

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JANUARY 18, 2022
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: Henry Dean, District 5, Chair
Christian Whitehurst, District 1, Vice Chair
Sarah S. Arnold, District 2
Paul M. Waldron, District 3
Jeremiah R. Blocker, District 4, Chair
Hunter S. Conrad, County Administrator
David Migut, County Attorney
Sindy Wiseman, Deputy Clerk

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

(01/18/22 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(01/18/22 - 1 - 9:00 a.m.)
ROLL CALL

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

(01/18/22 - 1 - 9:00 a.m.)
INVOCATION

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

(01/18/22 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Lt. Col. Bill Dudley, USFA, Retired, led the Pledge of Allegiance.

(01/18/22 - 1 - 9:03 a.m.)
RETIREMENT RECOGNITION OF CHIEF JOHN "DAVID" REAMS

Chief Jeff Prevatt, Fire Rescue, said a few words about Chief Reams' service and dedication to St. Johns County Fire Rescue and presented him with a retirement gift.

(9:05 a.m.) Reams expressed his appreciation for the honor to serve the constituents of St. Johns County.

(01/18/22 - 1 - 9:08 a.m.)
PUBLIC SAFETY UPDATE
Scott Beaver, SJSO, spoke on the Sheriff's plan for moving forward in 2022.

(9:10 a.m.) Chief Jeff Prevatt, Fire Rescue, provided service call statistics for 2021 and the plan for the new recruits in 2022.

(01/18/22 - 2 - 9:11 a.m.)
CLERK OF COURT'S REPORT

No report.

(01/18/22 - 2 - 9:11 a.m.)
DELETIONS TO THE CONSENT AGENDA

Migut requested to pull Consent Agenda Items 2, 3, and 4.

(9:12 a.m.) Ed Slavin, P.O. Box 3084, requested to pull Consent Agenda 20, until after the scheduled workshop.

(9:15 a.m.) BJ Kalaidi, 8 Newcomb Street, voiced her concerns with the agreement for Consent Agenda 28.

(9:18 a.m.) Beth Tate, 441 East Kesley Lane, voiced her concerns with Consent Agenda 20 regarding a conflict with contractors that presented items to the County and were on the list to perform work for the County.

(01/18/22 - 2 - 9:19 a.m.)
APPROVAL OF CONSENT AGENDA

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

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

1. Motion to approve the Cash Requirement Report

(Consent Item 2 was pulled from the agenda.)

2. Motion to approve the final plat for IGP Commerce Center

(Consent Item 3 was pulled from the agenda.)

3. Motion to approve the final plat for Beacon Lake, Phase 3B

(Consent Item 4 was pulled from the agenda.)

4. Motion to approve PFS AGREE 2021-04, and authorize the county administrator to execute the Elevation Pointe Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development

5. Motion to adopt **Resolution No. 2022-1**, 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 Mr. Mow It All, located off State Road 207

RESOLUTION NO. 2022-1

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 MR. MOW IT ALL, LOCATED OFF
STATE ROAD 207**

6. Motion to adopt **Resolution No. 2022-2**, accepting a Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty associated with the water system to serve 1470 Lightsey Road, located off State Road 207

RESOLUTION NO. 2022-2

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 1470 LIGHTSEY ROAD, LOCATED OFF STATE ROAD 207

7. Motion to adopt **Resolution No. 2022-3**, approving the terms and conditions of a Purchase and Sale Agreement, for the acquisition of property required for the Old Moultrie Road Improvement Project; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2022-3

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 OLD MOULTRIE ROAD IMPROVEMENT PROJECT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY

8. Motion to adopt **Resolution No. 2022-4**, accepting a Grant of Easement and Owner's Authorization to St. Johns County, to construct a bulkhead at the eastern end of Porpoise Point Drive

RESOLUTION NO. 2022-4

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT AND OWNER'S AUTHORIZATION, TO ST. JOHNS COUNTY TO CONSTRUCT A BULKHEAD AT THE EASTERN END OF PORPOISE POINT DRIVE

9. Motion to adopt **Resolution No. 2022-5**, authorizing the chair to execute a Termination and Release of Temporary Easement Agreement, for Stormwater Drainage and Detention, on behalf of the County

RESOLUTION NO. 2022-5

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR TO EXECUTE A TERMINATION AND RELEASE OF TEMPORARY EASEMENT AGREEMENT, FOR STORMWATER

DRAINAGE AND DETENTION, ON BEHALF OF THE COUNTY

10. Motion to adopt **Resolution No. 2022-6**, accepting two Temporary Construction Easements, for the S. Holmes CDBG Drainage Project

RESOLUTION NO. 2022-6

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO TEMPORARY CONSTRUCTION EASEMENTS, FOR THE S. HOLMES BOULEVARD CDBG DRAINAGE PROJECT

11. Motion to adopt **Resolution No. 2022-7**, approving the terms and conditions of five Purchase and Sale Agreements and five Hold Harmless 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

RESOLUTION NO. 2022-7

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF FIVE PURCHASE AND SALE AGREEMENTS AND FIVE HOLD HARMLESS 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

12. Motion to adopt **Resolution No. 2022-8**, approving the terms and conditions of a Purchase and Sale Agreement and a Hold Harmless Agreement; and authorizing the county administrator, or designee, to execute the agreements, on behalf of the County, for the S. Holmes Boulevard CDBG Drainage Project

RESOLUTION NO. 2022-8

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 A HOLD HARMLESS AGREEMENT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENTS, ON BEHALF OF THE COUNTY, FOR THE S. HOLMES BOULEVARD CDBG DRAINAGE PROJECT

13. Motion to adopt **Resolution No. 2022-9**, authorizing the county administrator, or designee, to award Bid No. 21-50R, CDBG-DR Project – Armstrong Road Drainage Improvements to A.W.A. Contracting Co., 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 specified in Bid No. 21-50R, for a lump sum amount of \$729,317.09

RESOLUTION NO. 2022-9

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 21-50R, CDBG-DR - ARMSTRONG ROAD DRAINAGE IMPROVEMENTS TO A.W.A. CONTRACTING CO., INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK, AS SPECIFIED UNDER BID NO. 21-50R

14. Motion to adopt **Resolution No. 2022-10**, authorizing the county administrator, or his designee, to award Bid No. 22-27, Countywide Roadway Striping/Pavement Marking Services, and execute contracts with TRP Construction Group, LLC, and ACME Barricades, LC, in substantially the same form and format as attached hereto, to perform the required services on an as-needed basis, for various roadways throughout St. Johns County, as provided in Bid No. 22-27

RESOLUTION NO. 2022-10

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-27, COUNTYWIDE ROADWAY STRIPING / PAVEMENT MARKING SERVICES AND TO EXECUTE CONTRACTS WITH TRP CONSTRUCTION GROUP, LLC, AND ACME BARRICADES, LC, FOR PERFORMANCE OF THE SPECIFIED SERVICES ON AN AS-NEEDED BASIS

15. Motion to adopt **Resolution No. 2022-11**, authorizing the county administrator, or his designee, to award Bid No. 22-35, Temporary Staffing for Road & Bridge Department to Anytime Labor - Florida NE, LLC, dba Labormax Staffing, as the responsive and responsible bidder; and to execute a contract, in substantially same form and format as attached hereto, for provision of the services, as provided in Bid No. 22-35, for a Total Annual Bid of \$150,000

RESOLUTION NO. 2022-11

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-35, AND TO EXECUTE AN AGREEMENT WITH ANYTIME LABOR - FLORIDA NE, LLC, DBA LABORMAX STAFFING, FOR TEMPORARY LABOR, FOR THE ROAD & BRIDGE DEPARTMENT

16. Motion to adopt **Resolution No. 2022-12**, authorizing the county administrator, or his designee, to award Bid No. 22-23, CR 214 Well No. TR-50 Wellhead and Site Improvements, to PBM Constructors, Inc., as the lowest, responsive, responsible bidder; and execute a contract, in substantially the same form and format as attached hereto, to complete the project, as specified in Bid No. 22-23, at a Total Bid Price of \$683,000

RESOLUTION NO. 2022-12

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-23, CR 214 WELL NO. NO. TR-50, WELLHEAD AND SITE IMPROVEMENTS TO PBM CONSTRUCTORS, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

17. Motion to adopt **Resolution No. 2022-13**, authorizing the county administrator, or designee, to award Misc. Bid No. 22-18, purchase of eighty-five Willo Company Door Locks; and execute a contract with Willo Products Company, Inc., in substantially the same form and format as the attached draft, for completion of the specified scope of work, at a lump sum contract price of \$305,974

RESOLUTION NO. 2022-13

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD MISC. BID NO. 22-18; AND TO EXECUTE A CONTRACT WITH WILLO PRODUCTS COMPANY, INC., FOR PURCHASE AND INSTALL OF EIGHTY-FIVE WILLO WEDGE LOCKING SYSTEM LOCKS, AT THE ST. JOHNS COUNTY JAIL

18. Motion to adopt **Resolution No. 2022-14**, authorizing the county administrator, or his designee, to award Bid No. 22-34, Northwest Well No. 7, Wellhead and Site Improvements, to SGS Contracting Services, Inc., as the lowest, responsive, responsible bidder, and to execute a contract, in substantially the same form and format as attached hereto, to complete the project, as specified in Bid No. 22-34, at a Total Bid Price of \$414,700

RESOLUTION NO. 2022-14

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-34, NORTHWEST WELL NO. 7, WELLHEAD AND SITE IMPROVEMENTS, TO SGS CONTRACTING SERVICES, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

19. Motion to adopt **Resolution No. 2022-15**, authorizing the county administrator, or designee, to award Bid No. 22-03, Purchase of Water and Wastewater Treatment Chemicals; and execute contracts with Tanner Industries, Inc., Odyssey Manufacturing Company, Brenntag Mid-South, Inc., Hawkins, Inc., ChemTrade, and Shrieve Chemical Company, in substantially the same form and format as attached hereto, to provide the required chemicals on an as-needed basis for St. Johns County, as provided in Bid No. 22-03

RESOLUTION NO. 2022-15

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-03; AND TO EXECUTE AGREEMENTS FOR THE PURCHASE OF WATER AND WASTEWATER TREATMENT CHEMICALS

20. Motion to adopt **Resolution No. 2022-16**, authorizing the county administrator, or designee, to enter into negotiations with, and if negotiations are successful, enter into contracts, substantially in the same form and format as attached, with the successful firms, for RFQ No. 22-01, the contracts for as-needed professional services

RESOLUTION NO. 2022-16

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO NEGOTIATE, AND UPON SUCCESSFUL NEGOTIATIONS, AWARD RFQ NO. 22-01; CONTINUING CONTRACTS FOR AS NEEDED PROFESSIONAL SERVICES, TO THE SELECTED FIRMS IN EACH CATEGORY OF SERVICE; AND TO EXECUTE TASK ORDER BASED AGREEMENTS, FOR PERFORMANCE OF SERVICES IN ACCORDANCE WITH THE RFQ

21. Motion to adopt **Resolution No. 2022-17**, authorizing the county administrator, or designee, to issue a purchase order to replace the DeLeon Shores Park playground equipment to Playcore Wisconsin, Inc., dba Gametime, Master Contract No. 20-MCC-DOM-12298, under Bid No. 20-46, Park and Playground Equipment, for the cost of \$128,556.47

RESOLUTION NO. 2022-17

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ISSUE A PURCHASE ORDER UNDER BID NO. 20-46 (MASTER CONTRACT NO. 20-MCC-DOM-12298), TO PLAYCORE WISCONSIN, INC., DBA GAMETIME, FOR THE PURCHASE OF DELEON SHORES PLAYGROUND

22. Motion to declare the attachments as surplus; and authorize the county administrator, or designee, to dispose of same, in accordance with Purchasing Policy 308 and Florida Statute 274
23. Motion to adopt **Resolution No. 2022-18**, amending the FY 2022 budget to recognize and appropriate grant revenue in the amount of \$9,020, within the FY 2022 Supervisor of Elections' Fund Budget

RESOLUTION NO. 2022-18

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING 2021 FEDERAL ELECTIONS SECURITY GRANT FUNDS AS UNANTICIPATED REVENUE; AND APPROPRIATING SUCH FUNDS WITHIN THE SUPERVISOR OF ELECTIONS' 2022 FISCAL YEAR BUDGET

24. Motion to adopt **Resolution No. 2022-19**, authorizing the chair to sign form HUD-7082 Funding Approval/Agreement for CDBG funds; authorizing the county administrator, or designee, to submit to HUD, the signed form HUD-7082 Funding Approval/Agreement for CDBG; and to recognize and appropriate \$1,030,151 in unanticipated CDBG funds, within the Fiscal Year 2022 Budget

RESOLUTION NO. 2022-19

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT \$1,030,151 IN U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, FOR FISCAL YEAR 2021; AUTHORIZING THE CHAIR TO SIGN THE FUNDING GRANT AGREEMENT; AND RECOGNIZING AND APPROPRIATING CDBG, WITHIN THE FISCAL YEAR 2022 GENERAL FUND BUDGET

25. Motion to adopt **Resolution No. 2022-20**, approving the terms, conditions, and requirements of the subrecipient agreement, substantially in the same form as attached, between St. Johns County and St. Johns Housing Partnership, Inc., in the amount of \$290,371, for the purpose of providing housing rehabilitation for low to moderate-income homeowners; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2022-20

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO IMPLEMENT A SUBRECIPIENT CONTRACT FOR THE ST. JOHNS HOUSING PARTNERSHIP, INC., UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

26. Motion to adopt **Resolution No. 2022-21**, approving the terms, conditions, and requirements of the subrecipient agreement, substantially in the same form as attached, between St. Johns County and Girl Scouts of Gateway Council, in the amount of \$33,750, for the purpose of providing an expanded Girl Scouts Community Development Troop Program in St. Johns County, for at-risk girls, within five designated Title I schools; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County

RESOLUTION NO. 2022-21

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO IMPLEMENT A SUBRECIPIENT CONTRACT FOR THE GIRL SCOUTS OF GATEWAY COUNCIL, UNDER THE PROVISIONS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

27. Motion to authorize the county administrator, or his designee, to execute a Nondisturbance and Attornment Agreement between St. Augustine Florida Propco, LLC, St. Johns County, Florida, and Metropolitan Commercial Bank, in substantially the same form as attached; and to further authorize execution of any other related documents necessary, in connection with the County's Assignment and Assumption of Lease Agreement, and the related sale of facilities
28. Motion to adopt **Resolution No. 2022-22**, authorizing the county administrator, or designee, to execute a Memorandum of Understanding between St. Johns County and the City of St. Augustine

RESOLUTION NO. 2022-22

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN INTERLOCAL AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE CITY OF ST. AUGUSTINE, FLORIDA, FOR OPERATION, MAINTENANCE, AND USE OF CERTAIN PUBLIC RECREATIONAL FACILITIES; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF ST. JOHNS COUNTY

29. Motion to adopt **Resolution No. 2022-23**, recognizing and appropriating unanticipated revenue in the amount of \$5,317, into the FY22 General Fund Recreation Facilities Department, for park improvements

RESOLUTION NO. 2022-23

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2022 BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZING ITS APPROPRIATION AND EXPENDITURE, BY THE ST. JOHNS COUNTY PARKS AND RECREATION DEPARTMENT

30. Motion to execute and issue the Certificate of Public Convenience and Necessity for St. Johns County Fire, effective until February 5, 2024
31. Motion to adopt **Resolution No. 2022-24**, approving the terms, provisions, conditions, and requirements of the Emergency Management Performance Grant - American Rescue Plan Act Competitive Grant Program (EMPG-ARPA) between

St. Johns County, Florida, and the Florida Division of Emergency Management (FDEM); authorizing the county administrator, or designee, to execute the agreement; amending the FY 2022 General Fund budget to receive unanticipated revenue; and authorizing the appropriation to the Emergency Management Department

RESOLUTION NO. 2022-24

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING AN EMERGENCY MANAGEMENT PERFORMANCE GRANT - AMERICAN RESCUE PLAN ACT COMPETITIVE GRANT PROGRAM (EMPG-ARPA), FROM THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT, WITHIN THE FISCAL YEAR 2022 GENERAL FUND

32. Motion to approve minutes:

- 12/21/2021, BCC Regular Meeting

33. Proofs:

- a. Requisition of Bids, Bid No. 22-24, Restroom Cleaning Services at SJC Parks and Recreation Facilities, published on November 1 and November 8, 2021, in *The St. Augustine Record*.
- b. Requisition of Bids, Bid No. 22-23, CR 214 Well No. TR-50 Wellhead and Site Improvements, published on October 25 and November 1, 2021, in *The St. Augustine Record*.
- c. Requisition of Bids, Bid No. 22-32, South Ponte Vedra Beach Dunes Restoration Project, published on November 3 and November 10, 2021, in *The St. Augustine Record*.
- d. Requisition of Bids, Bid No. 21-50R, CDBG-DR Project - Armstrong Road Drainage Improvements, published on November 3 and November 10, 2021, in *The St. Augustine Record*.
- e. Requisition of Bids, Bid No. 22-34, Northwest Well No. 7 Wellhead and Site Improvements, published on November 5 and November 12, 2021, in *The St. Augustine Record*.
- f. Notice of Hearing, Ordinance No. 18-59, an ordinance creating municipal service taxing units for the provision of dune and beach restoration for Ponte Vedra Beach, published on November 5, 2021, in *The St. Augustine Record*.
- g. Request for Bids, Bid No. 22-33, Inventory Program with Narcotics Tracking System, published on November 15, 2021, in *The St. Augustine Record*.
- h. Notice of Special Meeting for the annual reorganization of the Board of County Commissioners, published on November 9, 2021, in *The St. Augustine Record*.
- i. Requisition of Bids, Bid No. 22-27, Countywide Roadway Striping/Pavement Marking Services, published on November 10 and November 17, 2021, in *The St. Augustine Record*.
- j. Requisition of Bids, Bid No. 22-35, Temporary Staffing for Road and Bridge Department, published on November 10 and November 17, 2021, in *The St. Augustine Record*.
- k. Requisition of Bids, RFQ No. 22-13, Design-Build Services, for CR-210 Widening from Greenbriar Road to Ciamarrone Boulevard, published on November 15 and November 22, 2021, in *The St. Augustine Record*.

- l. Requisition of Proposals, RFP No. 22-28, Financial Plan Automation and Dashboard, published on November 22 and November 29, 2021, in *The St. Augustine Record*.
- m. Notice of Exchange of County Property, an exchange between St. Johns County and WCI Communities, LLC, published on November 23 and November 30, 2021, in *The St. Augustine Record*.

(01/18/22 - 11 - 9:19 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Migut requested to continue Regular Agenda Item 4 to February 15, 2022. Dean continued the item.

(01/18/22 - 11 - 9:19 a.m.)

APPROVAL OF REGULAR AGENDA

Motion by Dean to approve the Regular Agenda, as amended; motion approved by unanimous vote.

Yea: Dean, Whitehurst, Waldron, Blocker, and Arnold.

Nay: None.

(01/18/22 - 11 - 9:20 a.m.)

1. PRESENTATION OF THE ST. JOHNS COUNTY SURPLUS AND OPEB INVESTMENT PORTFOLIOS. THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS' INVESTMENT POLICY, SECTION XVII. REPORTING, AND OPEB TRUST INVESTMENT POLICY, SECTION XV, REQUIRE FOR THE CLERK, OR DESIGNEE, TO PREPARE AND SUBMIT TO THE BOARD A WRITTEN REPORT, ANNUALLY, ON ALL INVESTED FUNDS. INCLUDED IN THE REPORT SHALL BE A COMPLETE LIST OF ALL INVESTED FUNDS, NAME OR TYPE OF SECURITY IN WHICH THE FUNDS ARE INVESTED, THE AMOUNT INVESTED, THE MATURITY DATE, EARNED INCOME, THE BOOK VALUE, THE MARKET VALUE, AND THE YIELD ON EACH INVESTMENT. PFM ASSET MANAGEMENT, LLC, IS THE COUNTY'S INVESTMENT ADVISOR AND HAS PREPARED THE ANNUAL REPORTS FOR THE QUARTER ENDED SEPTEMBER 30, 2021. THE BOARD WILL NOW HAVE THE OPPORTUNITY FOR ANY FURTHER DISCUSSION WITH THE INVESTMENT ADVISORS

Brandon J. Patty, Clerk of the Circuit Court and Comptroller, presented details of how the County investments were managed, per Statute and policy.

(9:22 a.m.) Steve Alexander, PFM Asset Management, LLC, provided a presentation of the Surplus and OPEB Investment Portfolios, including a complete list of all invested funds, name or type of security in which the funds were invested, the maturity date, earned income, the book value, the market value, and the yield on each investment, via PowerPoint.

(9:35 a.m.) Ed Slavin, P.O. Box 3084, spoke on the County's investments and requested rebidding the contract with PFM.

(9:38 a.m.) **Motion by Blocker, seconded by Waldron, carried 5/0, to accept the investment reports, as presented by the Clerk of Court and Comptroller and the County's investment advisers, PFM Asset Management, LLC.**

Yea: Dean, Whitehurst, Waldron, Blocker, Arnold

Nay: None.

(01/18/22 - 12 - 9:39 a.m.)

2. PUBLIC HEARING - PUD 2021-09, BACON STORAGE (BRINKOFF RD.). REQUEST TO REZONE APPROXIMATELY 4.9 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR UP TO 16,000 SQUARE FEET OF NEIGHBORHOOD COMMERCIAL USES AND A RV, BOAT, AND MINI STORAGE FACILITY, SPECIFICALLY LOCATED AT 1535 BRINKOFF ROAD. THE PLANNING AND ZONING AGENCY (PZA) RECOMMENDED DENIAL, WITH A VOTE OF 6-0

Proof of publication of the notice of public hearing on PUD 2021-09, Bacon Storage, was received, having been published in *The St. Augustine Record* on November 1, 2021.

The Board disclosed ex parte communications.

(9:41 a.m.) Janis Fleet, Fleet and Associates, 1153 Hidden Harbor Way, Jacksonville, Florida, representing the applicant, presented details of the request, including the requested waiver, via PowerPoint. She spoke on the current allowed uses for the property, the need for boat storage in the area, trip generation with current versus proposed rezoning, site access, environmental impacts, lack of wetlands, and buffers surrounding the property.

(9:54 a.m.) Dennis Shepherd, 312 Old Plantation Drive, spoke in support of the project and the need for this type of facility in the County.

(9:57 a.m.) Ron Howard, 11 Opal Way, spoke in opposition of the project, due to incompatibility. He provided a petition of people in opposition of the project, *Exhibit A*, and showed pictures of the area, via PowerPoint.

(10:01 a.m.) Timothy Pompos, 36 Olivine Court, spoke in opposition of the project due to mitigate and reduce any future liabilities and litigation as it relates to the change of the use of the original Treaty Oaks PUD.

(10:04 a.m.) Phillip Abdelnor, 286 Mustard Hill Court, spoke in opposition of the project due to disruption of the wildlife in the area, the impact to the value of the surrounding homes, and suggested continued residential zoning for the property.

(10:06 a.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of the project. He suggested regulating Homeowners Association's (HOA) and questioning the reason for the PUD.

(10:09 a.m.) Donna Curtin, 90 Silver Fern Drive, spoke in opposition of the project due to incompatibility to the surrounding community.

(10:11 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in support of upholding the PZA's denial vote.

(10:12 a.m.) Fleet commented that she was unaware of any opposition until the date of the PZA meeting and commented on the concerns of residents.

(10:15 a.m.) Jim Bacon, 55 Ferrol Road, provided additional comments regarding the application.

(10:23 a.m.) Waldron questioned whether any changes had been made since the PZA denial. Fleet responded that she reached out to residents and had no response.

Discussion ensued on the applicant negotiating with surrounding homeowners and remanding back to the PZA.

(10:45 a.m.) **Motion by Waldron, seconded by Whitehurst, carried 4/1, with Blocker dissenting, to remand PUD 2021-09, Bacon Storage (Brinkoff Road), back to the PZA by the end of March and to be brought back to the Board by the first of April.**

Yea: Dean, Whitehurst, Waldron, Arnold

Nay: Blocker

The meeting recessed at 10:45 a.m. and reconvened at 10:50 a.m., for computer issues.

(01/18/22 - 13 - 10:53 a.m.)

3. PUBLIC HEARING - PLNAPPL 21-05, HOOKS-THRANHARDT REBUILD (PVZVAR 21-10). REQUEST TO APPEAL THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD'S (PVZAB) DENIAL OF A ZONING VARIANCE REQUEST (PVZVAR 2021-10), TO ALLOW A FRONT YARD SETBACK OF 24 FEET FOR LOT 1 AND 20 FEET FOR LOT 2, IN LIEU OF THE PLATTED 40-FOOT BUILDING RESTRICTION LINE, TO ACCOMMODATE CONSTRUCTION OF TWO SINGLE FAMILY HOMES. THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD VOTED 5-0, TO DENY THE VARIANCE REQUEST, AT THEIR REGULARLY SCHEDULED MEETING HELD ON SEPTEMBER 13, 2021

Proof of publication of the notice of public hearing on PLNAPPL 2021-05, Hooks-Thranhardt Rebuild (PVZVAR 21-10), was received, having been published in *The St. Augustine Record* on December 21, 2021.

The Board disclosed ex parte communications.

(10:55 a.m.) Zachary Miller, 3203 Old Barn Court, representing the appellant, presented the argument for appeal, via PowerPoint. He provided an intended drawing to point out the garage setback, *Exhibit A*.

(11:07 a.m.) Jane Rollinson, 543 Granada Terrace, PVZAB, presented the details of the PVZAB variance denial, and showed pictures of surrounding homes and spoke on their setbacks, *Exhibit B*. Discussion ensued on the approval vote for Lot 1, denial vote for Lot 2, surrounding setbacks, and the setback of existing home.

(11:18 a.m.) Ed Slavin, P. O. Box 3084, spoke in support of the PVZAB's decision. He suggested requiring PVZAB transcripts for appealed decisions.

(1:21 p.m.) Miller clarified that he represented two children of the current owners that wished to subdivide the property and build two homes. He spoke on other homes in the area that were under the 40-foot setback and referenced a letter of support from a neighbor that he forwarded to staff. Discussion ensued on the concern with a driveway that lined up with a dead end of a street, placing the garage on the rear of the property, the original right-of-way, splitting the motions for each lot, and the lack of a hardship. Miller requested that condition 1, regarding transferability, be carried with the land.

(11:33 a.m.) **Motion by Blocker, seconded by Waldron, carried 5/0, to deny PLNAPPL 21-05 Hooks-Thranhardt Rebuild (PVZVAR 21-10), UPHOLDING the decision of the Ponte Vedra Zoning and Adjustment Board to deny the zoning variance to allow a Front Yard setback of 20 feet for Lot 2, in lieu of the platted 40-foot Building Restriction Line to accommodate construction of two single family homes, based on five findings of fact, as stated in the staff report.**

Yea: Dean, Whitehurst, Waldron, Blocker, Arnold

Nay: None

(11:34 a.m.) **Motion by Blocker, seconded by Waldron, carried 5/0, to approve PLNAPPL 21-05 Hooks-Thranhardt Rebuild (PVZVAR 21-10), OVERTURNING the decision of the Ponte Vedra Zoning and Adjustment Board and approving the request to allow a Front Yard setback of 24 feet for Lot 1, in lieu of the platted 40-foot Building Restriction Line to accommodate construction of two single family homes, based on five findings of fact and four conditions, as stated in the staff report.**

Yea: Dean, Whitehurst, Waldron, Blocker, Arnold

Nay: None

(Regular Agenda Item 4 was continued to the February 15, 2022, meeting.)

4. PUBLIC HEARING - MAJMOD 2020-07, TOLOMATO RIVER FARMS PUD. A REQUEST TO REMOVE APPROXIMATELY 1.31 ACRES, CHANGE THE OVERALL LAYOUT OF THE PROJECT ON THE NORTHERN SIDE, REMOVE A PLANNED SHARED ACCESS POINT, RELOCATE THE PLANNED RV/BOAT STORAGE AREA, ADD COMMERCIAL SQUARE FOOTAGE, AND CHANGE THE LOT LAYOUT. THE PROPERTY IS LOCATED AT 3301 AND 3303 COASTAL HIGHWAY, IN THE VILANO BEACH AREA. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 5-1 VOTE, AT ITS DECEMBER 16, 2021, REGULAR MEETING. THE AGENCY DISCUSSED THE TYPES OF COMMERCIAL THAT MAY OCCUR IN THE PUD AND THE ELEVATION OF THE PROPERTY IN RELATION TO SR A1A AND THE ADJACENT COUNTY PARK. THE APPLICANT RESPONDED THAT THE TYPE OF USES WILL BE LIMITED BY THE SIZE OF THE PROPOSED BUILDING AND PARKING. THE APPLICANT PROFFERED THAT ONE-HALF OF THE BUILDING WILL BE USED FOR A MARKET AND ASSOCIATED RELATED ACTIVITIES (SUCH AS PACKAGED AND PRE-PREPARED FOODS, VEGETABLES, FOOD PRODUCTS FOR MEALS, LOCAL COFFEE, GALLERY, AND DISPLAY SPACE FOR LOCAL ARTISTS) AND THE SECOND ONE-HALF OF THE BUILDING WILL BE USED FOR PROFESSIONAL OFFICES (WHICH MAY INCLUDE USES SUCH AS MAIL AND PACKAGE SERVICES, PHOTOGRAPHY STUDIO, AND/OR OTHER PERSONAL SERVICES). THE APPLICANT REVISED THE MDP TEXT TO REFLECT THIS CHANGE, AS RECOMMENDED BY THE PZA

(01/18/22 - 14 - 11:35 a.m.)

5. PUBLIC HEARING - REZ 2021-29, VOLUSIA WOODS. REQUEST TO REZONE APPROXIMATELY 5.24 ACRES OF LAND FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO WORKFORCE HOUSING (WH), TO ALLOW FOR A RESIDENTIAL SUBDIVISION THAT WILL CONSIST OF UP TO 36 SINGLE FAMILY HOMES. THE SUBJECT PROPERTY IS LOCATED ON AN UNADDRESSED PARCEL, WITH FRONTAGE ON NORTH VOLUSIA STREET, JOSIAH STREET, NORTH ST. JOHNS STREET, AND HELEN STREET. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON DECEMBER 16, 2021, AND WAS UNANIMOUSLY RECOMMENDED FOR APPROVAL, WITH A VOTE OF 6-0. A DISCUSSION WAS MADE REGARDING THE ACCESS TO ALL LOTS AND THE APPLICANT POINTED OUT THAT ALL LOTS WILL HAVE ROAD FRONT ACCESS. THERE WAS NO PUBLIC COMMENT

Proof of publication of the notice of public hearing on REZ 2021-29, Volusia Woods, was received, having been published in *The St. Augustine Record* on November 17, 2021.

The Board disclosed ex parte communications.

(11:36 a.m.) Karen M. Taylor, Land Planner, 77 Saragossa Street, representing the applicant, presented details of the request, via PowerPoint.

(11:41 a.m.) Timothy Pompos, 36 Olivine Court, spoke in support of the rezoning stating that affordable housing was needed in the County.

(11:42 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of the rezoning stating that affordable housing was needed in the County.

(11:43 a.m.) Motion by Waldron, seconded by Blocker, carried 5/0, to enact Ordinance No. 2022-1, approving REZ 2021-29, Volusia Woods, a request to rezone approximately 5.24 acres of land from Residential Single Family (RS-3) to Workforce Housing (WH), to allow for a residential subdivision, that will consist of up to 36 single family homes, based upon four findings of fact, as provided in the staff report.

Yea: Dean, Whitehurst, Waldron, Blocker, Arnold

Nay: None

ORDINANCE NO. 2022-1

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

(01/18/22 - 15 - 11:44 a.m.)

6. PUBLIC HEARING - REZ 2021-31, FREEDOM BOAT CLUB. REQUEST TO REZONE APPROXIMATELY 1.62 ACRES OF LAND FROM RESIDENTIAL MOBILE HOME (RMH) TO COMMERCIAL HIGHWAY AND TOURIST (CHT), TO ALLOW FOR A BOATING FACILITY. THE PLANNING AND ZONING AGENCY VOTED 6-0, TO RECOMMEND APPROVAL OF THIS REZONING

Proof of publication of the notice of public hearing on REZ 2021-31, Freedom Boat Club, was received, having been published in *The St. Augustine Record* on November 1, 2021.

The Board disclosed ex parte communications.

(11:47 a.m.) Karen M. Taylor, Land Planner, 77 Saragossa Street, representing the applicant, presented details of the request, via PowerPoint.

(11:53 a.m.) Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2022-2, REZ 2021-31, Freedom Boat Club, based upon four findings of fact, as provided in the staff report.

Yea: Dean, Whitehurst, Waldron, Blocker, Arnold

Nay: None

ORDINANCE NO. 2022-2

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS, AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL MOBILE

**HOME (RMH) TO COMMERCIAL HIGHWAY AND
TOURIST (CHT); MAKING FINDINGS OF FACT;
REQUIRING RECORDATION; AND PROVIDING AN
EFFECTIVE DATE**

(01/18/22 - 16 - 11:54 a.m.)

7. PUBLIC HEARING - PUD 2021-10, ALBURY LORE. REQUEST TO REZONE APPROXIMATELY 12.98 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR A MAXIMUM OF 160,000 SQUARE FEET OF NON-RESIDENTIAL USES AND A MAXIMUM OF 250 HOTEL ROOMS. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, 6-0, AT THEIR REGULARLY SCHEDULED NOVEMBER 18, 2021, HEARING

Proof of publication of the notice of public hearing on PUD 2021-10, Albury Lore, was received, having been published in *The St. Augustine Record* on October 23, 2021.

The Board disclosed ex parte communications.

(11:55 a.m.) Tom Ingram, Sodl & Ingram PLLC, representing the land owner, presented details of the request, including the requested waiver, via PowerPoint.

(12:01 p.m.) **Motion by Dean, seconded by Blocker, carried 5/0, to enact Ordinance No. 2022-3, PUD 2021-10, Albury Lore, based upon the nine findings of fact, as provided in the staff report.**

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

ORDINANCE NO. 2022-3

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

(01/18/22 - 16 - 12:01 p.m.)

8. PUBLIC HEARING - CPA (SS) 2021-15, WALLACE PROPERTY. REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 8.16 ACRES OF LAND FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A). PROPERTY IS ON AN UNADDRESSED PARCEL LOCATED ON THE NORTH SIDE OF COUNTY ROAD 208 AND APPROXIMATELY 0.076 MILES EAST OF COUNTY ROAD 13 NORTH. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY (PZA) AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON DECEMBER 16, 2021, AND WAS UNANIMOUSLY RECOMMENDED FOR APPROVAL, WITH A VOTE OF 6 - 0, WITH AN ADDED TEXT AMENDMENT THAT THE SITE WOULD BE ALLOWED ONLY ONE UNIT. THERE WAS NO PUBLIC COMMENT

Proof of publication of the notice of public hearing on CPA (SS) 2021-15, Wallace Property, was received, having been published in *The St. Augustine Record* on November 17, 2021.

Scott Clay, Applicant, presented the details of the application, via PowerPoint.

(12:06 p.m.) **Motion by Arnold, seconded by Blocker, carried 5/0, to enact Ordinance No. 2022-4, approving CPA(SS) 2021-15, Wallace Property, a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 8.16 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A), with a text amendment limiting the property to one single family dwelling unit, based upon four findings of fact, as provided in the staff report.**

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

ORDINANCE NO. 2022-4

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO ONE (1) SINGLE-FAMILY DWELLING UNIT, FOR APPROXIMATELY 8.16 ACRES OF LAND LOCATED ON THE NORTH SIDE OF COUNTY ROAD 208 AND JUST EAST OF COUNTY ROAD 13 NORTH; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(01/18/22 - 17 - 12:07 p.m.)

9. PUBLIC HEARING - CPA (SS) 2021-17, PRICE PROPERTY. REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 40.4 ACRES OF LAND, LOCATED AT THE SOUTHERN TERMINUS OF BYRD CAMP ROAD, FROM PARKS AND OPEN SPACE (PKOS) TO RURAL/SILVICULTURE (R/S). THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON DECEMBER 16, 2021, AND WAS UNANIMOUSLY RECOMMENDED FOR APPROVAL, 6-0

Proof of publication of the notice of public hearing on CPA (SS) 2021-17, Price Property, was received, having been published in *The St. Augustine Record* on November 17, 2021.

Justin Kelly, Senior Planner, presented the details of the request, via PowerPoint.

(12:09 p.m.) **Motion by Waldron, seconded by Blocker, carried 5/0, to enact Ordinance No. 2022-5, based upon four findings of fact, as provided in the staff report.**

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

ORDINANCE NO. 2022-5

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 PARKS AND OPEN SPACE (PKOS) TO RURAL/SILVICULTURE (R/S) FOR

APPROXIMATELY 40.4 ACRES OF LAND LOCATED AT THE SOUTHERN TERMINUS OF BYRD CAMP ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

The meeting recessed at 12:10 p.m. and reconvened at 12:40 p.m. with all five commissioners, Conrad, Bradley, Andrews, Migut, Valliere, and Deputy Clerk Crystal Smith in attendance.

(01/18/22 - 18 - 12:40 p.m.)

10. SECOND READING OF AMENDMENTS TO LITTER ORDINANCE TO PROHIBIT RELEASE OF BALLOONS AND SKY LANTERNS. AT ITS DECEMBER 21, 2021, REGULAR MEETING, THE BOARD OF COUNTY COMMISSIONERS HEARD THE FIRST READING OF PROPOSED AMENDMENTS TO THE LITTER ORDINANCE, ORDINANCE NO. 1988-26, TO PROHIBIT THE RELEASE OF BALLOONS AND SKY LANTERNS. AT PRESENT, ONLY THE RELEASE OF 10 OR MORE BALLOONS IS UNLAWFUL UNDER FLORIDA STATUTE. THE PROPOSED AMENDMENTS TO ORD. 1988-26 WOULD MAKE THE RELEASE OF ANY NUMBER OF BALLOONS OR SKY LANTERNS A VIOLATION OF THE ORDINANCE. THE PROPOSED AMENDMENTS ATTACHED TO THIS AGENDA ITEM INCLUDE ADDITIONAL RECITALS FROM THE VERSION HEARD AT THE DECEMBER MEETING. SUPPORTING DOCUMENTATION RELATING TO THOSE ADDITIONAL RECITALS ARE ALSO ATTACHED

Proof of publication of the notice of public hearing on amendments to the Litter Ordinance (Ord. No. 1988-26) was received, having been published in *The St. Augustine Record* on January 4, 2022.

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

(12:42 p.m.) Nicole Crosby, 1169 Neck Road, spoke on the dangers of releasing balloons in the air, enforcement of the ordinance, and provided copies of correspondence regarding the Balloon Ordinance, *Exhibit A*.

(12:47 p.m.) Blocker asked about aircraft safety. Crosby responded.

(12:48 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of the ordinance.

(12:49 p.m.) Skip Crosby, 1169 Neck Road, read a letter from Deidre Omahen, *Exhibit B*.

(12:52 p.m.) **Motion by Blocker, seconded by Arnold, carried 5/0, to enact Ordinance No. 2022-6, amending Ordinance No. 1988-26, to prohibit the outdoor release of balloons and sky lanterns.**

Yea: Blocker, Arnold, Dean, Whitehurst, Dean

Nay: None

ORDINANCE NO. 2022-6

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE NO. 1988-26 PROHIBITING LITTERING AND THE ABANDONMENT OF CARS ON PUBLIC

RIGHT OF WAY; THIS ORDINANCE AMENDS SPECIFICALLY SECTION 2, ENTITLED "DEFINITIONS," TO PROVIDE FOR DEFINITIONS OF "BALLOON" AND "SKY LANTERN" AND SECTION 3 TO PROHIBIT THE OUTDOOR RELEASE OF BALLOONS AND SKY LANTERNS; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(01/18/22 - 19 - 12:53 p.m.)

11. BID NO. 22-32, SOUTH PONTE VEDRA BEACH DUNES RESTORATION PROJECT. ST. JOHNS COUNTY IS SEEKING TO RESTORE THE DUNE AND BERM SYSTEM ALONG SOUTH PONTE VEDRA BEACH, BETWEEN COUNTY RANGE MONUMENTS R-76 AND R-103.5, THROUGH A DREDGING AND BEACHFILL PROJECT. THE PROJECT CONSISTS OF NOURISHING APPROXIMATELY FIVE MILES OF BEACH AND DUNE IN SOUTH PONTE VEDRA BEACH. THE DESIGN TEMPLATE CALLS FOR PLACEMENT OF APPROXIMATELY 670,063 CY OF MATERIAL AND INCLUDES A +0.50 FT / - 0.25 FT TOLERANCE. MATERIAL WILL BE DREDGED FROM AN OFFSHORE BORROW SITE, SITE N-3, UTILIZING A HOPPER DREDGE, AND TRANSPORTED AND PLACED ON THE BEACH BETWEEN R-76 AND R-103.5 TO THE PERMITTED LINES AND GRADES SHOWN ON THE DRAWINGS. THE WORK ALSO CONSISTS OF TILLING, DUNE PLANTING, POST AND ROPE INSTALLATION, VIBRATION MONITORING, AND ENVIRONMENTAL MONITORING. THE COMPLETION DATE FOR BEACHFILL AND TILLING IS JUNE 30, 2022. SEALED BIDS WERE SOLICITED IN ACCORDANCE WITH THE SJC PURCHASING POLICY, AND FOUR BIDS WERE RECEIVED. THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER WAS WEEKS MARINE, INC., WITH A BID PRICE OF \$12,856,640. STAFF RECOMMENDS BOARD APPROVAL TO AWARD BID NO. 22-32; AND EXECUTE A CONTRACT WITH WEEKS MARINE, INC., FOR COMPLETION OF THE WORK AT A NOT-TO-EXCEED AMOUNT OF \$12,856,640. THE COUNTY'S FINANCIAL ADVISOR, PFM, SOLICITED PROPOSALS TO PROVIDE A FIXED RATE TERM (TAXABLE), FOR A MATURITY OF NO LONGER THAN 10 YEARS, UP TO \$19.0 MILLION, TO FINANCE THE COST OF RESTORING THE DUNE AND BERM SYSTEM AND PAYING THE RELATED COSTS OF ISSUANCE. OF THE 12 RESPONSES RECEIVED, TD BANK PROVIDED THE BEST COMBINATION OF INTEREST RATE AND TERMS MOST FAVORABLE TO THE COUNTY, INCLUDING A CALL OPTION TO ALLOW FOR PREPAYMENT OF DEBT. THE COUNTY'S FINANCING TEAM RECOMMENDS TD BANK

Jesse Dunn, Director, Office of Management & Budget, presented details of the project, via PowerPoint.

(1:05 p.m.) Jane Tuten, 2965 S. Ponte Vedra Blvd., spoke in support of the beach renourishment project and on the importance of beach management.

(1:08 p.m.) Ervin Bullock, 4370 Coastal Highway, spoke in support of the beach renourishment project.

(1:09 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of the beach renourishment project.

(1:10 p.m.) Dean spoke on his commitment to the project.

(1:13 p.m.) **Motion by Dean, seconded by Blocker, carried 5/0, to adopt Resolution No. 2022-25, directing the County's financing team to prepare the loan documentation necessary to finance the South Ponte Vedra/Serenata Beach Dune Restoration Project,**

in an amount not to exceed \$15,500,000, to be brought back for BCC consideration on February 15, 2022; and contingent upon approved financing, authorizing the County Administrator, or designee, to award Bid No. 22-32; South Ponte Vedra Beach Dune Restoration Project, to Weeks Marine, 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 in accordance with the Contract Documents, for a not to exceed amount of \$12,856,640; and authorizing the county administrator, or designee, to approve and execute, as appropriate, any change orders not to exceed ten percent (10%) of the contract value, without further Board approval.

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

RESOLUTION NO. 2022-25

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY'S FINANCING TEAM TO PREPARE THE LOAN DOCUMENTATION NECESSARY TO FINANCE THE SOUTH PONTE VEDRA/SERENATA BEACH DUNE RESTORATION PROJECT, IN AN AMOUNT NOT TO EXCEED \$15,500,000, TO BE BROUGHT BACK FOR BCC CONSIDERATION ON FEBRUARY 15, 2022; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-32; SOUTH PONTE VEDRA DUNE RESTORATION PROJECT TO WEEKS MARINE, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK AS SPECIFIED UNDER BID NO. 22-32; AND TO AUTHORIZE THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE AND EXECUTE, AS APPROPRIATE, ANY CHANGE ORDERS NOT TO EXCEED TEN PERCENT (10%) OF THE CONTRACT VALUE.

(01/18/22 - 20 - 1:15 p.m.)
PUBLIC COMMENT

Ed Slavin, P.O. Box 3084, welcomed Commissioner Arnold. He suggested having a proclamation recognizing Black History Month next month, having a lobbying and ethics ordinance, having a county charter that included an inspector general, having an advisory committee on investments, and having public comment at the beginning of Board meetings.

(1:19 p.m.) Dan Mowrey, 2801 N. Third Street, spoke on the floating dock in Vilano Beach and moving forward with having an ordinance, or permit, to allow for commercial use. Dean questioned whether the dock had a permit or zoning issue. Mowrey explained an exemption was previously granted before the dock was repaired for commercial use.

(1:23 p.m.) Tony Palesotti, 212 Redonda Way, stated he had reached out to County staff to try to formalize the process with the dock for commercial use.

(1:26 p.m.) Waldron suggested having Parks and Recreation staff and staff from the county attorney's office look into finalizing the use of the floating dock. Bulthuis explained that a few years ago the Board had provided direction to staff for a pilot program that would allow limited commercial use at the floating dock and noted the

Board had directed staff to amend the land lease and that permission was given from the City of St. Augustine; however, it never went through. He stated staff was looking in to whether the Department of Environmental Protection (DEP) or the Army Corps of Engineers permit would require modifications in order to allow commercial use and that there was a grant from the Florida Inland Navigation District that would need to be researched.

(1:31 p.m.) Dean suggested directing staff to bring back a recommendation to move forward with the floating dock. *Consensus was given to move forward.* Discussion ensued on enforcement efforts.

(1:36 p.m.) Justin Palesotti, 836 Brookstone Court, spoke on the use of the Vilano Beach floating dock becoming a permitted process.

(1:37 p.m.) BJ Kalaidi, 8 Newcomb Street, requested public comment be moved to the beginning of the meeting.

(1:39 p.m.) William Hennesy, 5461 Fourth Street, spoke on his concerns with a 25-foot driveway that was allowed next to the Palmetto Boat Ramp.

(01/18/22 - 21 - 1:43 p.m.)
COMMISSIONERS' REPORTS

Commissioner Blocker

Blocker commended staff on their hard work.

Commissioner Waldron

(1:44 p.m.) Waldron requested an update on the Summerhaven breach. Joe Giammanco, Director of Emergency Management, stated the Board could request to close the breach through a procurement process and spoke on MSTU funding options. Jesse Dunn, Office of Management and Budget, stated the appropriation that was in the 2022 budget for a road improvement was no longer a recommendation from staff and that the funding was appropriated if the Board chose to move forward with a procurement or to reassign the funding. Discussion ensued on the procurement process and expanding the MSTU.

(1:54 p.m.) Waldron requested that staff look into excess reserves to use to work on roadways and infrastructure south of S.R. 16. *Consensus was given from the Board.*

Commissioner Dean

(1:56 p.m.) Dean spoke on managing growth in the County, road improvements, and beach renourishment projects.

Commissioner Whitehurst

(2:03 p.m.) Whitehurst recognized the Ponte Vedra High School, Creekside High School, and Bartram Trail High School girls' soccer teams for being ranked in the top 12 in the country and encouraged the public to attend the girls' soccer game Friday, January 21, at Creekside High School. Additionally, he spoke in support of the supreme court's decision to overturn the Federal vaccine mandate.

Commissioner Arnold

(2:06 p.m.) Arnold commended staff on helping her transition into her position and stated she met with former Commissioner Jeb Smith on January 17, to learn more about the district.

(01/18/22 - 22 - 2:07 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Conrad requested the appointment of Mike Roberson as the Director of Growth Management.

(2:08 p.m.) **Motion by Blocker, seconded by Waldron, carried 5/0, to appoint Mike Roberson as the Director of Growth Management.**

Yea: Blocker, Waldron, Dean, Arnold, Whitehurst

Nay: None

(2:09 p.m.) Ed Slavin, P.O. Box 3084, requested that the appointment be tabled.

(2:09 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in support of the appointment of Mike Roberson.

(2:11 p.m.) Conrad requested the appointment of Lilian Hutchinson as the Director of Human Resources.

(2:12 p.m.) **Motion by Blocker, seconded Whitehurst, carried 5/0, to appoint Lilian Hutchinson as the Director of Human Resources.**

Yea: Blocker, Whitehurst, Dean, Arnold, Waldron

Nay: None

(2:12 p.m.) Ed Slavin, P.O. Box 3084, spoke in opposition to the appointment, due to concerns with violation of the law and stated it should be heard as an agenda item.

(2:12 p.m.) Whitehurst questioned whether any rules, laws, or procedures were being violated. Migut explained the appointments complied with the law.

(01/18/22 - 22 - 2:13 p.m.)

COUNTY ATTORNEY'S REPORT

No report.

(01/18/22 - 22 - 2:13 p.m.)

ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 2:13 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 597276-597360, totaling \$497,530.15 and Voucher Register, Voucher Nos. 62155-62192, totaling \$1,295,972.40 (12/27/21)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 597361-597375, totaling \$250,969.29 (12/29/21)

3. St. Johns County Board of County Commissioners Check Register, Check Nos. 597376-597545, totaling \$661,219.66 and Voucher Register, Voucher Nos. 62193-62283, totaling \$1,224,352.78 (12/30/21)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 597546-597552, totaling \$8829.80 and Voucher Register, Voucher Nos. 62284-62285, totaling \$639.73 (12/30/21)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 62286-62287, totaling \$8,176.21 (12/30/21)
6. St. Johns County Board of County Commissioners Check Register, Check No. 597553, totaling \$363.90 (12/30/21)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 597544-597581, totaling \$27,777.79 and Voucher Register, Voucher Nos. 62288-62319, totaling \$50,456.26 (1/5/22)
8. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 62320, totaling \$1,199,949.55 (1/6/22)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 597582-597805, totaling \$976,815.99 and Voucher Register, Voucher Nos. 62321-62423, totaling \$1,065,330.41 (1/11/22)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 597806-597814, totaling \$6,692 and Voucher Register, Voucher Nos. 62424-62431, totaling \$8,014 (1/12/22)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 597815-597821, totaling \$2,718.61 and Voucher Register, Voucher Nos. 62432-62433, totaling \$639.73 (1/13/22)
12. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 62434-62435, totaling \$8,176.21 (1/13/22)

CORRESPONDENCE:

There was none.

Approved ____January 18_____, 2022

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