

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
SEPTEMBER 7, 2021
9:00 A.M.**

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

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

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

(09-07-21 - 1 - 9:00 a.m.)
CALL TO ORDER

Blocker called the meeting to order.

(09-07-21 - 1 - 9:00 a.m.)
ROLL CALL

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

(09-07-21 - 1 - 9:01 a.m.)
INVOCATION

Chaplin Kelly Kemp, St. Johns County Sheriff's Office, gave the invocation.

(09-07-21 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Chaplin Kelly Kemp, St. Johns County Sheriff's Office, led the Pledge of Allegiance.

(09-07-21 - 1 - 9:04 a.m.)
PUBLIC SAFETY UPDATE

Jeff Prevatt, Fire Chief, spoke on the activation of services to Louisiana, in the aftermath of Hurricane Ida. He also spoke on the end of the summer lifeguard season.

(9:06 a.m.) Director Scott Beaver, St. Johns County Sheriff's Office, said that the Sheriff's Office had deployed three officers to Louisiana to help in the aftermath of Hurricane Ida. He also spoke on concerns with school zone safety.

(9:07 a.m.) Joe Giammanco, Director, Emergency Management, provided an update on the County's COVID-19 testing site.

(09-07-21 - 2 - 9:08 a.m.)

DELETIONS TO THE CONSENT AGENDA

McCormack requested to continue Consent Item 3 to the October 5, 2021, meeting and Consent Item 21 to the September 21, 2021, meeting.

(9:09 a.m.) Tom Reynolds, 50 Brigantine Court, spoke on adequate funding for Legal Aid.

(9:10 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the funding for Consent Item 19 for St. Johns County.

(09-07-21 - 2 - 9:11 a.m.)

APPROVAL OF CONSENT AGENDA

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

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

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2021-362**, approving the final plat for Town Center West End, Phase 3

RESOLUTION NO. 2021-362

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TOWN CENTER WEST END, PHASE 3

(Consent Agenda Item 3 was continued to the October 5, 2021, meeting.)

3. Motion to adopt a Resolution approving the final plat for Preserve at Bannon Lakes, Phase 2A
4. Motion to adopt **Resolution No. 2021-363**, approving the terms of and accepting an Easement for Utilities related to future construction of a water booster station, at County Road 208 and Agricultural Center Drive

RESOLUTION NO. 2021-363

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AND ACCEPTING AN EASEMENT FOR UTILITIES RELATED TO FUTURE CONSTRUCTION OF A WATER BOOSTER STATION AT COUNTY ROAD 208 AND AGRICULTURAL CENTER DRIVE

5. Motion to adopt **Resolution No. 2021-364**, authorizing the chair of the Board, on behalf of the County, to terminate an Easement not needed for County purposes

RESOLUTION NO. 2021-364

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 TERMINATE AN EASEMENT, LOCATED OFF GASPAR STREET, NO LONGER NEEDED FOR COUNTY PURPOSES

6. Motion to adopt **Resolution No. 2021-365**, approving the terms of and accepting three Easements for Utilities, related to installation of a water main, at the State Road 206 and Interstate 95 interchange

RESOLUTION NO. 2021-365

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AND ACCEPTING THREE EASEMENTS FOR UTILITIES, RELATED TO INSTALLATION OF A WATER MAIN, AT THE STATE ROAD 206 AND INTERSTATE 95 INTERCHANGE

7. Motion to adopt **Resolution No. 2021-366**, approving the terms and authorizing the county administrator, or designee, to execute a Non-Exclusive Permissive Use Agreement for use of St. Johns County property in Ponte Vedra, for construction access

RESOLUTION NO. 2021-366

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 NON-EXCLUSIVE PERMISSIVE USE AGREEMENT FOR USE OF ST. JOHNS COUNTY PROPERTY IN PONTE VEDRA, FOR CONSTRUCTION ACCESS

8. Motion to adopt **Resolution No. 2021-367**, authorizing the county administrator, or designee, to enter into negotiations with Matthews Design Group, LLC, as the top ranked firm under RFQ No. 21-88, Mickler Road Roundabout Improvements Design & 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. 2021-367

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH MATHEWS DESIGN GROUP, LLC, AS THE TOP RANKED FIRM UNDER RFQ NO. 21-88, MICKLER ROAD ROUNDABOUT IMPROVEMENTS DESIGN & PERMITTING, AND UPON SUCCESSFUL NEGOTIATIONS, TO AWARD AND EXECUTE A CONTRACT FOR COMPLETION OF THE WORK

9. Motion to adopt **Resolution No. 2021-368**, authorizing the county administrator, or designee, to enter into negotiations with North Florida Removal & Cleaning

Service, Inc., and upon successful negotiations, entering into an agreement, in substantially the same form and format as the attached draft, for performance of the required services, in accordance with RFP No. 21-78R, Transportation of Cadavers

RESOLUTION NO. 2021-368

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH NORTH FLORIDA REMOVAL & CLEANING SERVICE, INC., AND UPON SUCCESSFUL NEGOTIATIONS, AWARD AND EXECUTE AN AGREEMENT FOR PERFORMANCE OF THE REQUIRED SERVICES, IN ACCORDANCE WITH RFP NO. 21-78R, TRANSPORTATION OF CADAVERS

10. Motion to adopt **Resolution No. 2021-369**, authorizing the county administrator, or designee, to piggyback the FDOT Public Transit Office's Contract No. TRIPS-17-CA-CBS, for the purchase of three new Ford E450, 7.3L Gas Engine Challenger Champion Cutaway Transit Vehicles (Buses), and issue a Purchase Order to Creative Bus Sales, Inc., for the total purchase price of \$249,555

RESOLUTION NO. 2021-369

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK THE FDOT TRIPS CONTRACT #TRIPS-17-CA-CBS, FOR THE PURCHASE OF THREE REPLACEMENT FORD E450, 7.3L GAS ENGINE CHALLENGER CHAMPION CUTAWAY TRANSIT VEHICLES (BUSES), TO BE USED BY THE ST. JOHNS COUNTY COUNCIL ON AGING, AND ISSUE A PURCHASE ORDER FOR THE PURCHASE

11. Motion to adopt **Resolution No. 2021-370**, authorizing the county administrator, or designee, to award Bid No. 21-48R, CDBG-DR Project - St. Augustine Boulevard and Cypress Road, Drainage Improvements to G&H Underground Construction, Inc., as the lowest, responsive, responsible bidder; and to execute a contract, in substantially same form and format as attached hereto, for completion of the project, as specified in Bid No. 21-48R, for a not-to-exceed amount of \$1,777,920.52

RESOLUTION NO. 2021-370

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-48R, TO G&H UNDERGROUND CONSTRUCTION, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK, AS SPECIFI UNDER BID NO. 21-48R

12. Motion to adopt **Resolution No. 2021-371**, authorizing the county administrator, or his designee, to award Bid No. 21-51R, Maintenance and Repairs to Bay Doors for SJC Fire Rescue, to Associated Doors Inc., as the responsive, responsible

bidder, and to execute a contract, in substantially the same form and format as attached, for the provision of the services

RESOLUTION NO. 2021-371

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-51R, MAINTENANCE AND REPAIRS TO BAY DOORS FOR SJC FIRE RESCUE, TO ASSOCIATED DOORS, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE AN AGREEMENT, FOR PERFORMANCE OF THE SERVICES

13. Motion to adopt **Resolution No. 2021-372**, authorizing the county administrator, or designee, to award Bid No. 21-99, Flagler Estates Park Community Center, to Blackwater Construction Services, LLC, as the lowest, responsive, responsible bidder; and to execute a contract, in substantially same form and format as attached hereto, for completion of the project, provided in Bid No. 21-99, for a lump sum of \$487,543, which includes the Base Bid and Alternate #1

RESOLUTION NO. 2021-372

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-99, FLAGLER ESTATES PARK COMMUNITY CENTER, TO BLACKWATER CONSTRUCTION SERVICES, LLC, AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

14. 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
15. Motion to adopt **Resolution No. 2021-373**, approving the terms and conditions of the Non-Exclusive Franchise Agreement for Commercial/Industrial Solid Waste between St. Johns County, Florida, and Atlantic Disposal; and authorizing the county administrator, or designee, to execute the Non-Exclusive Franchise Agreement, on behalf of the County

RESOLUTION NO. 2021-373

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A NONEXCLUSIVE FRANCHISE AGREEMENT FOR COMMERCIAL/INDUSTRIAL SOLID WASTE BETWEEN ST. JOHNS COUNTY, FLORIDA, AND ATLANTIC DISPOSAL; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NON-EXCLUSIVE FRANCHISE AGREEMENT, FOR COMMERCIAL/INDUSTRIAL SOLID WASTE, ON BEHALF OF ST. JOHNS COUNTY

16. Motion to adopt **Resolution No. 2021-374**, approving the 2021-2022, Solid Waste Cost, Assessment Rates, and Non-Ad Valorem Assessment Roll, for the Solid Waste MSBUs; and authorizing the chair to certify and deliver the 2021-2022 Assessment Roll to the St. Johns County Tax Collector

RESOLUTION NO. 2021-374

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ADOPTING THE ANNUAL ASSESSMENT RESOLUTION FOR FISCAL YEAR 2021-2022, PURSUANT TO THE SOLID WASTE ORDINANCE, ESTABLISHING THE SOLID WASTE COST TO BE ASSESSED AND APPORTIONED, ESTABLISHING THE RATE OF EACH SOLID WASTE SPECIAL NON-AD VALOREM ASSESSMENT, APPROVING THE NON-AD VALOREM ASSESSMENT ROLL FOR THE SOLID WASTE MUNICIPAL SERVICE BENEFIT UNITS, AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLL TO THE ST. JOHNS COUNTY TAX COLLECTOR, BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DETERMINING THE METHOD OF COLLECTION OF THE SOLID WASTE SPECIAL NON-AD VALOREM ASSESSMENTS, PROVIDING FOR THE EFFECT OF ADOPTION OF THE RESOLUTION, AND PROVIDING AN EFFECTIVE DATE

17. Motion to adopt **Resolution No. 2021-375**, adopting the terms, provisions, conditions, and requirements of the attached Utility Work, by Highway Contractor Agreement (UWHCA) between the Board of County Commissioners of St. Johns County, Florida, and the Florida Department of Transportation, relating to the financial project number 210230-4-56-02

RESOLUTION NO. 2021-375

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISION, CONDITIONS AND REQUIREMENTS OF THE AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION, RELATING TO THE FINANCIAL PROJECT NUMBER 210230-4-56-02, SR 312 NEW ROAD CONSTRUCTION FROM SR-207 TO S. HOLMES BLVD, AND UTILITY WORK BY HIGHWAY CONTRACTOR IN THE AMOUNT OF \$293,487.24; AND AUTHORIZING CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO EXECUTE THE JOINT PARTICIPATION AGREEMENT, ON BEHALF OF THE COUNTY

18. Motion to adopt **Resolution No. 2021-376**, authorizing the county administrator, or his designee, to execute an agreement, substantially in the same form as the attached, Economic Development Grant Agreement with IGP Commerce Center, LLC, on behalf of St. Johns County

RESOLUTION NO. 2021-376

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 IGP COMMERCE CENTER, LLC, ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

19. Motion to adopt **Resolution No. 2021-377**, approving the terms, conditions and requirements between St. Johns County and St. Johns Housing Partnership, Inc.; and authorizing the county administrator, or designee, to execute the contract amendment substantially in the same form as the attached agreement, on behalf of the County

RESOLUTION 2021-377

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN AMENDMENT TO THE AGREEMENT BETWEEN ST JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND ST. JOHNS HOUSING PARTNERSHIP, INC., FOR THE LOSS MITIGATION/FORECLOSURE PREVENTION PROGRAM; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AMENDMENT, ON BEHALF OF THE COUNTY

20. Motion to adopt **Resolution No. 2021-378**, authorizing the chair to execute an agreement, in substantially the same form and format as attached hereto, between St. Johns County and Jacksonville Area Legal Aid, Inc., to provide legal services to indigent persons residing within St. Johns County, during Fiscal Year 2022

RESOLUTION NO. 2021-378

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR TO EXECUTE A CONTRACT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND JACKSONVILLE AREA LEGAL AID, INC., TO PROVIDE LEGAL SERVICES TO INDIGENT PERSONS RESIDING WITHIN ST. JOHNS COUNTY, FLORIDA

(Consent Item 21 was continued to the September 21, 2021.)

21. Motion to adopt a Resolution authorizing the county administrator to execute the Impact Fee Credit Agreement with Sunshine Land Holdings, LLC, providing road impact fee credits for its share of the costs of improvements to State Road 16
22. Motion to approve the attached amendment to the May 2, 2017, Professional Services Agreement between Patrick F. McCormack and the County, providing for an extension of the effective term until December 31, 2021, and deletion of the renewal provision; and authorizing the chair to execute the amendment, on behalf of the County

23. Motion to adopt **Resolution No. 2021-379**, approving the 2021-2022 Non-ad Valorem Assessment Roll, for the Treasure Beach Canals MSBU; and to authorize the chair, or designee, to certify and deliver the 2021-2022 assessment roll to the St. Johns County Tax Collector

RESOLUTION NO. 2021-379

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2021-2022 NON-AD VALOREM ASSESSMENT ROLL AND ANNUAL ASSESSMENT RATE, FOR THE TREASURE BEACH CANALS MUNICIPAL SERVICE BENEFIT UNIT; AND AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLL TO THE ST. JOHNS COUNTY TAX COLLECTOR, BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

24. Motion to adopt **Resolution No. 2021-380**, approving the 2021-2022 Non-ad Valorem Assessment Roll for the Moultrie Crossing Lift Station MSBU; and to authorize the chair, or designee, to certify and deliver the 2021-2022 assessment roll to the St. Johns County Tax Collector

RESOLUTION NO. 2021-380

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2021-2022 NON-AD VALOREM ASSESSMENT ROLL AND ANNUAL ASSESSMENT RATE, FOR THE MOULTRIE CROSSING LIFT STATION MUNICIPAL SERVICE BENEFIT UNIT; AND AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLL TO THE ST. JOHNS COUNTY TAX COLLECTOR, BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

25. Motion to adopt **Resolution No. 2021-381**, approving the 2021-2022 Non-ad Valorem Assessment Roll for the Ponte Vedra Wastewater and the Ponte Vedra Wastewater (Phase II) Assessment Areas, pursuant to Resolution 2002-245; and authorizing the chair, or designee, to certify and deliver the 2021-2022 assessment roll to the St. Johns County Tax Collector

RESOLUTION NO. 2021-381

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING ASSESSMENT ROLLS FOR VARIOUS ASSESSMENT AREAS ESTABLISHED, PURSUANT TO ORDINANCE NO. 2002-55; ESTABLISHING THE LIEN ASSOCIATED THEREWITH; DIRECTING THAT THE ASSESSMENT ROLL BE CERTIFIED TO THE ST. JOHNS COUNTY TAX COLLECTOR; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

26. Motion to adopt **Resolution No. 2021-382**, approving the terms, provisions, conditions, and requirements of an Amendment to Florida Department of Environmental Protection Agreement, Number 17SJ1; and authorizing the commission chair, or designee, to execute the Amendment to the Agreement, for Hurricane Matthew Recovery; and authorizing the county administrator, or designee, to execute any supplemental paperwork/documentation necessary to accomplish the overall goal set forth in the Agreement

RESOLUTION NO. 2021-382

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF, AND AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO GRANT AGREEMENT 17SJ1, BETWEEN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ST. JOHNS COUNTY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CORRECTION OF ERRORS; PROVIDING DIRECTION; AND PROVIDING AN EFFECTIVE DATE

27. Motion to approve donation of St. Johns County Fire Rescue fire engine to St. Johns County Firefighters Benevolent Fund, Inc., subject to the execution of a Waiver and Indemnification, substantially in the same form as attached
28. Motion to execute and issue the Certificate of Public Convenience and Necessity for Century Ambulance Services, Inc., effective until September 15, 2024
29. Motion to approve minutes:
- 08/17/2021, BCC Regular
 - 08/25/2021, Joint BCC & School Board
30. Proofs:
- a. Proof: Notice of Hearing, Public Hearing on establishment of ordinance/regulations affecting the use of land, published on August 3, 2021, in *The St. Augustine Record*.
 - b. Proof: Notice of Hearing, Public Hearing on adoption of ordinance/regulations affecting the use of land, published on August 3, 2021, in *The St. Augustine Record*.
 - c. Proof: Requisition of Proposals, RFP No. 21-106, Branding Development, published on July 21, 2021, and July 28, 2021, in *The St. Augustine Record*.
 - d. Proof: Requisition of Bids, BID No. 21-105, Hastings Water Treatment Plant Improvements, published on July 22, 2021, and July 29, 2021, in *The St. Augustine Record*.
 - e. Proof: Notice of Public Hearing on vacation of an unopened/unimproved right-of-way within the Atcheson Subdivision, published on July 13, 2021, in *The St. Augustine Record*.
 - f. Proof: Notice of Hearing, Public Hearing on establishment of ordinance/regulations affecting the use of land, published on April 19, 2021, in *The St. Augustine Record*.
 - g. Proof: Requisition of Bids, BID No. 21-111, Weed & Pest Control Maintenance Services, published on August 11, 2021, and August 18, 2021, in *The St. Augustine Record*.

- h. Proof: Requisition of Bids, BID No. 21-14R, Bishop Estates Road Signing Improvements, published on May 26, 2021, and June 2, 2021, in *The St. Augustine Record*.
- i. Proof: Notice of Joint Meeting of the St. Johns County Board of County Commissioners and St. Johns County School Board on August 25, 2021, published on August 21, 2021, in *The St. Augustine Record*.
- j. Proof: Notice of Special Meeting of the St. Johns County Board of County Commissioners on September 7, 2021, published on August 24, 2021, in *The St. Augustine Record*.

(09-07-21 - 10 - 9:11 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

McCormack requested to continue Regular Item 4 to the October 19, 2021.

(09-07-21 - 10 - 9:12 a.m.)

APPROVAL OF REGULAR AGENDA

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

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

Nay: None

(09-07-21 - 10 - 9:12 a.m.)

1. PRESENTATION OF NORTHEAST FLORIDA REGIONAL COUNCIL'S "NORTHEAST FLORIDA COVID-19 ECONOMIC RECOVERY PLAN". THE NORTHEAST FLORIDA REGIONAL COUNCIL (NEFRC), A GOVERNMENT AGENCY THAT SERVES SEVEN COUNTIES AND 25 MUNICIPALITIES, RECENTLY ANNOUNCED THE OFFICIAL RELEASE OF THE "NORTHEAST FLORIDA COVID-19 ECONOMIC RECOVERY PLAN." THE PLAN WAS FORMALLY APPROVED THROUGH A UNANIMOUS VOTE OF THE NEFRC BOARD OF DIRECTORS ON THURSDAY, MAY 6, 2021. THE RECOVERY PLAN, WHICH OUTLINES DETAILED RECOMMENDATIONS FOR ECONOMIC RECOVERY, WAS DEVELOPED BY THE "NORTHEAST FLORIDA ECONOMIC RESILIENCE TASK FORCE," A POLICY GROUP OF MORE THAN 20 LEADERS FROM ACROSS THE REGION REPRESENTING LOCAL GOVERNMENTS, REGIONAL ECONOMIC DEVELOPMENT ORGANIZATIONS, PRIVATE SECTOR COMPANIES, AND NONPROFIT ORGANIZATIONS. THE TASK FORCE WAS MADE POSSIBLE THROUGH FEDERAL CARES ACT FUNDING ALLOCATED BY THE U.S. ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) AND AWARDED TO THE NEFRC IN AUGUST 2020 TO SUPPORT ECONOMIC RESILIENCE EFFORTS RELATED TO THE PANDEMIC. TASK FORCE MEETINGS FACILITATED IN SPRING 2021 IDENTIFIED POLICY RECOMMENDATIONS ACROSS THREE PRIORITY AREAS: (1) INFRASTRUCTURE; (2) SMALL BUSINESS RELIEF AND SUPPORT; AND (3) EQUITY. THESE RECOMMENDATIONS ULTIMATELY INFORMED THE STRUCTURE OF THE ECONOMIC RECOVERY PLAN. RECOMMENDATIONS INCLUDED IN THE PLAN RELATE TO EXPANDING AFFORDABLE BROADBAND ACCESS, FURTHER DEVELOPING PUBLIC-PRIVATE PARTNERSHIPS, STRENGTHENING MENTAL HEALTH RESOURCES, EXPANDING SMALL BUSINESS SUPPORT SERVICES TO RURAL AREAS, AND A WIDE ARRAY OF OTHER PRIORITY TOPIC AREAS. THE PURPOSE OF THIS PRESENTATION IS TO PROVIDE LOCAL ELECTED OFFICIALS WITH AN OVERVIEW OF THE POLICY RECOMMENDATIONS THAT WERE IDENTIFIED THROUGHOUT THE PROCESS. ADDITIONALLY,

THIS PRESENTATION WILL ADDRESS RECENTLY PUBLISHED GUIDANCE
RELATED TO THE AMERICAN RESCUE PLAN

Sean Lahav, Resiliency Coordinator, NEFRC, presented the details of item including the economic effects of COVID-19, via PowerPoint. He spoke on the task force identifying three core priority areas: infrastructure, support and relief for small businesses, and equity, and opportunities to address the issues.

(9:25 a.m.) Tom Reynolds, 50 Brigantine Court, voiced his concern that there was not representation from the City of St. Augustine Beach during the Public Safety update. He also spoke on water concerns.

(9:28 a.m.) David Williams, 10460 Turpin Avenue, expressed his appreciation to the Board for approving the Consent Item for the Community Center in Olive Park. He also spoke on the need for roads and redevelopment in the Flagler Estates area and the continued support for the extension of County Road (CR) 305.

(9:31 a.m.) Dwight Miller, 1107 Makarios Drive, requested public and stakeholder engagement on how to use the federal funds.

(9:34 a.m.) Dean asked whether landlords had a way to recover lost rent money from the new Rescue Act. Lahav said he would research to see whether there were any opportunities for the landlords.

(09-07-21 - 11 - 9:37 a.m.)

2. PUBLIC HEARING - COMPAMD 2020-08, STONECREST. ADOPTION HEARING FOR COMPAMD 2020-08, KNOWN AS "STONECREST", 6164 RACE TRACK ROAD, A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-C (RES-C), FOR APPROXIMATELY 46.53 ACRES FOR A RESIDENTIAL COMMUNITY OF A MAXIMUM 147 DWELLING UNITS. THIS ITEM WAS HEARD BEFORE THE PLANNING AND ZONING AGENCY AT THEIR 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 on COMPAMD 2020-08, Stonecrest, was received, having been published in *The St. Augustine Record* on July 9, 2021.

(9:38 a.m.) Christine Valliere entered the meeting.

Regular Agenda Items 2 and 3 were presented together.

Ex parte communications: Dean stated that on September 2, 2021, he had a conversation with Doug Burnett regarding the location of the project, and issues involving the site plan impacts.

(9:38 a.m.) Douglas Burnett, St. Johns Law Group, 104 Sea Grove Main Street, on behalf of KB Homes, presented the details of the request for COMPAMD and PUD, including the preservation of specimen trees and language regarding trash control, via PowerPoint.

(9:45 a.m.) **Motion by Whitehurst, seconded by Dean, carried 5/0, to enact Ordinance No. 2021-56, approving COMPAMD 2020-08, Stonecrest, based upon four findings of fact.**

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

Nay: None

ORDINANCE NO. 2021-56

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-C (RES-C) FOR APPROXIMATELY 46.53 ACRES OF LAND, LOCATED OFF RACE TRACK ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(09-07-21 - 12 - 9:37 a.m.)

3. PUBLIC HEARING - PUD 2020-11, STONECREST PUD. REQUEST TO REZONE APPROXIMATELY 46.5 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ACCOMMODATE A MAXIMUM OF 147 SINGLE FAMILY HOMES, LOCATED ONE-HALF MILE EAST OF THE INTERSECTION OF INTERSTATE 95 AND RACE TRACK ROAD. THIS ITEM WAS HEARD BEFORE THE PLANNING AND ZONING AGENCY AT THEIR 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 on PUD 2020-11, Stonecrest PUD, was received, having been published in *The St. Augustine Record* on July 9, 2021.

Discussion occurred with Regular Agenda Item 2.

(9:45 a.m.) **Motion by Whitehurst, seconded by Dean, carried 5/0, to enact Ordinance No. 2021-57, approving PUD 20-11, Stonecrest PUD, based on nine findings of fact.**

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

ORDINANCE NO. 2021-57

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

(Regular Agenda Item 4 was continued to the October 19, 2021, meeting)

4. PUBLIC HEARING - MAJMOD 2020-11, CANOPY SHORES. REQUEST FOR A MAJOR MODIFICATION TO THE ST. AUGUSTINE SHORES PUD (ORD. 79-73, AS AMENDED) TO CONVERT APPROXIMATELY 2.8 ACRES FROM PERMITTED BUSINESS USES TO RESIDENTIAL USE IN ORDER TO PROVIDE FOR TEN SINGLE FAMILY LOTS, SPECIFICALLY LOCATED ON THE EAST SIDE OF SHORES BOULEVARD NORTH OF CHRISTINA DRIVE AND SOUTH OF DELTONA BOULEVARD. ON AUGUST 5, 2021, THE PLANNING AND ZONING AGENCY VOTED 3-3, RECOMMENDING DENIAL

Proof of publication of the notice of public hearing on MAJMOD 2020-11, Canopy Shores, was received, having been published in *The St. Augustine Record* on July 9, 2021.

(09-07-21 - 13 - 9:46 a.m.)

5. PUBLIC HEARING - MAJMOD 2021-05, FOUNTAINS NORTH AT ST. JOHNS. A REQUEST TO REVISE THE MDP TEXT TO REMOVE THE RESIDENTIAL ENTITLEMENTS, LIMIT PERMISSIBLE USES TO HOSPITAL AND ANCILLARY USES, ALLOW FOR THE REALIGNMENT OF THE ENTRY/EGRESS, ADD CLARIFICATION TO THE UPLAND PRESERVATION PROVISIONS, INCREASE PROF/MED/OUTPATIENT SURGICAL/CLINIC SPACE BY 250,000 SQUARE FEET, INCREASE RETAIL/RESTAURANT BY 25,000 SQUARE FEET, INCREASE HOTEL BY 110 ROOMS, AND PROVIDE FOR A SINGLE, 15-YEAR PHASE OF DEVELOPMENT. ON AUGUST 5, 2021, THE PLANNING AND ZONING AGENCY VOTED 6-0 TO RECOMMEND APPROVAL

Proof of publication of the notice of public hearing on MAJMOD 2021-05, Fountains North at St. Johns, was received, having been published in *The St. Augustine Record* on July 9, 2021.

Regular Agenda Items 5, 6, and 7 were presented together.

Ex parte communications: There were none.

(9:46 a.m.) Anthony Robbins, AICP Prosser, Inc., on behalf of the applicant, presented the details of the three MAJMOD's, including the requested waivers, via PowerPoint.

(9:52 a.m.) **Motion by Whitehurst, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-58, approving MAJMOD 2021-05 Fountains North at St. Johns, based upon six findings of fact, as provided in the Staff Report.**

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

Nay: None

ORDINANCE NO. 2021-58

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE FOUNTAINS NORTH AT ST. JOHNS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2020-15, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(09-07-21 - 13 - 9:46 a.m.)

6. PUBLIC HEARING - MAJMOD 2021-06, ST. JOHNS COMMONS AT CR 210. A REQUEST TO REVISE THE MDP TEXT TO ALLOW FOR AN ADDITIONAL VEHICULAR ENTRY/EGRESS FROM CR 210, INCREASE THE NON-RESIDENTIAL SQUARE FOOTAGE BY 20,000 SQUARE FEET, AND PROVIDE FOR A SINGLE, 15-YEAR PHASE OF DEVELOPMENT. THIS REQUEST ALSO INCLUDES A REVISION TO THE MDP MAP TO ILLUSTRATE THE NEW VEHICULAR ENTRY/EGRESS FROM CR 210; A REVISION TO MDP TEXT SECTION T, TO INCLUDE A WAIVER FOR A UNIFIED SIGN PLAN TO BE A JOINT UNIFIED SIGN PLAN FOR ALL SIGNS OF THE FOUNTAINS, FOUNTAINS NORTH, FOUNTAINS EAST, AND TRACTOR SUPPLY PUDS; AND A WAIVER TO SECTION 6.04.05 ACCESS MANAGEMENT. SPECIFICALLY LOCATED ON THE NORTH SIDE OF COUNTY ROAD 210, EAST OF INTERSTATE 95. ON AUGUST 5, 2021, THE PLANNING AND ZONING AGENCY VOTED 6-0 TO RECOMMEND APPROVAL

Proof of publication of the notice of public hearing on MAJMOD 2021-06, St. Johns Commons at CR 210, was received, having been published in *The St. Augustine Record* on July 9, 2021.

Discussion occurred with Regular Agenda Item 5.

(9:53 a.m.) **Motion by Whitehurst, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-59, approving MAJMOD 2021-06, St. Johns Commons at CR 210 PUD, based upon six findings of fact, as provided in the Staff Report.**

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

Nay: None

ORDINANCE NO. 2021-59

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. JOHNS COMMONS AT CR 210 PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2016-56, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(09-07-21 - 14 - 9:46 a.m.)

7. PUBLIC HEARING - MAJMOD 2021-07, TRACTOR SUPPLY PUD. A REQUEST TO REVISE THE MDP TEXT TO REFLECT A VEHICULAR INTERCONNECTION THAT WILL ALLOW FOR A NEW ENTRY/EGRESS FROM CR 210 TO A NEW HOSPITAL BEING DEVELOPED WITHIN THE NEIGHBORING FOUNTAINS NORTH AND ST. JOHNS COMMONS AT CR 210 PUD. THIS REQUEST ALSO INCLUDES A REVISION TO THE MDP MAP TO ILLUSTRATE THE NEW VEHICULAR INTERCONNECTION AND A REVISION TO MDP TEXT SECTION T, TO INCLUDE A WAIVER FOR A UNIFIED SIGN PLAN, TO BE A JOINT UNIFIED SIGN PLAN FOR ALL SIGNS OF THE FOUNTAINS, FOUNTAINS NORTH, FOUNTAINS EAST, AND TRACTOR SUPPLY PUDS. SPECIFICALLY LOCATED AT 1530 C.R. 210 WEST. ON AUGUST 5, 2021, THE PLANNING AND ZONING AGENCY VOTED 6-0 TO RECOMMEND APPROVAL

Proof of publication of the notice of public hearing on MAJMOD 2021-07, Tractor Supply PUD, was received, having been published in *The St. Augustine Record* on July 9, 2021.

Discussion occurred with Regular Agenda Item 5.

(9:53 a.m.) **Motion by Whitehurst, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-60, approving MAJMOD 2021-07, Tractor Supply PUD, based upon six findings of fact, as provided in the Staff Report.**

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

Nay: None

ORDINANCE NO. 2021-60

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE TRACTOR SUPPLY PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2019-17,

**AS AMENDED; MAKING FINDINGS OF FACT;
PROVIDING A SAVINGS CLAUSE; REQUIRING
RECORDATION; AND PROVIDING FOR AN
EFFECTIVE DATE**

The meeting moved to Regular Agenda Item 9.

(09-07-21 - 15 - 10:21 a.m.)

8. PUBLIC HEARING - REZ 2021-18, GAINES ROAD REZONING. REQUEST TO REZONE APPROXIMATELY 1.09 ACRES OF LAND FROM OPEN RURAL (OR) TO RESIDENTIAL SINGLE FAMILY (RS-3), TO ALLOW FOR TWO SINGLE FAMILY HOMES ON TWO LOTS. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON AUGUST 5, 2021. THE AGENCY VOTED UNANIMOUSLY TO RECOMMEND APPROVAL OF THE REQUEST, 6-0

Proof of publication of the notice of public hearing on REZ 2021-18, Gaines Road, was received, having been published in *The St. Augustine Record* on July 9, 2021.

There were no ex parte communications.

Karen Taylor, 77 Saragossa Street, presented the details of the rezoning request, via PowerPoint.

(10:28 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-63, approving REZ 2021-18, Gaines Road Rezoning, a request to rezone approximately 1.09 acres of land from Open Rural (OR) to Residential Single Family (RS-3), to allow for two single family homes on two lots, based upon four findings of fact, as provided in the Staff Report.**

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

Nay: None

ORDINANCE NUMBER: 2021-63

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER, FROM THE PRESENT
ZONING CLASSIFICATION OF OPEN RURAL (OR) TO
RESIDENTIAL SINGLE FAMILY 3 (RS- 3); MAKING
FINDINGS OF FACT; REQUIRING RECORDATION;
AND PROVIDING AN EFFECTIVE DATE**

The meeting moved to Regular Agenda Item 11.

(09-07-21 - 15 - 9:55 a.m.)

9. PUBLIC HEARING - CPA (SS) 2021-07, PALM LAKES (THE MARKETPLACE). ADOPTION OF CPA (SS) 2021-07, PALM LAKES (THE MARKETPLACE), A REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE FROM RESIDENTIAL-B TO MIXED USE, FOR APPROXIMATELY 9.93 ACRES. THE PROPERTY IS LOCATED WITHIN THE SOUTHEAST QUADRANT OF PACETTI ROAD AND SR 16, EAST OF THE CR 2209 RIGHT-OF-WAY. THE PROPERTY IS PLANNED FOR 392 MULTI-FAMILY DWELLING UNITS. THE PLANNING AND ZONING AGENCY DISCUSSED THIS APPLICATION WITH ITS COMPANION MAJOR MODIFICATION APPLICATION AND RECOMMENDED APPROVAL, WITH A 6-0 VOTE. THE AGENCY DISCUSSED THE COMPATIBILITY OF THREE-

STORY APARTMENTS ADJACENT TO THE PLANNED COUNTY PARK AND THE ROMA PROPERTY. THE AGENCY ALSO DISCUSSED THE TRAFFIC IN THE AREA, IMPROVEMENTS TO SR 16, AND CONSTRUCTION OF CR 2209

Proof of publication of the notice of public hearing on CPA (SS) 2021-07, Palm Lakes, was received, having been published in *The St. Augustine Record* on July 9, 2021.

Regular Agenda Items 9 and 10 were presented together.

Ex Parte Communications: Whitehurst met with Beth Breeding on August 30, to discuss the community's concerns; and met with Beth Breeding, Tom Ingram, and Bill Ware on August 31, to discuss the community's concerns. Waldron met with Beth Breeding and Tom Ingram on September 2, to discuss the parking reduction, the construction of County Road (CR) 2209, improvements to the area for transportation, and the park access. Dean met with Beth Breeding and Tom Ingram on September 2, to discuss similar issues as Waldron. Smith met with Tom Ingram, Beth Breeding, Forrest Cotton, and Christine Valliere on September 2, to discuss the location, past history, commercial development, agreement to adhere to the Murabella construction design standards, shared entrance with Village West Park, screening standards, landscaping, the growth from the area, the letter from the St. Johns County School Board, waivers in regard to guest parking, and the average buffering along the park boundary. Blocker met with Beth Breeding and Tom Ingram on September 2, to discuss the concerns from the community, and the scope of the project.

(9:59 a.m.) Thomas O. Ingram, Esq., Sodl & Ingram, PLLC, 233 East Bay Street, Suite 1113, Jacksonville, presented the details of the requests, including the requested waivers, via PowerPoint.

(10:06 a.m.) Chuck Labanowski, spoke in opposition of the project due to drainage concerns and presented an electronic site map of the area of concern (not submitted).

(10:08 a.m.) Beth Breeding, Silverfield Development, 10175 Fortune Parkway, Suite 1005, Jacksonville, provided comments on the drainage concerns.

(10:09 a.m.) Waldron questioned why Consent Agenda Item 20 was pulled. Breeding explained the item was pulled due to an incorrect number that was filled out on the Shared Access Agreement. Waldron asked Phong Nguyen, Transportation Development Manager, whether CR 2209 could be expedited. Nguyen responded. Discussion ensued on the pond site and consistency with the Murabella design.

(10:18 a.m.) Smith requested clarification on the removal of the parking waiver. Ingram responded.

(10:19 a.m.) Motion by Smith, seconded by Dean, carried 5/0, to enact Ordinance No. 2021-61, approving CPA (SS) 2021-07, Palm Lakes (The Marketplace), a request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Residential-B to Mixed Use, for approximately 9.93 acres, based on four findings of fact, as provided in the staff report.

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

Nay: None

ORDINANCE NUMBER: 2021-61

**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 RESIDENTIAL-B TO MIXED USE, FOR APPROXIMATELY 9.93 OF LAND, LOCATED WITHIN THE SOUTHEAST QUADRANT OF PACETTI ROAD AND SR 16, EAST OF THE CR 2209 ROW; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(09-07-21 - 17 - 9:55 a.m.)

10. PUBLIC HEARING - MAJMOD 2021-02, PALM LAKES (THE MARKETPLACE). MAJMOD 2021-02, A REQUEST FOR A MAJOR MODIFICATION TO ORDINANCE NO. 2002-65, AS AMENDED TO ALLOW FOR 392 MULTI-FAMILY DWELLING UNITS. THE PROPERTY IS LOCATED WITHIN THE SOUTHEAST QUADRANT OF PACETTI ROAD AND SR 16, EAST OF THE CR 2209 RIGHT-OF-WAY. THE PLANNING AND ZONING AGENCY DISCUSSED THIS APPLICATION WITH ITS COMPANION COMPREHENSIVE PLAN AMENDMENT APPLICATION AND RECOMMENDED APPROVAL, WITH A 6-0 VOTE. THE AGENCY DISCUSSED THE COMPATIBILITY OF THREE-STORY APARTMENTS ADJACENT TO THE PLANNED COUNTY PARK AND THE ROMA PROPERTY. THE AGENCY ALSO DISCUSSED THE TRAFFIC IN THE AREA, IMPROVEMENTS TO SR 16, AND CONSTRUCTION OF CR 2209

Proof of publication of the notice of public hearing on MAJMOD 2021-02, Palm Lakes, was received, having been published in *The St. Augustine Record* on July 9, 2021.

Discussion occurred with Regular Agenda Item 9.

(10:20 a.m.) **Motion by Smith, seconded by Dean, carried 5/0, to enact Ordinance No. 2021-62, approving MAJMOD 2021-02, Palm Lakes (The Marketplace), based on six findings of fact, as provided in the staff report.**

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

ORDINANCE NO. 2021-62

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO PARCEL 3 OF THE PALM LAKES PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE 2002-65, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

The meeting moved to Regular Agenda Item 8.

(09-07-21 - 17 - 10:28 a.m.)

11. PUBLIC HEARING - CPA (SS) 2021-06, CORNER LOT RV/BOAT STORAGE. ADOPTION OF CPA (SS) 2021-06, CORNER LOT RV/BOAT STORAGE, A REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 3.38 ACRES OF LAND, LOCATED AT 11275 OLD DIXIE HIGHWAY, FROM RURAL/SILVICULTURE (R/S) TO MIXED USE DISTRICT (MD). THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON AUGUST 5, 2021. THE

AGENCY VOTED UNANIMOUSLY TO RECOMMEND APPROVAL OF THE REQUEST, 6-0

Proof of publication of the notice of public hearing on CPA (SS) 2021-06, Corner Lot RV/Boat Storage, was received, having been published in *The St. Augustine Record* on July 9, 2021.

Regular Agenda Items 11 and 12 were presented together.

Sheri Friebus, 11305 Old Dixie Highway, on behalf of Jamie Mackey (Applicant), presented the details of the requests, via PowerPoint.

(10:35 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-64, a request to change the Future Land Use designation of approximately 3.38 acres of land, located at 11275 Old Dixie Highway, from Rural/Silviculture (R/S) to Mixed Use District (MD), based on four findings of fact, as provided in the Staff Report.**

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

ORDINANCE NUMBER: 2021-64

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO MIXED USE DISTRICT (MD) FOR APPROXIMATELY 3.38 ACRES OF LAND, LOCATED AT 11275 OLD DIXIE HIGHWAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(09-07-21 - 18 - 10:28 a.m.)

12. PUBLIC HEARING - REZ 2021-17, CORNER LOT RV/BOAT STORAGE. A REQUEST TO REZONE APPROXIMATELY 3.38 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL INTENSIVE (CI), WITH CONDITIONS, TO ALLOW FOR AN RV/BOAT STORAGE FACILITY. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON AUGUST 5, 2021. THE AGENCY VOTED UNANIMOUSLY TO RECOMMEND APPROVAL OF THE REQUEST, 6-0

Proof of publication of the notice of public hearing on REZ 2021-17, Corner Lot RV/Boat Storage, was received, having been published in *The St. Augustine Record* on July 9, 2021.

There were no ex parte communications.

Discussion occurred during Regular Agenda Item 11.

(10:36 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-65, based on four findings of fact, as provided in the Staff Report.**

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

ORDINANCE NUMBER: 2021-65

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

(10:36 a.m.) Valliere left the meeting. Rebecca Lavie entered the meeting.

(09-07-21 - 19 - 10:36 a.m.)

13. ST. JOHNS COUNTY AMERICAN RESCUE PLAN ACT FUNDING APPROPRIATION PLAN. ON MAY 10, 2021, THE U.S. DEPARTMENT OF THE TREASURY ANNOUNCED THE LAUNCH OF THE CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS, ESTABLISHED BY THE AMERICAN RESCUE PLAN ACT OF 2021 (ARPA), TO PROVIDE EMERGENCY FUNDING FOR ELIGIBLE STATE, LOCAL, TERRITORIAL, AND TRIBAL GOVERNMENTS, TO SUPPORT THE IMMEDIATE PANDEMIC RESPONSE, BRING BACK JOBS, AND LAY THE GROUNDWORK FOR A STRONG AND EQUITABLE RECOVERY. ON AUGUST 9, 2021, ST. JOHNS COUNTY RECEIVED THE FIRST APPROPRIATION OF ARPA FUNDING IN THE AMOUNT OF \$25,704,716.50, WITH A SECOND AND EQUAL APPROPRIATION TO BE AVAILABLE IN MAY 2022. A PHASE ONE FUNDING ALLOCATION PLAN IS PROVIDED TOTALING \$7,843,500 FOR BCC CONSIDERATION, AS WELL AS CONSIDERATION TO RECOGNIZE AND APPROPRIATE WITHIN THE FISCAL YEAR 2021 BUDGET. THERE IS NO GRANT MATCH REQUIRED FOR THIS PROGRAM

Hunter S. Conrad, County Administrator, presented the details of the item, via PowerPoint.

(10:44 a.m.) Waldron asked when the money was expected to be disbursed to the municipalities. Conrad responded.

(10:44 a.m.) Dean requested staff to research whether the American Rescue Plan Act funding could be applied toward beach renourishment.

(10:45 a.m.) Dwight Miller, 1107 Makarios Drive, spoke on using the funding in different ways; and encouraged the Board to hold a public workshop.

(10:48 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on all emails being public records. She questioned who the consultant was that would handle the plan; requested using some of the funds for the sewage issues in West Augustine; and spoke on the \$7 million for the St. Johns County Golf Course.

(10:51 a.m.) Ervin Bullock, 4370 Coastal Highway, spoke on having a workshop with the leaders and community regarding the needs of the underserved.

(10:55 a.m.) **Motion by Dean, seconded by Smith, carried 5/0, to adopt Resolution No. 2021-383, approving the St. Johns County American Rescue Plan Act Funding Appropriation Plan; and to recognize and appropriate American Rescue Plan Act funding in the amount of \$7,843,500, within the Fiscal Year 2021 Budget.**

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

RESOLUTION NO. 2021-383

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE ST. JOHNS COUNTY AMERICAN RESCUE PLAN ACT FUNDING APPROPRIATION PLAN PHASE I; AND RECOGNIZING AND APPROPRIATING PHASE I, WITHIN THE FISCAL YEAR 2021 AMERICAN RESCUE PLAN SPECIAL REVENUE FUND BUDGET

(09-07-21 - 20 - 10:55 a.m.)

PUBLIC COMMENT

BJ Kalaidi, 8 Newcomb Street, spoke on the property tax rollback funds, and returning public comment to the beginning of the meeting. She also asked about the appointment of the County Attorney position.

(09-07-21 - 20 - 11:01 a.m.)

COMMISSIONERS' REPORTS

Commissioner Smith

Smith provided an agriculture report.

Commissioner Dean

(11:01 a.m.) Dean provided an update on the County Attorney search.

Commissioner Waldron

No report.

Commissioner Whitehurst

(11:03 a.m.) Whitehurst spoke on the anniversary of the 9-11 tragedy and on his appreciation to men and women serving in the military.

Commissioner Blocker

(11:04 a.m.) Blocker spoke on the Administrator's review, requesting a cost-of-living pay raise.

(11:06 a.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to approve the cost of living pay raise for the County Administrator.**

(11:07 a.m.) Additionally, Blocker reported visiting Menendez Park and encouraged the public to make a visit. He requested that the grass on SR 207 and SR 312 be mowed, requested an update on the trash pick-up, and to re-open applications for the Land Acquisition Program. Blocker also spoke on the men and women serving in the military.

(11:20 a.m.) Subsequently, Blocker requested the Clerk of Court's report be moved to the beginning of the meeting. **Consensus was given.**

(09-07-21 - 21 - 11:13 a.m.)
COUNTY ADMINISTRATOR'S REPORT

No report.

(09-07-21 - 21 - 11:13 a.m.)
COUNTY ATTORNEY'S REPORT

McCormack spoke on the Board's actions regarding the events of the 9-11 tragedy. He also provided an overview on the cell tower on A1A; and requested a letter be sent by the chair to the Florida Department of Transportation (FDOT) secretary, outlining the Board's concerns regarding the cell tower.

(11:20 a.m.) Consensus was given for staff to draft a letter to the FDOT secretary regarding the cell tower on A1A.

(11:20 a.m.) Additionally, he introduced a new county attorney Jalisa Ferguson.

(09-07-21 - 21 - 11:23 a.m.)
CLERK OF COURT'S REPORT

No report.

(09-07-21 - 21 - 11:23 a.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 11:23 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 593468-593671, totaling \$1,128,778.55 and Voucher Register, Voucher Nos. 59398-59477, totaling \$2,009,136.02 (08/23/21)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 593672-593686, totaling \$332,647.36 (08/25/21)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 593687-593735, totaling \$29,575.67 and Voucher Register, Voucher Nos. 59478-59661, totaling \$131,488.14 (08/25/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 593736-593750, totaling \$51,498.36 and Voucher Register, Voucher Nos. 59662-59664, totaling \$755.11 (08/26/21)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 59665-59666, totaling \$8,135.13 (08/26/21)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 593751-593907, totaling \$851,058.60 and Voucher Register, Voucher Nos. 59667-59743, totaling \$884,575.51 (08/30/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 593908-594017, totaling \$473,388.05 and Voucher Register, Voucher Nos. 59744-59795, totaling \$884,575.51 (09/3/21)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 594018-594019 totaling \$9,750 (09/3/21)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 594020-594052, totaling \$40,023.16 and Voucher Register, Voucher Nos. 59796-59839, totaling \$48,468.75 (09/8/21)

CORRESPONDENCE:

There was none.

Approved ____September 21_____, 2021

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Jeremiah R. Blocker*
Jeremiah R. Blocker, Chair

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

By: *Pam Halterman*
Deputy Clerk

