

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
SEPTEMBER 21, 2021
9:00 A.M.**

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

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

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

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

Blocker called the meeting to order.

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

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

(09/21/21 - 1 - 9:00 a.m.)
INVOCATION

Pastor Matt McCloghry, Colonial Church, gave the invocation.

(09/21/21 - 1 - 9:01 a.m.)
PLEDGE OF ALLEGIANCE

CW4 Jerry Hantchett, US Army, Retired, led the Pledge of Allegiance.

(09/21/21 - 1 - 9:02 a.m.)
PROCLAMATION RECOGNIZING SEPTEMBER 17-23, 2021, AS CONSTITUTION WEEK

Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation. Commissioner Smith presented the proclamation to Kat Burtin with the Daughters of the American Revolution. Burtin said a few words about the importance of recognizing Constitution Week.

(09/21/21 - 1 - 9:08 a.m.)
PROCLAMATION RECOGNIZING SEPTEMBER 15 - OCTOBER 15, 2021, AS HISPANIC HERITAGE MONTH

Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation. Commissioner Whitehurst presented the proclamation to Monica Hernandez with the First Coast Chamber of Commerce. Hernandez said a few words about the importance of recognizing Hispanic Heritage Month.

(09/21/21 - 2 - 9:12 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

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

Nay: None

(09/21/21 - 2 - 9:13 a.m.)

PUBLIC SAFETY UPDATE

Skip Cole, Criminal Investigations Division Director, St. Johns County Sheriff's Office, spoke on school traffic and encouraged the public to lock their vehicles.

(9:14 a.m.) Chief Jeff Prevatt, Fire Rescue, provided Fire Rescue statistics for August; noted St. Johns County was awarded staffing for adequate Fire and Emergency Response Safer Grant for \$4,461,486.40; and recognized a few of his employees for their recent deployment to help with the Gulf Coast hurricane event.

(9:16 a.m.) Joel Sneed, Fire Rescue Assistant Chief, and Dusty Wilson, Fire Rescue Deputy Chief, spoke on their deployment to the Gulf Coast to assist with the catastrophic hurricane event.

(9:19 a.m.) Joe Giammanco, Director of Emergency Management, provided an update on current COVID-19 statistics.

(09/21/21 - 2 - 9:20 a.m.)

CLERK OF COURT'S REPORT

Brandon Patty, St. Johns County Clerk and Comptroller, presented details on the St. Johns County Clerk and Comptrollers report, titled *Tracking Your Tax Dollars*, via PowerPoint.

(09/21/21 - 2 - 9:22 a.m.)

DELETIONS TO THE CONSENT AGENDA

Whitehurst requested that Consent Agenda Item 32 be pulled and added to the Regular Agenda; it was added to the Regular Agenda as Item 17.

(09/21/21 - 2 - 9:22 a.m.)

APPROVAL OF CONSENT AGENDA

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

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

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2021-386**, and authorize the county administrator to execute the Memorandum of Understanding between the North Florida Transportation Planning Organization and St. Johns County Board of County

Commissioners, for a Speed Management by Design Study for A1A/Anastasia Blvd.

RESOLUTION NO. 2021-386

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A MEMORANDUM OF UNDERSTANDING WITH THE NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION FOR A SPEED MANAGEMENT BY DESIGN STUDY FOR A1A/ANASTASIA BLVD.; AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE THE MEMORANDUM OF UNDERSTANDING, ON BEHALF OF ST. JOHNS COUNTY (COUNTY).

3. Motion to approve PFS AGREE 2021-05 the Palm Lakes (The Marketplace) Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code
4. Motion to adopt **Resolution No. 2021-387**, approving a Contract for Sale and Purchase and Deposit Receipt between the Board of Trustees of the Internal Improvement Fund of the State of Florida and St. Johns County, for the acquisition of property required for the Big Sooeey CDBG Drainage Project, and authorizing the county administrator, or designee, to execute the Contract, on behalf of the County

RESOLUTION NO. 2021-387

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A CONTRACT FOR SALE AND PURCHASE AND DEPOSIT RECEIPT BETWEEN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AND ST. JOHNS COUNTY FOR THE ACQUISITION OF PROPERTY REQUIRED FOR THE BIG SOOEY CDBG DRAINAGE PROJECT AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE CONTRACT, ON BEHALF OF THE COUNTY.

5. Motion to adopt **Resolution No. 2021-388**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Second Amendment to Lease Agreement with The Historic St. Johns County Police Athletic League, Inc., for additional space in the W. E. Harris Community Center, located in Hastings

RESOLUTION NO. 2021-388

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 SECOND AMENDMENT TO LEASE AGREEMENT WITH THE HISTORIC ST. JOHNS COUNTY POLICE ATHLETIC LEAGUE, INC., FOR

**ADDITIONAL SPACE IN THE W. E. HARRIS
COMMUNITY CENTER, LOCATED IN HASTINGS.**

6. Motion to adopt **Resolution No. 2021-389**, accepting two Grant of Easements for drainage improvements in Cunningham Creek III Subdivision

RESOLUTION NO. 2021-389

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO GRANT OF EASEMENTS FOR DRAINAGE IMPROVEMENTS IN CUNNINGHAM CREEK UNIT III SUBDIVISION.

7. Motion to adopt **Resolution No. 2021-390**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Purchase and Sale Agreement, in substantially the same form and format as attached, to acquire property necessary for the CR 210 widening project, outside of the Twin Creeks DRI

RESOLUTION NO. 2021-390

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

8. Motion to adopt **Resolution No. 2021-391**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Purchase and Sale Agreement with Two-Ten Properties, Inc., a Florida Corporation, for an easement required for the CR 210 widening project, outside of the Twin Creeks DRI

RESOLUTION NO. 2021-391

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH TWO-TEN PROPERTIES, INC., A FLORIDA CORPORATION, FOR AN EASEMENT REQUIRED FOR THE CR 210 WIDENING PROJECT, OUTSIDE THE TWIN CREEKS DRI.

9. Motion to adopt **Resolution No. 2021-392**, authorizing the county administrator, or his designee, to award Bid No. 21-97, Countywide Pavement Management and Rehabilitation Continuing Services, and execute contracts with all bidders, in substantially the same form and format as attached hereto, to perform the required services on an as-needed basis for various roadways throughout St. Johns County, as provided in Bid No. 21-97

RESOLUTION NO. 2021-392

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-97, COUNTYWIDE PAVEMENT MANAGEMENT AND REHABILITATION CONTINUING SERVICES, AND EXECUTE CONTRACTS WITH ALL BIDDERS FOR PERFORMANCE OF THE SPECIFIED SERVICES ON AN AS-NEEDED BASIS.

10. Motion to adopt **Resolution No. 2021-393**, authorizing the county administrator, or designee, to enter into negotiations with England-Thims & Miller, Inc., as the top ranked firm under RFQ 21-90, SR-16 Westbound Dual Left Turn Lanes & Widening of SR-16 to 4-Lanes from CR-16A to St. James Avenue 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. 2021-393

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH ENGLAND-THIMS & MILLER, INC., AS THE TOP RANKED FIRM UNDER RFQ NO. 21-90, SR-16 WESTBOUND DUAL LEFT TURN LANES & WIDENING OF SR-16 TO 4-LANES FROM CR-16A TO ST. JAMES AVENUE DESIGN & PERMITTING, AND UPON SUCCESSFUL NEGOTIATIONS, AWARD AND EXECUTE A CONTRACT FOR COMPLETION OF THE WORK.

11. Motion to adopt **Resolution No. 2021-394**, authorizing the county administrator, or his designee, to award Bid 21-111, Weed & Pest Control Maintenance Services for St. Johns County Athletic Fields to AgrowPro, Inc., as the lowest, responsive, responsible bidder, and to execute an agreement, in substantially the same form and format as attached, for the performance of services as specified in Bid No. 21-111

RESOLUTION NO. 2021-394

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-111, WEED & PEST CONTROL MAINTENANCE SERVICES FOR ST. JOHNS COUNTY ATHLETIC FIELDS TO AGROWPRO, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR PERFORMANCE OF THE SERVICES.

12. Motion to adopt **Resolution No. 2021-395**, authorizing the county administrator, or designee, to enter into negotiations with Architects Design Group as the top ranked firm under RFQ 21-104, Fire Station #11 and Sheriff's Office Southwest Operations Center Design Services, 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. 2021-395

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH ARCHITECTS DESIGN GROUP, AS THE TOP RANKED FIRM UNDER RFQ NO. 21-104, FIRE STATION #11 AND SHERIFF'S OFFICE SOUTHWEST OPERATIONS CENTER DESIGN SERVICES, AND UPON SUCCESSFUL NEGOTIATIONS, TO AWARD AND EXECUTE A CONTRACT FOR COMPLETION OF THE WORK.

13. 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
14. Motion to adopt **Resolution No. 2021-396**, amending the St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2022

RESOLUTION NO. 2021-396

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

15. Motion to approve the write-off of the following delinquent accounts receivable accounts, effective September 30, 2021: 3,554 EMS accounts totaling \$1,390,549.79; 285 Utility Service accounts totaling \$52,357.31 and 41 Ponte Vedra Utility Service accounts totaling \$5,533,53; and four CBC accounts totaling \$354.41
16. Motion to adopt **Resolution No. 2021-397**, approving the terms, provisions, conditions, and requirements of a Wastewater Unit Connection Refund Agreement between St. Johns County, Florida, and Morgans Cove Ventures, LLC, for the provision of a utility wastewater unit connection fee refund, and authorizing the County Administrator to execute the agreement on behalf of St. Johns County

RESOLUTION NO. 2021-397

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND MORGANS COVE VENTURES, LLC, FOR THE PROVISION OF UTILITY WASTEWATER UNIT CONNECTION FEE REFUND, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE WASTEWATER UNIT CONNECTION

**REFUND AGREEMENT ON BEHALF OF ST. JOHNS
COUNTY**

17. Motion to adopt **Resolution No. 2021-398**, approving the terms, conditions, provisions, and requirements of a Modification Agreement to Subgrant Agreement between the Division of Emergency Management and St. Johns County to increase funding of the Porpoise Point Drainage Improvements Project to a total amount of \$75,975.20 for the federal share, and extending the term to June 30, 2022; and authorizing the chair to execute the Modification on behalf of the County

RESOLUTION NO. 2021-398

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A MODIFICATION TO SUBGRANT AGREEMENT BETWEEN THE DIVISION OF EMERGENCY MANAGEMENT AND ST. JOHNS COUNTY REGARDING THE PORPOISE POINT DRAINAGE IMPROVEMENT PROJECT TO EXTEND THE TERM OF CONTRACT NUMBER H0539 AND INCREASE FUNDING; AND AUTHORIZING THE CHAIR TO EXECUTE THE MODIFICATION ON BEHALF OF ST. JOHNS COUNTY.

18. Motion authorizing the county administrator, or designee, to transfer an amount not to exceed \$200,000, from E-911 Communications Fund Capital Outlay Reserve for appropriation to the Sheriff's Office, to support the maintenance of the Call Handling System
19. Motion authorizing the county administrator, or designee, to transfer an amount not to exceed \$15,000, from E-911 Communications Fund Capital Outlay Reserve for appropriation to the St. Johns County Sheriff's Office, to support and maintain GIS data for 9-1-1 using drone imagery
20. Motion to approve a letter to the Secretary, Florida Department of Transportation, regarding an unauthorized cell tower constructed on Department property, in substantially the same form and format as attached, and authorizing the chair to send the letter on behalf of the Board of County Commissioners
21. Motion to adopt **Resolution No. 2021-399**, authorizing the county administrator, or designee, to submit an application for a FY2022-2023 Florida Recreation Development Assistance Program (FRDAP) Grant for the expansion of Field of Dreams in Aberdeen Park

RESOLUTION NO. 2021-399

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) GRANT FOR THE COMPLETION OF THE FIELD OF DREAMS AT ABERDEEN PARK

22. Motion to adopt **Resolution No. 2021-400**, approving the terms, provisions, conditions, and requirements of the Florida State Aid to Libraries grant agreement, and authorizing the chair of the Board of County Commissioners to execute the agreement, substantially in the same form as attached

RESOLUTION NO. 2021-400

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, AND REQUIREMENTS OF A STATE OF FLORIDA STATE AID TO LIBRARIES GRANT APPLICATION AND GRANT AGREEMENT, AND AUTHORIZING THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY.

23. Motion to adopt **Resolution No. 2021-401**, approving the terms and conditions of an agreement between the State of Florida Department of Environmental Protection and St. Johns County, for the use of the parking lot at 2700 South Ponte Vedra Boulevard for beach nourishment projects, and authorizing the county administrator, or designee, to execute the Agreement, along with any supplemental documentation, on behalf of the County

RESOLUTION NO. 2021-401

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A LICENSE AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE USE OF THE PARKING LOT AT 2700 SOUTH PONTE VEDRA BOULEVARD FOR BEACH NOURISHMENT PROJECTS; PROVIDING FOR THE EFFECT OF RECITALS; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS, OR DESIGNEE, TO EXECUTE THE AGREEMENT, RELATED DOCUMENTS, AND FUTURE AMENDMENTS; PROVIDING FOR CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE.

24. Motion to adopt **Resolution No. 2021-402**, authorizing the submission of the attached long range budget plan to the Florida Department of Environmental Protection, Office of Coastal Resilience and Coastal Protection, and authorizing the county administrator, or his designee, to execute any necessary agreements concerning the beach projects with the Department of Environmental Protection, upon a finding of legal sufficiency by the office of the County Attorney

RESOLUTION NO. 2021-402

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A BUDGET PLAN TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF COASTAL RESILIENCE AND COASTAL PROTECTION, AS REQUIRED TO SUPPORT A LOCAL

GOVERNMENT FUNDING REQUEST TO SUPPORT THE SOUTH PONTE VEDRA DUNE RESTORATION PROJECT.

25. Motion to adopt **Resolution No. 2021-403**, authorizing the submission of a suggested long range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the funding for a U.S. Army Corps of Engineers feasibility study for Ponte Vedra Beach, and authorizing the county administrator, or his designee, to execute any necessary agreements with FDEP concerning the feasibility study, upon a finding of legal sufficiency by the Office of the County Attorney

RESOLUTION NO. 2021-403

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A BUDGET PLAN TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF COASTAL RESILIENCE AND COASTAL PROTECTION, AS REQUIRED TO SUPPORT A LOCAL GOVERNMENT FUNDING REQUEST TO SUPPORT THE USACE COASTAL STORM RISK MANAGEMENT FEASIBILITY STUDY, NORTH ST. JOHNS COUNTY.

26. Motion to adopt **Resolution No. 2021-404**, authorizing the submission of a suggested long range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the USACE South Ponte Vedra - Vilano Beach Coastal Storm Risk Management Project and authorizing the County Administrator, or his designee, to execute any necessary agreements with FDEP concerning the USACE South Ponte Vedra - Vilano Beach Coastal Storm Risk Management Project upon a finding of legal sufficiency by the Office of the County Attorney

RESOLUTION NO. 2021-404

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A BUDGET PLAN TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF COASTAL RESILIENCE AND COASTAL PROTECTION, AS REQUIRED TO SUPPORT A LOCAL GOVERNMENT FUNDING REQUEST TO SUPPORT THE SOUTH PONTE VEDRA AND VILANO BEACH COASTAL STORM RISK MANAGEMENT PROJECT.

27. Motion to adopt **Resolution No. 2021-405**, authorizing the submission of a suggested long range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the St. Johns County Shore Protection Project, and authorizing the county administrator, or his designee, to execute any necessary agreements with FDEP concerning the St. Johns County Shore Protection Project, upon a finding of legal sufficiency by the Office of the County Attorney

RESOLUTION NO. 2021-405

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A BUDGET PLAN TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF COASTAL RESILIENCE AND COASTAL PROTECTION, AS REQUIRED TO SUPPORT A LOCAL GOVERNMENT FUNDING REQUEST TO SUPPORT THE ST. JOHNS COUNTY SHORE PROTECTION PROJECT.

28. Motion to adopt **Resolution No. 2021-406**, authorizing the submission of a suggested long range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the Phase I project development and design for the Ponte Vedra Beach Dune and Beach Restoration Project; and authorizing the county administrator, or his designee, to execute any necessary agreements with FDEP concerning the project, upon a finding of legal sufficiency by the Office of the County Attorney

RESOLUTION NO. 2021-406

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A BUDGET PLAN TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF COASTAL RESILIENCE AND COASTAL PROTECTION, AS REQUIRED TO SUPPORT A LOCAL GOVERNMENT FUNDING REQUEST TO SUPPORT THE NORTH PONTE VEDRA BEACH AND DUNE RESTORATION PROJECT.

29. Motion to adopt **Resolution No. 2021-407**, authorizing the submission of the attached long range budget plan to the Florida Department of Environmental Protection, Office of Coastal Resilience and Coastal Protection, and authorizing the county administrator, or his designee, to execute any necessary agreements concerning the beach projects with the Department of Environmental Protection, upon a finding of legal sufficiency by the office of the County Attorney

RESOLUTION NO. 2021-407

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A BUDGET PLAN TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF COASTAL RESILIENCE AND COASTAL PROTECTION, AS REQUIRED TO SUPPORT A LOCAL GOVERNMENT FUNDING REQUEST TO SUPPORT THE FEMA DUNE ENHANCEMENT PROJECT.

30. Motion to adopt **Resolution No. 2021-408**, approving the issuance by the St. Johns County Housing Finance Authority of the Governmental Note, in connection with

the Victoria Crossing Project (Multifamily Mortgage Revenue Note, Series 2021), in an aggregate principal amount not to exceed \$15,000,000

RESOLUTION NO. 2021-408

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING THE ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY, FLORIDA, OF ITS MULTIFAMILY MORTGAGE REVENUE BONDS, SERIES 2021 (VICTORIA CROSSING), IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$15,000,000, THE PROCEEDS OF WHICH WILL BE LOANED TO VICTORIA CROSSING APARTMENTS, LP, A FLORIDA LIMITED PARTNERSHIP (THE "BORROWER"), FOR THE PURPOSE OF FINANCING A PART OF THE COSTS OF THE ACQUISITION, CONSTRUCTION AND DEVELOPMENT OF A MULTIFAMILY RENTAL HOUSING DEVELOPMENT TO BE LOCATED IN ST. JOHNS COUNTY, FLORIDA, TO BE OWNED AND OPERATED BY THE BORROWER, AS DESCRIBED HEREIN; ALL PURSUANT TO CHAPTER 159, PART IV, FLORIDA STATUTES, AS AMENDED.

31. Motion to adopt St. Johns County **Resolution No. 2021-409**, authorizing the county administrator, or designee, to execute the Letter of Agreement between St. Johns County and the State of Florida, Agency for Health Care Administration, and the Agreement between St. Johns County and Flagler Hospital, in substantially the same form as attached, on behalf of the County, to provide for the intergovernmental transfer of an amount not to exceed \$55,235

RESOLUTION NO. 2021-409

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, AND THE STATE OF FLORIDA, AGENCY FOR HEALTHCARE ADMINISTRATION (AHCA), AND THE AGREEMENT BETWEEN ST. JOHNS COUNTY AND FLAGLER HOSPITAL AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

(Consent Agenda Item 32 was moved to the Regular Agenda as Item 17.)

32. Motion to adopt a resolution approving the terms, provisions, conditions and requirements of the contract between the Board of County Commissioners of St. Johns County and the State of Florida Department of Health, for operation of the St. Johns County Health Department to provide environmental health services, communicable disease control services and primary care services from October 1, 2021 through and until September 30, 2022; and authorizing the chair to execute the contract, on behalf of the County

33. Motion to approve minutes:
- 09/07/21, BCC Regular
 - 09/07/21, BCC Special

(09/21/21 - 12 - 9:23 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

McCormack noted there might be a request to remand Regular Agenda Item 1 back to the Planning and Zoning Agency; and clarified that Consent Agenda Item 32 would be heard as a Regular Agenda Item.

(09/21/21 - 12 - 9:24 a.m.)

APPROVAL OF REGULAR AGENDA

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

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

Nay: None

(9:25 a.m.) Smith left the meeting and Deputy Clerk Natasha McGee entered the meeting.

(09/21/21 - 12 - 9:25 a.m.)

1. PUBLIC HEARING - PUD 2020-04, PORTER PROPERTY. REQUEST TO REZONE APPROXIMATELY 165 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW UP TO 237 SINGLE FAMILY DWELLING UNITS. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY ON AUGUST 5, 2021, AND WAS RECOMMENDED FOR DENIAL, BY A VOTE OF 4-2

Proof of publication of the notice of public hearing for PUD 2020-04, Porter Property, was received, having been published in *The St. Augustine Record* on July 9, 2021.

Board ex parte disclosures: Whitehurst stated that he had met with Karla Quarto, resident, on August 16, 2021. They discussed her concerns on the proposed project. He also conducted a site visit, at 4405 Manucy Road, with Quarto, on August 26, 2021. He met with John Kordic, resident, on August 26, 2021. They discussed traffic and project compatibility concerns. Additionally, he met with Lindsay Haga, Levi Ritter, Doug Burnett, and staff on September 16, 2021. They discussed the project details and concessions made to neighbors. Waldron stated that he had met with Quarto on August 19, 2021. They discussed traffic impacts, safety, drainage, and opposition to the project. He met with Kordic on August 26, 2021. They discussed traffic impacts and drainage concerns. He also met with Haga, Ritter, and Burnett on September 16, 2021. They discussed the project with staff, including the request to remand back to the Planning and Zoning Agency (PZA). Additionally, he met with Chuck McHone, Johnny Moore, Carole Manucy, and Kim Moore. They discussed traffic impacts, drainage, and safety concerns. Dean stated that he had met with Haga, Ritter, and Mike Mesiano on April 15, 2021. They discussed details of the project. He met with Quarto on August 19, 2021. They discussed her concerns on the proposed project. He also met with Burnett and Ritter on September 2, 2021. They discussed the proposed project details. Additionally, he disclosed three site visits and stated that he had received emails in opposition to the proposed project. Smith stated that he had met with Quarto on August 19, 2021. They discussed the property outlay and the main ingress and egress of the project; Porter Road to Avenue D to Fifth Street with regards to the width of the road and traffic impacts; the Manucy Road right-of-way with regards to the width of the right-of way and traffic volume; the ingress and egress, off the curb of Lewis Speedway, at Horseshoe Road (blind entry); the right-of-way at Sartillo Road and pavement widths; and an overview of the four community

meetings. He also met with Haga, Ritter, Burnette, Mike Roberson, and Bradley Bulthuis on September 16, 2021. They discussed the remand back to the PZA. Blocker stated that he had met with Kordic on August 26, 2021. They discussed the traffic impacts, drainage, safety, and an alternate access to the proposed project. He met with Quarto on August 26, 2021. They discussed traffic impacts; access to the proposed project, including alternative access; and drainage. He also met with Haga and Ritter on September 16, 2021. They discussed the scope of the project, the remand request, and the PZA meeting.

(9:32 a.m.) McCormack recommended a proposed hearing template.

(9:34 a.m.) Lindsay Haga, Senior Planner, AICP, England, Thims & Miller, 14775 Old St. Augustine Road, representing the applicant, requested a remand back to the PZA. She noted there were changes made to the PUD text and map.

(9:35 a.m.) Karla Quarto, group representative, 4405 Manucy Road, requested the denial of the remand request.

(9:37 a.m.) Haga responded to Quarto's request to deny the remand request.

(9:39 a.m.) John Kordic, 4404 Manucy Road, spoke in opposition to the remand request.

(9:40 a.m.) Angela Falaney, 4624 Sartillo Road, spoke in opposition to the remand request.

(9:40 a.m.) Sherry Brigman, 5325 Porter Road Extension, spoke in opposition to the remand request.

(9:41 a.m.) Ellenwood Belermina, 5060 Porter Road, spoke on the merits of the proposed project.

(9:44 a.m.) Tom George, 460 Mcleod Road, spoke on the merits of the proposed project.

(9:45 a.m.) Carole Manucy, 5395 Porter Road Extension, spoke in opposition to the remand request.

(9:46 a.m.) Krystle Gibson and Haylee Gay, 4450 Sartillo, spoke in opposition to the remand request.

(9:46 a.m.) Christopher Crosby, 4500 Sartillo, spoke in opposition to the remand request.

(9:47 a.m.) Johnny Moore, 4455 M Manucy Road, spoke in opposition to the remand request.

(9:47 a.m.) Joe Quarto, 4405 Manucy Road, spoke in opposition to the remand request.

(9:48 a.m.) Michelle Moore, 4455 M Manucy, spoke in opposition to the remand request.

(9:48 a.m.) Robert Selfridge, 448 South Horseshoe Road, spoke in opposition to the remand request.

(9:48 a.m.) Kim Moore, 4455 A Manucy Road, spoke in opposition to the remand request.

(9:48 a.m.) Elisa Dunn, 5110 Porter Road, spoke in opposition to the remand request.

(9:49 a.m.) Linda Yawn, 3730 Old Lewis Speedway, spoke in opposition to the remand request.

(9:49 a.m.) Digna Hernandez, 5285 F Porter Road Extension, spoke in opposition to the remand request.

(9:49 a.m.) Neva Foreman, 3735 Old Lewis Speedway, spoke in opposition to the remand request.

(9:50 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition to the remand request.

(9:51 a.m.) Haga responded to public comment and requested that the proposed project be remanded back to the PZA.

(9:53 a.m.) Dean spoke in favor of the request to remand the proposed project back to the PZA. Smith and Waldron spoke in opposition to the proposed remand request.

(9:54 a.m.) Motion by Dean, seconded by Whitehurst, carried 3/2, with Smith and Waldron dissenting, to remand this item back to the Planning and Zoning Agency for further action, according to our ordinances.

Yea: Dean, Whitehurst, Blocker

Nay: Smith, Waldron

(9:56 a.m.) McCormack suggested an informal meeting between Quarto and Haga to present the revised application/plan.

(09/21/21 - 14 - 9:58 a.m.)

2. PUBLIC HEARING - DRI MOD 2021-02, TWIN CREEKS DRI. REQUEST TO AMEND THE TWIN CREEKS DEVELOPMENT OF REGIONAL IMPACT (DRI) TO MODIFY SPECIAL CONDITION 27 TO ALLOW PRIVATE SECTOR DEVELOPMENT OF WORKFORCE HOUSING ON THE 13-ACRE PARCEL, REVISE SPECIAL CONDITION 30 TO REFLECT THE DEDICATION OF 2.78 ACRES TO THE ST. JOHNS COUNTY SCHOOL BOARD, REVISE THE LAND USE TOTAL IN GENERAL CONDITION 2, EXTEND PHASING AND BUILD-OUT DATES, BASED ON LEGISLATIVE EXTENSION ORDERS, AND UPDATE BIENNIAL MONITORING REPORTS. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF DRIMOD 2021-02, WITH A VOTE OF 6-0

Proof of publication of the notice of public hearing for DRI MOD 2021-02, Twin Creeks DRI, was received, having been published in *The St. Augustine Record* on July 23, 2021.

Board ex parte disclosures: Whitehurst stated that he had met with Ellen Avery-Smith and John Kinsey on September 9, 2021. They discussed the history of the DRI, and the reasons for the proposed amendments to the DRI. Waldron stated that he had met with Avery-Smith, Kinsey, and staff on September 9, 2021. They discussed the changes, phasing, and the history of the project. Dean stated that he had met with Avery-Smith and Kinsey on September 9, 2021. They discussed the changes. Smith stated that he had met with Avery-Smith, Kinsey, and staff on September 9, 2021. They discussed the development order, request for changes, the school site, the original site acreage and the acreage expansion, the multipurpose fields, the impact on commercial space, the proposal to extend the project timeline from January to the end of summer 2022, the industrial space history, and workforce housing. Blocker stated that he had met with Avery-Smith and Kinsey on September 9, 2021. They discussed the scope of the project and future planning of workforce housing.

(10:01 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, presented details of the request, including changes, via PowerPoint. She noted the following change to Special Condition 30: "*strike 2.78 acres*" and replace it with the

following language: *any land* for the maintenance and storage facility, *if approved by the School Board in a third amendment to the School Agreement.*

(10:10 a.m.) Waldron referenced Avery-Smith's exhibit and questioned the School District's proportionate share credits/mitigation. Avery-Smith responded.

(10:13 am.) Howard Gaffney, 162 South Prairie Lakes Drive, spoke in support of the multi-purpose fields and workforce housing.

(10:14 a.m.) Stefan Salzbrunn, 147 River March Drive, spoke in support of the multi-purpose fields, with the addition of restroom facilities and parking.

(10:15 a.m.) Tom George, 460 Mcleod Road, spoke about his concerns with the water table/Florida aquifer.

(10:18 a.m.) Jim McLane, St. Johns County Civic Round Table, 704 Black Oak Court, spoke in opposition to septic tanks.

(10:21 a.m.) Avery-Smith, responded to George and McLane's public comments.

(10:22 a.m.) Waldron questioned whether there was room for the multi-purpose fields. He also questioned who would build the fields and whether there would be parking. John Kinsey, owner and master developer, Twin Creeks Development, LLC, One Town Center Boulevard, Boca Raton, Florida, responded.

(10:24 a.m.) **Motion by Whitehurst, seconded by Dean, carried 5/0, to adopt Resolution 2021-410, DRI MOD 2021-02, Twin Creeks DRI, based upon five findings of fact, as provided in the staff report, to include the language presented by Avery-Smith on the St. Johns County School Board Approval.**

Yea: Whitehurst, Dean, Smith, Waldron, Blocker

Nay: None

RESOLUTION NO. 2021-410

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 2021-410, AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR A PORTION OF TWIN CREEKS, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 2,405+/- ACRES IN NORTHERN ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS, INCLUDING MITIGATION FOR TRANSPORTATION, SCHOOL, AND ENVIRONMENTAL IMPACTS; PROVIDING DEVELOPMENT BUILDOUT DATES; AND ESTABLISHING AN EFFECTIVE DATE

(Regular Agenda Items 2 and 3 were presented together.)

(09/21/21 - 15 - 10:25 a.m.)

3. PUBLIC HEARING - REZ 2021-27, STOKES LANDING TOWNHOMES. REQUEST TO REZONE APPROXIMATELY 33.46 ACRES FROM WORKFORCE HOUSING (WH) TO WORKFORCE HOUSING (WH) WITH CONDITIONS. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY ON SEPTEMBER 2, 2021, AND WAS RECOMMENDED FOR APPROVAL, BY A VOTE OF 5-0

Proof of publication of the notice of public hearing for REZ 2021-27, Stokes Landing Townhomes, was received, having been published in *The St. Augustine Record* on August 9, 2021.

Board ex parte disclosures: There were none.

Beth Breeding, Silverfield Development Group, 10175 Fortune Parkway, Jacksonville, Florida, representing the applicant, presented details of the items, via PowerPoint. She referenced a photo, *Exhibit A*, and stated that Mr. Kinslaw, resident to the east, was given a 35-foot compatibility buffer.

(10:28 a.m.) Bob Porter, D.R. Horton, 4220 Race Track Road, stated he was available for questions.

(10:29 a.m.) Richard Newton, 337 Lures Lane, spoke on drainage and traffic concerns.

(10:30 a.m.) Wayne Ellison, 285 Stokes Landing Road, spoke on traffic impacts.

(10:31 a.m.) Michelle Borandi, 128 Waterwood Lane, spoke on traffic impacts, environmental impacts, and drainage concerns.

(10:32 a.m.) Glenn Miller, 6984 Catlett Road, spoke on compatibility, traffic, and drainage concerns.

(10:36 a.m.) Heather Studwell, 325 Lures Lane, spoke in opposition to the request.

(10:42 a.m.) Tom George, 460 McCleod Road, spoke on the number of deaths on Stokes Landing and White Castle Roads and referenced an obituary, *Exhibit B*. He also spoke on traffic and safety concerns, wildlife safety, water run-off from the apartments, and the water table.

(10:45 a.m.) Kelly Brown, 7040 Catlett Road, voiced her concerns on environmental safety, water consumption, traffic safety, compatibility, and the impact to the existing neighborhood.

(10:48 a.m.) Ken Carter, 7020 Catlett Road, voiced his concerns on maintaining an adequate water supply.

(10:50 a.m.) Dwight Miller, 1107 Makarios Drive, recommended organizing an overall plan for development that allowed for affordable housing.

(10:53 a.m.) Kenneth McClain, P.O. Box 912, expressed his appreciation to the Board regarding the VA Hospital. Additionally, he spoke on homeless veterans and controlling urban sprawl.

(10:55 a.m.) Smith entered the meeting and McGee left the meeting.

(10:57 a.m.) Peter Souza, 7020 Catlett Road, spoke on his concerns with the historical aspect of St. Augustine; and encouraged the Board to consider moving workforce housing to another location.

(10:57 a.m.) Laura Lynn, Sherry Lane, spoke on her concerns with how workforce housing was being handled.

(11:00 a.m.) Maureen Long, 1821 Castile Street, spoke on the importance to support the vital personnel and that workforce housing should be a priority; then, spoke in opposition of the proposed location with concerns on traffic and safety. She submitted photos of traffic on Stokes Landing, *Exhibit C*.

(11:03 a.m.) Jerry Maresca, 7081 Catlett Road, spoke in opposition of the request with concerns on traffic.

(11:05 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of the request with concerns on traffic; and referenced photos and a map of the intersection and submitted her written public comment, *Exhibit D*.

(11:09 a.m.) Breeding provided information on the four billboard signs that were removed, the thirty-foot buffer on US-1, the storm water pond, the square footage request, and the importance to help serve the community with the project.

(11:13 a.m.) Smith questioned what the present entitlement was to the property. Valliere explained it was zoned workforce housing and the unit count was 286 and stated the approval would not affect the ability to go to 240 units. Smith clarified that it would be to increase the maximum sales price to \$240,000.

(11:14 a.m.) Waldron questioned if any of the funding toward International Golf Parkway could be used toward Stokes Landing. Phong Nguyen, Transportation Development Manager, explained it could be used at Stokes Landing and would be considered as off-site improvements. Additionally, he stated that the Florida Department of Transportation (FDOT) was looking into future improvements for the intersection. Discussion ensued on traffic concerns and safety issues at Stokes Landing and the options for a traffic signal.

(11:22 a.m.) Whitehurst asked for clarity on the total number of units being requested. Breeding responded that the total number of units being requested was 320. Greg Caldwell, Public Works Director, spoke on the drainage concerns with the project.

(11:26 a.m.) Blocker questioned the concerns with the aquifer and the draw down effect. Caldwell explained it happened throughout the County depending on the retention area and the wells that are in a certain area, and that it would be reviewed.

(11:28 a.m.) Smith questioned the location of the additional units. Breeding responded. Discussion ensued on the total number of units that were shown on the map.

(11:30 a.m.) Dean and Blocker spoke on their concerns with traffic and safety.

(11:32 a.m.) McCormack recommended the property description be changed to match the total number of units.

(11:34 a.m.) **Motion by Dean, seconded by Waldron, to deny REZ 2021-27, Stokes Landing Townhomes Rezoning, based upon five findings of fact.**

(11:35 a.m.) McCormack requested the Board allow an Ordinance to come back to correct the property description, that was already in Ordinance 2021-24. Smith questioned if it would need to include the 8-foot fence. Valliere explained the conditions were stated in the record for the May hearing.

(11:35 a.m.) **The motion carried 5/0.**

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

Nay: None

(11:36 a.m.) McCormack requested a recess to discuss Regular Agenda Item 4. The Board moved to Regular Agenda Item 5.

(09/21/21 - 18 - 1:42 p.m.)

4. PFS AGREE 2021-03, STOKES LANDING TOWNHOMES PROPORTIONATE FAIR SHARE AGREEMENT. SILVERFIELD DEVELOPMENT COMPANY (APPLICANT), THE OWNER OF APPROXIMATELY 28 ACRES OF LAND (PROPERTY), HAS PROPOSED A PROPORTIONATE FAIR SHARE AGREEMENT (AGREEMENT) TO MITIGATE FOR TRANSPORTATION IMPACTS TO INTERNATIONAL GOLF PARKWAY, PURSUANT TO SECTION 11.09.04.B OF THE LAND DEVELOPMENT CODE, TO MEET TRANSPORTATION CONCURRENCY REQUIREMENTS FOR 320 MULTI-FAMILY RESIDENTIAL UNITS. THE BOARD APPROVED THE APPLICANT'S WORKFORCE HOUSING REZONING REQUEST ON MAY 4, 2021. ON JULY 20, 2021, THE APPLICANT MOVED FORWARD WITH A PROPORTIONATE FAIR SHARE AGREEMENT FOR 320 MULTI-FAMILY RESIDENTIAL UNITS, WHERE IT WAS DENIED. ON THE SEPTEMBER 21, 2021, BCC AGENDA, THE APPLICANT WILL BE PRESENTING A REZONING APPLICATION (REZ 2021-27) TO GO FROM WORKFORCE HOUSING TO WORKFORCE HOUSING WITH CONDITIONS FOR UP TO 320 DWELLING UNITS AND, IF APPROVED, SIMULTANEOUSLY PRESENT A PROPORTIONATE FAIR SHARE AGREEMENT TO MITIGATE FOR 320 MULTI-FAMILY RESIDENTIAL UNITS. THE PROPORTIONATE FAIR SHARE FOR STOKES LANDING TOWNHOMES IS CALCULATED TO BE \$225,989, AS DETAILED IN EXHIBIT B OF THE AGREEMENT (PFS). THE TOTAL PROPORTIONATE SHARE IS REQUIRED TO BE PAID WITHIN TWO YEARS OF APPROVAL; HOWEVER, PAYMENT IS REQUIRED PRIOR TO EACH PLAT APPROVAL, FOR THE NUMBER OF LOTS ON EACH PLAT. THE IMPACT FEE CREDIT REDUCTION PROVISION OF THE LDC APPLIES TO THE CALCULATED PROPORTIONATE SHARE AMOUNT, RESULTING IN A REDUCTION OF \$4,676 FROM THE TOTAL ROAD IMPACT FEE CREDIT. ROAD IMPACT FEE CREDIT IN THE AMOUNT OF \$221,314 IS INCLUDED AS A COMPONENT OF THE AGREEMENT, TO BE AWARDED UPON THE COUNTY'S RECEIPT OF THE CASH PAYMENT

Discussion occurred during Regular Agenda Item 3.

(1:42 p.m.) Subsequently, McCormack recommended that the item be pulled off of the agenda and would be added to a future agenda with the revised number of units.

(1:43 p.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to move the item to a future agenda.**

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

Nay: None

The meeting moved to Regular Agenda Item 6.

(09/21/21 - 18 - 11:37 a.m.)

5. PUBLIC HEARING - PLNAPPL 2021-01, TARA HILL BARN. APPEAL OF THE PLANNING AND ZONING AGENCY FINAL ORDER DENYING A SPECIAL USE TO ALLOW AN EVENT CENTER UNDER SECTION 2.03.01.A OF THE LAND DEVELOPMENT CODE AND TO ALLOW FOR UNPAVED PARKING UNDER SECTION 2.03.15 OF THE LAND DEVELOPMENT CODE. THE PROPERTY IS ZONED OPEN RURAL (OR) AND LOCATED AT 2985 KINGS ROAD

Proof of publication of the notice of public hearing for PLNAPPL 2021-01, Tara Hill Barn, was received, having been published in *The St. Augustine Record* on August 27, 2021.

Ex parte communications: Smith met on June 10, with Sally O'Hara and discussed the special use request, the history of the project, the usage and intentions, and alcohol consumption on the property. Dean met on June 10, with Sally O'Hara and discussed the site plan, and activities that would take place; and received emails in support and in opposition of the project. Waldron met on June 10 and September 20, with Sally O'Hara and discussed the project, traffic, trash, ingress and egress, concerns with noise and safety and the use of alcohol; spoke with residents on their concerns with the project; and received emails both in support and in opposition to the project. Whitehurst met on June 22, met with Sally O'Hara and staff, and discussed the history of the land, proposed uses, noise concerns, and possibly limiting uses and hours. Blocker met on June 22, with Sally O'Hara and discussed the scope of the project, and the plan and purpose; and received emails in support and opposition.

(11:43 a.m.) Shannon Acevedo, AICP, Matthews Design Group, 7 Waldo Street, representing the applicant, presented details on the item, via PowerPoint; and highlighted traffic impacts.

(11:56 a.m.) Sally O'Hara, 3021 Kings Road, spoke on her plan to continue her volunteer services and stated community meetings were held to inform residents of the event center.

(11:58 a.m.) McCormack noted that Greg Matovina, Planning and Zoning Agency's (PZA) Chair, was in attendance and noted through the Board's Rules and Policies, if a decision was appealed before the Board of County Commissioners, the PZA Chair was required to attend.

(11:59 a.m.) Linda O'Neal, 795 Kings Estate Road, spoke in support of the event center.

(12:00 p.m.) Marvin Mann, 3544 Kings Road South, spoke on his concerns with the location of the event center, the amount of traffic, and wildlife in the area.

(12:02 p.m.) Crawford Boyd, 3048 Fourth Street, spoke in support of the event center.

(12:03 p.m.) John Lunsford, 3050 Kings Road, spoke in opposition of the event center with concerns on traffic and the location of the parking lot.

(12:06 p.m.) Tommy Whitcomb, 2872 Kings Road, spoke in opposition of the project.

(12:08 p.m.) David Christopher, 775 Andrew Avenue, spoke in opposition of the event center and read a letter into the record, on behalf of Joe Stephenson, *Exhibit A*.

(12:12 p.m.) Michael Grace, 3111 Mac Road, spoke on his concerns with the event center with concerns on public safety, traffic, noise, and the condition of the facility.

(12:14 p.m.) Bill Weldon, 2945 A King Road, requested the Board to accept the PZA's denial of the project; spoke on his concerns with traffic generation, excessive noise and lighting, and potential habitat damage from the public; and referenced a map of the location, *Exhibit B*.

(12:17 p.m.) Roth Kemper, 2860 Kings Road, spoke on his concerns with this opening the door for others in the neighborhood to want to open an event center.

(12:19 p.m.) Shaun Arnold, 2888 Kings Road, spoke in opposition of the event center with concerns on the roadways, traffic, and safety.

(12:21 p.m.) Robert Herring, 3120 Victoria Drive, spoke in opposition of the project and stated he was in support of the PZA's decision to deny the request.

(12:22 p.m.) Gary Whittington, 2945 Kings Road, spoke in opposition of the project with concerns on noise and the location not being in the proper area.

(12:26 p.m.) Ted Macklemore, 809 Kalli Creek Road, spoke in support of the event center and encouraged the Board to approve the request.

(12:27 p.m.) Bobby Hall, 2945 Kings Road, Lot B, spoke in support of the appeal made by the PZA, to deny the request.

(12:28 p.m.) Elizabeth O'Hara, 2985 Kings Road, addressed concerns from residents and explained there was no desire to bring noise or nuisance to the neighborhood, that she had no control over the traffic, and that the barn would be redone and meet any safety regulations.

(12:30 p.m.) Fred Harris, 829 Kings Estate, spoke in support of the project and submitted written public comment, *Exhibit C*.

(12:34 p.m.) Mary Carver, 2824 Pine Acres Road, spoke in support of the event center.

(12:36 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on her concerns with current scheduled events that have taken place without permission, and submitted flyers of events at the location, *Exhibit D*.

(12:39 p.m.) Sasha Martin, 133 Coastal Hollow Circle, spoke in support of the event center, and submitted photos of the current event location, *Exhibit E*.

(12:43 p.m.) Acevedo referenced a colored map of the location that showed those in support were in green, those in opposition were in red, the yellow was neutral, and the orange were ponds; and also referenced the site plan, *Exhibit F*. She spoke on the property line, concerns about noise; explained the request was not a zoning change, it was to maintain Open Rural (OR) with a reuse of an existing barn, the building would have to go through the permitting process; clarified appropriate uses for the event center and that the property was designated residential. Additionally, she noted there had been four accidents on Kings Road within five years from 2016 to 2021, and none of them were alcohol related, said the applicant was not intending to serve alcohol on the property or to apply for a special use permit; then addressed parking spaces.

(12:50 p.m.) McCormack clarified that there would not be a management company that would manage the property.

(12:51 p.m.) Waldron questioned if the event center could be allowed by Open Rural (OR). Valliere responded.

(12:54 p.m.) Jeremiah Mulligan, Coquina Law Group, 24 Cathedral Place, explained the Land Development Code allowed this type of event center.

(12:56 p.m.) Greg Matovina, 1506 Lee Road, PZA Chair, explained his reasons for denying the request.

(12:58 p.m.) McCormack provided the details of special uses and concurrency requirements. Blocker stated on page 12 of the staff report, it explained the appeal process.

(1:05 p.m.) Whitehurst spoke on the merit of the applicant's intention and voiced his concern with enforcement of the maximum limitations.

(1:06 p.m.) Motion by Waldron, seconded by Whitehurst, carried 5/0, to deny PLNAPPL 2021-1, Special Use Appeal, UPHOLDING the decision of the Planning and Zoning Agency and denying the request for a Special Use to allow an event center at 2985 Kings Road, subject to six findings of fact.

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

The meeting recessed at 1:09 p.m. and reconvened at 1:40 p.m., with commissioners Blocker, Dean, Smith, Waldron, and Whitehurst; Conrad, Bradley, Andrews, McCormack, Valliere, and Deputy Clerk Sindy Wiseman present.

The Board moved to Regular Agenda Item 4.

(09/21/21 - 21 - 1:44 p.m.)

6. PUBLIC HEARING - NZVAR 2021-11, CENTURY ACRES LANE. NZVAR 2021-11, CENTURY ACRES, REQUEST FOR A NON-ZONING VARIANCE TO SECTION 6.02.01.B.3 OF THE LAND DEVELOPMENT CODE, TO ALLOW FOR A NEWLY CREATED LOT TO TAKE ACCESS FROM AN EXISTING EASEMENT, WITHIN A PLATTED SUBDIVISION, AND TO SECTION 5.01.01.C, FOR RELIEF FROM PLATTING REQUIREMENTS FOR THE NEWLY CREATED LOT, SPECIFICALLY LOCATED AT 1665 CENTURY ACRES LANE

Proof of publication of the notice of public hearing for NZVAR 2021-11, Century Acres Lane, was received, having been published in *The St. Augustine Record* on August 27, 2021.

Ex parte communications: Smith met on September 16, with Hawley Smith and Rebecca Lavie, regarding the non-zoning request, and the 100-foot easement on the property. Dean met on September 2, with Smith, regarding the project and the non-zoning variance, for access on the easement to an adjacent lot. Waldron met on September 16, with Smith, regarding splitting the property and maintenance of the easement. Whitehurst met on September 16, with Smith, regarding the compatibility of the non-zoning variance to the surrounding community, Smith's family history with the property, access to the road, and the SpaceX launch. Waldron added that he also spoke with Smith about shrimping. Blocker met on September 16, with Smith regarding, the scope of the project, why he wanted to divide the property, and the outlying areas and the impacts it would have.

(1:46 p.m.) Hawley Smith, 1665 Century Acres Lane, Applicant, presented details of the requested non-zoning variance, via PowerPoint.

(1:49 p.m.) Motion by Whitehurst, seconded by Waldron, carried 5/0, to approve NZVAR 2021-11, Century Acres Lane, request for a Non-Zoning Variance to Section 6.02.01.B.3 of the Land Development Code, to allow for a newly created lot to take access from an existing easement, within a platted subdivision, and to Section 5.01.01.C, for relief from platting requirements for the newly created lot, specifically located at 1665 Century Acres Lane, based on six findings of fact and five conditions, as provided in the staff report.

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

(09/21/21 - 22 - 1:50 p.m.)

7. PUBLIC HEARING - REZ 2021-13, 297 HENRY STREET. A REQUEST TO REZONE APPROXIMATELY .48 ACRES OF LAND FROM RESIDENTIAL MOBILE HOME (RMH) TO COMMERCIAL NEIGHBORHOOD (CN), TO ALLOW FOR A FINANCIAL PLANNING OFFICE, SPECIFICALLY LOCATED AT 297 HENRY STREET. THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY ON AUGUST 19, 2021, AND WAS RECOMMENDED FOR APPROVAL, BY A VOTE OF 5-1

Proof of publication of the notice of public hearing for REZ 2021-13, 297 Henry Street, was received, having been published in *The St. Augustine Record* on July 23, 2021.

Ex parte communications: There was none.

(1:51 p.m.) Valerie Stukes, Senior Planner, presented the details of the request to rezone, via PowerPoint.

(1:54 p.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to enact Ordinance No. 2021-66, approving REZ 2021-13, 297 Henry Street, based upon four findings of fact.**

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

Nay: None

ORDINANCE NO. 2021-66

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

(09/21/21 - 22 - 1:54 p.m.)

8. PUBLIC HEARING - CDD 2021-03, LONGLEAF PINE CDD. PETITION TO ESTABLISH THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT (CDD). THE CDD ENCOMPASSES APPROXIMATELY 528.53 ACRES OF LAND AND IS GENERALLY LOCATED SOUTH OF RACE TRACK ROAD AND BISECTED BY BOTH LONGLEAF PINE PARKWAY AND VETERANS' PARKWAY. THE CDD COVERS THE ICI MIDDLEBOURNE PUD, APPROVED BY ORDINANCE NO. 2018-29, AS AMENDED

Proof of publication of the notice of public hearing for CDD 2021-03, Longleaf Pine CDD, was received, having been published in *The St. Augustine Record* on August 25, September 1, September 7, and September 14, 2021.

Ex parte communications: There was none.

(1:54 p.m.) Katie S. Buchanan, Esq. Hopping Green & Sams, P.A., 119 South Monroe Street, Tallahassee, Florida, presented details on the item, including the criteria for the establishment of a CDD, via PowerPoint.

(1:58 p.m.) Tom George, 460 McLeod Road, voiced his concerns with the protection of water usage.

(2:02 p.m.) Buchanan showed a picture of the waterline that was part of the application, and explained where the anticipated water lines would be, *Exhibit A*.

(2:02 p.m.) Whitehurst clarified that the petition for the CDD did not approve any additional units. Buchanan responded that it did not.

(2:03 p.m.) Motion by Whitehurst, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-67, establishing the Longleaf Pine CDD, based on three findings of fact.

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

ORDINANCE NO. 2021-67

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2020); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

(09/21/21 - 23 - 2:03 p.m.)

9. PUBLIC HEARING - COMPAMD 2021-11, PROPERTY RIGHTS ELEMENT (ADOPTION). THIS IS THE ADOPTION HEARING FOR THE COMPREHENSIVE PLAN AMENDMENT TO INCLUDE A PROPERTY RIGHTS ELEMENT, IN COMPLIANCE WITH SECTION 163.3199(6)(I), FLORIDA STATUTES (2021). THE BOARD OF COUNTY COMMISSIONERS TRANSMITTED THE PROPOSED AMENDMENT FOR STATE AND REGIONAL REVIEW ON AUGUST 17, 2021. STAFF SENT THE PROPOSED AMENDMENT TO THE STATE AND REGIONAL AGENCIES ON AUGUST 18, 2021, AND IT IS CURRENTLY IN REVIEW

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 August 20, 2021.

Teresa Bishop, AICP, Planning Division Manager, presented the details of the adoption, via PowerPoint.

(2:06 p.m.) Sacha Martin, 133 Coastal Hollow Circle, spoke on the property rights element recommended by the Thousand Friends of Florida. She voiced her concerns with notifications to community members, when change requests were made by homeowners in that community.

(2:08 p.m.) Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-68, adopting COMPAMD 2021-11, Property Rights Element, based on three findings of fact.

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

Nay: None

ORDINANCE NO. 2021-68

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 ADD POLICY I. PROPERTY RIGHTS ELEMENT, IN COMPLIANCE WITH SECTION 163.3177(6)(i), FLORIDA STATUTES (2021); PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

(2:09 p.m.) Valliere left the meeting and Rebecca Lavie, Assistant County Attorney entered the meeting.

(09/21/21 - 24 - 2:09 p.m.)

10. EMERGENCY SERVICES CONSULTING INTERNATIONAL PRESENTATION - EVALUATION OF FIRE RESCUE SERVICES AND MASTER PLANNING DOCUMENT. EMERGENCY SERVICES CONSULTING INTERNATIONAL PRESENTATION COVERING AN EVALUATION OF FIRE RESCUE SERVICES AND MASTER PLANNING RECOMMENDATIONS RELATED TO FUTURE STAFFING, FACILITIES, AND PERSONNEL NEEDS, TAKING INTO ACCOUNT EXPONENTIAL GROWTH BEING EXPERIENCED IN ST. JOHNS COUNTY RELATIVE TO THE PROVISION OF EMERGENCY SERVICES

Jeff Prevatt, Fire Rescue Chief, introduced James Angle, who would present the item.

(2:09 p.m.) James Angle, Emergency Services Consulting International, presented the details of the evaluation, via PowerPoint. He spoke on the report sections, stakeholder feedback, service delivery and performance, financial analysis, future funding strategies, future system demand projections, future fire rescue station locations, and agency updates.

(2:28 p.m.) Smith questioned how many homes were not covered under the five-mile radius and whether the job market could supply the number of personnel required. Prevatt spoke on the number of applicants received. Angle stated that road miles covered with a five-mile radius was 80 percent. Additionally, Smith asked whether the American Rescue Plan (ARP) funding could be used to address some of the requests and whether ARP could be used to replace existing line items to liberate funds for these requests.

(2:31 p.m.) Jesse Dunn, Office of Management and Budget, responded that the use of ARP funds had to have a direct link related to a COVID-19 response.

(2:32 p.m.) Discussion ensued on the use of a public safety tax, the number of calls to age restricted neighborhoods, the effect of catastrophic events, growth to the County and providing the proper resources.

(2:43 p.m.) Lawrence MacCormack, 106 Hammock Circle, spoke on a visitor tax that could help support the effort.

(2:45 p.m.) Blocker requested consensus to direct the county administrator to bring the item back with options for the Board to consider. Discussion ensued on options for a Fire

Rescue plan, an overall plan for government buildings and uses of County lands and facilities, going forward, and funding options. *Consensus was given.*

(09/21/21 - 25 - 2:57 p.m.)

11. SOUTH PONTE VEDRA ONE-TIME DUNE RESTORATION PROJECT UPDATE. STAFF WILL PROVIDE UPDATE ON THE SOUTH PONTE VEDRA ONE-TIME DUNE RESTORATION PROJECT

Joseph Giammanco, Director of Emergency Management, provided an update on the South Ponte Vedra restoration project, including the next steps and board actions, via PowerPoint.

(3:02 p.m.) Guy Rasch, 2803 South Ponte Vedra Boulevard, voiced his concerns with the inequities of the property owners cost share compared to other St. Johns County funded beach renourishment projects. He urged the Board to revisit funding for the South Ponte Vedra MSTU project to seek additional federal funds from the American Recovery Plan and/or FEMA, and to consider using the bulk of beach funds from the additional 5th cent tax, before funding any new beach projects. [Rasch submitted his statement for the record.], *Exhibit A.*

(3:05 p.m.) Dean spoke on his conversation with the director of the FEMA program, regarding reconsidering funding for the South Ponte Vedra Beach project. Giammanco noted that the County continued to look for every funding opportunity.

(09/21/21 - 25 - 3:09 p.m.)

12. REQUEST FOR DIRECTION REGARDING A REQUEST FROM VILLAGES OF VILANO TO FILL A VOID UNDER THEIR GAZEBO IN THE USACE VILANO COASTAL STORM RISK MANAGEMENT PROJECT. IN JANUARY 2021, THE US ARMY CORP OF ENGINEERS COMPLETED THE SOUTH PONTE VEDRA AND VILANO BEACH CSRM PROJECT. IN DISCUSSION WITH THE VILLAGES OF VILANO (VOV) HOA THEY HAVE DISCOVERED A VOID UNDER THE COVERED PORTION OF THE VOV BOARDWALK IN THE PROJECT TEMPLATE. THEY HAVE CONCERNS OVER SAFETY OF THE VOID AND ARE REQUESTING THE COUNTY ASSIST WITH FILLING THE VOID. THE VILLAGES OF VILANO WILL PAY FOR HALF OF THE TOTAL \$35,000 COST. IF THE BOARD WISHES TO MOVE FORWARD WITH THIS ITEM, STAFF WILL PREPARE A COST-SHARE AGREEMENT, FOR THE BOARD'S CONSIDERATION ON A FUTURE AGENDA

Joseph Giammanco, Director of Emergency Management, presented the details of the request, via PowerPoint. Discussion ensued on whether the void was visible and the ownership of the gazebo.

Lawrence MacCormack, 106 Hammock Circle, spoke on the ownership of the gazebo, the bridge, the response of the Army Corps of Engineers, and safety issues with the void under the gazebo. Discussion ensued on the option to use a private contractor.

(3:20 p.m.) Smith spoke on the Army Corps of Engineers stating that there was not a safety hazard and whether funding the project would set a precedent to other similar projects. Lavie spoke on being the local sponsor of the Army Corps of Engineers project and on the limited hold harmless provision. McCormack questioned whether someone could fall under the gazebo from the beach. MacCormack stated that a small child could.

(3:20 p.m.) Giammanco showed pictures of the void under the gazebo, *Exhibit A.*

(3:29 p.m.) Whitehurst voiced his concern with the cost and the precedents set with funding a private entity.

(3:31 p.m.) MacCormack explained how he was told the sand would be placed under the gazebo.

(3:33 p.m.) Smith expressed why he would vote against the motion.

(3:33 p.m.) Motion by Dean, seconded by Blocker, failed 2/3, with Smith, Waldron, and Whitehurst dissenting, to authorize the transfer of \$17,500 from General Fund Reserves and allocate the funds to the Villages of Vilano gazebo project, and to direct County staff to prepare a cost-share agreement with the Villages of Vilano HOA for consideration on a future Board agenda.

Yea: Blocker and Dean,

Nay: Smith, Waldron, and Whitehurst

(3:35 p.m.) Lavie left the meeting and Bradley Bulthuis entered the meeting.

(09/21/21 - 26 - 3:35 p.m.)

13. OLD A1A ACCESS. THIS ITEM IS BEING BROUGHT BEFORE THE BOARD PER REQUEST OF THE CHAIR. THE BOARD DIRECTED STAFF TO REVIEW THE POTENTIAL OF PROVIDING IMPROVED ACCESS TO SUMMER HAVEN PROPERTIES ALONG OLD A1A SOUTH. THE DESIGN OF THE RECENTLY COMPLETED FEMA BERM PROJECT CONTEMPLATED THE DEVELOPMENT OF AN IMPROVED ACCESS LANDWARD OF THE CONSTRUCTED BERM. DEVELOPMENT OF AN IMPROVED ACCESS WILL REQUIRE A DETAILED ENGINEERED PROJECT TO FINALIZE THE PROJECT ELEMENTS, VERIFY PROJECT ASSUMPTIONS, AND ENGINEER THE IMPROVEMENTS. PROJECT DEVELOPMENT INCLUDES DESIGN AND PERMITTING WITH A DELIVERABLE THAT INCLUDES FINAL CONSTRUCTION PLANS AND AN ENGINEER'S OPINION OF COST TO SOLICIT BIDS FOR CONSTRUCTION. PROJECT DESIGN, PERMITTING, AND CONSTRUCTION IS ESTIMATED TO COST APPROXIMATELY \$380,000. THE DESIGN IS EXPECTED TO TAKE APPROXIMATELY 4 TO 6 MONTHS TO COMPLETE. THE CONSTRUCTION PHASE IS CONCEPTUAL AND WILL BE REFINED DURING THE DESIGN PROCESS, AS ASSUMPTIONS ARE VERIFIED. CONSTRUCTION IS ESTIMATED TO TAKE AN ADDITIONAL THREE MONTHS AFTER COMMENCEMENT. THE SUMMER HAVEN MUNICIPAL SERVICE TAXING UNIT (MSTU)(ORDINANCE 2006-15) WAS ESTABLISHED TO PROVIDE FOR ROAD CONSTRUCTION, EROSION CONTROL, AND NOURISHMENT SERVICES, FACILITIES, AND PROGRAMS. THE SUMMER HAVEN MSTU FUND BALANCE IS APPROXIMATELY \$422,000. THERE IS \$80,000 ALLOCATED IN THE FY 2022 BUDGET AND \$300,000 IS AVAILABLE IN RESERVES THAT CAN BE USED FOR THIS PROJECT

Greg Caldwell, Public Works Director, presented the details of the item, including the next steps of the project, via PowerPoint.

(3:40 p.m.) Zachary Spowart, 9411 Old A1A, spoke on public and environmental safety issues, trash piles, and exploring other funding avenues.

(3:43 p.m.) Sheila Gillikin, 9403 Old A1A, voiced her concerns with the lack of access, turnarounds, and services. She also spoke on being ticketed for driving on Old A1A and stated that a private resident was using beach sand, that he said the County gave him to place in front of his home. Additionally, she questioned whether the Summerhaven River Dredge project would be completed to where it was originally.

(3:46 p.m.) Sherry Badger, 2772 S. Collins Ave., spoke on a previous moratorium in Summer Haven and emergency access.

(3:48 p.m.) Beth Darby, 9369 Old A1A, voiced her concerns with the lack of access, the berms with no walkovers, and access for emergency services.

(3:53 p.m.) Waldron requested for staff to check to see if someone was doing work without permits.

(3:52 p.m.) Motion by Waldron, seconded by Smith, carried 5/0, to approve the transfer of \$300,000 from the Summer Haven MSTU reserves (1297-59920) into the FY 2022 Budget, to fund the design and construction of an improved access for Old A1A South in Summer Haven.

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

Nay: None

(09/21/21 - 27 - 3:53 p.m.)

14. ST. JOHNS DISC GOLF COURSE PRESENTATION. AT ITS FEBRUARY 16, 2021, MEETING, THE BOARD OF COUNTY COMMISSIONERS DIRECTED ADMINISTRATION TO RENOVATE THE CURRENT 18-HOLE GOLF COURSE AND PROPOSE RECREATIONAL USES FOR THE REMAINING 9-HOLES. AT A SUBSEQUENT MEETING ON AUGUST 17, 2021, THE BOARD DIRECTED STAFF TO REVIEW THE RECREATION ADVISORY BOARD'S RECOMMENDATION TO ADD A DISC GOLF COURSE ON THE BACK 9-HOLES OF THE ST. JOHNS GOLF COURSE. IN THIS ITEM, STAFF WILL PROVIDE A PRESENTATION ON THE PROPOSED DISC GOLF COURSE AND SEEK FUNDING AND AUTHORIZATION TO PROCEED WITH THE RECOMMENDED DISC GOLF COURSE PLAN

Ryan Kane, Parks and Recreation Director, presented the options and costs for the proposed disc golf course, via PowerPoint. He explained that TDT and general funds could be used for design and construction and that operational costs would be offset by fees.

(3:56 p.m.) Casey Van Rysdam, 1527 San Rafael Way, Chair of the Recreation Advisory Board, commented on the options, break-even costs and fees, and the popularity of disc golf.

(3:58 p.m.) Charles Wharton, 24 Fountain of Youth Blvd., representing the St. Augustine Disc Golf Club, explained that there was only one functioning course in St. Johns County; he supported the proposal for a new course.

(3:59 p.m.) Mason Reigger, 1712 S. Summer Ridge Ct., spoke on the fast -growing nature of disc golf worldwide and the positive benefits of the sport on children and families. He urged the Board to support the proposal.

(4:01 p.m.) William Hennesy, 5461 4th Street, supported the recreation, but felt there were boat ramps and parks in urgent need of repair as well.

(4:03 p.m.) Discussion ensued on the different options, annual upkeep and maintenance costs, and the benefits of locating the course at the existing golf course.

(4:09 p.m.) Motion by Waldron, seconded by Whitehurst, carried 4/1, with Smith dissenting, to authorize staff to pursue the design of a Destination Disc Golf Course to the remaining [nine] holes of the St. Johns Golf Course.

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

(09/21/21 - 28 - 4:10 p.m.)

15. ST. JOHNS COUNTY PARK FOUNDATION. PARKS AND RECREATION WILL BE INTRODUCING THE PARK FOUNDATION, WHO WILL FOLLOW WITH A PRESENTATION THAT WILL INCLUDE A REQUEST FOR INITIAL FUNDING FROM THE COUNTY

Ryan Kane, Parks and Recreation Director, introduced members of the St. Johns County Parks Foundation, who presented the item.

(4:11 p.m.) Shorty Robbins, PO Box 600414, St. Johns, Vice Chair of the St. Johns County Parks Foundation, presented the details of the request, via PowerPoint. Discussion ensued on some of the language in the bylaws and the group's purpose and goals.

(4:18 p.m.) TJ Jackson, a member of the Foundation's board, described the Foundation's areas of focus.

(4:21 p.m.) Brad Long, 4305 S. Saxon Road, St. Augustine, said the Foundation was asking for \$120,000 for operational support, to hire a fulltime executive director and administrative support, and for marketing.

(4:22 p.m.) Stefan Salzbrunn, 147 River Marsh Dr., Ponte Vedra, spoke on the group's accomplishments: a pledge of \$1 million for improvements at a facility in the northeast part of the county; and, per Robbins, they negotiated a 50% land match with the Bailey family, with a \$3 million endowment. Discussion ensued on what the \$120,000 would pay for; Long provided a copy of the Park Foundation Draft Budget, *Exhibit A*.

(4:30 p.m.) Motion by Waldron, seconded by Smith, carried 5/0, to direct staff to prepare a funding agreement with St. Johns County Parks Foundation, Inc., providing one-time funding in the amount of \$120,000, to come back to the Board on a future consent agenda.

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

(09/21/21 - 28 - 4:33 p.m.)

16. CONSIDER THE PROPOSED 2022 ST. JOHNS COUNTY LEGISLATIVE ACTION PLAN AND TOP THREE LEGISLATIVE PRIORITIES. THE ST. JOHNS COUNTY LEGISLATIVE ACTION PLAN IS A FOCUSED LIST OF PRIORITIES FOR WHICH THE COUNTY REQUESTS FINANCIAL ASSISTANCE AND OTHER SUPPORT FROM OUR STATE AND FEDERAL REPRESENTATIVES. LEGISLATIVE PRIORITIES HAVE HISTORICALLY INCLUDED ISSUES RELATED TO FLORIDA STATUTES, TRANSPORTATION, WATER QUALITY, UNFUNDED MANDATES, AND A VARIETY OF OTHER SUBJECTS. COUNTY ADMINISTRATION PRESENTS A DRAFT LIST OF RECOMMENDED ITEMS FROM COUNTY STAFF, CONSTITUTIONAL OFFICERS, LOCAL CITIES, AND OTHER EXTERNAL PARTNERS AND AGENCIES FOR THE BOARD TO CONSIDER ADOPTING AS THE 2022 LEGISLATIVE ACTION PLAN. THE APPROVED LEGISLATIVE ACTION PLAN IS SUBSEQUENTLY PRESENTED TO THE PUBLIC AND SUBMITTED TO THE COUNTY'S LEGISLATIVE DELEGATION, FOR CONSIDERATION PRIOR TO THE NEXT LEGISLATIVE SESSION. IN ADDITION, THE NORTHEAST FLORIDA REGIONAL COUNCIL (NEFRC) REQUESTS THAT ALL MEMBER COUNTIES ADOPT THREE TOP LEGISLATIVE PRIORITIES THAT MOST SIGNIFICANTLY REPRESENT THE

CRITICAL NEEDS AND CONCERNS FOR INCORPORATION IN A REGIONAL LEGISLATIVE PRIORITY GUIDE. THE NEFRC LEGISLATIVE COMMITTEE SUBSEQUENTLY COMPILES THE SUBMITTED ISSUES AND IDENTIFIES REGIONAL PRIORITIES FOR THE 2022 LEGISLATIVE SESSION. THE GUIDE IS THEN SUBMITTED TO THE REGION'S STATE AND FEDERAL ELECTED OFFICIALS

Lorena Inclan, Director of Public Affairs, presented the details of the proposed Legislative Action Plan, via PowerPoint. She recommended removing 5a from the action plan inadvertently left in the draft.

(4:36 p.m.) Maureen Long, 1821 Castile Street, asked why 5a was being removed. Inclan responded.

(4:38 p.m.) Waldron questioned whether 3i, internet sales tax, was taken care of last year with legislation. Inclan said she would review and report back to the commissioner.

(4:38 p.m.) Whitehurst stated that he had several constituents with concerns with number 1j, which was a road that cut through some agriculture property. Conrad commented that he would prepare a white paper of the funding for the extension of County Road (CR) 305, which there was no funding for at this time. Smith stated that there was not a complete right-of-way at this time.

(4:40 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to adopt the 2022 St. Johns County Legislative Action Plan and the top three Legislative priorities, for the Northeast Florida Regional Council legislative priority guide, with the removal of 5a of the action plan, and 5b and 5c would become 5a and 5b.**

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

(4:41 p.m.) Sarah Butler, Office of Public Affairs, asked for clarification that the top three priorities that were adopted last year were being adopted for FY 2022. Dean clarified that they were.

(09/21/21 - 29 - 4:42 p.m.)

17. MOTION APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF THE CONTRACT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY AND THE STATE OF FLORIDA DEPARTMENT OF HEALTH, (DOH) FOR OPERATION OF THE ST. JOHNS COUNTY HEALTH DEPARTMENT TO PROVIDE ENVIRONMENTAL HEALTH SERVICES, COMMUNICABLE DISEASE CONTROL SERVICES AND PRIMARY CARE SERVICES, FROM OCTOBER 1, 2021, THROUGH AND UNTIL SEPTEMBER 30, 2022; AND AUTHORIZING THE CHAIR TO EXECUTE THE CONTRACT, ON BEHALF OF THE COUNTY

Whitehurst requested that the requested extension be amended to six months instead of a full year, with the ability to extend or reevaluate the contract again at that time.

(4:43 p.m.) Smith questioned the square footage of the facility versus the square footage that DOH used.

(4:44 p.m.) Conrad responded that the total square footage of the building was 72,000 square feet and DOH used 46,000 square feet, Stewart Marchman had 10,500 square feet, HHS had 12,000 square feet, and the Department of Children and Families had 4,500 square feet. Waldron noted the number of complaints regarding septic tank inspections and asked staff to reach out to DOH to see what was going on.

(4:44 p.m.) Motion by Whitehurst, seconded by Smith, carried 5/0, to adopt Resolution No. 2021-411, approving the terms, provisions, conditions, and requirements of the contract between the Board of County Commissioners of St. Johns County and the State of Florida Department of Health, for operations of the St. Johns County Health Department, to provide environmental health services, communicable disease control services and primary care services, from October 1, 2021, through and until March 31, 2022; and authorizing the chair to execute the contract, on behalf of the County.

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

Nay: None

RESOLUTION NO. 2021-411

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, AND THE STATE OF FLORIDA DEPARTMENT OF HEALTH FOR OPERATION OF THE ST. JOHNS COUNTY HEALTH DEPARTMENT; AND AUTHORIZING THE CHAIR TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY.

(09/21/21 - 30 - 4:48 a.m.)

PUBLIC COMMENT

William Hennesy, 5461 4th Street, voiced his concerns with the County right-of-way for the Palmetto Boat Ramp. He showed pictures of the violations of the private owner that made alterations, to the County's right-of-way, *Exhibit A*.

(4:52 p.m.) Mike Davis, 23 Park Terrace Drive, voiced his concerns with the approaching deadlines for the relocation of the Home Again facility.

(4:54 p.m.) Andrews provided an update on alternative sites for the Home Again facility.

(4:55 p.m.) Sherry Badger, 2772 South Collins Avenue, spoke on the continuing issues with semi-trucks using the access to the Westgate Plaza from South Collins Avenue.

(4:56 p.m.) BJ Kalaidi, 8 Newcomb Street, requested that the Board move general public comment back to the beginning of the BCC meetings.

(09/21/21 - 30 - 4:57 p.m.)

COMMISSIONER, COUNTY ADMINISTRATOR, AND COUNTY ATTORNEY REPORTS

There were no reports.

(09/21/21 - 30 - 4:57 p.m.)

ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 4:57 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 594053-594238, totaling \$1,077,983.01 and Voucher Register, Voucher Nos. 59840-59930, totaling \$812,733.12 (09/13/21)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 594239-594245, totaling \$3,130.89 and Voucher Register, Voucher Nos. 59931-59933, totaling \$755.11 (09/13/21)
3. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 59934-59935, totaling \$7,895.13 (09/13/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 594246-594254, totaling \$7,798 and Voucher Register, Voucher Nos. 59936-59944, totaling \$9,588 (09/15/21)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 594255-594463, totaling \$2,460,902.94 and Voucher Register, Voucher Nos. 59945-60053, totaling \$1,136,511.27 (09/20/21)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 594464-594512, totaling \$29,178.69 and Voucher Register, Voucher Nos. 60054-60236, totaling \$134,325.12 (09/22/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 594513-594527, totaling \$51,698.96 and Voucher Register, Voucher Nos. 60237-60239, totaling \$755.11 (09/24/21)
8. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 60240-60241, totaling \$7,895.13 (09/24/21)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 594528-594542, totaling \$304,468.05 (09/24/21)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 594543-594735, totaling \$1,497,369.27 and Voucher Register, Voucher Nos. 60242-60345, totaling \$1,664,870.06 (09/27/21)

CORRESPONDENCE:

There was none.

Approved _____ October 5 _____, 2021

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____

Jeremiah R. Blocker, Chair

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

By: _____

Deputy Clerk

