

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

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

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

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

(12/21/21 - 1 - 9:00 a.m.)  
CALL TO ORDER

Dean called the meeting to order.

(12/21/21 - 1 - 9:00 a.m.)  
ROLL CALL

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

(12/21/21 - 1 - 9:00 a.m.)  
INVOCATION

Chaplin Kelly Kemp gave the invocation.

(12/21/21 - 1 - 9:02 a.m.)  
PLEDGE OF ALLEGIANCE

CWS Jerry Dedge, USANG (Ret.), led the Pledge of Allegiance.

(12/21/21 - 1 - 9:03 a.m.)  
OATH OF OFFICE FOR INCOMING DISTRICT 2 COMMISSIONER SARAH ARNOLD

Commissioner Dean invited Sarah Arnold to the podium. The Honorable Charles W. Arnold, Jr., swore in Sarah Arnold as the District 2 Commissioner.

(12/21/21 - 1 - 9:05 a.m.)  
PROCLAMATION RECOGNIZING JANUARY 2022 AS HUMAN TRAFFICKING AWARENESS MONTH

Commissioner Blocker presented the proclamation and Lorena Inlan, Director of Public Affairs, read the proclamation.

(9:08 a.m.) Kelly Franklin, Betty Griffin House, said a few words about the importance of Human Trafficking Awareness Month.

(9:09 a.m.) Inez Peel, AAUW, expressed that the proclamation was a way to bring attention and awareness to human trafficking issues. She requested the proclamation be taken further by ensuring information was made more available to the public by using the Human Trafficking Hotline. She suggested having information posted in certain businesses and in key areas to help victims.

(12/21/21 - 2 - 9:13 a.m.)

**PROCLAMATION RECOGNIZING DECEMBER 15, 2021, AS BILL OF RIGHTS DAY**

Commissioner Dean presented the proclamation and Lorena Inclan, Director of Public Affairs, read the proclamation.

(12/21/21 - 2 - 9:16 a.m.)

**ACCEPTANCE OF PROCLAMATIONS**

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

**Yea: Waldron, Whitehurst, Dean, Blocker, Arnold**

**Nay: None**

(12/21/21 - 2 - 9:16 a.m.)

**PUBLIC SAFETY UPDATE**

Jeff Prevatt, Fire Chief, provided an update on the State of Florida, Department of Emergency Management Department, and stated that the Northeast Florida Regional All Hazard Team had been activated. He stated they were deployed to Kentucky in response to the tornadoes.

(9:18 a.m.) Director Russ Martin, St. Johns County Sheriff's Office, Director of Operations, provided an update on the Sheriff's Department Processing Center having its busiest year on record and that the 911 calls have increased by 17 percent.

(12/21/21 - 2 - 9:19 a.m.)

**CLERK OF COURT'S REPORT**

Brandon Patty, Clerk of Court, congratulated Commissioner Arnold on her appointment and commended all staff on their hard work.

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

**DELETIONS TO THE CONSENT AGENDA**

Migut requested Consent Agenda Item 4 be pulled.

(12/21/21 - 2 - 9:22 a.m.)

**APPROVAL OF CONSENT AGENDA**

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

**Yea: Waldron, Whitehurst, Dean, Blocker, Arnold**

**Nay: None**

1. Motion to approve the Cash Requirement Report

2. Motion to adopt **Resolution No. 2021-522**, approving the final plat for Twin Creeks, North Parcel 1, Phase Two

**RESOLUTION NO. 2021-522**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TWIN CREEKS NORTH, PARCEL 1, PHASE TWO**

3. Motion to adopt **Resolution No. 2021-523**, approving the final plat for River Landing at Nocatee, Phase 2

**RESOLUTION NO. 2021-523**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVER LANDING AT NOCATEE, PHASE 2**

*(Consent Agenda Item 4 was pulled.)*

4. Motion to adopt a resolution approving the final plat for Isicoff Subdivision
5. Motion to not hold an optional public hearing, as provided in Florida Statutes, for CDD AMD 2021-06, Six Mile Creek CDD
6. Motion to adopt **Resolution No. 2021-524**, approving and authorizing the chair of the Board, on behalf of the County, to execute an Easement to Florida Power & Light Company, to provide electrical service to the Hastings Wastewater Treatment Plant

**RESOLUTION NO. 2021-524**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY, TO PROVIDE ELECTRICAL SERVICE TO THE HASTINGS WASTEWATER TREATMENT PLANT**

7. Motion to adopt **Resolution No. 2021-525**, approving the terms and conditions, and authorizing the county administrator, or his designee, to execute a Purchase and Sale Agreement, for the S. Holmes Boulevard CDBG Drainage Project

**RESOLUTION NO. 2021-525**

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

8. Motion to adopt **Resolution No. 2021-526**, accepting five Temporary Construction Easements for roadway and sidewalk improvements along Holmes Boulevard and King Street Extension

**RESOLUTION NO. 2021-526**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING FIVE TEMPORARY CONSTRUCTION EASEMENTS FOR ROADWAY AND SIDEWALK IMPROVEMENTS ALONG HOLMES BOULEVARD AND KING STREET EXTENSION**

9. Motion to adopt **Resolution No. 2021-527**, accepting an Easement for Utilities, a Bill of Sale, a Final Release of Lien, and a Warranty associated with the water and sewer systems to serve Entrada Phase 1, Unit 1B, located off State Road 207

**RESOLUTION NO. 2021-527**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, A FINAL RELEASE OF LIEN, AND A WARRANTY, ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE ENTRADA, PHASE 1, UNIT 1B, LOCATED OFF STATE ROAD 207**

10. Motion to adopt **Resolution No. 2021-528**, accepting a Bill of Sale and schedule of values, Final Release of Lien and Warranty associated with the water system to serve Matanzas River Animal Hospital, located off US Highway 1 South

**RESOLUTION NO. 2021-528**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY, ASSOCIATED WITH THE WATER SYSTEM TO SERVE MATANZAS RIVER ANIMAL HOSPITAL, LOCATED OFF US HIGHWAY 1 SOUTH**

11. Motion to adopt **Resolution No. 2021-529**, accepting a Bill of Sale and schedule of values, Final Release of Lien and Warranty associated with the water system to serve St. Augustine Cancer Treatment Facility, located off US Highway 1 South

**RESOLUTION NO. 2021-529**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE ST. AUGUSTINE CANCER TREATMENT FACILITY, LOCATED OFF US HIGHWAY 1 SOUTH**

12. Motion to adopt **Resolution No. 2021-530**, accepting and approving the terms of an Easement for Utilities for a lift station, located off Las Calinas Boulevard

**RESOLUTION NO. 2021-530**

**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 LAS CALINAS BOULEVARD**

13. Motion to adopt **Resolution No. 2021-531**, accepting Temporary Construction Easements from property owners to St. Johns County for a project, to construct a sidewalk along Old Moultrie Road

**RESOLUTION NO. 2021-531**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TEMPORARY CONSTRUCTION EASEMENTS FROM PROPERTY OWNERS TO ST. JOHNS COUNTY FOR A PROJECT, TO CONSTRUCT A SIDEWALK ALONG OLD MOULTRIE ROAD**

14. Motion to adopt **Resolution No. 2021-532**, accepting a Final Release of Lien, Warranty, Bill of Sale, and schedule of values, conveying all personal property associated with the water and sewer systems to serve Whisper Creek, Phase 6, located off Pacetti Road

**RESOLUTION NO. 2021-532**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY BILL OF SALE, AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE WHISPER CREEK, PHASE 6, (ALSO KNOWN AS TRAILMARK PHASE 6) LOCATED OFF PACETTI ROAD**

15. Motion to adopt **Resolution No. 2021-533**, accepting and approving the terms of an Easement for Utilities for a sewer line located off Southwind Circle

**RESOLUTION NO. 2021-533**

**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 SEWER LINE LOCATED OFF SOUTHWIND CIRCLE**

16. Motion to adopt **Resolution No. 2021-534**, accepting a Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty associated with the water, sewer, and reuse systems to serve Alexander Dental, located off Pacetti Road

**RESOLUTION NO. 2021-534**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY, ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE ALEXANDER DENTAL, LOCATED OFF PACETTI ROAD**

17. Motion to adopt **Resolution No. 2021-535**, accepting a Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, associated with the sewer system to serve 5586 Atlantic View, located off A1A South

**RESOLUTION NO. 2021-535**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY, ASSOCIATED WITH THE SEWER SYSTEM TO SERVE 5586 ATLANTIC VIEW, LOCATED OFF A1A SOUTH**

18. Motion to adopt **Resolution No. 2021-536**, approving the terms of, and authorizing the county administrator, or designee, to execute a Contract Agreement with an occupant, and an owner of a mobile home, located on County property for security purposes

**RESOLUTION NO. 2021-536**

**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 CONTRACT AGREEMENT WITH AN OCCUPANT, AND AN OWNER OF A MOBILE HOME, LOCATED ON COUNTY PROPERTY FOR SECURITY PURPOSES**

19. Motion to adopt **Resolution No. 2021-537**, approving the terms of, and authorizing the county administrator, or designee, to execute a Non-Exclusive Permissive Use Agreement for use of the St. Johns County Pier property, for a New Year's Eve Fireworks Display

**RESOLUTION NO. 2021-537**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A NON-EXCLUSIVE PERMISSIVE USE AGREEMENT FOR USE OF ST. JOHNS COUNTY PROPERTY, FOR A NEW YEAR'S EVE FIREWORKS DISPLAY**

20. Motion to adopt **Resolution No. 2021-538**, accepting Temporary Construction Easements, from property owners to St. Johns County, for the L'Atrium Circle Sidewalk Replacement Project in Ponte Vedra Beach

**RESOLUTION NO. 2021-538**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TEMPORARY CONSTRUCTION EASEMENTS FROM PROPERTY OWNERS TO ST. JOHNS COUNTY, FOR THE L'ATRIUM CIRCLE SIDEWALK REPLACEMENT PROJECT IN PONTE VEDRA BEACH**

21. Motion to adopt **Resolution No. 2021-539**, approving the terms, conditions, provisions, and requirements of two Modifications to Subgrant Agreements, between the Division of Emergency Management, and St. Johns County, extending the agreement terms until December 31, 2022, for signalization improvements at the intersections of US 1 with Lewis Point Road and, US 1 with Shore Drive; and authorizing the chair to execute the Modifications to Subgrant Agreements, on behalf of the County

**RESOLUTION NO. 2021-539**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF MODIFICATIONS TO SUBGRANT AGREEMENTS, BETWEEN THE DIVISION OF EMERGENCY MANAGEMENT AND ST. JOHNS COUNTY, CONTRACT NUMBERS H0013 AND H0014, TO EXTEND THE TERM OF EACH AGREEMENT, TO DECEMBER 31, 2022, FOR SIGNALIZATION IMPROVEMENTS AT THE INTERSECTIONS OF US 1 WITH LEWIS POINT AND US 1 WITH SHORE DRIVE; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE MODIFICATION TO SUBGRANT AGREEMENTS, ON BEHALF OF ST. JOHNS COUNTY**

22. Motion to adopt **Resolution No. 2021-540**, approving the terms, provisions, conditions, and requirements, of Amendment 1 to State Revolving Fund Amendment 1, to Loan Agreement DW550140, authorizing the chair to execute the amendment on behalf of the County, and authorizing the county administrator to carry out the County's responsibilities under the loan agreement

**RESOLUTION NO. 2021-540**

**RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RELATING TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STATE REVOLVING LOAN PROGRAM; APPROVING THE TERMS, PROVISIONS, CONDITIONS AND REQUIREMENTS OF A DRINKING WATER STATE REVOLVING FUND LOAN AGREEMENT AMENDMENT 1, TO INCLUDE THE CONSTRUCTION AND FINANCING OF THE PREVIOUSLY EXECUTED LOAN AGREEMENT DW550140; AUTHORIZING THE EXECUTION AND DELIVERY OF SAID LOAN AGREEMENT**

**AMENDMENT ON BEHALF OF ST. JOHNS COUNTY;  
AND PROVIDING AN EFFECTIVE DATE**

23. Motion to adopt **Resolution No. 2021-541**, authorizing the county administrator, or his designee, to piggyback the Florida Sheriff's Association Contract No. FSA20-EQU18.0, and to execute and issue a purchase order to Ring Power Corporation, for one new Caterpillar, 140 Motorgrader, in the amount of \$247,637, subject to the terms and conditions of the stated contract

**RESOLUTION NO. 2021-541**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK THE FLORIDA SHERIFF'S ASSOCIATION CONTRACT NO. FSA20-EQU18.0, AND TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE OF ONE 2022 CATERPILLAR, 140 MOTORGRADER**

24. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of same in accordance with Purchasing Policy 308 and Florida Statute 274
25. Motion to adopt **Resolution No. 2021-542**, authorizing the county administrator, or his designee, to award RFP No. 22-19, CDBG-DR Owner Occupied Rehabilitation/Elevation/Reconstruction, to DSW Homes, LLC, and Coastal Contractors of St. Augustine, LLC, as responsive, responsible contractors, and to execute contracts, in substantially the same form and format as attached hereto, for performance of the work

**RESOLUTION NO. 2021-542**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER NEGOTIATIONS AND UPON SUCCESSFUL NEGOTIATIONS, AWARD RFP NO. 22-19, OWNER OCCUPIED REHABILITATION/ELEVATION/RECONSTRUCTION, AND EXECUTE AGREEMENTS, FOR PERFORMANCE OF THE SERVICES AS SPECIFIED**

26. Motion to adopt **Resolution No. 2021-543**, authorizing the county administrator, or his designee, to enter into negotiations with Illumant, LLC, under RFP No. 22-06, Cyber Security Assessment, and upon successful negotiations, award and execute a contract for the completion of the work

**RESOLUTION NO. 2021-543**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH ILLUMANT, LLC, AS THE TOP RANKED FIRM UNDER RFP NO. 22-06, CYBER SECURITY ASSESSMENT, AND UPON SUCCESSFUL NEGOTIATIONS, AWARD AND**



**EXECUTE A CONTRACT FOR COMPLETION OF THE WORK**

27. Motion to adopt **Resolution No. 2021-544**, authorizing the county administrator, or his designee, to piggyback New State of Florida Contract No. 55000000-20-NY-ACS (Alternate Contract Source), with Baker & Taylor, LLC, and Midwest Tape, LLC, for the duration of the contract, including any renewals exercised by the State for the purchase of Books, Non-Print Library Materials, & Related Ancillary Services for St. Johns County Libraries

**RESOLUTION NO. 2021-544**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK STATE OF FLORIDA CONTRACT NO. 55000000-20-NY-ACS (ALTERNATE CONTRACT SOURCE), WITH BAKER & TAYLOR, LLC, AND MIDWEST TAPE, LLC, FOR THE DURATION OF THE CONTRACT, INCLUDING ANY RENEWALS EXERCISED BY THE STATE FOR PURCHASE OF BOOKS AND NON-PRINT LIBRARY MATERIALS**

28. Motion to adopt **Resolution No. 2021-545**, authorizing the county administrator, or designee, to piggyback the Omnia Partners Contract No. R191301, and to enter into an agreement, in substantially the same form and format as attached, with Accurate Background, LLC, for background check services

**RESOLUTION NO. 2021-545**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK THE US COMMUNITIES OMNIA PARTNERS CONTRACT NO. R191301, AND EXECUTE AN AGREEMENT WITH ACCURATE BACKGROUND, LLC, TO PERFORM BACKGROUND CHECKS AND DRUG TESTING FOR COUNTY EMPLOYEES**

29. Motion to authorize the transfer of \$5,348,156 from Utility Reserves to fund the Fiscal Year 2022 Series 2013 Bond Debt Service
30. Motion to approve the disbursement of \$1,938,382.08 in OPEB Trust Fund Assets toward retiree healthcare benefit costs borne for Fiscal Year 2020 and Fiscal Year 2021
31. Motion to adopt **Resolution No. 2021-546**, approving the terms, provisions, conditions, and requirements of a Consent to Assignment and Transfer of solid waste franchise agreement, from Advanced Disposal Services of Jacksonville, LLC, to Waste Management, Inc., of Florida, and authorizing the chair to execute the Consent, on behalf of St. Johns County

**RESOLUTION NO. 2021-546**

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

APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF A CONSENT TO ASSIGNMENT AND TRANSFER, PURSUANT TO SECTION 21 OF THE AMENDED AND RESTATED FRANCHISE AGREEMENT, BETWEEN ST. JOHNS COUNTY, FLORIDA, AND ADVANCED DISPOSAL SERVICES OF JACKSONVILLE, LLC; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE CONSENT, ON BEHALF OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE

32. Motion to adopt **Resolution No. 2021-547**, approving the voting precincts assigned to each district in redistricting plan B1, and by publication of a Notice establishing and fixing the boundaries of five County Commission Districts in St. Johns County

**RESOLUTION NO. 2021-547**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DETAILING THE CENSUS BLOCKS OF THE REDISTRICTING PLAN, AND THE FIVE COUNTY COMMISSION DISTRICTS IN ST. JOHNS COUNTY, FLORIDA, PASSED AND ADOPTED BY THE BOARD AT THE DECEMBER 9, 2021, PUBLIC MEETING, AND PROVIDING FOR NOTICE, BY PUBLICATION BY THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS

33. Motion to adopt St. Johns County **Resolution No. 2021-548**, authorizing the chair of the Board of County Commissioners to execute a contract with the Florida Department of Health, for operation of the St. Johns County Health Department, in substantially the same form as attached

**RESOLUTION NO. 2021-548**

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

34. Motion to adopt **Resolution No. 2021-549**, approving for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Finance Authority of St. Johns County, Florida, of multifamily housing revenue debt obligations, in one or more series, to finance or refinance all or a portion of the costs of the rehabilitation of a multifamily housing project to be known as The Oaks at St. Johns, and establishing an effective date

**RESOLUTION NO. 2021-549**

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

APPROVING FOR PURPOSES OF SECTION 147(F) OF INTERNAL REVENUE CODE OF 1986, AS AMENDED, THE ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY, FLORIDA, OF MULTIFAMILY HOUSING REVENUE DEBT OBLIGATIONS, IN ONE OR MORE SERIES, TO FINANCE OR REFINANCE ALL OR PORTION OF THE COSTS OF THE ACQUISITION, REHABILITATION AND EQUIPPING OF A MULTIFAMILY HOUSING PROJECT TO BE KNOWN AS THE OAKS AT ST. JOHN; AND ESTABLISHING AN EFFECTIVE DATE

35. Motion to authorize the transfer of \$11,213 in FY 21 St. Johns Pet Center donations from General Fund Reserves to the Fiscal Year 22 Animal Control Department budget
36. Motion to adopt **Resolution No. 2021-550**, authorizing the county administrator, or designee, to execute a Tourism Promotion Agreement, in substantially the same form and format as attached

**RESOLUTION NO. 2021-550**

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONER OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS AND REQUIREMENTS OF A FIVE-YEAR TOURISM PROMOTION AGREEMENT FOR THE YEARS 2022 THROUGH 2026 "PLAYERS" TOURNAMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE PGA TOUR, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY

37. Motion for approval of minutes:
  - 12/07/21, Regular Meeting
  - 12/09/21, BCC Joint meeting

(12/21/21 - 11 - 9:22 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Waldron requested Regular Agenda Items 11 and 12 be pulled. Dean asked if the applicants for those items wished to comment.

(9:25 a.m.) Tom Ingram, 220 East Bay Street, Jacksonville, Florida, representing A&S Land Development Company, stated he had an investor with a pending application who was waiting for a response. He requested to move forward with Item 12.

(9:26 a.m.) Dean called for public comment on Regular Agenda Items 11 and 12.

(9:26 a.m.) B.J. Kalaidi, 8 Newcomb Street, spoke against moving forward on Items 11 and 12 and requested a public meeting before going forward.

(9:28 a.m.) The Board discussed going forward with Items 11 and 12; and concluded that Regular Agenda Items 11 and 12 would be heard at the end of the Regular Agenda.

(12/21/21 - 12 - 9:29 a.m.)  
APPROVAL OF REGULAR AGENDA

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

**Yea: Waldron, Whitehurst, Dean, Blocker, Arnold**  
**Nay: None**

(12:36 p.m.) Subsequently, Regular Agenda Items 11 and 12 were heard in the original order.

*(Regular Agenda Items 1, 2 and 3 were presented together.)*  
(12/21/21 - 12 - 9:30 a.m.)

1. PUBLIC HEARING - DRI MOD 2021-03, SILVERLEAF. REQUEST TO MODIFY THE SILVERLEAF DEVELOPMENT OF REGIONAL IMPACT (DRI) TO ADD 2,394 ACRES OF LAND TO THE DRI BOUNDARIES, TO INCLUDE ADDITIONAL DEVELOPMENT RIGHTS BY INCREASING PERMITTED OFFICE USES BY 250,000 SQUARE FEET, SINGLE FAMILY RESIDENTIAL BY 3,000 UNITS, MULTI-FAMILY RESIDENTIAL BY 600 UNITS AND AGE-RESTRICTED RESIDENTIAL BY 2,000 UNITS, TO PROVIDE TRANSPORTATION, SCHOOL AND OTHER MITIGATION FOR THE ADDITIONAL DEVELOPMENT RIGHTS, TO INCORPORATE CERTAIN LEGISLATIVE DATE CHANGES, AND OTHER REVISIONS. SILVERLEAF IS GENERALLY LOCATED NORTH OF COUNTY ROAD (CR) 16A, SOUTH OF CR 210 AND WEST OF I-95, WITH A PORTION OF THE DRI LOCATED AT LONGLEAF PINE PARKWAY, CR 210, NORTH OF SR 13. THE PLANNING AND ZONING AGENCY (PZA) RECOMMENDED APPROVAL, WITH A 6-0 VOTE, AT ITS REGULAR MEETING ON DECEMBER 2, 2021

Proof of publication of the notice of a public hearing on DRI MOD 2021-03, SilverLeaf, was received, having been published in *The St. Augustine Record* on November 1, 2021.

Christine Valliere, Senior Assistant County Attorney, entered the meeting.

Board ex parte communication disclosures: Blocker stated that he had met with Joe McAnarney and Al Abbatiello on December 17, 2021, at 10:30 a.m. They discussed concerns with the project's interconnection and impacts on the scenic highway. He also met with Ellen Avery-Smith and Cody Hudson on December 16, 2021, at 1:30 p.m. They discussed the project status, scope of the project, and project impacts. Additionally, he stated that he had received emails and correspondences regarding the project. Waldron stated that he had met with Avery-Smith, Hudson, and staff on December 16, 2021, at 12:30 p.m. They discussed public recreation and traffic concerns. On December 16, 2021, at 1:00 p.m., he met with McAnarney and Abbatiello. They discussed road and highway impacts, density concerns, and the project timing. He also spoke on multiple occasions with Traci Considine regarding surrounding density and the scenic highway. Additionally, on December 20, 2021, he spoke with David Hudson regarding park concerns and public benefit of the project. Whitehurst stated that he had met with Abbatiello and Considine on September 9, 2021, at 3:00 p.m. They discussed compatibility, environmental impacts, density, and traffic impacts. On October 14, 2021, at 2:00 p.m., he met with Avery-Smith, Hudson, John Metcalf, and staff to discuss the road network, length of the buildout, the need for parks, the wetlands, and the preservation of the wetlands. On December 16, 2021, at 10:30 a.m., he met with McAnarney, Abbatiello and staff to discuss traffic impacts and the compatibility of the surrounding areas. On December 16 at 2:00 p.m., he met with Avery-Smith, Hudson, and staff to discuss the letter received from the Florida Department of Transportation (FDOT), buffers, roads, and phasing of the project. Additionally, he stated that he had received

emails. Arnold stated that she had met with Hudson and Avery-Smith on December 17, 2021, at 8:30 a.m. They discussed District 2 impacts. On December 20, 2021, at 12:00 p.m., she spoke with Hudson regarding the same. Dean stated that he had met with Avery-Smith, Hudson, and Metcalf on October 14, 2021, at 2:30 p.m. They discussed the proposed application and applicable conditions. On October 14, 2021, at 4:00 p.m., he met with Traci Considine, Jane West and Abbatiello. They discussed traffic impacts, public safety, and the need for concurrent infrastructure. On December 16, 2021, at 11:00 a.m., he met with Avery-Smith and Hudson covering the same issues they expressed previously. On December 16, 2021, he met with Joe McAnarney and Abbatiello regarding traffic impacts and public safety. Additionally, he stated that he had received emails in opposition to the project.

(9:37 a.m.) Ellen Avery-Smith, Esquire, Rogers Towers, 100 Whetstone Place, representing the applicant, presented the details of Regular Agenda Items 1, 2, and 3, via PowerPoint.

(9:59 a.m.) Valliere stated she had prepared alternate motions should the Department of Economic Opportunity (DEO) deny the amendments.

(10:00 a.m.) Al Abbatiello, Chairman of the William Bartram Scenic and Historic Highway, 1133 River Birch Road, requested that the items be continued to January 2022. Additionally, he presented maps, *Exhibit A*, and spoke on Parcel 40's intensity (number of homes), requesting a future reduction, traffic impacts and concerns, on State Road 13, including County Road 210. Discussion ensued between Blocker and Abbatiello on public notice and traffic impacts.

(10:21 a.m.) Joe McAnarney, 1005 Blackberry Lane, presented a letter from the Florida Department of Transportation (FDOT), *Exhibit B*. He responded to public safety regarding the project and spoke on project funding and his concerns with health, safety, and welfare regarding the roadways.

(10:24 a.m.) Phyllis Abbatiello, 1133 River Birch Road, spoke on delaying the items, due to the holiday season, and requested the clearcutting of specimen trees be removed from the project.

(10:28 a.m.) Richard Wright, 353 River Cliff Trail, spoke on roadway safety concerns and requested the developer to consider improvements for safety and access to roadways.

(10:29 a.m.) Elizabeth Tate, 441 East Kesley Lane, spoke on the traffic impacts and requested that the items be continued to a future date.

(10:31 a.m.) Katherine Considine, 6700 Collier Road, stated she was not against the development, but against the timing of the development and spoke on her concerns with the safety of State Road 13. Additionally, she requested that the Board decrease the density and delay its decision.

(10:35 a.m.) Rhonda Lovett, 121 Scotland Yard Boulevard, presented a project map, *Exhibit C*, and requested that the Board decrease the density and delay its decision.

(10:36 a.m.) B.J. Kalaidi, 8 Newcomb Street, requested that the Board deny the project.

(10:38 a.m.) Traci Considine, 6700 Collier Road, presented a map of the project, *Exhibit D*, and spoke on the C-density of Parcel 40 and traffic impacts.

(10:42 a.m.) Avery-Smith provided rebuttal to public comment. She requested that the Board approve the applications.

(10:46 a.m.) Whitehurst spoke on the following concerns addressed by the community members: traffic, environment, park space, and financial liability of the project.

(10:50 a.m.) **Motion by Arnold, seconded by Whitehurst, carried 4/1, with Waldron dissenting, to approve Resolution No. 2021-551, approving DRI MOD 2021-03, SilverLeaf, based on five findings of fact, as provided in the staff report.**

**Yea: Whitehurst, Dean, Blocker, Arnold**

**Nay: Waldron**

#### RESOLUTION NO. 2021-551

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING AND RESTATING THE SILVERLEAF DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY RESOLUTION NO. 2006-65, AS AMENDED BY RESOLUTION NOS. 2006-338, 2015-241, 2019-165 and 2020-298; FINDING THE AMENDMENTS ARE CONSISTENT WITH ST. JOHNS COUNTY COMPREHENSIVE PLAN 2025, ORDINANCE NO. 2010-38, AND THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE; ADDING APPROXIMATELY 2,394 ACRES IN NORTHWEST ST. JOHNS COUNTY TO THE DRI; ADDING CERTAIN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT RIGHTS RELATED TO THE ADDITIONAL LAND; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS FOR TRANSPORTATION; AMENDING CERTAIN CONDITIONS OF THE DRI DEVELOPMENT ORDER; AMENDING MASTER DEVELOPMENT PLAN (MAP H) AND OTHER EXHIBITS; AMENDING DEVELOPMENT PHASING AND BUILDOUT DATES; AND PROVIDING FOR AN EFFECTIVE DATE

(12/21/21 - 14 - 9:30 a.m.)

2. PUBLIC HEARING - COMPAMD 2021-10, SILVERLEAF (ADOPTION). REQUEST TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) AND AGRICULTURAL INTENSIVE (A-I) TO RESIDENTIAL A, RESIDENTIAL C, AND COMMUNITY COMMERCIAL (CC) FOR APPROXIMATELY 2,394 ACRES OF LAND, LOCATED IN THE NORTHWEST PORTION OF ST. JOHNS COUNTY, GENERALLY SOUTH OF THE PLANNED FIRST COAST EXPRESSWAY AND EAST OF TROUT CREEK. THE ADDITIONAL 2,394 ACRES OF LAND IS BEING ADDED INTO THE EXISTING SILVERLEAF DRI. THE APPLICANT HAS FURTHER PROPOSED A TEXT AMENDMENT TO LIMIT DEVELOPMENT TIMING AND DENSITY ON CERTAIN PARCELS. THE PLANNING AND ZONING AGENCY (PZA) RECOMMENDED APPROVAL, WITH A 5-1 VOTE, AT ITS REGULAR MEETING ON DECEMBER 2, 2021

Proof of publication of the notice of a public hearing on COMPAMD 2021-10, SilverLeaf (Adoption), was received, having been published in *The St. Augustine Record* on November 1, 2021.

Discussion occurred with Regular Agenda Item 1.

(10:51 a.m.) Valliere suggested to incorporate language into Regular Agenda Item 2, as follows: *The first "I" was stated in the recommended recommendation for the package; "II" was for the event that the DEO rejects the submittal, staff would be directed to transmit the proposal through the state coordinated process that would be upon agreement of the applicant's attorney; "III" was to capture the consequence should DEO accept, or legally challenge the application, or third party legally challenges the application, then the applicant had agreed to enter into an Indemnification Agreement, whereby, they would intervene and indemnify the County for expenses and attorneys' fees.*

(10:53 a.m.) **Motion by Arnold, seconded by Whitehurst, carried 4/1, with Waldron dissenting, to enact Ordinance No. 2021-92, for the adoption of COMPAMD 2021-10, SilverLeaf, based upon four findings of fact, as provided in the staff report, and subject to the revisions, as described by counsel.**

**Yea: Whitehurst, Dean, Blocker, Arnold**

**Nay: Waldron**

### **ORDINANCE NO. 2021-92**

**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 AGRICULTURAL-INTENSIVE (A-I) TO RESIDENTIAL-A, RESIDENTIAL-C, AND COMMERCIAL, WITH A TEXT AMENDMENT LIMITING DEVELOPMENT IN SPECIFIC AREAS, FOR APPROXIMATELY 2,394 ACRES OF LAND, LOCATED CONTIGUOUS TO THE SOUTHERN AND WESTERN BOUNDARY OF THE SILVERLEAF DRI; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE**

(12/21/21 - 15 - 9:30 a.m.)

3. PUBLIC HEARING - MAJMOD 2021-16, SILVERLEAF. REQUEST TO MODIFY THE SILVERLEAF PLANNED UNIT DEVELOPMENT (PUD), TO ADD 2,394 ACRES OF LAND TO THE DRI BOUNDARIES, TO INCLUDE ADDITIONAL DEVELOPMENT RIGHTS BY INCREASING PERMITTED OFFICE USES BY 250,000 SQUARE FEET, SINGLE FAMILY RESIDENTIAL BY 3,000 UNITS, MULTI-FAMILY RESIDENTIAL BY 600 UNITS, AND AGE-RESTRICTED RESIDENTIAL BY 2,000 UNITS, TO PROVIDE TRANSPORTATION, SCHOOL, AND OTHER MITIGATION FOR THE ADDITIONAL DEVELOPMENT RIGHTS TO INCORPORATE CERTAIN LEGISLATIVE DATE CHANGES, AND OTHER REVISIONS. SILVERLEAF IS GENERALLY LOCATED NORTH OF COUNTY ROAD (CR) 16A, SOUTH OF CR 210 AND WEST OF I-95, WITH A PORTION OF THE DRI LOCATED AT LONGLEAF PINE PARKWAY, CR 210, NORTH OF STATE ROAD (SR) 13. THE PLANNING AND ZONING AGENCY (PZA) RECOMMENDED APPROVAL, WITH A 6-0 VOTE, AT ITS REGULAR MEETING ON DECEMBER 2, 2021

Proof of publication of the notice of a public hearing on MAJMOD 2021-16, SilverLeaf, was received, having been published in *The St. Augustine Record* on November 1, 2021.

Discussion occurred with Regular Agenda Item 1.

(10:54 a.m.) Valliere made a recommendation to change the effective date of the PUD Amendment to co-inside with the effective date of the Comprehensive Plan Amendment.

(10:54 a.m.) **Motion by Arnold, seconded by Whitehurst, carried 4/1, with Waldron dissenting, to enact Ordinance No. 2021-93, approving MAJMOD 2021-16, SilverLeaf, including the changes, via red-folder, based upon six findings of fact, as provided in the staff report, as amended.**

**Yea: Whitehurst, Dean, Blocker, Arnold**

**Nay: Waldron**

### ORDINANCE NO. 2021-93

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SILVERLEAF PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2006-117, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE**

(12/21/21 - 16 - 10:55 a.m.)

4. PUBLIC HEARING - MAJMOD 2021-08, BRIDLE RIDGE. MAJMOD 2021-08, REQUEST FOR A MAJOR MODIFICATION TO THE BRIDLE RIDGE PLANNED UNIT DEVELOPMENT (PUD) (ORDINANCE NO. 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. AT THE OCTOBER 5TH BCC MEETING, THE APPLICANT REQUESTED TO BE REMANDED BACK TO THE PZA DUE TO MODIFICATIONS TO THE MASTER DEVELOPMENT PLAN (MDP) MAP AND MDP TEXT RELATING TO RIGHT-OF-WAY RESERVATION AND CHANGES TO THE BUILDING LAYOUT. THE ITEM WAS REHEARD BY THE PZA ON NOVEMBER 4TH AND RECEIVED A RECOMMENDATION TO APPROVE, WITH A VOTE OF 7-0

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

Board ex parte communication disclosures: Blocker stated that he had met with Karen Taylor, Ed Hatcher, and Neff St. Paul on September 23, 2021, at 12:30 p.m. They discussed traffic and environmental impacts, and the adjacent property owners and their opposition or support of the project. Waldron stated that he had met with Taylor, Hatcher, and St. Paul on September 30, 2021, at 12:00 p.m. They discussed changes to the height, and the Florida Department of Transportation (FDOT) right-of-way. Whitehurst stated that he had met with Taylor, Hatcher, and St. Paul on September 30, 2021, at 11:00 a.m. They discussed the history of the area, the compatibility, waivers, and traffic impacts. Dean stated that he had met with Taylor, Hatcher, and St. Paul on September 30, 2021, at 2:30 p.m. They discussed the proposed application, traffic impacts, and ingress and egress of the project.

(10:57 a.m.) Karen M. Taylor, Land Planner, Matthews Design Group, 77 Saragossa Street, representing the applicant, presented the details of the request, via PowerPoint. She noted that the MDP map in her PowerPoint presentation was incorrect and presented a revised MDP map, *Exhibit A*.



(11:04 a.m.) Motion by Arnold, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2021-94, MAJMOD 2021-08, Bridle Ridge PUD, based upon the six findings of fact, as provided in the staff report.

Yea: Waldron, Whitehurst, Dean, Blocker, Arnold

Nay: None

#### ORDINANCE NO. 2021-94

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE BRIDLE RIDGE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2010-42, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

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

(12/21/21 - 17 - 11:05 a.m.)

5. PUBLIC HEARING - VACROA, 2021-03 - PUBLIC HEARING TO VACATE A PORTION OF OLD DIXIE HIGHWAY, WHICH IS TO BE USED FOR A SECOND PHASE OF A FLEX DEVELOPMENT, ST. JOHNS COMMERCE EAST. THE APPLICANT REQUESTS A VACATION OF A SECTION OF UNOPENED OLD DIXIE HIGHWAY, LOCATED IMMEDIATELY SOUTHEAST OF THE HILDEN SUBDIVISION. THE ROAD WILL INCLUDE A PORTION OF OLD DIXIE HIGHWAY, IN PARCEL 023900-0002, AS WELL AS AN ADDITIONAL PORTION, WHICH DOES NOT HAVE AN ASSIGNED PARCEL NUMBER. 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 a public hearing on VACROA, 2021-03, St. Johns Commerce East, was received, having been published in *The St. Augustine Record* on December 2, 2021.

Board ex parte communication disclosures: There were none for Regular Agenda Items 5 and 6.

(11:05 a.m.) Justin Clark, Applicant, 4021 Ponte Vedra Boulevard, Jacksonville, Florida, representing the applicant, presented the details of Regular Agenda Items 5 and 6, via PowerPoint.

(11:13 a.m.) Board ex parte communication disclosures for Regular Agenda Item 7: Whitehurst stated that he had met with Sina Venus, and staff on December 2, 2021, at 2:00 p.m. They discussed how they built other projects similarly and how the proposed project would bring small businesses to St. Johns County. Waldron stated that he had met with Venus on December 2, 2021, at 12:30 p.m. They discussed the surrounding land use, the need for this type of a facility in the community and the right-of-way. Blocker stated that he had met with Venus on November 29, 2021, at 2:00 p.m. They discussed the scope of the project, traffic impacts, and small business needs. Dean stated that he had met with Venus on November 29, 2021, at 2:30 p.m. They discussed the proposal, the expansion of the project, and traffic impacts.

(11:14 a.m.) Clark, presented details of PUD 2021-04, St. Johns Commerce East, via PowerPoint.

(11:18 a.m.) **Motion by Blocker, seconded by Waldron, carried 5/0, to adopt Resolution No. 2021-552, approving VACROA 2021-03, St. Johns Commerce East, a petition to vacate a portion of Old Dixie Highway right-of-way.**

**Yea: Whitehurst, Dean, Blocker, Waldron, Arnold**

**Nay: None**

**RESOLUTION NO. 2021-552**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE RIGHT-OF-WAY KNOWN AS OLD DIXIE HIGHWAY**

(12/21/21 - 18 - 11:05 a.m.)

6. PUBLIC HEARING - CPA(SS) 2021-03, ST. JOHNS COMMERCE EAST. REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF LESS THAN 6.66 ACRES OF LAND FROM RURAL SILVICULTURE (R/S) TO MIXED USE DISTRICT (MD). ON OCTOBER 21, 2021, THE PLANNING ZONING AGENCY (PZA) UNANIMOUSLY RECOMMENDED APPROVAL, WITH A 5-0 VOTE

Proof of publication of the notice of a public hearing on CPA(SS) 2021-03, St. Johns Commerce East, was received, having been published in *The St. Augustine Record* on September 24, 2021.

Discussion occurred with Item Regular Agenda Item 5.

(11:19 a.m.) **Motion by Blocker, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-95, approving of CPA(SS) 2021-03, St. Johns Commerce East, based on four findings of fact.**

**Yea: Whitehurst, Dean, Blocker, Waldron, Arnold**

**Nay: None**

**ORDINANCE NO. 2021-95**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/ SILVICULTURE (R/S) TO MIXED USE (MU), FOR APPROXIMATELY 6.66 ACRES OF LAND, PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE**

(12/21/21 - 18 - 11:05 a.m.)

7. PUBLIC HEARING - PUD 2021-04, ST. JOHNS COMMERCE EAST. REQUEST TO REZONE APPROXIMATELY 7.25 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) IN ORDER TO ALLOW FOR A NEW FLEX-WAREHOUSE DEVELOPMENT THAT WILL PROVIDE FOR A MIX OF USES. ON OCTOBER 21, 2021, THE PLANNING AND ZONING AGENCY (PZA) UNANIMOUSLY RECOMMENDED APPROVAL, WITH A 5-0 VOTE

Proof of publication of the notice of a public hearing on PUD 2021-04, St. Johns Commerce East, was received, having been published in *The St. Augustine Record* on September 24, 2021.

Discussion occurred with Item Regular Agenda Item 5.

(11:19 a.m.) **Motion by Blocker, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-96, approving PUD 2021-04, St. Johns Commerce East, based on nine findings of fact, as listed in the staff report.**

**Yea: Whitehurst, Dean, Blocker, Waldron, Arnold**

**Nay: None**

#### **ORDINANCE NO. 2021-96**

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

(12/21/21 - 19 - 11:19 a.m.)

8. PUBLIC HEARING - MAJMOD 2020-21, HYDRO PLANNED UNIT DEVELOPMENT (PUD). REQUEST FOR A MAJOR MODIFICATION TO THE HYDRO ALUMINUM PUD (ORDINANCE NO. 2008-60) TO MODIFY PUD NAME, CHANGE THE PROJECT PHASING, INCREASE BUILDING SQUARE FOOTAGE IN SUB-PHASE IA BY 182,001 SQUARE FEET FOR FACILITY BUILDOUT. THE SUBJECT PROPERTY IS LOCATED AT 200 RIVIERA ROAD. THE PLANNING AND ZONING AGENCY HEARD THIS REQUEST AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON NOVEMBER 18, 2021. THE ITEM WAS RECOMMENDED FOR APPROVAL, WITH A VOTE OF 5 TO 1

Proof of publication of the notice of a public hearing on MAJMOD 2020-21, Hydro PUD, was received, having been published in *The St. Augustine Record* on October 22, 2021.

Board ex parte communication disclosures: Blocker stated that he had met with Nick Leckis, Ralph Westfall, and Matt Mitchell, representing the applicant, on December 16, 2021, at 1:00 p.m. They discussed noise complaints, environmental impacts, the scope of the project, and the impacts on the surrounding adjacent property owners. Waldron stated that he had met with Leckis, Westfall, and Mitchell on December 16, 2021, at 1:30 p.m. They discussed changes to the project, jobs, noise concerns, the noise ordinance, including the exemption of the ordinance, and buffers. Whitehurst stated that he had met with Leckis, Westfall, Mitchell, and staff on December 16, 2021, at 11:00 a.m. They discussed the establishment of the property, how many people are employed, the fumes and noise, and the buffer and conservation areas around the property. Dean stated that he had met with Leckis, Westfall, and Mitchell on December 16, 2021, at 1:00 p.m. They discussed the proposed expansion, the operation of the plant. He additionally, he stated that he received emails regarding noise, smell, and impacts on the wetlands and traffic.

(11:22 a.m.) Sidney Ansbacher, Upchurch, Bailey, and Upchurch, 780 North Ponce de Leon Boulevard, representing the applicant; Nick Leckis, Applicant, Hydro Extrusion USA, LLC, 200 Rivera Boulevard, Suite 7801; and Katie Kulik, LAN Associates, Inc., 200 Malaga Street, representing the applicant, presented the details of the request, via PowerPoint.

(11:50 a.m.) Motion by Waldron, seconded by Arnold, carried 4/1, with Blocker dissenting, to enact Ordinance No. 2021-97, MAJMOD 2020-21, Hydro PUD, based upon six findings of fact, as provided in the staff report.

Yea: Whitehurst, Dean, Waldron, Arnold  
Nay: Blocker

#### ORDINANCE NO. 2021-97

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE HYDRO-ALUMINUM PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2008-60, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(12/21/21 - 20 - 11:50 a.m.)

9. PUBLIC HEARING - MAJMOD21-11, GREENBRIAR DOWNS PLANNED UNIT DEVELOPMENT (PUD). REQUEST FOR A MAJOR MODIFICATION TO THE GREENBRIAR DOWNS PUD (ORDINANCE NO. 2019-15) TO INCREASE THE ALLOWED HEIGHT OF STRUCTURES ON THE NORTH PARCEL FROM 35 FEET TO 55 FEET TO ACCOMMODATE CONSTRUCTION OF A CHURCH. ON NOVEMBER 18, 2021, THE PLANNING AND ZONING AGENCY (PZA) RECOMMENDED APPROVAL, WITH A 6-0 VOTE

Proof of publication of the notice of a public hearing on MAJMOD21-11, Greenbriar Downs PUD, was received, having been published in *The St. Augustine Record* on October 22, 2021.

(11:51 a.m.) Board ex parte communication disclosures: Whitehurst stated that he had met with Mark Shelton and Forest Cotton on September 9, 2021, at 2:00 p.m. They discussed the need for waivers and compatibility to the area.

(11:57 a.m.) Blair Knighting, Kimley-Horn & Associates, Inc., 12740 Gran Bay Parkway West, Suite 2530, Jacksonville, Florida, representing the applicant, presented the details of the request, via PowerPoint.

(11:59 a.m.) Motion by Whitehurst, seconded by Waldron, carried 5/0, to enact Ordinance No. 2021-98, MAJMOD 2021-11, Greenbriar Downs PUD, based upon six findings of fact, as provided in the staff report.

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

#### ORDINANCE NO. 2021-98

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE GREENBRIAR DOWNS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2019-15, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(12/21/21 - 21 - 12:00 a.m.)

10. PUBLIC HEARING - MAJMOD 2021-01, LIGHTSEY ROAD STORAGE. REQUEST FOR A MAJOR MODIFICATION TO ORDINANCE NO. 2019-59, REVISING THE MASTER DEVELOPMENT PLAN TO COMBINE FOUR BUILDINGS INTO TWO BUILDINGS, INCREASING THE SQUARE FOOTAGE FROM 65,500 TO 75,282 SQUARE FEET, AND EXPANDING THE STORMWATER MANAGEMENT SYSTEM. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS REQUEST, WITH A 6-0 VOTE, AT THEIR NOVEMBER 18, 2021, REGULAR MEETING

Proof of publication of the notice of a public hearing on MAJMOD 2021-01, Lightsey Road Storage, having been published in *The St. Augustine Record* on October 22, 2021.

(12:00 p.m.) Board ex parte communication disclosures: Blocker stated that he had met with James Whitehouse, representing the applicant, on December 20, 2021. They discussed the scope of the project. Waldron stated that he had received a call from Whitehouse on December 20, 2021. He stated that he was unable to discuss the project, due to owning property across from the project. Dean stated that he had teleconference with Whitehouse on December 20, 2021, at 2:30 p.m. They discussed the proposed expansion of the existing storage facility.

(12:00 p.m.) Waldron recused himself from Regular Agenda Item 10, due to owning property across from the project.

(12:01 p.m.) James G. Whitehouse, Esq., St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, presented the details of the request, via PowerPoint.

(12:04 p.m.) **Motion by Dean, seconded by Whitehurst, carried 4/0, with Waldron recused, to enact Ordinance No. 2021-99, approving MAJMOD 2021-01, Lightsey Road Storage, based on six findings of fact, as provided in the staff report.**

**Yea: Dean, Whitehurst, Arnold, Blocker**

**Nay: None**

**Recused: Waldron**

#### ORDINANCE NO. 2021-99

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE LIGHTSEY ROAD STORAGE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2019-59, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE**

The Board recessed the meeting at 12:05 p.m. and reconvened at 12:35 p.m. with all commissioners, Andrews, Bradley, Conrad, Migut, Taylor, and Valliere in attendance.

(12/21/21 - 21 - 12:35 p.m.)

11. ROAD IMPACT FEE CREDIT TRANSFER - TREATY GROUND PUD (DOUBLE EAGLE DEVELOPMENT, LLC). RECENT AMENDMENTS TO SECTION 163.31801(10), F.S., OF THE IMPACT FEE STATUTE ALLOW IMPACT FEE CREDIT HOLDERS TO ASSIGN AND TRANSFER UNUSED CREDITS TO DEVELOPMENT PROJECTS WITHIN THE COUNTY AND WHICH RECEIVE BENEFITS FROM THE IMPROVEMENT OR CONTRIBUTION THAT GENERATED THE CREDITS. THIS OPTION APPLIES TO ALL UNUSED

IMPACT FEE CREDITS REGARDLESS OF WHETHER THEY WERE ESTABLISHED BEFORE THE STATUTORY AMENDMENT. THE STANDARD LANGUAGE IN THE COUNTY'S PROPORTIONATE FAIR SHARE AND IMPACT FEE AGREEMENTS ALLOW FOR THE ASSIGNMENT OF UNUSED IMPACT FEE CREDITS WITH APPROVAL OF THE COUNTY. THE TREATY GROUND PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT DID NOT ADDRESS TRANSFER OF IMPACT FEE CREDITS; HOWEVER, THE COUNTY'S ROAD IMPACT FEE ORDINANCE PROVIDES THAT CREDIT CANNOT BE TRANSFERRED WITHOUT APPROVAL OF THE COUNTY. DOUBLE EAGLE DEVELOPMENT, LLC, HAS REQUESTED TRANSFER OF A PORTION OF THE ROAD IMPACT FEE CREDIT AWARDED TO THE TREATY GROUND PUD (TREATY OAKS) FOR THE CONSTRUCTION OF BRINKHOFF ROAD, PURSUANT TO THAT CERTAIN AGREEMENT BETWEEN K. S. TONEY AND ST. JOHNS COUNTY, APPROVED AUGUST 17, 1987. THE SUBJECT AGREEMENT PROVIDED FOR THE PROVISION OF 100' OF RIGHT-OF-WAY AND CONSTRUCTION OF A 2-LANE CONTROLLED ACCESS COLLECTOR ROAD FROM WILDWOOD DRIVE TO STATE ROAD (SR) 207 (BRINKHOFF ROAD) WITH ROAD IMPACT FEE CREDIT BASED ON THE FAIR MARKET VALUE OF THE ROW AT THE TIME OF PUD APPROVAL AND ACTUAL CONSTRUCTION COSTS. THE TREATY GROUND PUD IS LOCATED ON THE WEST SIDE OF WILDWOOD DRIVE SOUTH OF SR 207 IN IMPACT FEE DISTRICT 3 AND CURRENTLY HAS AN UNUSED ROAD IMPACT FEE CREDIT BALANCE OF \$966,730. THE REQUEST IS TO TRANSFER THE TOTAL REMAINING ROAD IMPACT FEE CREDIT IN THE AMOUNT OF \$966,730 TO THE ENTRADA PUD, LOCATED ON SR 207, AT WILDWOOD DRIVE, IN THE SAME IMPACT FEE DISTRICT 3. STAFF HAS NO OBJECTION TO THE REQUESTED TRANSFER AND FINDS THE REQUEST MEETS THE REQUIREMENTS OF THE ROAD IMPACT FEE ORDINANCE AND FLORIDA STATUTES

Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, presented the details of the request, via PowerPoint.

(12:41 p.m.) Discussion ensued between Waldron and Burnett on the construction of the roadways.

(12/21/21 - 22 - 12:47 p.m.)

12. ROAD IMPACT FEE CREDIT TRANSFER - VININGS PUD (A & S LAND DEVELOPMENT COMPANY). THE STANDARD LANGUAGE IN THE COUNTY'S PROPORTIONATE FAIR SHARE AND IMPACT FEE AGREEMENTS ALLOWS FOR THE ASSIGNMENT OF UNUSED ROAD IMPACT FEE CREDITS WITH APPROVAL OF THE COUNTY. SECTION 13 OF THE COUNTY'S ROAD IMPACT FEE ORDINANCE ALSO PROVIDES THAT CREDIT CANNOT BE TRANSFERRED WITHOUT APPROVAL OF THE COUNTY. RECENT AMENDMENTS TO SECTION 163.31801(10), F.S., OF THE IMPACT FEE STATUTE ALLOW IMPACT FEE CREDIT HOLDERS TO ASSIGN AND TRANSFER UNUSED CREDITS TO DEVELOPMENT PROJECTS UNDER CERTAIN CIRCUMSTANCES. THIS OPTION APPLIES TO ALL UNUSED IMPACT FEE CREDITS REGARDLESS OF WHETHER THEY WERE ESTABLISHED BEFORE THE STATUTORY AMENDMENT. A&S LAND DEVELOPMENT COMPANY HAS REQUESTED TRANSFER OF THE REMAINING ROAD IMPACT FEES CREDIT AWARDED TO THE VININGS PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO DEVELOPMENT AND IMPACT FEE AGREEMENT BETWEEN STONEHURST PLANTATION, INC., A & S LAND DEVELOPMENT COMPANY, KKP CHIPPEWA, LTD, AND ST. JOHNS COUNTY, APPROVED JANUARY 9, 2001, RECORDED IN OR BOOK

1559 PG 800 (ATTACHED FOR REFERENCE). THE PURPOSE OF THE AGREEMENT IS TO RECOGNIZE THE DEVELOPER'S TRANSPORTATION CONTRIBUTIONS AS PROVIDING SIGNIFICANT BENEFIT TO THE IMPACTED TRANSPORTATION SYSTEM IN THE AREA AROUND THE PROPOSED PROJECT. THE SUBJECT AGREEMENT PROVIDED FOR THE WIDENING OF A PORTION OF COUNTY ROAD (CR) 210 WEST OF I-95 TO 4-LANES AND AWARDED ROAD IMPACT FEE CREDIT TO THE PROJECTS THAT ARE A PARTY TO THE AGREEMENT. THE VININGS PUD, WHICH IS LOCATED WEST OF I-95 IN IMPACT FEE DISTRICT 1, IS BUILT OUT AND HAS AN UNUSED ROAD IMPACT FEE CREDIT BALANCE OF \$153,000. THE REQUEST IS TO TRANSFER THE CREDIT TO THE BRIDGEWATER PUD, LOCATED ON CR 210 EAST OF I-95 IN IMPACT FEE DISTRICT 2. SINCE THE TRANSFER IS NOT WITHIN THE SAME IMPACT FEE ZONE, THE ROAD IMPACT FEE ORDINANCE AND IMPACT FEE STATUTES REQUIRES THAT THE IMPROVEMENTS FOR WHICH THE CREDIT WAS AWARDED MUST BE A BENEFIT TO THE RECEIVING DEVELOPMENT PROJECT. THE REVIEW STANDARD FOR CONCURRENCY IMPACT ANALYSIS IS A 4-MILE RADIUS. THE BRIDGEWATER PUD IS WITHIN 4-MILES OF THE CR 210 IMPROVEMENTS THAT WERE COMPLETED PURSUANT TO THE AGREEMENT AND THE BRIDGEWATER PUD TRAFFIC ANALYSIS INCLUDED IMPACTS TO THIS PORTION OF CR 210; THEREFORE, THE BENEFIT HAS BEEN ESTABLISHED. STAFF HAS NO OBJECTION TO THE REQUESTED TRANSFER AND FINDS THE REQUEST MEETS THE PURPOSE OF THE AGREEMENT, THE ROAD IMPACT FEE ORDINANCE, AND THE REQUIREMENTS OF FLORIDA STATUTE

Tom Ingram, 233 East Bay Street, Jacksonville, Florida, representing A&S Land Development Company, referenced a map, *Exhibit A*, and provided the details of the request.

(12:51 p.m.) Waldron questioned whether any of the right-of-way acquisitions were considered. Ingram responded. Valliere clarified that the agreement mentioned the developer would receive credit for the value of the land acquisitions. Discussion ensued.

(12:58 p.m.) B.J. Kalaidi, 8 Newcomb Street, spoke in opposition to the request.

(1:03 p.m.) Discussion ensued on postponing Regular Agenda Items 11 and 12.

**(1:04 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to postpone Regular Agenda Items 11 and 12, until such time, as the Board had a workshop on the transfer of impact fee credits.**

**Yea: Dean, Waldron, Whitehurst, Blocker, Arnold**  
**Nay: None**

(1:06 p.m.) Conrad noted that the growth management workshop was scheduled for January 25, 2021, from 9:00 a.m. to 12:00 p.m.

(1:07 p.m.) Deputy Clerk Crystal Smith left the meeting and Deputy Clerk Sindy Wiseman entered the meeting.

(12/21/21 - 23 - 1:07 p.m.)

13. SUMMER HAVEN FEMA BERM. HOA BOARD MEMBERS FROM SUMMER ISLAND AND BARRITARIA ASSOCIATION MET ON DECEMBER 8, 2021, TO DISCUSS THE DECISION THE BOARD OF COUNTY COMMISSIONERS MADE TO PURSUE A MANAGED RETREAT FROM SUMMER HAVEN.

REPRESENTATIVES OF THE COMMUNITIES, LARRY MONAHAN (SUMMER ISLAND) AND KEN MANNING (BARRITARIA), WOULD LIKE TO PROVIDE FEEDBACK TO THE BOARD

Larry Monahan, Summer Island President, 9151 June Lane, presented the feedback to the decision made by the Board, regarding the ocean breach in Summer Haven, via PowerPoint.

(1:13 p.m.) Ken Manning, 246 Barritaria Drive, provided additional comments on the natural flow of the current, erosion of the southern shoreline, and action to repair the breach and to keep the Summer Haven River flowing. He suggested a town hall meeting to discuss potential solutions.

(1:19 p.m.) Monahan spoke on protection and safety, and consideration for recreation and environment. He requested a townhall meeting to discuss potential solutions. Discussion ensued on the breach, dredging the Summer Haven River, and potential solutions.

(12/21/21 - 24 - 1:31 p.m.)

14. FIRST READING OF AMENDMENTS TO THE LITTER ORDINANCE TO PROHIBIT RELEASE OF BALLOONS AND SKY LANTERNS. AT ITS NOVEMBER 16, 2021, REGULAR MEETING, THE BOARD OF COUNTY COMMISSIONERS DIRECTED THE COUNTY ATTORNEY'S OFFICE TO PREPARE DRAFT AMENDMENTS TO THE LITTER ORDINANCE, ORDINANCE NO. 1988-26, TO PROHIBIT THE RELEASE OF BALLOONS. AT PRESENT, ONLY THE RELEASE OF 10 OR MORE BALLOONS IS UNLAWFUL UNDER FLORIDA STATUTE. RECENTLY, LOCAL GOVERNMENTS IN FLORIDA, INCLUDING NEIGHBORING JURISDICTIONS SUCH AS THE CITY OF ST. AUGUSTINE AND THE CITY OF ST. AUGUSTINE BEACH, HAVE ADOPTED ORDINANCES BANNING THE INTENTIONAL RELEASE OF ANY BALLOONS. OTHER JURISDICTIONS HAVE INCLUDED IN THEIR ORDINANCES A BAN ON SKY LANTERNS, WHICH ARE A SPECIFIC TYPE OF BALLOON HELD ALOFT BY THE HOT AIR FROM A FLAME. A MEMO DESCRIBING THE CURRENT STATE OF THE LAW AND INCLUDING APPLICABLE STATUTE AND RECENT ORDINANCES FROM THE AREA IS ATTACHED TO THIS AGENDA ITEM. THIS AGENDA ITEM INCLUDES PROPOSED AMENDMENTS TO ORDINANCE NO. 1988-26, THAT WOULD MAKE THE RELEASE OF ANY NUMBER OF SKY LANTERNS OR BALLOONS A VIOLATION OF THE ORDINANCE. ADDITIONAL SUPPORTING DOCUMENTATION IS ALSO ATTACHED

Bradley Bulthuis, Senior Assistant County Attorney, presented details of the amendments, via PowerPoint.

(1:35 p.m.) Nicole Crosby, 1169 Neck Road, spoke on the balloon litter found on Mickler beach. She showed pictures of sky lanterns and other photos of damage caused by balloon and sky lantern litter, *Exhibit A*.

(1:41 p.m.) Whitehurst clarified whether the balloons with strings were currently prohibited. Bulthuis stated that the release of 10 or more balloons with attached strings were prohibited; however, the release of less than 10 balloons, with attached strings, were allowed. Crosby added that the release of an unlimited number of latex balloons without attached strings were allowed. Bulthuis read the current statute regarding release of balloons/sky lanterns.



(12/21/21 - 25 - 1:44 p.m.)

15. PUBLIC HEARING - AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) ANNUAL REPORT. SECTION 420.9706 F.S. REQUIRES RECIPIENTS OF STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) FUNDS TO ESTABLISH AN AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) AND SUBMIT AN ANNUAL REPORT TO RECOMMEND MONETARY AND NONMONETARY INCENTIVES, AS PART OF AN AFFORDABLE HOUSING INCENTIVE PLAN. THE AHAC CONDUCTED ONE PUBLIC MEETING ON NOVEMBER 17, 2021, AND THE SECOND ONE WILL BE CONDUCTED ON DECEMBER 21, 2021 (DURING THE BOARD OF COUNTY COMMISSIONERS MEETING), TO CONSIDER INCENTIVE RECOMMENDATIONS AND IMPEDIMENTS TO THE CONSTRUCTION, ACQUISITION, AND PRESERVATION OF AFFORDABLE HOUSING IN ST. JOHNS COUNTY, FLORIDA

Proof of publication of the notice of a public hearing on the Affordable Housing Advisory Committee Annual Report, was received, having been published in *The St. Augustine Record* on November 8, 2021.

Roberto Ortiz, Housing and Community Services Manager, provided a review of the AHAC annual report, via PowerPoint.

(1:48 p.m.) Bill Lazar, Director of St. Johns Housing Partnership, 525 West King Street, provided additional comments on the concerns and need for affordable housing in St. Johns County. He urged the Board to insist that developers participate in affordable housing development.

(2:10 p.m.) **Motion by Waldron, seconded by Blocker, carried 5/0, to adopt Resolution No. 2021-553, to accept the Affordable Housing Advisory Committee 2021 Incentives Review and Recommendations Annual Report.**

**Yea: Dean, Whitehurst, Waldron, Blocker, Arnold**

**Nay: None**

#### RESOLUTION NO. 2021- 553

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) 2021 INCENTIVE REVIEW AND RECOMMENDATION ANNUAL REPORT, REQUIRED BY FLORIDA STATE STATUTE**

(12/21/21 - 25 - 2:10 p.m.)

16. CONSIDER ELECTION OF A BCC MEMBER TO THE VALUE ADJUSTMENT BOARD AND ELECTION OF THE CHAIR OF THE VALUE ADJUSTMENT BOARD. FLORIDA STATUTE 194.015 AND CHAPTER 12D-9.004 FLORIDA ADMINISTRATIVE CODE REQUIRES THAT THE BOARD OF COUNTY COMMISSIONERS ELECT TWO MEMBERS FROM THEIR MEMBERSHIP TO SERVE ON THE VALUE ADJUSTMENT BOARD (VAB). ONE OF THE MEMBERS ELECTED SHALL ALSO BE ELECTED CHAIR OF THE VAB. COMMISSIONER SMITH HAD BEEN SERVING AS VAB CHAIR ON THE VALUE ADJUSTMENT BOARD AND COMMISSIONER WALDRON HAS BEEN SERVING AS THE SECOND MEMBER. THIS ITEM IS TO ELECT A SUCCESSOR FOR COMMISSIONER SMITH AND ELECT THE NEW CHAIR OF THE VALUE ADJUSTMENT BOARD

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

(2:12 p.m.) **Motion by Waldron, seconded by Whitehurst, carried 5/0, to elect Commissioner Sarah Arnold, as a member of the St. Johns County Value Adjustment Board.**

**Yea: Dean, Whitehurst, Waldron, Blocker, Arnold**

**Nay: None**

(2:12 p.m.) **Motion by Whitehurst, seconded by Blocker, carried 5/0, to elect Commissioner Waldron as the Chair of the St. Johns County Value Adjustment Board.**

**Yea: Dean, Whitehurst, Waldron, Blocker, Arnold**

**Nay: None**

(12/21/21 - 26 - 2:13 p.m.)

PUBLIC COMMENT

Joe McAnarney, 1005 Blackberry Lane, spoke on planned communities and the number of units for Residential-B and Residential-C.

(2:17 p.m.) Allissa Hensley, 7330 Oakmont Court, spoke on the impacts of the flooding in the Marsh Landing community and requested the Board's assistance.

(2:19 p.m.) Melissa Fischer, 237 Linkside Circle, requested an agenda item to address the flooding in Marsh Landing.

(2:21 p.m.) Anna Quinones, 7280 Oakmont Court, spoke on the St. Johns County rules and codes and requested a review of Marsh Landing's permit.

(2:22 p.m.) Hinojosa Quinones, 7280 Oakmont, spoke on the flooding issues, damages sustained, and the wellbeing of the residents in Marsh Landing and requested enforcement of the County's codes.

(2:25 p.m.) Deborah Poulton, 24605 Deer Chase Drive, spoke on injuries she sustained, due to the flooding on her property in Marsh Landing. She requested assistance from the Board for a solution to the flooding issues.

(2:29 p.m.) Marilyn McAfee, 24700 Deer Chase Drive, said that she had fallen in her driveway, due to the flooding issues in Marsh Landing. She referenced a letter that she understood to be sent by Commissioner Blocker, that was not sent, urging Marsh Landing to take care of the flooding. She requested assistance from the Board to find solutions to the flooding.

(2:32 p.m.) Blocker clarified that his comment to MacAfee was that the Board would discuss the issue with the county attorney on how to respond.

(2:33 p.m.) James Hensley, 7330 Oakmont Court, spoke on County code, and requested an agenda item to address the flooding in Marsh Landing.

(2:36 p.m.) BJ Kalaidi, 8 Newcomb Street, read a Christmas poem.

(12/21/21 - 26 - 2:38 p.m.)

COMMISSIONERS' REPORTS

Commissioner Dean

Dean suggested to hire an expert attorney in both water management rules and regulations and local government ordinances and codes that dealt with water management, stormwater, and flooding issues. The expert would provide a reasonable solution, supported by law, to the Marsh Landing flooding issues. Discussion ensued on directing staff to engage the services of attorney Wayne Flowers and bring a contract back to the Board to consider, with the following parameters: what current or prior ordinances that had direct impact on Marsh Landing, as it is currently constructed; how it should be constructed, if not in compliance with County ordinances; and to check that there was no conflict with the water management regulations, in effect today; and what water management was processing the new application under.

Commissioner Blocker

(2:52 p.m.) Blocker welcomed Arnold to the Board, and recognized first responders, military guardians, and staff for their service.

Commissioner Waldron

(2:54 p.m.) Waldron welcomed Arnold to the Board. He requested that staff review a floating dock on Vilano for private/public use; a waiver of the facility fees for the Jimmy Jam event; and expressed sentiments for upcoming birthdays and holidays. Discussion ensued to add an agenda item to discuss fees for nonprofit organizations.

Commissioner Whitehurst

(2:59 p.m.) Whitehurst welcomed Arnold to the Board, recognized first responders and military for their service, and wished all a Merry Christmas.

Commissioner Arnold

(3:00 p.m.) Arnold expressed her appreciation for the warm welcome and wished all a Merry Christmas.

(12/21/21 - 27 - 3:00 p.m.)  
COUNTY ADMINISTRATOR'S REPORT

No report.

(12/21/21 - 27 - 9:?? p.m.)  
COUNTY ATTORNEY'S REPORT

No report.

(12/21/21 - 27 - 3:01 p.m.)  
ADJOURN

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

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 596842-597012, totaling \$794,698.66 and Voucher Register, Voucher Nos. 61775-61858, totaling \$5,240,671.13 (12/13/21)

2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 61859, totaling \$11,135.04 (12/14/21)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 597013-597023, totaling \$8,092 and Voucher Register, Voucher Nos. 61860-61869, totaling \$9,084 (12/15/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 597024-597037, totaling \$51,150.06 and Voucher Register, Voucher Nos. 61870-61871, totaling \$639.73 (12/16/21)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 61872-61873, totaling \$7,955.13 (12/16/21)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 597038-597223, totaling \$2,131,818.40 and Voucher Register, Voucher Nos. 61874-61964, totaling \$1,685,357.35 (12/20/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 597224-597275, totaling \$32,920.58 and Voucher Register, Voucher Nos. 61965-62154, totaling \$137,484.69 (12/22/21)

CORRESPONDENCE:

There was none.

Approved \_\_\_\_\_ January 18 \_\_\_\_\_, 2022

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: *Henry Dean*  
Henry Dean, Chair

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

By: *Sam Halterman*  
Deputy Clerk

