

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
OCTOBER 5, 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; Rebecca Lavie, Senior Assistant County Attorney; and Christine Valliere, Assistant County Attorney

(10/05/21 - 1 - 9:00 a.m.)  
CALL TO ORDER

Blocker called the meeting to order.

(10/05/21 - 1 - 9:00 a.m.)  
ROLL CALL

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

(10/05/21 - 1 - 9:00 a.m.)  
INVOCATION

Eliut Alicea, Bridge of Life Christian Center, gave the invocation.

(10/05/21 - 1 - 9:01 a.m.)  
PLEDGE OF ALLEGIANCE

Harry Manford, USMC Sgt., (Fmr) led the Pledge of Allegiance.

(10/05/21 - 1 - 9:02 a.m.)  
PROCLAMATION RECOGNIZING OCTOBER 2021 AS DOMESTIC VIOLENCE  
AWARENESS MONTH

Commissioner Whitehurst presented the proclamation to Kelly Franklin, CEO, Betty Griffin Center, and other members of the Betty Griffin Center. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

(9:06 a.m.) Franklin spoke on the services provided by the Betty Griffin Center and expressed the importance of recognizing Domestic Violence Awareness Month.

(10/05/21 - 2 - 9:09 a.m.)

PROCLAMATION RECOGNIZING OCTOBER 2021 AS MENORCAN HERITAGE MONTH

Commissioner Blocker presented the proclamation to Jill Pacetti, St. Augustine Heritage Association. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

(9:13 a.m.) Pacetti expressed her appreciation to the Board for the recognition and spoke on the importance of continuing to support the Menorcan Heritage.

(10/05/21 - 2 - 9:16 a.m.)

PROCLAMATION RECOGNIZING OCTOBER AS BREAST CANCER AWARENESS MONTH

Commissioner Dean presented the proclamation to Jude Platko, Pink Up the Pace. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

(9:18 a.m.) Platko spoke on breast cancer awareness and available imaging services.

(10/05/21 - 2 - 9:21 a.m.)

PROCLAMATION RECOGNIZING OCTOBER 3-9, 2021, AS NATIONAL 4-H WEEK

Commissioner Smith presented the proclamation to Annette DeRenzo and Julia Kelly, UF/IFAS Extension Office. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation. Smith said a few words on his history with 4-H.

(9:23 a.m.) DeRenzo spoke on the 4-H program and what it offered to young children.

(10/05/21 - 2 - 9:28 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

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

**Nay: None**

(10/05/21 - 2 - 9:28 a.m.)

PUBLIC SAFETY UPDATE

Jeff Prevatt, Fire Rescue Chief, provided an update on the number of fire rescue calls and on the department awards ceremony.

(9:30 a.m.) Perry Hagman, Director SJSO, provided an update on the increase in population on the beaches and the reduction in crime in St. Johns County; and on a program that brought employers into the jail to interview inmates for work when they exit the system.

(10/05/21 - 2 - 9:31 a.m.)

CLERK OF COURT'S REPORT

Brandon Patty, Clerk and Comptroller, spoke on services provided through the clerk's office, for individuals in potential danger, including injunction for protection.

(10/05/21 - 3 - 9:33 a.m.)

DELETIONS TO THE CONSENT AGENDA

McCormack spoke on adding a term to the PALS MOU, which was Consent 11. He suggested adding the following language to the agreement as part of the consent or add it as an item later in the meeting: *this MOU shall commence, as of the day and year written first above, for an initial 10-year term. Upon expiration of initial term, this MOU shall automatically renew for a success of five-year terms and conditions, as contained herein, providing that neither party notifies the other in writing of intent not to accept such extension, at least 60 days prior to the end of the current terms. Consensus was given to approve the language as part of the consent.*

(10/05/21 - 3 - 9:36 a.m.)

APPROVAL OF CONSENT AGENDA

**Motion by Dean, seconded by Smith, 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. 2021-414**, approving the final plat for Preserve at Bannon Lakes, Phase 2A

**RESOLUTION NO. 2021-414**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PRESERVE AT BANNON LAKES, PHASE 2A**

3. Motion to adopt **Resolution No. 2021-415**, approving the final plat for River Landing at Nocatee, Phase 1(Replat)

**RESOLUTION NO. 2021-415**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVER LANDING AT NOCATEE, PHASE 1**

4. Motion to adopt **Resolution No. 2021-416**, approving the final plat for Parkland Preserve, Phase 3A-4A

**RESOLUTION NO. 2021-416**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PARKLAND PRESERVE, PHASE 3A-4A**

5. Motion to adopt **Resolution No. 2021-417**, approving the final plat for Bridgewater, Phase 1A

**RESOLUTION NO. 2021-417**

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

6. Motion to adopt **Resolution No. 2021-418**, approving the final plat for Shearwater, Phase 3A-2 (Replat)

**RESOLUTION NO. 2021-418**

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

7. Motion to adopt **Resolution No. 2021-419**, approving the final plat for Waterford Lakes, Phase 2

**RESOLUTION NO. 2021-419**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WATERFORD LAKES, PHASE 2**

8. Motion to adopt **Resolution No. 2021-420**, approving the final plat for Oak Grove

**RESOLUTION NO. 2021-420**

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

9. Motion to adopt **Resolution No. 2021-421**, accepting a Deed of Dedication from Helow Properties, LTD., a Florida Limited Partnership, to St. Johns County, as required in the CR 210 widening Concurrency and Impact Fee Credit Agreement, for right-of-way and a pond site

**RESOLUTION NO. 2021-421**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM HELOW PROPERTIES LTD TO ST. JOHNS COUNTY, AS REQUIRED IN THE CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT, FOR R210/GREENBRIAR ROAD RIGHT-OF- WAY AND POND SITE**

10. Motion to adopt **Resolution No. 2021-422**, approving the terms and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement, in substantially the same form and format as attached, to acquire property necessary for the CR 210 widening project, outside of the Twin Creeks DRI

**RESOLUTION NO. 2021-422**

**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 W.R. TOWNSEND, AS TRUSTEE OF THE AMENDED AND RESTATED W.R. TOWNSEND REVOCABLE TRUST, FOR PROPERTY REQUIRED FOR THE CR210 WIDENING PROJECT, OUTSIDE THE TWIN CREEKS DRI**

11. Motion to adopt **Resolution No. 2021-423**, approving the terms and authorizing the county administrator, or designee, to execute a Memorandum of Understanding with the St. Johns County Sheriff's Office, setting aside property for future construction of a Police Athletic League Sports Facility

**RESOLUTION NO. 2021-423**

**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 MEMORANDUM OF UNDERSTANDING WITH THE ST. JOHNS COUNTY SHERIFF'S OFFICE, SETTING ASIDE PROPERTY FOR FUTURE CONSTRUCTION OF A POLICE ATHLETIC LEAGUE SPORTS FACILITY**

12. Motion to adopt **Resolution No. 2021-424**, authorizing the county administrator, or designee, to enter into negotiations with Jones Edmunds & Associates, Inc., as the top ranked firm under RFQ No. 21-89, Design and Permitting of Kings Estate Road Corridor Improvements, 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. 2021-424**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH JONES EDMUNDS & ASSOCIATES INC., AS THE TOP RANKED FIRM UNDER RFQ NO. 21-89, DESIGN AND PERMITTING OF KINGS ESTATE ROAD CORRIDOR IMPROVEMENTS, AND UPON SUCCESSFUL NEGOTIATIONS, AWARD AND EXECUTE A CONTRACT FOR COMPLETION OF THE WORK**

13. Motion to adopt **Resolution No. 2021-425**, authorizing the county administrator, or designee, to piggyback the Florida Sheriff's Association Contracts FSA-20-VEH28.0 and FSA-VEL18.0, and State of Florida Contract No. 25100000-19-1, and 25101600-16-1, as appropriate, to purchase specified FY22 Vehicles included in the budget; and authorizing the county administrator, or designee, to execute and issue purchase orders relative to these purchases

**RESOLUTION NO. 2021-425**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND TO EXECUTE PURCHASE ORDERS FOR FY 22 VEHICLES**

14. Motion authorizing the county administrator, or designee, to transfer an amount not to exceed \$40,000, from E-911 Communications Fund Capital Outlay Reserve, for appropriation to the St. Johns County Sheriff's Office, for the purchase of a vehicle to support the development and maintenance of an ANI/ALI database
15. Motion to approve the extension of the 2021 tax roll, prior to completion of the parcels included in the Property Value Adjustment Board hearings
16. Motion to adopt **Resolution No. 2021-426**, accepting the funding recommendations of the St. Johns County Health and Human Services Advisory Council, as attached hereto; and authorizing the county administrator, or designee, to extend the current funding agreements, as recommended by the Health and Human Services Advisory Council

**RESOLUTION NO. 2021-426**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF CONTRACT EXTENSIONS BETWEEN ST JOHNS COUNTY AND NONPROFIT AGENCIES**

17. Motion to authorize staff to prepare and submit an application for funding in an amount not to exceed \$150,000, for the Housing and Urban Development FY 2021, Comprehensive Housing Counseling Grant
18. Motion to adopt **Resolution No. 2021-427**, recognizing unanticipated revenue in the amount of \$75,198.95, increasing the General Fund revenue budget and appropriating this receipt to the St. Johns County Fire Rescue, Rescue Division (Emergency Medical Services) department

**RESOLUTION NO. 2021-427**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2022 GENERAL FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY EMERGENCY MEDICAL SERVICES DEPARTMENT, FOR THE REPLACEMENT OF DAMAGED PORTABLE AMBULANCE EQUIPMENT**

19. Motion to adopt **Resolution No. 2021-428**, approving the terms, conditions, and requirements of a 2020 Staffing for Adequate Fire and Emergency Response (SAFER) grant program to hire twenty firefighters by St. Johns County Fire Rescue, in accordance with the 2020 SAFER Notice of Funding Opportunity; and authorizing the county administrator, or his designee, to accept the grant award, on behalf of the County

**RESOLUTION NO. 2021-428**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIRMENTS OF A U.S. DEPARTMENT OF HOMELAND SECURITY STAFFING, FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO ACCEPT THE GRANT AWARD, ON BEHALF OF ST. JOHNS COUNTY**

20. Motion to approve the terms, conditions, provisions, and requirements of Collective Bargaining Agreement between the St. Johns County Board of County Commissioners and the United Brotherhood of Carpenters and Joiners of America, Florida Carpenters Regional Council Local #2038; and authorize the chair and county administrator, to execute the Collective Bargaining Agreement, on behalf of the County
21. Motion to adopt **Resolution No. 2021-429**, authorizing the chair to execute a Release and Termination, in substantially the same form and format as attached, on behalf of the County, in accordance with the terms and conditions of the Special Assessment Agreement, dated July 24, 1996, and recorded in Official Records Book 1185, page 1907, of the public records of St. Johns County, Florida; authorizing the refund of Special Assessment payments made after the repayment of the Convention Center Revenue Bonds; and dissolving the Convention Center Enterprise Fund

**RESOLUTION NO. 2021-429**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR TO EXECUTE A RELEASE AND TERMINATION, ON BEHALF OF ST. JOHNS COUNTY; AUTHORIZING THE COUNTY ADMINISTRATOR TO REFUND SURPLUS ASSESSMENTS PAID, AFTER THE REPAYMENT OF THE CONVENTION CENTER BONDS; DISSOLVING THE CONVENTION CENTER ENTERPRISE FUND; PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE**

22. Motion to adopt **Resolution No. 2021-430**, approving the terms, provisions, conditions, and requirements of the attached agreement extension between St. Johns County and the University of Florida, Board of Trustees; and authorizing the county administrator, or designee, to execute the extension, in substantially the same form and format as attached hereto, on behalf of the County

**RESOLUTION NO. 2021-430**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EXTENSION OF THE AGREEMENT FOR COOPERATIVE EXTENSION SERVICES BETWEEN ST. JOHNS COUNTY AND THE**

**UNIVERSITY OF FLORIDA, BOARD OF TRUSTEES;  
PROVIDING FOR THE EFFECT OF RECITALS;  
PROVIDING FOR THE CORRECTION OF ERRORS; AND  
PROVIDING AN EFFECTIVE DATE**

23. Motion to approve minutes:

- 09/16/2021, Joint BCC/School Board Meeting
- 09/21/2021, BCC Regular
- 09/21/2021, BCC Special
- 09/28/2021, BCC Special

24. Proofs:

- a. Proof: Requisition of Bids, RFQ No. 21-90, SR-16 Westbound dual left turn lanes and widening of SR-16 to 4-lanes from CR-16A to St. James Avenue Design and Permitting, published on 5/04/2021, and 5/11/2021, in *The St. Augustine Record*.
- b. Proof: Requisition of Bids, RFQ No. 21-89, Design and Permitting of Kings Estate Road Corridor Improvements, published on 5/04/2021, and 5/11/2021, in *The St. Augustine Record*.
- c. Proof: Requisition of Bids, RFQ No. 21-88, Mickler Road Roundabout Improvements Design and Permitting, published on 5/04/2021, and 5/11/2021, in *The St. Augustine Record*.
- d. Proof: Requisition of Bids, RFQ No. 21-87, Longleaf Pine Parkway Widening to 4-Lanes from Veterans Parkway to Roberts Road Design and Permitting, published on 5/03/2021, and 5/10/2021, in *The St. Augustine Record*.
- e. Proof: Requisition of Bids, RFQ No. 21-84, Professional Financial Auditing Services, published on 4/23/2021, and 4/30//2021, in *The St. Augustine Record*.
- f. Proof: Req for Qualification, RFQ No. 21-86, SR-A1A / Mickler Road Intersection Improvements, Design and Permitting, published on 4/22/2021, and 4/29/2021, in *The St. Augustine Record*.
- h. Proof: Requisition of Proposals, BID No. 21-03R, SR 16 WWTR, published on 4/16/2021, and 4/23/2021, in *The St. Augustine Record*.
- i. Proof: Requisition of Bids, BID No. 21-72R; Maintenance of Traffic (MOT) Devices for CR-210 Corridor East of I-95, published on 7/05/2021, and 7/12/2021, in *The St. Augustine Record*.
- j. Proof: Requisition of Proposals, BID No. 21-51, Maintenance and Repairs to Bay Doors for St. Johns County Fire Rescue, published on 5/07/2021, and 5/14/2021, in *The St. Augustine Record*.
- k. Proof: Requisition of Bids, BID No. 21-51R, Maintenance and Repairs to Bay Doors for St. Johns County Fire Rescue, published on 6/25/2021, and 7/02/2021, in *The St. Augustine Record*.
- l. Proof: Requisition of Proposals, BID No. 21-59, Supply of Uniforms, Floor Mats, Fender Covers, and Shop Towels, published on 4/15/2021, and 4/22/2021, in *The St. Augustine Record*.
- m. Proof: Requisition of Proposals, BID No. 21-73, Northwest Well NW-7 Well Drilling and Site Preparation, published on 4/10/2021, and 4/17/2021, in *The St. Augustine Record*.
- n. Proof: Requisition of Proposals, BID No. 21-78R, Transportation of Cadavers, published on 6/23/2021, and 6/30/2021, in *The St. Augustine Record*.
- o. Proof: Requisition of Bids, BID No. 21-76, Players Club WRF to Sawgrass WRF Interconnects, published on 6/21/2021, and 6/28/2021, in *The St. Augustine Record*.



- p. Proof: Requisition of Bids, BID No. 21-82, Appraisal and Appraisal Related Services, published on 6/07/2021, and 6/14/2021, in *The St. Augustine Record*.
- q. Proof: Requisition of Bids, BID No. 21-77, SR 207 Water Main Extension, Phase 2, published on 5/19/2021, and 5/26/2021, in *The St. Augustine Record*.
- r. Proof: Requisition of Proposals, BID No. 21-74, CR 214 WTP TR-50 Well Drilling, published on 4/10/2021, and 4/17/2021, in *The St. Augustine Record*.
- s. Proof: Requisition of Bids, BID No. 21-48, CDBG-DR, St. Augustine Blvd. and Cypress Rd Drainage Improvements, published on 4/29/2021, and 5/06/2021, in *The St. Augustine Record*.
- t. Proof: SA Notice, RFI No. 21-47, Automation of St. Johns County Financial Plan Data, published on 5/18/2021, and 5/25/2021, in *The St. Augustine Record*.
- u. Proof: Requisition of Bids, BID No. 21-48R, CDBG-DR, St. Augustine Blvd. and Cypress Rd Drainage Improvements, published on 6/18/2021, and 6/25/2021, in *The St. Augustine Record*.
- v. Proof: Requisition of Bids, BID No. 21-14, Bishop Estates Road Signing Improvements, published on 4/12/2021, and 4/19/2021, in *The St. Augustine Record*.
- w. Proof: Requisition of Bids, BID No. 21-97, Countywide Pavement Maintenance and Rehabilitation Continuing Services, published on 6/17/2021, and 6/24/2021, in *The St. Augustine Record*.
- x. Proof: Requisition of Bids, BID No. 21-95, Fire and/or Burglar Alarm Systems Installation, Service, Inspection, and Monitoring, published on 6/11/2021, and 6/18/2021, in *The St. Augustine Record*.
- y. Proof: Requisition of Bids, BID No. 21-94, Cisco Call Manager Flex License Subscription, published on 5/25/2021, and 6/01/2021, in *The St. Augustine Record*.
- z. Proof: Requisition of Bids, BID No. 21-92, Gravity Sanitary Sewer Improvements, published on 5/05/2021, and 5/12/2021, in *The St. Augustine Record*.
- aa. Proof: Requisition of Bids, BID No. 21-93, Purchase of SR 207 Water Main Extension Materials, published on 5/05/2021, and 5/12/2021, in *The St. Augustine Record*.
- bb. Proof: Requisition of Bids, BID No. 21-105, Hastings Water Treatment Plant Improvements, published on 7/22/2021, and 7/29/2021, in *The St. Augustine Record*.
- cc. Proof: Requisition of Bids, BID No. 21-104, SJC Fire Station No. 11 and Sheriff's Office Southwest Operations Center Design Services, published on 6/18/2021, and 6/25/2021, in *The St. Augustine Record*.
- dd. Proof: Requisition of Bids, BID No. 21-101, Signalization Replacement at Intersection of US 1 / Lewis Point Road / St. Augustine South Drive, published on 6/17/2021, and 6/24/2021, in *The St. Augustine Record*.
- ee. Proof: Requisition of Bids, BID No. 21-98, Purchase of Personal Computers, published on 6/03/2021, and 6/10/2021, in *The St. Augustine Record*.
- ff. Proof: SA Notice, Unclaimed Monies, published on 7/15/2021, in the *St. Augustine Record*.
- gg. Proof: Requisition of Bids, BID No. 21-102, Vilano Boat Ramp Parking Lot Improvements, published on 7/15/2021, and 7/22/2021, in *The St. Augustine Record*.
- hh. Proof: Notice of Intent, FEMA Berm, published on 7/16/2021, in *The St. Augustine Record*.
- ii. Proof: Notice of Intent, Sovereign Submerged Lands, published on 7/20/2021, in *The St. Augustine Record*.

(10/05/21 - 10 - 9:39 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There was none.

(10/05/21 - 10 - 9:37 a.m.)

APPROVAL OF REGULAR AGENDA

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

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

**Nay: None**

(10/05/21 - 10 - 9:37 a.m.)

1. DEERPARK INDUSTRIAL VENTURE, LLC, ECONOMIC DEVELOPMENT INCENTIVE REQUEST. THE ST. JOHNS COUNTY ECONOMIC DEVELOPMENT AGENCY (AGENCY) HAS RECEIVED AN APPLICATION FROM DEERPARK INDUSTRIAL VENTURE, LLC, (APPLICANT) FOR ECONOMIC DEVELOPMENT INCENTIVES, TO DEVELOP TWO INDUSTRIAL BUILDINGS TO BE USED AS SPECULATIVE SPACE FOR MULTI-TENANT DISTRIBUTION CENTERS. BUILDING A IS PROPOSED TO BE 291,200 SQUARE FEET, AND BUILDING B IS PROPOSED TO BE 131,040 SQUARE FEET. THE APPLICANT PLANS TO DEVELOP A CLASS-A INDUSTRIAL WAREHOUSING/LOGISTICS PARK, TO BE LOCATED AT I-95 AND S.R. 207. BOTH BUILDINGS OF THE PROJECT SCORED 6 POINTS UNDER THE SPECULATIVE SPACE CATEGORY OF THE COUNTY'S BUSINESS INCENTIVE PROGRAM, WHICH MAKES EACH BUILDING ELIGIBLE FOR EXPEDITED PERMITTING AND AN ECONOMIC DEVELOPMENT GRANT OF UP TO 100% OF FEES PAID TO THE COUNTY BY THE APPLICANT (IMPACT FEES AND WATER/SEWER CONNECTION FEES) AND FOUR YEARS AD VALOREM TAXES PAID BY THE APPLICANT (GENERAL COUNTY PORTION) ON CAPITAL IMPROVEMENTS. COMPLETION OF THE PROJECT IS ANTICIPATED BY THE THIRD QUARTER OF 2023. WITH THIS SCHEDULE, THE FIRST ANNUAL GRANT PAYMENT WOULD BE ANTICIPATED DURING FY25. THE ESTIMATED VALUE OF THE INCENTIVE FOR BUILDING A IS \$759,896, AND THE ESTIMATED VALUE OF THE INCENTIVE FOR BUILDING B IS \$365,920, TOTALING \$1,125,816, FOR THE ENTIRE PROJECT. IN ACCORDANCE WITH PROGRAM REQUIREMENTS, THE AGENCY IS REQUIRED TO REVIEW THE APPLICATION AND MAKE A WRITTEN REPORT TO THE BOARD OF COUNTY COMMISSIONERS. STAFF RECOMMENDS SUPPORT OF THIS INCENTIVE APPLICATION

Jennifer Zuberer, Economic Development Specialist, presented details of the request, via PowerPoint.

(9:41 a.m.) David Burch, 818 A1A North, introduced himself to the Board and made additional comments regarding the project.

(9:43 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to instruct the county attorney to draft an Economic Development Grant Agreement for Deerpark Industrial Venture, LLC, to construct two industrial buildings, a 291,200-square-foot building and a 131,040-square-foot building, and place the proposed Grant Agreement for consideration by the Board, at a later regularly scheduled meeting.**

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

**Nay: None**

(9:43 a.m.) Lavie left the meeting.

(10/05/21 - 11 - 9:43 a.m.)

2. PUBLIC HEARING, CPA (SS) 2021-10, BEACHCOMBER RV RESORT. A REQUEST TO AMEND THE COMPREHENSIVE PLAN FROM RESIDENTIAL-C TO RURAL COMMERCIAL (RC) FOR APPROXIMATELY 20.84 ACRES, LOCATED AT 3453 COASTAL HIGHWAY. THE APPLICANT IS PROPOSING AN RV PARK WITH 170 CAMPSITES, BATH HOUSE, FIRE PIT, OFFICE, AND OTHER RELATED AMENITIES. A DECK AND BEACH WALKOVER IS PLANNED FOR THE EASTERN PORTION OF THE PROPERTY. THE PLANNING AND ZONING AGENCY (PZA) RECOMMENDED DENIAL, WITH A 3-2 VOTE. THE AGENCY EXPRESSED THE RURAL COMMERCIAL FUTURE LAND USE DESIGNATION WAS NOT APPROPRIATE FOR THIS PORTION OF THE COUNTY AND SHARED THAT THIS AREA WAS NOT RURAL IN NATURE AND THE RURAL COMMERCIAL DESIGNATION WAS NOT JUSTIFIED

Proof of publication of the notice of public hearing for CPA(SS) 2021-10, Beachcomber RV Resort, was received, having been published in *The St. Augustine Record* on August 6, 2021.

Regular Items 2 and 3 were presented together.

Ex Parte communications: Whitehurst met on September 30, with Karen Taylor, Paul Rohan, Gayle Bulls Dixon and staff, regarding the project, history of the project, compatibility, opposition, and the support from the community. Waldron met on September 23, with Taylor, Rohan, and Dixon regarding the project, the initial use being a campground, clean-up proceedings that had happened, restructuring of the facility it built, the marina aspect, and the possibility of a water taxi to the town center and into St. Augustine. He also received a letter in opposition and many emails both in support and opposition. Dean met on September 20, with Taylor, Rohan, and Dixon regarding the project, traffic counts under the current zoning as opposed to the proposed rezoning and Comprehensive Plan Amendment. He also met on May 13 with Taylor, Rohan, and Dixon regarding the parent project to this request. Additionally, he received many emails, some supporting and some opposing the project. Smith met on September 23, with Taylor, Rohan, and staff regarding the project, including the 2007 campground approval of 178 residential spaces, in 2017 was denied for commercial uses, and the site plan, including the application for boat slips, dock, and welcome center. Additionally, he met with the district commissioners as well as Main Street; PZA had also addressed the issue in regard to the nearest commercial parcel, concurrency, traffic, and storm evacuation, the parcel remaining conservation, pros and cons for those that were for and against the project, permitted uses being limited to just an RV park, and had received emails and correspondence both for an against the project, that were already in public record. Blocker met on September 23, with Taylor, Rohan, and Dixon, regarding the project, including the scope of the project, traffic impacts, environmental impacts, existing impacts, existing zoning, prior development with a proposed convention center, proposed residential project, stormwater and residential evacuations due to a hurricane, opposition, and had received emails both supporting and opposing the project.

(9:48 a.m.) Karen M. Taylor, 77 Saragossa Street, representing the applicant, presented details of the amendments, via PowerPoint. She highlighted the proposed changes to the designated golf cart area into parking for boat trailers with overflow into the visitor parking area, limited uses within the PUD, on compatibility, traffic patterns, early storm evacuations, and water and sewer usage. She submitted the Master Development Plan (MDP) text changes on *permitted uses, prohibited uses, and eliminated uses, Exhibit A.*

(10:22 a.m.) John McQuaid, 3385 Coastal Highway, Unit 14, spoke on the growth on Vilano Beach and voiced his concerns with over developing the area. He spoke in support of the RV park over residential homes.

(10:26 a.m.) Jeff King, 3385 Coastal Highway, Unit 12, spoke in favor of the project and on the compatibility to the community.

(10:27 a.m.) Loran Nadai, 3385 Coastal Highway, Unit 6, spoke in support of the project and on the deterioration of the foundation to the Seaside of Vilano complex.

(10:29 a.m.) Christine McQuaid, 3385 Coastal Highway, Unit 14, spoke in favor of the project.

(10:31 a.m.) James Camery, 323 Charlotte Street, spoke in support of the project.

(10:31 a.m.) Keith Daw, 3385 Coastal Highway, Unit 10, spoke in support of the project and spoke on the compatibility to the community.

(10:33 a.m.) BJ Kalaidi, 8 Newcomb Street, voiced her concerns with the project and commented on the ruling by the Planning and Zoning Agency.

(10:35 a.m.) Whitehurst commented on the concerns with the reported cracks in the foundation of the condominium and questioned whether staff had the authority to inspect the structure. Conrad commented that he would check with the Chief Building Official.

(10:36 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-69, approving CPA (SS) 2021-10, Beachcomber RV Resort, based upon four findings of fact, as provided in the staff report, including the revisions provided by the applicant.**

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

**Nay: None**

#### **ORDINANCE NO. 2021-69**

**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-C TO RURAL COMMERCIAL (RC) FOR APPROXIMATELY 20.84 ACRES OF LAND, LOCATED ALONG A1A, APPROXIMATELY 1.2 MILES NORTH OF THE VILANO BRIDGE; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE**

(10/05/21 - 12 - 9:43 a.m.)

3. PUBLIC HEARING - MAJMOD 2021-13, BEACHCOMBER RV PARK. REQUEST TO MODIFY THE BEACHCOMBER PUD TO ALLOW FOR A RV PARK. THE PROPERTY COMPRISES APPROXIMATELY 43.87 ACRES, LOCATED AT 3455 COASTAL HIGHWAY. THE APPLICANT IS PROPOSING AN RV PARK WITH 170 CAMPSITES, BATH HOUSE, FIRE PIT, OFFICE, AND OTHER RELATED AMENITIES. A DECK AND BEACH WALKOVER IS PLANNED FOR THE EASTERN PORTION OF THE PROPERTY. THE PLANNING AND ZONING AGENCY RECOMMENDED DENIAL OF THE COMPANION

COMPREHENSIVE PLAN AMENDMENT; THEREFORE, IN TURN  
RECOMMENDED DENIAL OF MAJMOD 2021-13, WITH A 3-2 VOTE

Proof of publication of the notice of public hearing for MAJMOD 2021-13, Beachcomber RV Park, was received, having been published in *The St. Augustine Record* on August 6, 2021.

Discussion occurred with Regular Item 2.

(10:37 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-70, approving MAJMOD 2021-13, Beachcomber RV Park, based on six findings of fact, as provided in the staff report.**

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

**Nay: None**

**ORDINANCE NO. 2021-70**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, APPROVING A MAJOR  
MODIFICATION TO THE BEACHCOMBER PLANNED  
UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2007-74,  
AS AMENDED; MAKING FINDINGS OF FACT;  
PROVIDING A SAVINGS CLAUSE; REQUIRING  
RECORDATION; AND PROVIDING FOR AN  
EFFECTIVE DATE**

(10/05/21 - 13 - 10:38 a.m.)

4. PUBLIC HEARING, CPA (SS) 2021-4, BRIDLE RIDGE. REQUEST TO AMEND THE COMPREHENSIVE PLAN FROM RURAL COMMERCIAL (RC) TO COMMERCIAL (C), FOR APPROXIMATELY 9.8 ACRES, LOCATED AT THE WEST CORNER OF SR 16 AND CR16A. THE PLANNING AND ZONING AGENCY VOTED TO RECOMMEND APPROVAL 4-1, AT THE SEPTEMBER 2, 2021, MEETING

Proof of publication of the notice of public hearing for CPA(SS) 2021-4, Bridle Ridge, was received, having been published in *The St. Augustine Record* on August 6, 2021.

Regular Items 4 and 5 were presented together.

Ex parte communications: Smith, Dean, and Waldron met individually on September 30, with Karen Taylor, Brian Mann, Ed Hatcher, Neph Saint Paul, and staff regarding the Small-Scale Comprehensive Plan Amendment, the desire to continue the Major Modification, the entrances on CR 16A, SR 16, the 30-foot scenic edge, retention area to serve both parcels, reserve right-of-way and how it had changed with time, reviewed the redesigned site plan, the scheduling, no opposition, and the PZA vote. Additionally, Waldron discussed the height restrictions in proximity to the area where new growth was coming in the commercial node. Whitehurst met on September 20, with Taylor, Hatcher, Saint Paul, Mann, and staff regarding the intention with the proposed project, traffic patterns, history, potential future of the commercial node, the expressed desire to be remanded back to PZA, and many of the same issues discussed with Smith, Dean, and Waldron. Blocker met on September 23, with Taylor, Hatcher, Saint Paul, and Mann, regarding the scope of the project, traffic impacts, impacts to surrounding areas, and many of the same issues as discussed by the other commissioners.

(10:41 a.m.) Karen M. Taylor, Land Planner, requested approval of the Small-Scale Comprehensive Plan Amendment and that Major Modification be remanded to PZA and

presented back to the Board in December. She presented the details of the amendment, including the reason for the request to remand, via PowerPoint.

(10:53 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-71, CPA (SS) 2021-4, Bridle Ridge, based on 4 findings of fact, as provided in the staff report.**

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

**Nay: None**

**ORDINANCE NUMBER: 2021-71**

**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 COMMERCIAL TO COMMERCIAL, FOR APPROXIMATELY 9.8 ACRES OF LAND, LOCATED NORTHWEST OF THE INTERSECTION OF SR16 AND SR16A; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE**

(10/05/21 - 14 - 10:38 a.m.)

5. PUBLIC HEARING, MAJMOD 2021-08, BRIDLE RIDGE. REQUEST FOR A MAJOR MODIFICATION TO THE BRIDLE RIDGE PUD (ORD 2010-42), REVISING THE MASTER DEVELOPMENT PLAN TO REFLECT CHANGES OF ALLOWED USES, IN ORDER TO ACCOMMODATE THE ADDITION OF A NEW U-HAUL FACILITY, SPECIFICALLY LOCATED AT THE WEST CORNER OF SR 16 AND CR16A. THE PLANNING AND ZONING AGENCY VOTED TO RECOMMEND APPROVAL 4-1 AT THE SEPTEMBER 2, 2021, MEETING.

Proof of publication of the notice of public hearing for MAJMOD 2021-08, Bridle Ridge, was received, having been published in *The St. Augustine Record* on August 6, 2021.

Discussion occurred with Regular Agenda Item 4.

(10:54 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to remand MAJMOD 2021-8, to the PZA on November 4, 2021, and to be heard by the Board on December 7, 2021.**

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

**Nay: None**

(10/05/21 - 14 - 10:55 a.m.)

6. PUBLIC HEARING, CPA (SS) 2019-02, SHAW PROPERTY. REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 18.95 ACRES OF LAND, LOCATED AT 10800 COUNTY ROAD 13 NORTH, FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A), WITH A TEXT AMENDMENT LIMITING THE MAXIMUM NUMBER OF SINGLE FAMILY DWELLING UNITS ALLOWED ON THE PROPERTY TO SEVEN. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON SEPTEMBER 2, 2021, AND WAS UNANIMOUSLY RECOMMENDED FOR APPROVAL, 5-0

Proof of publication of the notice of public hearing for CPA (SS) 2019-02, Shaw Property, was received, having been published in *The St. Augustine Record* on August 6, 2021.

Douglas Burnett, St. Johns Law Group, presented the details of the request, including the buffering on the north edge of the property, via PowerPoint.

(10:59 a.m.) McCormack requested Burnett describe how the proposed buffer on the north edge would be enforced. Burnett responded that language could be added to the text amendment that said on the far north boundary there would be a 20-foot natural vegetative buffer.

**(10:59 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance 2021-72, CPA (SS) 2019-02, Shaw Property, based on four findings of fact, as provided in the staff report, including the additional text amendment, with the far north boundary, 20-foot vegetative buffer.**

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

**ORDINANCE NUMBER: 2021-72**

**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-A (RES-A), FOR APPROXIMATELY 18.95 ACRES OF LAND, LOCATED AT 10800 COUNTY ROAD 13 NORTH, WITH A TEXT AMENDMENT LIMITING RESIDENTIAL USES ON THE SUBJECT PROPERTY TO A MAXIMUM OF SEVEN, SINGLE FAMILY RESIDENTIAL DWELLING UNITS; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE**

(10/05/21 - 15 - 11:00 a.m.)

7. PUBLIC HEARING, PLNAPPL 2021-2, GRUENBAUM FAMILY VARIANCE (PVZVAR 21-01). REQUEST TO APPEAL THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD'S (PVZAB) DENIAL OF A ZONING VARIANCE REQUEST (PVZVAR 2021-01), TO CONSTRUCT A RETAINING WALL NO MORE THAN 12 FEET IN HEIGHT AND LOCATED WITHIN 20 FEET OF AN EXISTING RETAINING WALL, IN LIEU OF THE FOUR-FOOT MAXIMUM HEIGHT AND FORTY-FOOT SEPARATION REQUIREMENTS. THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD VOTED 4-3, TO DENY PVZVAR 2021-01

Proof of publication of the notice of public hearing for PLNAPPL 2021-2, Gruenbaum Family Variance, was received, having been published in *The St. Augustine Record* on September 10, 2021.

Ex parte communications: Smith met September 30, with Vicky Winters and did a video tour of her property showing the deteriorating bulkhead and provided a visual of what the 20-foot by 12-foot bulkhead extension would look like in the back. He also met on September 30, with Doug Burnett, Caroline Gruenbaum, and staff regarding the 730 Ponte Vedra Boulevard property in regard to the Ponte Vedra Zoning and Adjustment Board's (PVZAB) meeting in April, talked about the PVZAB meeting in July in how Tom Ingram had represented the neighbors, also how Mr. Patton, PVZAB Chairman, lived five

houses from this property and should have recused himself from the vote, discussed the location, other properties in the vicinity that had been approved for hardship and this property being at the end of that line of properties approved, about the photo shopping of pictures, the legal technical issue of non-variance parameters, the property being outside of the wetlands, showed pictures of the drop-off at the back of the house, the engineering report, no resolve between the parties, Caroline Gruenbaum giving testimony of her two children, with the youngest having developmental challenges, there not many handicap access playgrounds in the area, and many letters of support. Also, on September 30 Smith met with Jane Rollinson and staff, regarding the property; on October 1, he received a phone call from Barbara Robinson about the property and not approving the variance; on October 4, he received a text from Tom Dotson in support of the Ingrams. Dean met on September 30, with Burnett regarding the request for the variance and explained the hardship involved. He also met on September 30, with Jane Rollinson, regarding the action of PVZAB. Additionally, he received several letters in favor and against of the variance and covering the points presented by Commissioner Smith. Waldron met on September 30, with Rollinson regarding her thoughts on the project and the variance. Also, on September 30, he met with Burnett, by zoom with Gruenbaum, and staff regarding the hardship with the children, what the back yard would look like and what they anticipated. Additionally, he noted that he had received emails and letters that were now public record. Whitehurst met on September 30 with Rollinson, her position was stated in black and white, in the letter she submitted, and she also noted that there was no conflict of interest because there was no financial stake in the property. Also, on September 30, he met with Burnett, and virtually with Gruenbaum regarding the desire to have the back yard accommodate her children, with Burnett asserting that there was a conflict of interest and cited a supreme court case. Additionally, on September 30, he had a site visit at 102 Overlook Drive, with Winters and Thomas Belk Ingram, where they gave him a tour of the back yard and showed him their concerns as to how it would adversely affect his property and the lifestyle they had become accustomed to; and had received a call from Burnett restating some of the things discussed with Gruenbaum and letting him know that he would be receiving through email 250 letters of support. And lastly, he received a text from Tom Dotson in support of the Ingrams position. Blocker met on September 23, with Burnett and Gruenbaum regarding the project, where Gruenbaum discussed the concerns with their special needs child and safety issues that had come up, the scope of the project, and potential conflicts. He also met on September 23, with Rollinson regarding additional projects in Ponte Vedra, the PVZAB's reasoning for concerns made at the public meetings, concerns of community members. On September 28, Blocker received a phone call from the Winters and Ingram regarding concerns, their efforts to resolve the matter, and their interest in resolving amicably. On October 4, Blocker received a text from Dotson followed by a phone expressing his concerns. Additionally, Blocker received a phone call a month ago from Rabbi Kurinsky, advocating on behalf of the Gruenbaum's; and had received numerous emails opposing and a few supporting the matter.

(11:11 a.m.) McCormack provided the public hearing format, *Exhibit A*. He requested all witnesses to come forward and state their names and addresses.

Witnesses:

Benjamin Gruenbaum, 730 Ponte Vedra Boulevard.

Stephen McCorvy, 4945 Water Oak Lane, Jacksonville, Florida.

Vicky Winters, 102 Overlook Drive.

Thomas Belk Ingram, 102 Overlook Drive.

Ed Morales Jr., 3958 Baymeadows Road, Jacksonville, Florida.

Robert Johnson, 828 McCollum Circle, Neptune Beach, Florida.

The witnesses were sworn in.



(11:17 a.m.) Douglas Burnett, St. Johns Law Group, 104 Sea Grove Main Street, made his opening statement and took testimony from his witnesses.

(11:19 a.m.) Witnesses Gruenbaum and McCorvy provided testimony, with cross examination by Tom Ingram, Sodi & Ingram, PLLC.

(11:39 a.m.) McCormack spoke on the criteria for a hardship.

(11:44 a.m.) Ingram presented his opening statement and took testimony from his witnesses.

Witnesses Morales, Johnson, Winters, and Ingram provided testimony, with cross examination by Douglas Burnett.

(11:58 a.m.) Thomas Belk Ingram, showed a picture from the Multiple Listing Service of the property, *Exhibit B*.

(12:01 p.m.) Bob Wicker, 347 San Juan Drive, spoke on the height of the requested wall.

(12:02 p.m.) Stew Sedgwick, 112 Seaberry Circle, spoke in opposition of the variance.

(12:03 p.m.) Rodney Brace, 1179 Salt Marsh Circle, spoke in opposition of the variance.

(12:06 p.m.) John Cellucci, 101 Overlook Drive, spoke in opposition of the variance.

(12:07 p.m.) David Bolling, 104 Overlook Drive, spoke in opposition of the variance.

(12:10 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the backup in the packet and in opposition of the variance.

(12:12 p.m.) Sonya Lundgren, 726 Ponte Vedra Boulevard, spoke on the previously approved variances and was in support of approving the variance for the Gruenbaum's.

(12:16 p.m.) Burnett provided rebuttal.

(12:23 p.m.) Ingram provided rebuttal.

(12:25 p.m.) McCormack spoke on criteria of a variance approval and advised the Board on material to consider.

(12:30 p.m.) Blocker asked additional questions to the applicant and the opposition, with responses from both.

(12:39 p.m.) Waldron asked additional questions regarding the bulkhead. Discussion ensued.

**(12:59 p.m.) Motion by Dean, failed for lack of a second, to approve PLNAPPL 2021-02, 730 Ponte Vedra Blvd. (PVZVAR 2021-01), OVERTURNING the decision of the Ponte Vedra Zoning and Adjustment Board; and approving the request for a Zoning Variance to Ponte Vedra Zoning District Regulations, Section VIII.N Fences and Walls, in order to allow for the construction of a retaining wall of no more than twelve feet in height and located twenty feet from an existing retaining wall, in lieu of the four-foot maximum height and forty-foot separation requirements.**

(1:00 p.m.) There was continued discussion.

(1:08 p.m.) **Motion by Smith, seconded by Whitehurst, carried 4/1, with Dean dissenting, to deny PLNAPPL 2021-02, 730 Ponte Vedra Blvd. (PVZVAR 2021-01), UPHOLDING the decision of the Ponte Vedra Zoning and Adjustment Board; and denying the request for a Zoning Variance to Ponte Vedra Zoning District Regulations, Section VIII.N Fences and Walls, subject to five findings of fact.**

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

**Nay: Dean**

The meeting recessed at 1:10 p.m. and reconvened at 1:40 p.m., with all Commissioners, Conrad, Bradley, McCormack, Valliere, and Deputy Clerk Crystal Smith in attendance.

(10/05/21 - 18 - 1:40 p.m.)

8. PUBLIC HEARING - PLNAPPL 2021-3, 306 PONTE VEDRA BLVD. (PVZAR 2021-05). REQUEST TO APPEAL THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD (PVZAB) DENIAL OF A ZONING VARIANCE REQUEST (PVZVAR 2021-05), TO ALLOW A REAR YARD SETBACK OF FIVE FEET, IN LIEU OF THE TWENTY-FIVE-FOOT REQUIREMENT, TO ACCOMMODATE CONSTRUCTION OF A DETACHED ACCESSORY STRUCTURE. THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD VOTED 7-0 TO DENY PVZVAR 2021-05

Proof of publication of the notice of public hearing for PLNAPPL 2021-3, 306 Ponte Vedra Blvd., was received, having been published in *The St. Augustine Record* on September 10, 2021.

Ex parte communications: Smith met on September 23, with Herbert Peyton, Ellen Avery-Smith, and Forrest Cotton and discussed the denial, the twenty-foot setback, the neighbor to the south not objecting, and the overall project; he met on September 30, with Jane Rollinson and Brad Bulthuis, and discussed five items. Dean met on September 20, with Avery-Smith, and Peyton and discussed the project; he met on September 30, with Rollinson and discussed five items. Waldron met on September 23, with Avery-Smith and Peyton, and discussed the variance request, and parcels around it; he met on September 30, with Rollinson and discussed five items. Whitehurst met on September 23, with Avery-Smith, Peyton, and staff to discuss the request for the variance; he met on September 30, with Rollinson and discussed the concern for tree removal. Blocker met on September 20, with Avery-Smith and discussed impacts; he met on September 23, with Rollinson, and discussed the project.

(1:45 p.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, presented details of the appeal of the Ponte Vedra Zoning and Adjustment Board, via PowerPoint; and referenced a letter that was submitted for public record, *Exhibit A*.

(1:51 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of the request.

(1:54 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to approve PLNAPPL 2021-03, 306 Ponte Vedra Blvd. (PVZVAR 2021-05), OVERTURNING the decision of the Ponte Vedra Zoning and Adjustment Board; and approving the request for a zoning variance to Ponte Vedra Zoning District Regulations, Section VIII.L Accessory Structures, in order to allow a rear yard setback of five feet, in lieu of the twenty-five foot requirement to accommodate construction of a detached accessory structure, based on five findings of fact and four conditions, as stated in the staff report.**

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

**Nay: None**

(10/05/21 - 19 - 1:55 p.m.)

9. PUBLIC HEARING - VACROA 2021-07, ESCAMBIA STREET. PUBLIC HEARING TO VACATE A PORTION OF AN UNOPENED/UNIMPROVED ROW, WITHIN THE OCEAN GROVE SUBDIVISION. THE APPLICANT HAS REQUESTED THE VACATION OF AN UNOPENED/UNIMPROVED ROW, WITHIN THE OCEAN GROVE SUBDIVISION. THE ROW VACATION BEING REQUESTED IS A PORTION OF ESCAMBIA STREET, LOCATED BETWEEN BLOCKS 10 AND 11, WITHIN THE OCEAN GROVE SUBDIVISION, SPECIFICALLY BETWEEN MADISON STREET AND BREVARD STREET. BASED ON STAFF'S REVIEW, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED, AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION

Proof of publication of the notice of public hearing for VACROA 2021-07, Escambia Street, was received, having been published in *The St. Augustine Record* on September 16, 2021.

Shannon Acevedo, AICP, Matthews Design Group, 7 Waldo Street, representing the applicant, presented details of the request, via PowerPoint.

(1:58 p.m.) **Motion by Waldron, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2021-431, approving VACROA 2021-07, Escambia Street, petition to vacate an unopened/unimproved ROW, within the Ocean Grove Subdivision.**

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

#### **RESOLUTION NO. 2021-431**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF A 40 FOOT R/W, WITHIN THE OCEAN GROVE SUBDIVISION**

(10/05/21 - 19 - 1:59 p.m.)

10. PUBLIC HEARING - REZ 2021-16, 6324 COSTANERO ROAD. REQUEST TO REZONE APPROXIMATELY .24 ACRES OF LAND FROM COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL MANUFACTURED/MOBILE HOME OR SINGLE FAMILY (RMH(S)), TO ALLOW FOR ONE SINGLE FAMILY RESIDENTIAL HOME. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON SEPTEMBER 2, 2021, AND WAS UNANIMOUSLY RECOMMENDED FOR APPROVAL, 5-0

Proof of publication of the notice of public hearing for REZ 2021-16, 6324 Costanero Road, was received, having been published in *The St. Augustine Record* on August 6, 2021.

There were no ex parte communications.

Bill Miller, 288 Desoto Road, provided details of the request.

(2:00 p.m.) **Motion by Waldron, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2021-73, based on four findings of fact, as provided in the staff report.**

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

ORDINANCE NO. 2021-73

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

(10/05/21 - 20 - 2:01 p.m.)

11. PUBLIC HEARING - REZ 2021-21, HDG US 1 NORTH. REQUEST TO REZONE APPROXIMATELY 1.96 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL WAREHOUSE (CW), TO ALLOW FOR LIGHT INDUSTRIAL AND INTENSIVE COMMERCIAL USES. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON SEPTEMBER 2, 2021. THE AGENCY VOTED UNANIMOUSLY TO RECOMMEND APPROVAL, 5-0

Proof of publication of the notice of public hearing for REZ 2021-21, HDG US 1 North, was received, having been published in *The St. Augustine Record* on August 6, 2021.

There were no ex parte communications.

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

(2:05 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-74, REZ 2021-21, HDG US 1 North, based on four findings of fact, as provided in the staff report.**

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

**Nay: None**

ORDINANCE NO. 2021-74

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 WAREHOUSE (CW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(10/05/21 - 20 - 2:05 p.m.)

12. PUBLIC HEARING - REZ 2021-23, 6381 A1A SOUTH. REQUEST TO REZONE APPROXIMATELY .20 ACRES OF LAND FROM COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL, MANUFACTURED/MOBILE HOME OR SINGLE FAMILY (RMH(S)), TO ALLOW FOR ONE SINGLE FAMILY RESIDENTIAL HOME. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON SEPTEMBER 2, 2021. THE AGENCY VOTED UNANIMOUSLY TO RECOMMEND APPROVAL, 5-0

Proof of publication of the notice of public hearing for REZ 2021-23, 6381 A1A South, was received, having been published in *The St. Augustine Record* on August 6, 2021.

There were no ex parte communications.

Bill Miller, 288 Desoto Road, provided details of the request.

**(2:06 p.m.) Motion by Waldron, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2021-75, REZ 2021-23, 6381 A1A South, based on four findings of fact, as provided in the staff report.**

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

**Nay: None**

#### **ORDINANCE NO. 2021-75**

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

(10/05/21 - 21 - 2:07 p.m.)

13. PUBLIC HEARING - VACROA 2021-02, BUSHNELL ALLEYWAY. PUBLIC HEARING TO VACATE A PORTION OF AN UNOPENED/UNIMPROVED ALLEY, WITHIN THE ANASTASIA PARK SUBDIVISION. THE APPLICANT HAS REQUESTED THE VACATION OF AN UNOPENED/UNIMPROVED ALLEY WITHIN THE ANASTASIA PARK SUBDIVISION. THE ALLEY VACATION BEING REQUESTED IS THE MOST SOUTHERLY BOUNDARY OF ANASTASIA PARK, AS RECORDED IN MAP BOOK 3, PAGE 65, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. BASED ON STAFF'S REVIEW, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED, AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION

Proof of publication of the notice of public hearing for VACROA 2021-02, Bushnell Alleyway, was received, having been published in *The St. Augustine Record* on September 15, 2021.

Joseph Daniel Bushnell, 2516 Oleander Street, applicant, presented details of the request, via PowerPoint.

**(2:09 p.m.) Motion by Waldron, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2021-432, approving VACROA 2021-02, Bushnell Alleyway, petition to vacate an unopened/unimproved alley, within the Anastasia Park Subdivision.**

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

**Nay: None**

#### **RESOLUTION NO. 2021-432**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,**

VACATING A 25 FOOT ALLEY, WITHIN THE ANASTASIA PARK SUBDIVISION

(2:09 p.m.) Andrews entered the meeting.

(10/05/21 - 22 - 2:16 p.m.)

14. PUBLIC HEARING - DRI MOD 2018-05, MARSHALL CREEK. A REQUEST FOR A DRI MODIFICATION TO CLOSE OUT THE MARSHALL CREEK DRI, ADOPTING A DRI BUILT-OUT AGREEMENT. THE MARSHALL CREEK DRI (PALENCIA) IS A PLANNED COMMUNITY CONTAINING APPROXIMATELY 2,678 ACRES, LOCATED ALONG US 1 NORTH AT INTERNATIONAL GOLF PARKWAY, EAST TO THE INTRACOASTAL WATERWAY, SOUTH TO APPROXIMATELY WHITE CASTLE ROAD, AND NORTH TO PINE ISLAND ROAD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF DRI MOD 2018-05, WITH A 5-0 VOTE. THE AGENCY COMMENDED THE APPLICANT AND DEVELOPER FOR COMPLETING A DRI

Proof of publication of the notice of public hearing for DRI MOD 2018-05, Marshall Creek, was received, having been published in *The St. Augustine Record* on August 6, 2021.

There were no ex parte communications.

(2:10 p.m.) The Board moved to general public comment.

(2:16 p.m.) Kathryn Whittington, Esq., Whittington Law, PLLC, 236 San Marco Avenue, presented details of the request, via PowerPoint.

**(2:24 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to approve DRI MOD 2018-05, approving the Marshall Creek DRI Built-Out Agreement, based on four findings of fact.**

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

**Nay: None**

The Board moved to Commissioner Reports.

(10/05/21 - 22 - 2:12 p.m.)

PUBLIC COMMENT

(2:12 p.m.) Cornelius Ingram, 9361 Old A1A, spoke on the completion of the Summerhaven South Beach FEMA project and commended the Board on its support on solving the problem. He requested the Board consider establishing a proactive maintenance plan for the new berm and to secure a quick emergency response permit for repairs, if needed.

(2:13 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on Dennis Hollingsworth, stated that public comment should be moved back to the beginning of meetings, and questioned the University of Florida's Bat House.

The Board moved to Regular Agenda Item 14.

(10/05/21 - 23 - 2:25 p.m.)  
COMMISSIONERS' REPORTS

Commissioner Dean

(2:25 p.m.) Dean spoke on memories the Marshal Creek presentation brought back to him and the fifth anniversary of Hurricane Matthew.

(2:25 p.m.) Valliere left the meeting and Rebecca Lavie, Senior Assistant County Attorney, entered the meeting.

Commissioner Smith

(2:27 p.m.) Smith gave an agricultural report; he spoke on a meeting he had with Duane Kent regarding culverts and requested staff add it to an upcoming BCC meeting. Conrad stated the item would be placed on the first meeting in November.

Commissioner Waldron

No report.

Commissioner Whitehurst

(2:31 p.m.) Whitehurst clarified that the County did not implement a tax increase by not going back to the rolled-back rate. Blocker explained his reason for voting for the rolled-back rate back in 2020. Discussion ensued on the rolled-back rate for the past thirty years.

Commissioner Blocker

(2:36 p.m.) Blocker requested staff review the 2001 West Augustine Community Redevelopment Agency (CRA) and bring back a recommendation as to maintaining and revising the West Augustine CRA; to review the Tax Incremental Finance (TIF) expenditures and provide a recommendation for possible revision; requested that staff reinstate the West Augustine Nuisance Abatement Board and provide notice for applications for the CRA committee; and requested authorization to revise or rescind a letter of support for the CRA West Augustine Economic Development Project, Medical Health Care Center. *Consensus was given from the Board to revise/rescind a letter of support for the West Augustine Economic Development project.* (2:42 p.m.) Subsequently, Conrad explained there was currently a policy in place to address the issue and have staff setup community workshops to review the current ordinance and to get feedback from the public on their concerns.

(2:39 p.m.) Blocker requested that staff look into the Ponte Vedra Beach horse manure issue. *Consensus was given from the Board to have staff look into the issue.*

(2:40 p.m.) Blocker requested staff explore some type of refund to residents regarding the lack of yard waste pickup. Conrad explained he would get with staff to review how much the assessment would be, per month, on the average household and would provide a white paper to the Board for further review.

(2:42 p.m.) Blocker requested that staff provide options to consider for maximizing the potential use of the Ponte Vedra Concert Hall. *Consensus was given.*

(10/05/21 - 24 - 2:44 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

(2:44 p.m.) Andrews provided an update on how the County would be assisting with the relocation of Home Again in St. Johns, and referenced a site map, *Exhibit A*.

(2:49 p.m.) Conrad explained that the Growth Management Workshop that was previously scheduled for October had been rescheduled for a date uncertain. Discussion ensued on a timeframe for hiring a new director for Growth Management.

(10/05/21 - 24 - 2:51 p.m.)  
COUNTY ATTORNEY'S REPORT

(2:51 p.m.) McCormack requested Board approval to accept James Bedsole as a special master for an upcoming Animal Control appeal.

(2:52 p.m.) **Motion by Smith, seconded by Dean, carried 5/0, to appoint attorney James Bedsole, as special master for the upcoming Animal Control appeal hearing.**

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

(2:53 p.m.) McCormack provided an update on the Department of Health agreement modifications from the Board's last meeting; and stated a revised agreement would be brought back at the November 2, meeting.

(2:55 p.m.) Dean requested allowing Nicole Crosby three minutes to speak for public comment.

(2:56 p.m.) Nicole Crosby spoke on the impacts balloons and litter have on wildlife; encouraged the Board to enforce an ordinance pertaining to the release of balloons; and submitted petitions, *Exhibit A*. Dean requested that staff look into the issue.

(10/05/21 - 24 - 3:01 p.m.)  
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 3:01 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 594736-594769, totaling \$38,387.35 and Voucher Register, Voucher Nos. 60346-60385, totaling \$42,221.28 (09/28/21)
2. St. Johns County Board of County Commissioners Check Register, Check No. 594770, totaling \$47,204.28 (09/29/21)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 594771-594972, totaling \$2,194,045.14 and Voucher Register, Voucher Nos. 60383-60475, totaling \$3,143,507.34 (10/04/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 594973-594979, totaling \$3,130.89 and Voucher Register, Voucher Nos. 60476-60478, totaling \$685.16 (10/06/21)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 60479-60480, totaling \$7,895.13 (10/07/21)

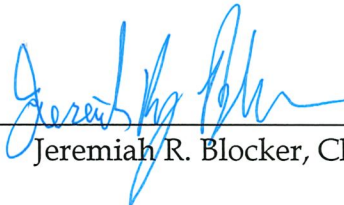


CORRESPONDENCE:

There was none.

Approved October 19, 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

