

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
NOVEMBER 2, 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; Brad Bulhuis, Senior Assistant County Attorney

(11/02/21 - 1 - 9:00 a.m.)
CALL TO ORDER

Blocker called the meeting to order.

(11/02/21 - 1 - 9:00 a.m.)
ROLL CALL

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

(11/02/21 - 1 - 9:00 a.m.)
INVOCATION

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

(11/02/21 - 1 - 9:01 a.m.)
PLEDGE OF ALLEGIANCE

SFC Sue Wetherington, USANG (REG.), led the Pledge of Allegiance.

(11/02/21 - 1 - 9:03 a.m.)
PROCLAMATION RECOGNIZING THE FLORIDA NATIONAL GUARD

Lorena Inclan, Director of Public Affairs, read the proclamation. Commissioner Blocker presented the proclamation to General Michael Valle, Florida Air National Guard.

(9:05 a.m.) General Valle expressed his appreciation for the recognition and said a few words about the importance of recognizing the Florida National Guard.

(11/02/21 - 2 - 9:06 a.m.)
PROCLAMATION RECOGNIZING NOVEMBER 14, 2021, AS ST. AUGUSTINE LIONS CLUB APPRECIATION DAY

Commissioner Dean presented the proclamation to John Dickie, St. Augustine Lions Club. Lorena Inlan, Director of Public Affairs, read the proclamation.

(9:09 a.m.) Dickie said a few words about the importance of recognizing the work that St. Augustine Lions Club did for the community.

(11/02/21 - 2 - 9:09 a.m.)

BILL DUDLEY RECOGNITION

Commissioner Dean presented the proclamation to Bill Dudley. Lorena Inlan, Director of Public Affairs, read the proclamation.

(9:13 a.m.) Dudley expressed his appreciation for the recognition stating that it was an honor to serve the community.

(11/02/21 - 2 - 9:16 a.m.)

PROCLAMATION RECOGNIZING NOVEMBER 11, 2021, AS VETERANS DAY

Commissioner Blocker presented the proclamation to Bill Dudley and Joseph McDermott, veteran representatives and expressed his appreciation to the men and women that stepped up to serve our country. Lorena Inlan, Director of Public Affairs, read the proclamation.

(9:19 a.m.) Dudley said a few words about the importance of recognizing the veteran's council and all the veteran's that had served. He presented to each commissioner, a veteran's coin and a letter prepared by the veteran's council, regarding the support of the Board of County Commissioners to the veteran's council.

(11/02/21 - 2 - 9:26 a.m.)

PROCLAMATION RECOGNIZING ST. JOHNS COUNTY-ISREAL FRIENDSHIP DAY

Commissioner Smith presented the proclamation to Rabbi Sharfstein. Lorena Inlan, Director of Public Affairs, read the proclamation.

(9:29 a.m.) Rabbi Sharfstein expressed his appreciation to the Board, on behalf of the Jewish community, for the recognition.

(11/02/21 - 2 - 9:31 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

Yea: Blocker, Dean, Smith, Waldron, Whitehurst

Nay: None

(11/02/21 - 2 - 9:32 a.m.)

PUBLIC SAFETY UPDATE

Tara Wildes, Corrections Division Director, provided an update on the inmate population, mutual aid, and employment placing inmates after release.

(9:34 a.m.) Jeff Prevatt, Fire Chief, spoke on a donation made by the Gate Foundation in the amount of \$170,000, to the Firefighters for Families charity.

(9:35 a.m.) Drew Frick, Gate Foundation, expressed his appreciation to all that served in the public sector that made the community a better and safer place.

(11/02/21 - 3 - 9:37 a.m.)
CLERK OF COURT'S REPORT

Brandon Patty, Clerk of the Circuit Court and Comptroller, spoke on the services offered to veteran's during the month of November. He also spoke on Consent Agenda Item 2. Additionally, he requested consensus from the Board to hold a resolution/proclamation signing event on Monday November 8, 2021, in the County Administration Rotunda. *Consensus was given.*

(11/02/21 - 3 - 9:39 a.m.)
DELETIONS TO THE CONSENT AGENDA

Dean requested that Consent Agenda 5 be pulled and added to the Regular Agenda; it was added to the Regular Agenda as Item 8.

(11/02/21 - 3 - 9:40 a.m.)
APPROVAL OF CONSENT AGENDA

(9:41 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of Consent Agenda 25.

(9:42 a.m.) Mark Adkins, 733 Blue Seas Court, spoke on Consent Agenda 25, and requested to oppose the designation as a limited access road, via PowerPoint.

(9:44 a.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to approve the Consent Agenda, as amended.**

Yea: Blocker, Dean, Smith, Waldron, Whitehurst

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2021-451**, amending the St. Johns County Board of County Commissioners Investment Policy

RESOLUTION NO. 2021-451

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE COUNTY INVESTMENT POLICY PURSUANT TO THE REQUIREMENTS OF SECTIONS 218.415, FLORIDA STATUTES, AS AMENDED, AND RESOLUTION NO. 2017-245

3. Motion to adopt **Resolution No. 2021-452**, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on December 7, 2021, at 9:00am or at a date and time as soon thereafter as possible, to hear a request for the vacation of apportion of Old Dixie Highway (VACROA 2021-03 St Johns Commerce East)

RESOLUTION NO. 2021-452

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF DECEMBER 7, 2021, AT 9:00 A.M. OR A DATE AND TIME AS SOON

**THEREAFTER AS POSSIBLE, TO HEAR A REQUEST FOR
THE VACATION OF A PORTION OF OLD DIXIE
HIGHWAY**

4. Motion to approve PFS AGREE 2021-06; and authorize the county administrator to execute the Ravenswood Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code

(Consent Agenda Item 5 was moved to the Regular Agenda Item as Item 1A.)

5. Motion approving the terms and authorizing the county administrator, or designee, to execute a Lease Agreement with Home Again St. Johns, Inc., for temporary use of a portion of County-owned property, located off South Holmes Boulevard
6. Motion to adopt **Resolution No. 2021-453**, approving the terms and conditions of a Purchase and Sale Agreement, for the acquisition of property required for the Big Soeey CDBG Drainage Project; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2021-453

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

7. Motion to adopt **Resolution No. 2021-454**, approving an exchange of real property pursuant to Section 125.37, Florida Statutes, in connection with the Big Soeey CDBG Drainage Project; and authorizing the chair of the Board to execute a County Deed, on behalf of the County

Notice of an exchange of real property was published in *The St. Augustine Record* on October 18 and October 25, 2021.

RESOLUTION NO. 2021-454

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH THE BIG SOOEY CDBG DRAINAGE PROJECT; AND AUTHORIZING THE CHAIR TO EXECUTE A COUNTY DEED, ON BEHALF OF THE COUNTY

8. Motion to adopt **Resolution No. 2021-455**, approving the terms and conditions of four purchase and sale agreements; and authorizing the county administrator, or designee, to execute the agreements, on behalf of St. Johns County, for the CDBG S. Holmes Drainage Project

RESOLUTION NO. 2021-455

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

9. Motion to adopt **Resolution No. 2021-456**, approving the terms and conditions of a Purchase and Sale Agreement, for the acquisition of an Easement and Temporary Construction Easement required for the Armstrong CDBG Drainage Improvement Project; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2021-456

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT, FOR THE ACQUISITION OF AN EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT REQUIRED FOR THE ARMSTRONG CDBG DRAINAGE IMPROVEMENT PROJECT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

10. Motion to adopt **Resolution No. 2021-457**, accepting a Perpetual Easement from the State of Florida Department of Transportation to St. Johns County over a portion of the old FEC Railway, in connection with the Armstrong CDBG Drainage Improvement Project

RESOLUTION NO. 2021-457

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A PERPETUAL EASEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION TO ST. JOHNS COUNTY, OVER A PORTION OF THE OLD FEC RAILWAY, IN CONNECTION WITH THE ARMSTRONG CDBG DRAINAGE IMPROVEMENT PROJECT

11. Motion to adopt **Resolution No. 2021-458**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale, conveying all personal property associated with the water, sewer, and sewer force main systems to serve Entrada, Phase 1, Unit 2, located off State Road 207

RESOLUTION NO. 2021-458

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY

**ASSOCIATED WITH THE WATER, SEWER, AND SEWER
FORCE MAIN SYSTEMS TO SERVE ENTRADA, PHASE
1, UNIT 2, LOCATED OFF STATE ROAD 207**

12. Motion to adopt **Resolution No. 2021-459**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, associated with the water and sewer systems to serve Entrada, Phase 1, Unit 1, located off State Road 207

RESOLUTION NO. 2021-459

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY,
AND BILL OF SALE AND SCHEDULE OF VALUES,
CONVEYING ALL PERSONAL PROPERTY
ASSOCIATED WITH THE WATER AND SEWER
SYSTEMS TO SERVE ENTRADA, PHASE 1, UNIT 1,
LOCATED OFF STATE ROAD 207**

13. Motion to adopt **Resolution No. 2021-460**, accepting and approving the terms of an Easement for Utilities, for a lift station located off Stokes Creek Drive

RESOLUTION NO. 2021-460

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
ACCEPTING AND APPROVING THE TERMS OF AN
EASEMENT FOR UTILITIES, FOR A LIFT STATION
LOCATED OFF STOKES CREEK DRIVE**

14. Motion to adopt **Resolution No. 2021-461**, authorizing and approving the chair to execute the Certificate of Approval, to the Amendment to Declaration of Drainage Easement

RESOLUTION NO. 2021-461

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
AUTHORIZING AND APPROVING THE CHAIR TO
EXECUTE THE CERTIFICATE OF APPROVAL, TO THE
AMENDMENT TO DECLARATION OF DRAINAGE
EASEMENT IN BANNON LAKES**

15. Motion to adopt **Resolution No. 2021-462**, accepting and approving the terms of an Easement for Utilities, for a lift station located near the intersection of June Lane and July Lane

RESOLUTION NO. 2021-462

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
ACCEPTING AND APPROVING THE TERMS OF AN
EASEMENT FOR UTILITIES, FOR A LIFT STATION
LOCATED NEAR THE INTERSECTION OF JUNE LANE
AND JULY LANE**

16. Motion to adopt **Resolution No. 2021-463**, accepting and authorizing the chair of the Board to join in the execution of a Sovereignty Submerged Lands Easement, for the use of State Submerged Lands, in connection with the Racy Point Bridge Improvement Project

RESOLUTION NO. 2021-463

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AND AUTHORIZING THE CHAIR OF THE BOARD TO JOIN IN THE EXECUTION OF A SOVEREIGNTY SUBMERGED LANDS EASEMENT, FOR USE OF STATE SUBMERGED LANDS, IN CONNECTION WITH THE RACY POINT BRIDGE IMPROVEMENT PROJECT, ALONG COUNTY ROAD 13

17. Motion to adopt **Resolution No. 2021-464**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale, conveying all personal property associated with the water, sewer, and reuse systems to serve Turnbull Creek Road at Grand Oaks, (also known as Grand Oaks, Phase 1, Spine Road) located off State Road 16

RESOLUTION NO. 2021-464

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, AND REUSE SYSTEMS TO SERVE TURNBULL CREEK ROAD AT GRAND OAKS (ALSO KNOWN AS GRAND OAKS, PHASE 1, SPINE ROAD), LOCATED OFF STATE ROAD 16

18. Motion to adopt **Resolution No. 2021-465**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale, conveying all personal property associated with the water, sewer, and reuse systems to serve Grand Oaks, Phase 1A, located off State Road 16

RESOLUTION NO. 2021-465

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, AND REUSE SYSTEMS TO SERVE GRAND OAKS, PHASE 1A, LOCATED OFF STATE ROAD 16

19. Motion to adopt **Resolution No. 2021-466**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale, conveying all personal property associated with the water and sewer systems to serve Grand Oaks, Phase 1B, located off State Road 16

RESOLUTION NO. 2021-466

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE GRAND OAKS, PHASE 1B, LOCATED OFF STATE ROAD 16

20. Motion to adopt **Resolution No. 2021-467**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale, conveying all personal property associated with the water and sewer systems to serve Grand Oaks, Phase 1 C, Unit 1, located off State Road 16

RESOLUTION NO. 2021-467

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE GRAND OAKS, PHASE 1 C, UNIT 1, LOCATED OFF STATE ROAD 16

21. Motion to adopt **Resolution No. 2021-468**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale, conveying all personal property associated with the water and sewer systems to serve Grand Oaks, Phase 1 D, Unit 1, located off State Road 16

RESOLUTION NO. 2021-468

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE GRAND OAKS, PHASE 1 D, UNIT 1, LOCATED OFF STATE ROAD 16

22. Motion to adopt **Resolution No. 2021-469**, authorizing the county administrator, or designee, to execute the attached Termination and Mutual Release Agreement with Trane U.S., Inc., and accept a final payment in the amount of \$249,000

RESOLUTION NO. 2021-469

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A TERMINATION AND MUTUAL RELEASE AGREEMENT WITH TRANE U.S., INC., TO EFFECTIVELY TERMINATE THE AGREEMENT ENTERED INTO UNDER RFP NO. 09-63

23. Motion to adopt **Resolution No. 2021-470**, authorizing the county administrator, or his designee, to award Bid No. 22-07, Porpoise Point Drainage Improvements, to CDM Contracting, Inc., as the lowest, responsive, responsible bidder; and to execute a contract, in substantially the same form and format as attached hereto, for completion of the project, as provided in Bid No. 22-07, for a lump sum cost of \$278,782

RESOLUTION NO. 2021-470

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-07, PORPOISE POINT DRAINAGE IMPROVEMENTS, TO CDM CONTRACTING, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE PROJECT

24. Motion to adopt **Resolution No. 2021-471**, authorizing the county administrator, or designee, to award Bid No. 21-49, CDBG-DR Project, Oyster Creek (N. Rodriguez St.) Drainage Improvements, to G&H Underground Construction, Inc. as the lowest, responsive, responsible bidder; and to execute a contract, in substantially same form and format as attached hereto, for completion of the project, as specified in Bid No. 21-49, for a lump sum amount of \$585,108.85

RESOLUTION NO. 2021-471

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-49, CDBG-DR, OYSTER CREEK (N. RODRIGUEZ ST.) DRAINAGE IMPROVEMENTS, TO G&H UNDERGROUND CONSTRUCTION, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK, AS SPECIFIED UNDER BID NO. 21-49

25. Motion to adopt **Resolution No. 2021-472**, approving the terms, provisions, conditions, and requirements of a Transfer and Maintenance agreement between the State of Florida Department of Transportation and St. Johns County, for the State Road 312 at South Holmes Blvd. improvements; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2021-472

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF A TRANSFER AND MAINTENANCE AGREEMENT BETWEEN THE STATE OF FLORIDA AND ST. JOHNS COUNTY, RELATING TO IMPROVEMENTS TO STATE ROAD 312 AT SOUTH HOLMES BOULEVARD; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE

26. Motion to authorize the transfer of \$1,000,000 from American Rescue Plan Act Fund reserves toward the Phase I, American Rescue Plan Act Funding Appropriation
27. Motion to adopt **Resolution No. 2021-473**, approving the terms, conditions, and requirements of the contract between St. Johns County and EPIC Community Services, for the provision of services through the THINK! For Success Program, at a price not to exceed \$50,000; and, authorizing the county administrator to execute the contract, substantially in the same form as attached, on behalf of the County

RESOLUTION 2021-473

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND EPIC COMMUNITY SERVICES, FOR THE THINK! FOR SUCCESS PROGRAM; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

28. Motion to adopt **Resolution No. 2021-474**, approving the terms, provisions, conditions, and requirements of the U.S. Department of Housing and Urban Development FY19 Housing Counseling Grant Agreement between St. Johns County, Florida, and the Department of Housing and Urban Development; authorizing the county administrator, or designee, to execute the Agreement, substantially in the same form as attached, on behalf of the County; amending the FY2022 General Fund budget to receive unanticipated revenue; and authorizing the appropriation to the Housing Department

RESOLUTION NO. 2021-474

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FY19 NOFA HOUSING COUNSELING GRANT AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

29. Motion to adopt **Resolution No. 2021-475**, approving the terms; and authorizing the county administrator, or designee, to execute the Florida Department of Environmental Protection Grant Agreement 22SJ1, to enable reimbursement of expenses related to the St. Johns County Shore Protection Project, post-construction monitoring, and preconstruction design

RESOLUTION NO. 2021-475

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

30. Motion to adopt **Resolution No. 2021-476**, a Resolution approving the terms of and authorizing the county administrator, or designee, to execute FDEP Grant Agreement 22SJ3 and any supplemental paperwork/documents necessary, to accomplish the overall goal of the agreement, to enable the reimbursement of eligible expenses related to the South Ponte Vedra and Vilano Beach Restoration CSRM, in the vicinity of South Ponte Vedra Beach and Vilano Beach

RESOLUTION NO. 2021-476

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

31. Motion to approve the ARPA Exterior Improvement Grant Agreement template for businesses and non-profits, seeking funding assistance to enhance outdoor spaces for COVID-19 mitigation, or to improve the built environment of the neighborhood
32. Motion to adopt **Resolution No. 2021-477**, approving and authorizing the county administrator, or his designee, to submit an application through the U.S. Small Business Administration for a Shuttered Venue Operators Supplemental Grant; and to recognize and appropriate the Grant in the amount of \$2,992,285, within the Fiscal Year 2022 Cultural Events Division Fund

RESOLUTION NO. 2021-477

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING THE U.S. SMALL BUSINESS ADMINISTRATION SHUTTERED VENUE SUPPLEMENTAL GRANT, WITHIN THE FISCAL YEAR 2022 CULTURAL EVENTS FUND BUDGET

33. Motion to approve minutes:

- 10/19/2021, BCC Regular Meeting
- 10/26/2021, BCC Special Meeting

34. Proofs:

- a. Proof: Requisition of Bids, Bid No. 22-07, Porpoise Pointe Drainage Improvements, published on August 30, 2021, and September 6, 2021, in *The St. Augustine Record*
- b. Proof: Requisition of Bids, Bid No. 21-49, CDBG-DR, Oyster Creek (N. Rodriguez St.) Drainage Improvements, published on August 30, 2021, and September 6, 2021, in *The St. Augustine Record*
- c. Proof: Requisition of Bids, RFP No. 22-09, American Rescue Plan Act Program Management, published on September 1, 2021, and September 8, 2021, in *The St. Augustine Record*
- d. Proof: Requisition of Proposals, Bid No. 21-113, St. Johns Golf Club Course Renovation, published on September 3, 2021, and September 10, 2021, in *The St. Augustine Record*
- e. Proof: Notice of Joint Meetings of the St. Johns County Board of County Commissioners and St. Johns County School Board, published on September 13, 2021, in *The St. Augustine Record*
- f. Proof: Notice of Meeting; Special Meeting to consider and adopt the final millage rates and budget for Fiscal Year 2022, published on September 13, 2021, in *The St. Augustine Record*
- g. Proof: Notice of Meeting; Special Meeting regarding the County Attorney position, published on September 17, 2021, in *The St. Augustine Record*
- h. Proof: Requisition of Proposals, RFP No. 22-10, Management and Operations St. Johns County Transit System, published on September 10, 2021, and September 17, 2021, in *The St. Augustine Record*
- i. Proof: Requisition of Bids, Bid No. 21-50, CDBG-DR - Armstrong Rd. Drainage Improvements, published on September 13, 2021, and September 20, 2021, in *The St. Augustine Record*
- j. Proof: Requisition of Proposals, RFP No. 22-06, Cyber Security Assessment, published on September 15, 2021, and September 22, 2021, in *The St. Augustine Record*
- k. Proof: Notice of Meeting; St. Johns County Legislative Delegation Public Meeting, published on September 29, 2021, in *The St. Augustine Record*
- l. Proof: Request for Qualifications, RFQ No. 22-15, Design-Build for Summerhaven North, Old A1A Rd. Reconstruction, published on September 23, 2021, and September 30, 2021, in *The St. Augustine Record*
- m. Proof: Notice of Town Hall Meeting regarding upcoming closure of Mickler's Landing Beachfront Park, published on October 9, 2021, in *The St. Augustine Record*
- n. Proof: Request for Qualifications, RFQ No. 22-01, Continuing Contracts for As Needed Professional Services, published on October 4, 2021, and October 11, 2021, in *The St. Augustine Record*
- o. Proof: Requisition of Proposals, RFP No. 22-19, CDBG-DR Owner Occupied Rehabilitation/Elevation/Reconstruction, published on October 1, 2021, and October 8, 2021, in *The St. Augustine Record*
- p. Proof: Requisition of Bids, Bid No. 22-16, Lease of Golf Carts, Chargers, and Fleet Management System, published on September 30, 2021, and October 7, 2021, in *The St. Augustine Record*
- q. Proof: Notice of Meeting; Value Adjustment Board Meeting, published on September 23, 2021, in *The St. Augustine Record*

(11/02/21 - 13 - 9:46 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Dean requested to hear Consent Agenda Item 5 first. Blocker moved Regular Agenda Item 8 (*Formerly Consent Item 5*) to 1A.

(11/02/21 - 13 - 9:47 a.m.)

APPROVAL OF REGULAR AGENDA

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

Yea: Blocker, Dean, Smith, Waldron, Whitehurst

Nay: None

(11/02/21 - 13 - 9:47 a.m.)

1A. MOTION APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A LEASE AGREEMENT WITH HOME AGAIN ST. JOHNS, INC., FOR TEMPORARY USE OF A PORTION OF COUNTY-OWNED PROPERTY, LOCATED OFF SOUTH HOLMES BOULEVARD

Gail Oliver, PLS, Land Management Systems Department Director, said that she was available for questions.

(9:48 a.m.) Doretha James Smith, 1055 West 15th Street, voiced her concerns with placing the homeless shelter on South Holmes Boulevard.

(9:50 a.m.) Ervin Bullock, 4370 Coastal Highway, spoke on having a proper facility for the homeless and agreed that West Augustine was not the proper place for that facility.

(9:51 a.m.) Willie Cooper, 455 Volusia Street, voiced his safety concerns with placing the homeless shelter on South Holmes Boulevard.

(9:53 a.m.) Greg White, 905 Pearl Street, voiced his concerns with the location of the homeless shelter. He requested that the Board reconsider the location of the facility.

(9:54 a.m.) Erich Terry, 242 Riberia Street, voiced his concerns with the location of the homeless shelter.

(9:55 a.m.) Rob Hardwick, St. Johns County Sheriff, shared statistics on calls for service with Home Again St. Johns participants and voiced his concerns with placing the homeless shelter in the Holmes Boulevard area. He requested that the Board reconsider the location of the facility.

(9:57 a.m.) Reginald James, 730 Pearl Street, voiced his concerns with the homeless population moving through the Holmes Boulevard community. He suggested using the property where the Veteran's Administration was temporarily housed, that was now vacant.

(9:59 a.m.) Ken McClain, P.O. Box 912, voiced his concerns with the placement of the homeless shelter. He suggested placing the facility near the Health and Human Services building.

(10:02 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the rental agreement with Home Again St. Johns and the location of the new site.

(10:05 a.m.) Oliver provided a background of the need to relocate Home Again St. Johns and the criteria for choosing a location for the facility.

(10:07 a.m.) Mike Davis, Home Again St. Johns, spoke on the location site on South Holmes Boulevard, agreeing that it was not an ideal location for the facility and stated that he would work with the County to find a proper, permanent location for Home Again St. Johns.

(10:09 a.m.) Waldron asked Davis whether the City of St. Augustine had offered any space or help with locating a place for the facility. Davis stated that the City of St. Augustine had not offered any help.

(10:10 a.m.) Dean suggested to offer a temporary month-to-month lease and direct staff to continue to diligently work to find a more appropriate alternative site for the facility, with regular updates. Discussion ensued on the challenges in finding a viable site for the facility, what happened after the year lease, whether the month-to-month suggestion would change the limitation of the one-year lease, collaboration with the Sheriff's office, increasing police presence in the Holmes Boulevard community, and the difficulty in locating an ideal location for the facility.

(10:19 a.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2021-478, approving the terms and authorizing the county administrator, or designee, to execute a Lease Agreement with a month-to-month term with Home Again St. Johns, Inc., for temporary use of a portion of County-owned property, located off South Holmes Boulevard, and to direct staff to work expeditiously with Home Again St. Johns, Inc., to find another location.

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

Nay: None

RESOLUTION NO. 2021-478

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A LEASE AGREEMENT WITH HOME AGAIN ST. JOHNS, INC. FOR TEMPORARY USE OF A PORTION OF COUNTY-OWNED PROPERTY LOCATED OFF SOUTH HOLMES BOULEVARD

(10:28 a.m.) *Consensus was given for staff to provide an update every three months.*

(11/02/21 - 14 - 10:29 a.m.)

1. TOTAL EARNED UNUSED AND UNDISTRIBUTED REVENUE. IN COMPLIANCE WITH FLORIDA STATUTE, 218.36, THE ST. JOHNS COUNTY TAX COLLECTOR, DENNIS HOLLINGSWORTH, WILL PRESENT A REPORT OF EXCESS FEES COLLECTED FOR THE 2020-2021 FISCAL YEAR. PLEASE NOTE THAT THESE EXCESS FEES HAVE ALREADY BEEN ESTIMATED AS A PART OF THE COUNTY BUDGET PROCESS AND; THEREFORE, THEY DO NOT NECESSARILY REPRESENT ADDITIONAL COUNTY REVENUE

Dennis Hollingsworth, CFC, St Johns County Tax Collector, present the details of the financial report of the St. Johns County Tax Collector's office, including a breakdown of services provided.

(10:37 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on who set property tax amounts.

(10:37 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to approve the total earned unused and undistributed revenue collected for the 2020-2021 tax year.**

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

Nay: None

(11/02/21 - 15 - 10:38 a.m.)

2. AMENDED INTERLOCAL AGREEMENT REGARDING VETERANS' SUICIDE PREVENTION. IN 2019 THE BOARD OF COUNTY COMMISSIONERS IN BAKER, CLAY, NASSAU, AND ST. JOHNS COUNTIES, AND THE CITY OF JACKSONVILLE COUNCIL ESTABLISHED THE NORTHEAST FIRE WATCH COUNCIL ("THE COUNCIL"), BY INTERLOCAL AGREEMENT, FOR THE PURPOSES OF PROMOTING PROGRAMS TO REDUCE THE NUMBER OF SUICIDES AMONG MILITARY VETERANS LIVING IN NORTHEAST FLORIDA. THE COUNCIL HAS BEEN SUCCESSFUL IN ITS EFFORTS ALIGNING TOGETHER AND USING A COOPERATIVE, COORDINATED, AND COLLABORATIVE APPROACH TO SUICIDE PREVENTION THROUGH A NUMBER OF PROGRAMS AND INITIATIVES. THE ESTABLISHING INTERLOCAL AGREEMENT IDENTIFIED THE CITY OF JACKSONVILLE AS THE RESPONSIBLE ENTITY FOR ADMINISTRATIVE ASSISTANCE TO THE COUNCIL. THE CITY OF JACKSONVILLE AND THE COUNCIL HAVE REQUESTED TRANSFER OF ADMINISTRATIVE ASSISTANCE RESPONSIBILITIES TO ST. JOHNS COUNTY. A PROPOSED MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNCIL AND ST. JOHNS COUNTY DESCRIBES PARAMETERS OF ADMINISTRATIVE ASSISTANCE; AND INCLUDES A FINANCIAL SUPPORT FIGURE OF \$30,000 FOR FY22, WHICH WAS INCLUDED IN THE COUNTY'S APPROVED BUDGET

B.G. Mike Fleming (Ret.), Northeast Florida Fire Watch Council, presented the details of the agreement, including a history of the development of the program, via PowerPoint.

(10:48 a.m.) Smith offered alternative language to the MOU: *This MOU shall be effective as of the effective date, and shall expire three years following such date, with the intent for the administrative duties to rotate to another participating County.*

(10:50 a.m.) McCormack recommended a language change: of *host duties* in place of administrative duties. Smith agreed.

(10:51 a.m.) Marie Colee, 5949 County Road 208, spoke on supporting the program.

(10:51 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to adopt Resolution No. 2021-479, authorizing the chair to execute an Amended Interlocal Agreement, in substantially the same form and format as attached, with Clay, Baker, and Nassau Counties, and the City of Jacksonville, transferring the administrative assistance responsibility from the City of Jacksonville to St. Johns County, and authorizing the Chair to execute Memorandum of Understanding between the County and the Council, with the addition of the proposed amendment.**

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

Nay: None

RESOLUTION NO. 2021-479

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR TO EXECUTE THE FIRST

AMENDMENT TO INTERLOCAL AGREEMENT WITH
BAKER, CLAY, AND NASSAU COUNTIES, AND THE
CITY OF JACKSONVILLE AND RELATED
MEMORANDUM OF UNDERSTANDING PERTAINING
TO THE NORTHEAST FIRE WATCH COUNCIL; AND
PROVIDING FOR AN EFFECTIVE DATE

(11/02/21 - 16 - 10:53 a.m.)

3. PUBLIC HEARING - CDD 2021-04, ST. AUGUSTINE LAKES CDD. PETITION TO ESTABLISH THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD), COMPRISED OF APPROXIMATELY 226.92 ACRES OF LAND, LOCATED SOUTH OF SR 16, NORTH OF COUNTY ROAD 214, AND EAST OF N. HOLMES BOULEVARD. THE PROPOSED CDD WILL SERVE THE RESIDENTIAL PORTIONS OF THE ST. AUGUSTINE LAKES PLANNED UNIT DEVELOPMENT (PUD)

Proof of publication of the notice of public hearing on CDD 2021-04, St. Augustine Lakes CDD, was received, having been published in *The St. Augustine Record* on October 26, 2021.

There was no ex parte communication.

(10:53 a.m.) Wesley S. Haber, Hopping Green & Sams, P.A., presented the details of the request, via PowerPoint.

(10:57 a.m.) Shelby Young, 2050 Powell Road, spoke on the amount of acreage used, entrance to the property, and environmental concerns.

(11:01 a.m.) Haber responded to the concerns stating that approval of the CDD had no impact to what was approved for the property.

(11:02 a.m.) **Motion by Smith, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2021-81, establishing the St. Augustine Lakes Community Development District (CDD), comprised of approximately 226.92 acres of land, located south of SR 16, north of County Road 214, and east of N. Holmes Boulevard, based on three findings of fact, as provided in the staff report.**

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

ORDINANCE NO. 2021-81

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, ESTABLISHING THE ST.
AUGUSTINE LAKES 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

(11/02/21 - 17 - 11:03 a.m.)

4. PUBLIC HEARING - CPA(SS) 2021-20, TGC PARCEL C. ADOPTION HEARING FOR CPA(SS) 2021-20, TGC PARCEL C, LOCATED BETWEEN INTERSTATE 95 AND S.R. 16, A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) AND ST. JOHNS RIVER MANAGEMENT DISTRICT (SJRWMD) TO MIXED USE (MU), FOR APPROXIMATELY 49.8 ACRES, FOR PROPOSED 300 MULTI-FAMILY RESIDENTIAL UNITS AND A MAXIMUM OF 50,000 SQ. FT. OF COMMERCIAL, OFFICE, AND LIGHT INDUSTRIAL USES

Proof of publication of the notice of public hearing on CPA(SS) 2021-20, TGC Parcel C, was received, having been published in *The St. Augustine Record* on September 15, 2021.

Ellen Avery-Smith, Roger Towers, 100 Whetstone Place, representing the applicant, provided the details of the request, via PowerPoint.

(11:09 a.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2021-82, to adopt CPA (SS) 2021-20, TGC Parcel C, based upon four findings of fact, as provided in the staff report.**

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

ORDINANCE NO. 2021-82

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) AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) TO MIXED USE (MU), FOR APPROXIMATELY 49.9 ACRES OF LAND, LOCATED BETWEEN S.R. 16 AND INTERSTATE 95; PROVIDING FOUR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(11/02/21 - 17 - 11:10 a.m.)

5. PUBLIC HEARING - PLNAPPPL 2021-04, N. CLAY STREET. REQUEST TO APPEAL THE PLANNING AND ZONING AGENCY APPROVAL OF A ZONING VARIANCE REQUEST (ZVAR 2021-12), TO ALLOW A REDUCTION IN THE REQUIRED SECOND FRONT YARD SETBACK OF 8' IN LIEU OF 25' REQUIRED, ADJACENT TO UNOPENED ERVIN STREET, TOGETHER WITH A REQUEST FOR 10' FRONT YARD SETBACK IN LIEU OF 25' REQUIRED, TO ALLOW FOR CONSTRUCTION OF A SINGLE FAMILY RESIDENCE. THE PLANNING AND ZONING AGENCY VOTED 6-0, TO APPROVE WITH ONE MEMBER ABSENT

Proof of publication of the notice of public hearing on PLNAPPPL 2021-04, N. Clay Street, was received, having been published in *The St. Augustine Record* on October 8, 2021.

Ex parte communications: Waldron and Smith disclosed that they received a call from James Whitehouse and attempted to return his call; however, did not connect with him. Dean disclosed that on November 1, 2020, he spoke with Whitehouse regarding his clients concerns with the item.

(11:11 a.m.) McCormack provided the hearing format for the item.

(11:12 a.m.) James Whitehouse, St. Johns Law Group, 104 Main Street, on behalf of the appellant, presented the concerns of the appellant regarding the excessive setback variance request. He submitted a letter from the City of St. Augustine Utilities director regarding the lack of utilities in the unopened Ervin Street, along with letters of objection to the variances, *Exhibit A*.

(11:26 a.m.) Alan and Tracy Chappell, 137 Egret Road, presented the basis of the request for the variances and provided pictures of the proposed home to be built on the property, *Exhibit B*.

(11:33 a.m.) Whitehouse presented rebuttal to the Chappell's presentation.

(11:36 a.m.) The Chappell's presented rebuttal regarding the least evasive option for the property.

(11:40 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in support of upholding the decision for the zoning variances.

(11:41 a.m.) McCormack spoke on the criteria for approving a variance, what would be considered an appropriate hardship, and the standard for a de novo.

(11:43 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to deny PLNAPPL 2021-04, Zoning Variance Appeal, UPHOLDING the decision of the Planning and Zoning Agency and approving the request for a Zoning Variance to Table 6.01 of the Land Development Code, to allow a reduction in the required second front yard setback of 8' in lieu of 25' required, adjacent to unopened Ervin Street, together with a request for a 10' additional front yard setback in lieu of 25' required, adjacent to N. Clay Street, to allow for construction of a single family residence, subject to the five findings of fact and seven conditions.

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

(11/02/21 - 18 - 11:47 a.m.)

6. PUBLIC HEARING - LAND DEVELOPMENT CODE AMENDMENTS - REGARDING THE DRIVEWAY CONNECTION CLASSIFICATION FOR SILVICULTURE OPERATIONS, AGRICULTURAL ACTIVITIES, AND BORROW PIT/MINING ACTIVITIES. A REQUEST WAS MADE TO STAFF TO REVIEW THE LAND DEVELOPMENT CODE (LDC) REQUIREMENTS FOR DRIVEWAY CONNECTIONS, WITH THE INTENT OF REDUCING THE FINANCIAL BURDEN ON PROPERTY OWNERS FOR CERTAIN LOW-VOLUME LAND USES. AS A RESULT OF THE REVIEW, STAFF HAS DEVELOPED THE FOLLOWING POTENTIAL CHANGES TO THE LDC, FOR DISCUSSION AND DIRECTION FROM THE BOARD OF COUNTY COMMISSIONERS: 1) ADJUSTING THE LDC LANGUAGE FOR TEMPORARY DRIVEWAY CONNECTIONS, TO ALLOW DRIVEWAYS TO REMAIN IN PLACE FOR A LONGER PERIOD OF TIME FOR SILVICULTURE OPERATIONS, AGRICULTURAL ACTIVITIES, AND BORROW PIT AND MINING DRIVEWAYS WOULD PROVIDE SOME COST SAVINGS. 2) CREATING A NEW CLASSIFICATION OF DRIVEWAYS FOR SILVICULTURE OPERATIONS, AGRICULTURAL ACTIVITIES, AND BORROW PIT AND MINING DRIVEWAYS, SEPARATE FROM COMMERCIAL DRIVEWAY REQUIREMENTS THAT WOULD ALLOW ALTERNATIVE PIPE MATERIAL, REDUCED WIDTH, AND REDUCED PAVED LENGTH. THIS WOULD PROVIDE A COST REDUCTION AS COMPARED TO EXISTING COMMERCIAL DRIVEWAY REQUIREMENTS

Duane Kent, County Engineer, presented the details of the item, including removing the borrow pit and mining driveways, via PowerPoint.

(11:51 a.m.) Smith requested additional language for the driveway connection classification *for bonified silviculture and agricultural operations*.

(11:52 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to direct staff to prepare proposed amendments options 1 and 2 to the Land Development Code relating to driveway connections for bonified silviculture operations, and bonified agricultural activities, and borrow pit and mining driveways.**

Yea: Blocker, Dean, Smith, Waldron, Whitehurst

Nay: None

(11/02/21 - 19 - 11:57 a.m.)

7. FIRST HEARING FOR AN MSTU ORDINANCE TO REPLACE THE PONTE VEDRA BEACH AND DUNE RESTORATION MSTU WITH TWO NEW MSTUS. THE COMMISSION ENACTED THE PONTE VEDRA BEACH AND DUNE RESTORATION MUNICIPAL SERVICE TAXING UNIT (PHASE I, MSTU) ON DECEMBER 18, 2018, AND DIRECTED STAFF TO DEVELOP AND PERMIT A POTENTIAL PONTE VEDRA BEACH RESTORATION PROJECT, FOR FUTURE CONSIDERATION. PERMITTING AND PROJECT DESIGN IS SUBSTANTIALLY COMPLETE. THE PHASE I, MSTU ORDINANCE INCLUDED ONE MSTU THAT ENCOMPASSES ALL TAX PARCELS EAST OF PONTE VEDRA BOULEVARD FROM THE DUVAL COUNTY LINE TO THE GUANA PROPERTY AND LIMITED AUTHORIZATION TO LEVY MILLAGE ONLY FOR 2019 AND 2020. REPLACING THE EXISTING PHASE 1, MSTU ORDINANCE BEFORE DECEMBER 31, 2021, WOULD GIVE THE COMMISSION THE OPTION TO LEVY MILLAGE FOR TWO SEPARATE PROJECT AREAS THAT WILL BE CONSIDERED BY THE PROPERTY OWNERS AND THE COMMISSION IN A FUTURE MSTU SURVEY. A MEDIUM-SCALE PROJECT HAS BEEN PROPOSED FOR THE NORTHERN THREE MILES (~3.1 MILES) OF PONTE VEDRA BEACH, SOUTH OF THE DUVAL COUNTY LINE, WHERE SAND HAS TRADITIONALLY DRIFTED SOUTH FROM THE DUVAL COUNTY ARMY CORPS PROJECT. A LARGER BEACH RESTORATION PROJECT IS PROPOSED FOR THE SOUTHERN SIX MILES (~5.8 MILES) OF PONTE VEDRA BEACH, ENCOMPASSING APPROXIMATELY SIX MILES NORTH OF THE GUANA TOLOMATO MATANZAS NATIONAL ESTUARINE RESEARCH RESERVE PROPERTY. THE NEW ORDINANCE WOULD CREATE THE PONTE VEDRA I AND PONTE VEDRA II (RESPECTIVELY) DUNE AND BEACH RESTORATION MUNICIPAL SERVICE TAXING UNITS, TO SUPPORT THE COSTS OF THE TWO PROJECTS. STAFF WILL SEEK DIRECTION FROM THE COMMISSION AT FUTURE BOARD MEETINGS REGARDING THE NEXT STEPS: (1) THE TERMS TO PROPOSE TO THE PROPERTY OWNERS IN THE UPCOMING MSTU SURVEY, INCLUDING THE MILLAGE RATE AND THE EXPECTED NUMBER OF YEARS OF THE LEVY; (2) DIRECTION TO SOLICIT BIDS FOR A CONSULTANT TO PERFORM OWNERSHIP SEARCHES AND PREPARE THE INDIVIDUALIZED MSTU SURVEYS, AND, UPON FUTURE DIRECTION FROM THE COMMISSION, TO OBTAIN CONSTRUCTION EASEMENTS. UPON REVIEW OF THE FINAL RESULTS OF THE FUTURE MSTU SURVEY AND FUTURE DIRECTION BY THE COMMISSION, EASEMENTS WOULD BE SECURED, AN EROSION CONTROL LINE ESTABLISHED, AND BID PACKAGES WOULD BE DEVELOPED AND ADVERTISED FOR CONSTRUCTION AND FINANCING

Damon Douglas, Coastal Manager, presented the details of the background and status of the proposed MSTU ordinance.

(11/02/21 - 20 - 11:57 a.m.)
PUBLIC COMMENT

BJ Kalaidi, 8 Newcomb Street, stated that general public comment should be held at the beginning of the meeting. She also spoke on freedom of speech.

(11/02/21 - 20 - 11:59 a.m.)
COMMISSIONERS' REPORTS

Commissioner Whitehurst

Whitehurst spoke on Veterans' Day.

Commissioner Waldron

(12:00 p.m.) Waldron thanked the Gate Foundation for their donation to the fire fighter's charity. Additionally, he requested an update at the next Board meeting on the status of 2209, between SR 16 and International Golf Parkway. He also noted that the retained vessel fees returned by the Tax Collector's office should go back to the boaters in the miens of boating programs.

Commissioner Dean

(12:01 p.m.) No report.

Commissioner Smith

(12:01 p.m.) Smith requested staff review sending a letter of support to the Mayor of the City of Avon Park, for a public/private partnership regarding a venture taking a municipal airport and developing facility to process and distribute products developed and marketed from industrial hemp potentially making agriculture profitable. *Consensus was given to send a letter of support.*

(12:06 p.m.) Smith stated that he had run and was elected as President and CEO of the Florida Farm Bureau. He announced that as of November 2, 2021, at 5:00 p.m. he would resign his position as County Commissioner of District 2. He expressed his appreciation to have served the people of St. Johns County.

(12:08 p.m.) Blocker, Waldron, Dean, and Whitehurst expressed appreciation to Smith for his service and mentorship to the County.

Commissioner Blocker

(12:12 p.m.) Blocker requested an update on the Growth Management Workshop schedule at the next Board meeting. He also spoke on a meeting he had with the constitutional officers regarding the mechanics and structure for an ongoing visionary work group and requested consensus for staff to bring back a framework for a working committee. **Consensus was given for staff to make a presentation on the framework for a visionary working committee for the next BCC meeting.**

(11/02/21 - 21 - 12:15 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Conrad noted that the re-organizational meeting would occur at the next Board meeting at 9:00 a.m. He asked whether the Board wanted to consider cancelling the January 4, 2022, meeting. *Consensus was given to cancel the January 4, 2022, BCC meeting.* He expressed his appreciation to Smith for being a friend, colleague, employer, and a brother in Christ.

(11/02/21 - 21 - 12:17 p.m.)
COUNTY ATTORNEY'S REPORT

McCormack expressed appreciation to the Board for the recognition of Bill Dudley and spoke on his commitment to all veterans. He also spoke on his admiration of Smith.

(11/02/21 - 21 - 12:20 a.m.)
ADJOURN

With there being no further business to come before the Board, Blocker adjourned the meeting at 12:20 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 595445-595459, totaling \$51,411.88 and Voucher Register, Voucher Nos. 60895-60896, totaling \$639.73 (10/22/21)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 60897-60898, totaling \$7,895.13 (10/22/21)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 595460-595461, totaling \$83,202.62 (10/25/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 595462-595662, totaling \$3,379,803.74 and Voucher Register, Voucher Nos. 60899-61002, totaling \$4,837,996.36 (10/26/21)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 595663-595677, totaling \$341,118.53 (10/26/21)
6. St. Johns County Board of County Commissioners Check Register, Check No. 595678, totaling \$476.81 (11/01/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 595679-595806, totaling \$638,232.12 and Voucher Register, Voucher Nos. 61003-61071, totaling \$1,942,165.07 (11/01/21)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 595807-595840, totaling \$44,511.03 and Voucher Register, Voucher Nos. 61072-61112, totaling \$54,547.65 (11/03/21)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 595841-595846, totaling \$2,630.41 and Voucher Register, Voucher Nos. 61113-61114, totaling \$639.73 (11/04/21)
10. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 61115-61116, totaling \$7,895.13 (11/04/21)

CORRESPONDENCE:


There was none.

Approved November 16, 2021

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Henry Dean, Chair

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

By: 
Deputy Clerk

