surface for Summerhaven.

(1:25 p.m.) Waldron requested staff provide options, a cost analysis, longevity of the proposed product, and to vet it with the Department of Environmental Protection (DEP) to ensure the product was allowable and to bring it back to the Board for consideration.

(1:26 p.m.) Greg Caldwell, Public Works Director, said he could have a presentation ready by the September 21, 2021, BCC meeting.

Consensus was given directing staff to bring a recommendation on road surfacing for Summerhaven to the Board on the September 21, 2021, BCC meeting.

(08/17/21 - 25 - 1:28 p.m.)
COMMISSIONERS' REPORTS

Commissioner Smith

Commissioner Smith provided an agriculture report.

Commissioner Dean

(1:29 p.m.) Commissioner Dean provided an update on the ongoing county attorney search. Discussion ensued on selecting a date for interviewing the prospective candidates.

Dean asked to revisit his recommendation from the July 20, 2021, meeting, where he requested to remove the northerly three-mile span in north Ponte Vedra from the Army Corp of Engineers' and Phase 2 projects; he provided a chart of the fill volumes for the projects, *Exhibit A*. He noted that he had spoken with approximately 35 residents who stated they now wished to opt out of the Army Corps' project but wanted to be included in the Phase 2 project and were willing to be included in an MSTU. He requested the Board revisit the request to reconsider including the northerly three-mile span in the Phase 2 project and to have a separate MSTU for that section, at a future meeting; and to direct staff to come up with a draft survey for the residents in upper three-mile area, outlining the estimated costs of the project, the funding formula, and what the MSTU levy would be.

(1:42 p.m.) Blocker said he had also heard from 30 to 40 residents in the past two weeks who requested participation in Phase 2 and were in support of a separate MSTU. Discussion ensued on the threshold of participation for an MSTU, the cost and funding for conducting a survey.

(1:40 p.m.) Bulthuis entered the meeting.

(1:47 p.m.) Motion by Dean, seconded by Blocker, to add the northerly three miles of the Ponte Vedra Beach Phase 2 project back in to the overall project, which was deleted on July 20, 2021, and to move forward with a separate survey, pending a cost estimate and Board approval, of the homeowners within the three-mile area to determine the level of participation, which would be at the Board's discretion to determine, in order to move forward with the MSTU and project within the three mile area; and directing staff to develop a draft survey, including an estimate of the cost of the project for the northerly three miles and an estimate of the MSTU annual assessment/fee, per home, so residents can make an informed decision with respect to participation in a separate MSTU for the northern three miles, Range Marker 16.5 or the northern boundary of 697 Ponte Vedra Blvd., for reference.

(1:50 p.m.) Sherry Badger, 2772 South Collins Avenue, commented on taxpayer monies being used to place sand on the beach.

(1:51 p.m.) Whitehurst clarified that the funding for the project would not come from ad valorem tax dollars. Blocker added that the MSTU would tax just the affected residents. Additionally, Blocker clarified that the survey should be completed first to determine resident participation interest; discussion ensued.

(1:51 p.m.) Dean and Blocker agreed to amend the motion to first determine if the residents, in the northern three miles, were interested in getting back in Phase 2, and if they were willing to participate in a separate MSTU to fund Phase 2. The motion carried 5/0.

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

Nay: None

Commissioner Waldron

(1:57 p.m.) Commissioner Waldron reported that the Parks and Recreation Board would like to do a presentation on the Parks Foundation. *Consensus was given to add an agenda item for the Parks Foundation to the September 21, 2021, BCC meetings for consideration.*

Additionally, Waldron requested that the Board consider proceeding with a disc golf course. *Consensus was given for staff to bring back information on a disc golf course, for the Board's consideration, on the September 21, 2021, BCC meeting.*

Commissioner Whitehurst

(2:00 p.m.) Whitehurst spoke on the Adler Creek project and questioned whether the impact fees allocated for Parks and Recreation were strictly for mitigating the impact of the residential development or could they go toward maintaining existing assets. Andrews responded that they could not be used for current assets. He also asked whether there was a way to earmark dollars from that project, so it only maintained that community. Andrews responded, discussion ensued. Additionally, he voiced his concerns with employers who make it mandatory for their employees to get the COVID-19 vaccine.

Commissioner Blocker

(2:08 p.m.) Commissioner Blocker requested a briefing on the upcoming Growth Management workshop schedule. He also spoke on traffic concerns on Longleaf Pine Parkway. He requested Board consideration to extend McCormack's contract through the end of the year, due to upcoming historical issues that would come up prior to a new attorney being prepared to handle.

(2:14 p.m.) Bulthuis stated that if the Board wished, a contract extension for McCormack could be prepared for any timeframe the Board directed.

(2:15 p.m.) **Motion by Dean, seconded by Smith, carried 5/0, to offer the county attorney, Patrick McCormack, an extension of his contract from September 30, 2021, through December 31, 2021, as it reads, to include any necessary paperwork that might be needed and could be brought back to the Board as a consent item.**

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

(2:18 p.m.) Bulthuis commented that the motion would include any necessary paperwork that might be needed and could be brought back to the Board in a consent item.

(08/17/21 - 27 - 2:19 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Conrad updated the Board on the required redistricting meetings with the School Board, stating that the first meeting was tentatively set for August 25, 2021, at 9:00 a.m.; he gave a brief overview of the redistricting process. McCormack commented on the School Board's RFP process and the costs for the redistricting consultants/experts.

(08/17/21 - 27 - 2:22 p.m.)
COUNTY ATTORNEY'S REPORT

(2:22 p.m.) Bulthuis updated the Board on the opioid epidemic litigation. He requested authorization on submitting the County's vote for the Mallinckrodt bankruptcy plan, on behalf of the County. McCormack stated that the Board, by ordinance, authorizes the county attorney to protect the County's interest and being that the final details of the plan

would be completed before the next BCC meeting, unless the Board directed otherwise, the county attorney would submit the vote, on behalf of the County. Discussion ensued on the use of the settlement dollars. *Consensus was given to follow the direction of the Ordinance, which provides the county attorney to take actions to best protect the County.*

(2:30 p.m.) McCormack reported that Fire Watch proposed to temporarily move the administration of the program from the City of Jacksonville to St. Johns County. He requested Board consensus to place an item on a future agenda for consideration with the parameters of the proposed move. Discussion ensued on the request. *Consensus was given to place the item on a future agenda.*

(2:37 p.m.) McCormack said that the chair of Veterans Council, Bill Dudley, requested a traffic signal at the intersection in front of their facility. He noted that currently the numbers didn't warrant a traffic signal and requested an update.

(2:39 p.m.) Phong Nguyen, Transportation and Technical Division Manager, provided an update on the trip generation stating that it still did not meet the threshold to warrant a traffic signal at this intersection. Smith requested to see the data on the threshold.

(08/17/21 - 28 - 2:41 p.m.)
CLERK OF COURT'S REPORT

No report.

(08/17/21 - 28 - 2:41 p.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 2:41 p.m.

REPORTS:

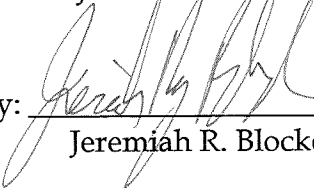
1. St. Johns County Board of County Commissioners Check Register, Check Nos. 593081-593226, totaling \$1,305,842.81 and Voucher Register, Voucher Nos. 59168-59252, totaling \$1,884,476.32 (08/09/21)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 593227-593230, totaling \$6,724.76 (08/10/21)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 593231-593239, totaling \$9,571 and Voucher Register, Voucher Nos. 59253-59260, totaling \$8,078 (08/11/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 593240-593257, totaling \$6,900 and Voucher Register, Voucher Nos. 59261-59274, totaling \$4,800 (08/11/21)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 593258-593264, totaling \$3,156.56 and Voucher Register, Voucher Nos. 59275-59277, totaling \$755.11 (08/12/21)
6. St. Johns County Board of County Commissioners Voucher Nos. 59278-59279, totaling \$8,135.13 (08/12/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 593265-593466, totaling \$2,062,427.80 and Voucher Register, Voucher Nos. 59280-59397, totaling \$1,517,343.02 (08/16/21)
8. St. Johns County Board of County Commissioners Check Register, Check No. 593467, totaling \$5,000 (08/16/21)

CORRESPONDENCE:

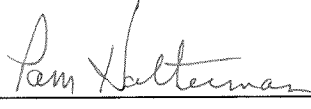
There was none.

Approved _____ September 7 _____, 2021

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHN'S COUNTY, FLORIDA

By: 
Jeremiah R. Blocker, Chair

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

By: 
Deputy Clerk

