

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
FEBRUARY 1, 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  
Hunter S. Conrad, County Administrator  
David Migut, County Attorney  
Natasha McGee, Deputy Clerk

Also present: Joy Andrews, Deputy County Administrator of Strategic Affairs; Sarah Taylor, Assistant County Administrator; and Christine Valliere, Senior Assistant County Attorney

(02/01/22 - 1 - 9:00 a.m.)  
CALL TO ORDER

Dean called the meeting to order.

(02/01/22 - 1 - 9:00 a.m.)  
ROLL CALL

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

(02/01/22 - 1 - 9:01 a.m.)  
INVOCATION

Pastor Matt McClohyry, Colonial Church, gave the invocation.

(02/01/22 - 1 - 9:03 a.m.)  
PLEDGE OF ALLEGIANCE

Blocker led the Pledge of Allegiance.

(02/01/22 - 1 - 9:03 a.m.)  
PROCLAMATION RECOGNIZING FEBRUARY 2022 AS BLACK HISTORY MONTH

Dean invited representatives from the City of St. Augustine and the City of St. Augustine Beach to present the proclamation in conjunction with the County. Lorena Inclan, Communications, read the proclamation.

Robert Nimmons, on behalf of the West Augustine Community Redevelopment Agency (CRA) Steering Committee and the West Augustine community, and Gail Phillips, on behalf of the Lincolville Museum and Cultural Center, accepted the proclamation.

(02/01/22 - 2 - 9:12 a.m.)  
ACCEPTANCE OF PROCLAMATION

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

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

(02/01/22 - 2 - 9:12 a.m.)  
PUBLIC SAFETY UPDATE

Sheriff Robert Hardwick spoke on recent traffic fatalities in the county and the release of information on critical incidents to the press and public; discussion ensued on how information should be disseminated.

Skip Cole, Director of the Criminal Investigation Division, St. Johns County Sheriff's Office, gave statistics on the increase in demands for service. He stated that the focus of the Sheriff's Office was recruitment and retention.

Chief Jeff Prevatt, Fire Rescue, provided information on a Staffing for Adequate Fire and Emergency Response (SAFER) grant application, related to Consent Agenda Item 17.

(02/01/22 - 2 - 9:28 a.m.)  
CLERK OF COURT'S REPORT

Mark Miner, Chief Deputy Clerk, warned of a jury duty scam, via phone and text message, that was occurring in the county and throughout the state.

(02/01/22 - 2 - 9:29 a.m.)  
DELETIONS TO THE CONSENT AGENDA

There were none.

Public Comment on the Consent Agenda

Ed Slavin, P.O. Box 3084, requested that Consent Item 12 be postponed and requested that Bank of America place an ATM at the amphitheater.

B.J. Kalaidi, 8 Newcomb St., requested that Item 6 be placed on the regular agenda. She displayed the coversheet for the item and a Kimley Horn opinion of probable construction cost sheet, *Exhibit A*.

(02/01/22 - 2 - 9:35 a.m.)  
APPROVAL OF CONSENT AGENDA

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

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2022-26**, approving the final plat for Preserve at Bannon Lakes, Phase 2C

**RESOLUTION NO. 2022-26**

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

3. Motion to adopt **Resolution No. 2022-27**, approving the final plat for Bridgewater, Phase 1A, Replat

**RESOLUTION NO. 2022-27**

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

4. Motion to adopt **Resolution No. 2022-28**, approving the final plat for Rivertown Main Street

**RESOLUTION NO. 2022-28**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR RIVERTOWN MAIN STREET**

5. Motion to adopt **Resolution No. 2022-29**, approving the final plat for Middlebourne, Phase One

**RESOLUTION NO. 2022-29**

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

6. Motion to approve PFS AGREE 2021-04; and to authorize the county administrator to execute the Elevation Pointe Concurrency and Impact Fee Credit Agreement (PFS AGREE 2021-04), finding that the proposed agreement is consistent with Section 11.09 of the Land Development Code
7. Motion to adopt **Resolution No. 2022-30**, approving the terms of an Easement for Utilities, for installation of a reclaimed water and sewer force main, near the intersection of A1A North and Palm Valley Road

**RESOLUTION NO. 2022-30**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AN EASEMENT FOR UTILITIES, FOR INSTALLATION OF A RECLAIMED WATER AND SEWER FORCE MAIN, NEAR THE INTERSECTION OF A1A NORTH AND PALM VALLEY ROAD**

8. Motion to adopt **Resolution No. 2022-31**, 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 Coastal Grove, located off Palm Valley Road

**RESOLUTION NO. 2022-31**

**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 COASTAL GROVE, LOCATED OFF PALM VALLEY ROAD**

9. Motion to adopt **Resolution No. 2022-32**, approving the terms of, and authorizing the county administrator, or designee, to execute, an Operation and Maintenance Agreement, with the St. Johns County Sheriff's Office and The Historic St. Johns County Police Athletic League, Inc., for future construction of a sports facility

**RESOLUTION NO. 2022-32**

**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, AN OPERATION AND MAINTENANCE AGREEMENT, WITH THE ST. JOHNS COUNTY SHERIFF'S OFFICE AND THE HISTORIC ST. JOHNS COUNTY POLICE ATHLETIC LEAGUE, INC., FOR FUTURE CONSTRUCTION OF A SPORTS FACILITY**

10. Motion to adopt **Resolution No. 2022-33**, 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 South Holmes Boulevard Community Development Block Grant (CDBG) Drainage Project

**RESOLUTION NO. 2022-33**

**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 SOUTH HOLMES BOULEVARD CDBG DRAINAGE PROJECT**

11. Motion to adopt **Resolution No. 2022-34**, accepting a Deed of Dedication Right-of-Way for a portion of Veterans Parkway, lying south of Longleaf Pine Parkway

**RESOLUTION NO. 2022-34**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY**

**FOR A PORTION OF VETERANS PARKWAY, LYING  
SOUTH OF LONGLEAF PINE PARKWAY**

12. Motion to adopt **Resolution No. 2022-35**, authorizing the county administrator, or designee, to execute an amendment, in substantially the same form and format as attached hereto, extending Master Contract No. 13-MCC-BAN-04279, with Bank of America, N.A., for an additional three years, through March 31, 2025, subject to the new fee schedule, starting April 1, 2023

**RESOLUTION NO. 2022-35**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE CONTRACT AMENDMENT NO. 3, WITH BANK OF AMERICA, N.A., UNDER RFP NO. 13-12 (MASTER CONTRACT NO: 13-MCC-BAN-04279)**

13. Motion to adopt **Resolution No. 2022-36**, authorizing the county administrator, or his designee, to award Bid No. 22-16, Lease of Golf Carts w/Chargers and Fleet Management System to Yamaha Golf-Car Company as the lowest, responsive, responsible bidder; and to execute a lease agreement, in substantially the same form and format as attached hereto, as specified in Bid No. 22-16, at a total bid price of \$732,480

**RESOLUTION NO. 2022-36**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-16, LEASE OF GOLF CARTS, CHARGERS, AND FLEET MANAGEMENT SYSTEM TO YAMAHA GOLF-CAR COMPANY AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER; AND TO EXECUTE A LEASE AGREEMENT FOR THE SPECIFIED GOLF CARTS AND EQUIPMENT**

14. Motion to adopt **Resolution No. 2022-37**, authorizing the county administrator, or his designee, to award Bid No. 22-24, Restroom Cleaning Services, at St. Johns County Parks and Recreation Facilities, to Quality Maintenance Professionals, LLC, as the responsive and responsible bidder; and to execute a contract, in substantially same form as attached hereto, for provision of the services, as provided in Bid No. 22-24, for a total bid of \$283,136

**RESOLUTION NO. 2022-37**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-24; AND TO EXECUTE AN AGREEMENT, WITH QUALITY MAINTENANCE PROFESSIONALS, LLC, FOR RESTROOM CLEANING SERVICES, FOR ST. JOHNS COUNTY PARKS AND RECREATION FACILITIES, FOR THE PARKS AND RECREATION DEPARTMENT**

15. Motion to approve the reappropriation of one Full-time Equivalent (FTE), within the General Fund, including budgeted salary and benefits [from CDBG-DR Department to OMB Department], in order to centralize grant financial reporting and data collection
16. Motion to authorize the transfer of \$300,000 from General Fund Reserves and allocate the funds to the Ponte Vedra Beach and Dune Restoration project; and to direct County staff to procure a contract for ownership, searches, and document preparation, for consideration on a future Board agenda
17. Motion to authorize the county administrator, or his designee, to submit an application for the 2021 Staffing for Adequate Fire and Emergency Response (SAFER) grant, on behalf of St. Johns County Fire Rescue, effective February 1, 2022
18. Motion to adopt **Resolution No. 2022-38**, approving the terms, conditions, provisions, and requirements of an agreement between St. Johns County and St. Johns County Parks Foundation, Inc., providing one-time funding, in the amount of \$120,000; and authorizing the county administrator, or designee, to execute the agreement on behalf of St. Johns County

**RESOLUTION NO. 2022-38**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY AND ST. JOHNS COUNTY PARKS FOUNDATION, INC., PROVIDING ONE-TIME FUNDING TO THE FOUNDATION, IN THE AMOUNT OF \$120,000; AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

19. Motion to adopt **Resolution No. 2022-39**, approving the Library System's revised policies and procedures

**RESOLUTION NO. 2022-39**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE LIBRARY SYSTEM'S REVISED LIBRARY POLICIES AND PROCEDURES; AND PROVIDING AN EFFECTIVE DATE

20. Motion to approve minutes:
  - 01/18/2022, BCC Regular Meeting

(02/01/22 - 6 - 9:36 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Dean requested that Item 10 be renumbered to Item 1A and that it be heard prior to Item 1.

(02/01/22 - 7 - 9:37 a.m.)  
APPROVAL OF REGULAR AGENDA

**Motion by Dean, seconded by Blocker, carried 5/0, to approve the Regular Agenda, as amended, renumbering Item 10 to 1A.**

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

(02/01/22 - 7 - 9:38 a.m.) *(Formerly Regular Agenda Item 10.)*

1A. CONSIDER APPOINTMENTS TO THE WEST AUGUSTINE NUISANCE ABATEMENT BOARD. THE BOARD OF COUNTY COMMISSIONERS AUTHORIZED THE CREATION OF THE WEST AUGUSTINE NUISANCE ABATEMENT BOARD (WANAB), IN 2011, TO HEAR AND DELIBERATE UNABATED PUBLIC NUISANCES WITHIN THE WEST AUGUSTINE AREA. THIS BOARD HEARD AND ADDRESSED SEVERAL UNABATED NUISANCES FOLLOWING ITS CREATION BUT BECAME INACTIVE BY 2016. ALL MEMBERS' TERMS EXPIRED BY MID-2016. THIS ITEM IS TO RE-INSTATE THE BOARD AND ITS ACTIVITY BY APPOINTING NEW MEMBERS. PER ORDINANCE NO. 2014-29, THE WANAB CONSISTS OF FIVE MEMBERS AND TWO ALTERNATES. ALL SEVEN POSITIONS WERE ADVERTISED DURING THE MONTH OF DECEMBER 2021. A TOTAL OF SEVEN APPLICATIONS WERE RECEIVED. PLEASE FIND FOR YOUR REVIEW AND CONSIDERATION, A RECOMMENDATION LETTER FROM THE WEST AUGUSTINE CRA STEERING COMMITTEE AND THE SEVEN APPLICATIONS: PHILIP BROWN (DIST. 3), CHARLES ELLIS (DIST. 3), DR. MARGARET RICKERSON (DIST. 3), ANNIE MAE TUCKER (DIST. 5), GWEN NICHOLS (DIST. 3), DORETHA SMITH (DIST. 3) AND JAMES ALLEN, JR. (DIST. 3). THE BELOW SUGGESTED MOTIONS REFLECT THE RECOMMENDATIONS OF THE WEST AUGUSTINE CRA STEERING COMMITTEE. THE STAGGERED TERMS ARE TO KEEP CONTINUITY ON THE BOARD IN THE FUTURE

Melissa Lundquist, Assistant to the Board of County Commissioners, provided details of the vacancies.

Dwala Willis, 895 South Orange St., thanked the Commission for its support in reactivating the Nuisance Abatement Board.

Captain Bobby Dean, St. Johns County Sheriff's Office, thanked the Board for its consideration.

**(9:44 a.m.) Motion by Waldron, seconded by Blocker, carried 5/0, approving the appointments to the West Augustine Nuisance Abatement Board, as listed in the agenda packet: appoint Philip Brown, to the West Augustine Nuisance Abatement Board, for a three-year term, scheduled to expire February 1, 2025; appoint Charles Ellis, to the West Augustine Nuisance Abatement Board, for a three-year term, scheduled to expire February 1, 2025; appoint Dr. Margaret Rickerson, to the West Augustine Nuisance Abatement Board, for a three-year term, scheduled to expire February 1, 2025; appoint Annie Mae Tucker, to the West Augustine Nuisance Abatement Board, for a two-year term, scheduled to expire February 1, 2024; appoint Gwen Nichols, to the West Augustine Nuisance Abatement Board, for a two-year term, scheduled to expire February 1, 2024; appoint Doretha Smith, to the West Augustine Nuisance Abatement Board, as the First Alternate, for a two-year term, scheduled to expire February 1, 2024; and appoint James Allen, Jr., to the West Augustine Nuisance Abatement Board, as Second Alternate, for a two-year term, scheduled to expire February 1, 2024.**

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

**Nay: None**

(9:45 a.m.) Andrews left the meeting.

(02/01/22 - 8 - 9:45 a.m.)

1. PUBLIC HEARING – PUD 2021-07, WINDING OAKS. PUD 2021-07, WINDING OAKS, A REQUEST TO REZONE APPROXIMATELY 217.36 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR A MAXIMUM 279 SINGLE-FAMILY RESIDENTIAL UNITS, SPECIFICALLY LOCATED AT THE NORTH SIDE OF STATE ROAD 207, EAST OF ALLEN NEASE ROAD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A VOTE OF 6-0, AT ITS DECEMBER 16, 2021, MEETING

Proof of publication of the notice of public hearing on PUD 2021-07, Winding Oaks, was received, having been published in *The St. Augustine Record* on November 17, 2021.

Commissioners Arnold, Waldron, Blocker, Whitehurst, and Dean disclosed ex parte communications.

Shannon Acevedo, Matthews Design Group, 7 Waldo St., St. Augustine, representing the applicant, provided the details of the item, via PowerPoint. She explained some of the changes to the PUD since it was last before the Board, including construction of a reclaimed water transmission main and a monetary donation of \$750,000 to help fund a fire/sheriff facility.

(10:01 a.m.) Justin Dudley, 124 Del Webb Parkway, Ponte Vedra, applicant, provided additional comments and details outlining the changes that had been made to the application, particularly a reduction in density, and roadway and environmental impacts. He displayed a map to illustrate traffic patterns, *Exhibit A*.

(10:06 a.m.) Larry Bassett, 4162 Vermont Blvd., displayed a collection of deeds to illustrate changes of ownership of a portion of Vermont Boulevard, *Exhibit B*.

(10:10 a.m.) Ed Slavin, P.O. Box 3084, was opposed to the project due to environmental issues and the rezoning of open rural properties.

(10:13 a.m.) William Fisher, 10130 McMahan Ave., Flagler Estates, was concerned with the loss of open rural land to development.

(10:14 a.m.) Melissa Turner, 4024 Vermont Blvd., was strongly opposed to the PUD due to the negative impacts to the Vermont Heights neighborhood and wildlife, the dangerous traffic conditions, including residents being run off the road, and losing the Old Florida look and feel of the area. She contended that the roads in Vermont Heights were only dedicated as public right of way, not deeded, and that the residents currently owned and maintained the streets.

(10:17 a.m.) B.J. Kalaidi, 8 Newcomb St., suggested using the applicant's \$750,000 donation to repair roads; she asked the Board to listen to the residents' concerns.

(10:18 a.m.) Julia Kelly, 4079 Vermont Blvd., requested that the Board deny the PUD request; she described the current dangerous traffic conditions on Vermont Blvd.

(10:20 a.m.) Kevin J. Kelly, 4079 Vermont Blvd., requested that the Board deny the request due to the current traffic issues on Vermont Blvd. and State Road 207, construction traffic exacerbating the problem, and the loss of the residents' quality of life. He stated that



safety should be the County's number one priority. He displayed a photo of traffic conditions on Vermont Boulevard, *Exhibit C*.

(10:23 a.m.) In response to public comment, Dudley and Acevedo commented on how the project had been modified to address the community's traffic concerns, the benefits of the reclaimed water transmission system, what the current zoning would allow, road impact fees and capacity, the fact that a gopher tortoise relocation permit had been secured with Florida Fish and Wildlife, and the monetary donation for the fire station contributing to the safety of the area.

(10:27 a.m.) Responding to questions from the Board, Acevedo and Dudley said they did not object to privatizing the interior roads and spoke on the allowed density of the current zoning. Valliere explained that the density would be 114 units, after the wetlands were subtracted out, with the current zoning. Discussion ensued on the development's road impacts, in conjunction with other developments in the area coming on-line.

(10:29 a.m.) Phong Nguyen, Transportation Development Manager, spoke on approved, but unbuilt, trips being used for traffic impact data calculations.

(10:31 a.m.) Colin Groff, Utility Director, explained that the development would use 100% of its reclaimed water within the community.

(10:32 a.m.) Blocker asked for the status of the joint fire/sheriff station in the area. Conrad said the proposed station at the golf course site, that was previously approved by the Board, was in process, and that at some point in the distant future, a facility would need to be built between the golf course site and Hastings. Discussion ensued on the estimated costs of the stations, ingress/egress and traffic flow, emergency access through a breakaway gate, conservation and preservation, and capacity on Vermont Boulevard.

(10:43 a.m.) **Motion by Arnold, seconded by Whitehurst, failed 2/3 via roll call vote, with Blocker, Waldron, and Dean dissenting, to enact an ordinance to approve PUD 2021-07, Winding Oaks, based upon nine findings of fact, as provided in the staff report.**

**Yea: Whitehurst and Arnold**

**Nay: Blocker, Waldron, and Dean**

The Board recessed at 10:44 a.m. and reconvened at 10:49 a.m.

(02/01/22 - 9 - 10:50 a.m.)

2. PUBLIC HEARING - MAJMOD 2021-20, BENCHIP COMMERCIAL. MAJOR MODIFICATION TO THE BENCHIP COMMERCIAL PUD (ORD 2020-13), TO REMOVE PHASE 2 FROM THE MASTER DEVELOPMENT PLAN, IN ORDER TO ALLOW FOR THE REZONING OF APPROXIMATELY 19.9 ACRES TO WORKFORCE HOUSING (WH). THIS REQUEST IS A COMPANION ITEM TO REZONING APPLICATION REZ 2021-24. THE PLANNING AND ZONING AGENCY VOTED 5-0, TO RECOMMEND APPROVAL OF MAJMOD 2021-20, BENCHIP COMMERCIAL

Proof of publication of the notice of public hearing on MAJMOD 2021-20, Benchip Commercial, was received, having been published in *The St. Augustine Record* on November 17, 2021.

*Regular Agenda Items 2 and 3 were presented together.*

Commissioners Blocker, Waldron, Dean, Whitehurst, and Arnold disclosed ex parte communications.

(10:52 a.m.) Curtis Hart, Hart Resources, LLC, 8051 Tera Lane, Jacksonville, Florida, applicant, presented details of the request, via PowerPoint. *He explained that he was requesting a change to allow both pedestrian and vehicular interconnectivity.* He displayed a Trip Generation Summary, *Exhibit A.* He said that a \$2,000 discount, on the market price, would be provided to first responders.

(11:00 a.m.) Discussion ensued on interconnectivity, the \$2,000 discount, a fencing requirement that had been removed from the PUD text, and impact fee credits. *Hart stated that the fencing language was removed in error and confirmed that the fence would be constructed.*

(11:04 a.m.) **Motion by Waldron, seconded by Blocker, carried 5/0, to enact Ordinance No. 2022-7, MAJMOD 2021-20, Benchip Commercial, based upon six findings of fact [as provided in the staff report], to include language in the PUD text for fencing and interconnectivity.**

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

#### ORDINANCE NO. 2022-7

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE BENCHIP COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2020-13, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE**

(02/01/22 - 10 - 11:05 a.m.)

3. PUBLIC HEARING - REZ 2021-24, BENCHIP WORKFORCE HOUSING. REZ 2021-24, BENCHIP WORKFORCE HOUSING, REQUEST TO REZONE APPROXIMATELY 19.9 ACRES OF LAND FROM PLANNED UNIT DEVELOPMENT (PUD) TO WORKFORCE HOUSING (WH). THIS REZONING IS A COMPANION APPLICATION TO MAJMOD 2021-20, BENCHIP COMMERCIAL. THE PLANNING AND ZONING AGENCY VOTED 5-0, TO RECOMMEND APPROVAL OF REZ 2021-24, BENCHIP WORKFORCE HOUSING

Proof of publication of the notice of public hearing on REZ 2021-24, Benchip Workforce Housing, was received, having been published in *The St. Augustine Record* on November 17, 2021.

*Discussion occurred with Regular Agenda Item 2.*

(11:06 a.m.) **Motion by Waldron, seconded by Blocker, carried 5/0, to enact Ordinance No. 2022-8, REZ 2021-24, Benchip Workforce Housing, to rezone approximately 19.9 acres of land from Planned Unit Development (PUD) to Workforce Housing (WH), based upon four findings of fact, as provided in the staff report.**

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

ORDINANCE NO. 2022-8

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

(02/01/22 - 11 - 11:06 a.m.)

4. PUBLIC HEARING - REZ 2020-22, BELLA TERRA STORAGE. REQUEST TO REZONE APPROXIMATELY 1.7 ACRES OF LAND FROM OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG). THE APPLICANT IS PROPOSING A MINI-WAREHOUSE FACILITY WITH OFFICE, BOAT, AND RV STORAGE. THE PROPERTY IS LOCATED WEST OF US 1 AND SOUTH OF BELLA TERRA DRIVE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 6-1 VOTE, AT ITS DECEMBER 16, 2021, REGULAR MEETING. THE AGENCY HEARD THIS REQUEST IN CONNECTION WITH THE SPECIAL USE PERMIT TO ALLOW FOR A MINI-WAREHOUSE FACILITY. THE AGENCY DISCUSSED THE DESIGN OF THE FACILITY AT THIS LOCATION

Proof of publication of the notice of public hearing on REZ 2020-22, Bella Terra Storage, was received, having been published in *The St. Augustine Record* on November 20, 2021.

No ex parte communication was reported. Commissioner Waldron recused himself as he and his brothers own property near the subject property.

Russell Simmons, Applicant, 6170 A1A S., St. Augustine Beach, presented the details of the request.

(11:12 a.m.) Whitehurst asked if the motion could reflect the applicant's intent to have mini-warehouse and RV storage. Valliere explained that the Board could add a condition to the motion. Mike Roberson, Growth Management Director, explained that if the applicant's plans fell through, the property would be rezoned to Commercial General, with all the allowed uses in place.

(11:14 a.m.) **Motion by Whitehurst, seconded by Blocker, carried 4/0, with Waldron recused, to enact Ordinance No. 2022-9, with the condition that the property be used for the purposes expressed in the staff report, approving REZ 2020-22, Bella Terra Storage, based on four findings of fact, as provided in the staff report.**

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

**Nay: None**

**Recused: Waldron**

ORDINANCE NO. 2022-9

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

(02/01/22 - 12 - 11:14 a.m.)

- 5. PUBLIC HEARING - PUD 2021-11, ROLLING HILLS. REQUEST TO REZONE APPROXIMATELY 12.7 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ACCOMMODATE A 47-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 6-0 VOTE, AT ITS DECEMBER 21, 2021, REGULAR MEETING

Proof of publication of the notice of public hearing on PUD 2021-11, Rolling Hills, was received, having been published in *The St. Augustine Record* on November 17, 2021.

Commissioners Blocker, Waldron, Dean, Whitehurst, and Arnold disclosed ex parte communication.

Max Garcia, Matthews Design Group, 7 Waldo St., representing the applicant, presented the details of the request, via PowerPoint. Additionally, he referenced a map, *Exhibit A*, and spoke about traffic impacts.

(11:26 a.m.) Ed Slavin, P.O. Box 3084, requested that the Board deny this request due to nearby industrial warehouses.

(11:29 a.m.) B.J. Kalaidi, 8 Newcomb St., suggested before and after photos of the effects of development be provided for the public, and questioned the timing of impact fee payments and how they would be affected by inflation.

(11:32 a.m.) Garcia explained that there would be a 250-foot separation, including the buffers, between the industrial warehouses and the homes, and that this project was part of infill development, and not suitable for farm lots or agriculture.

(11:32 a.m.) Waldron asked if the interior roads would be private or public; Garcia said they could be private. Discussion ensued on the trees being used inside the natural buffer.

(11:36 a.m.) **Motion by Waldron, seconded by Blocker, carried 4/1, with Whitehurst dissenting, to enact Ordinance No. 2022-10, approving PUD 2021-11, Rolling Hills, based on nine findings of fact, as provided in the staff report.**

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

**ORDINANCE NO. 2022-10**

**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**

(02/01/22 - 12 - 11:37 a.m.)

- 6. PUBLIC HEARING - NZVAR 2021-14, 1261 SOUTH WINTERHAWK. A NON-ZONING VARIANCE TO SECTION 6.02.01.B.3.A OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE USE OF AN EASEMENT FOR ACCESS IN A PLATTED SUBDIVISION

Proof of publication of the notice of public hearing on NZVAR 2021-14, 1261 South Winterhawk, was received, having been published in *The St. Augustine Record* on January 7, 2022.

The commissioners had no ex parte to disclose.

Kimberly Sikes, Applicant, 220 Phoenetia Dr., presented the details of the request, via PowerPoint.

(11:41 a.m.) Phillip Little, 1277 S. Winterhawk Dr., asked the Board to consider the historical value of the road. Sikes stated that the easement would not impede on Park Trail at all.

**(11:44 a.m.) Motion by Waldron, seconded by Blocker, carried 5/0, to approve NZVAR 2021-14, 1261 South Winterhawk, request for a Non-Zoning Variance to Land Development Code Section 6.02.01.B.3.a, to allow the use of an easement for access in a platted subdivision, based on six findings of fact and subject to six conditions, as listed in the staff report.**

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

**Nay: None**

(02/01/22 - 13 - 11:45 a.m.)

7. PUBLIC HEARING - VACROA 2021-08, PUBLIC HEARING TO VACATE A PORTION OF UNOPENED DIESEL ROAD RIGHT-OF-WAY. THE APPLICANT HAS REQUESTED THE VACATION OF A PORTION OF UNOPENED DIESEL ROAD RIGHT-OF-WAY. THE RIGHT-OF-WAY VACATION BEING REQUESTED IS LOCATED IMMEDIATELY ADJACENT TO ARAPAHO AVENUE, EAST OF U.S. 1 (PONCE DE LEON BOULEVARD). BASED ON STAFF'S REVIEW THUS FAR, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED, AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION

Proof of publication of the notice of public hearing on VACROA 2021-08, to vacate a portion of unopened Diesel Road right-of-way, was received, having been published in *The St. Augustine Record* on January 18, 2022.

Ellen Avery-Smith, Esq., Rogers Towers, 100 Whetstone Place, representing the applicant, presented details of the request, via PowerPoint.

(11:48 a.m.) B.J. Kalaidi, 8 Newcomb St., questioned if the County would charge the developers impact fees for their impact on Arapaho and US 1.

(11:50 a.m.) Ed Slavin, P.O. Box 3084, stated his opinion that there was no public benefit to this proposal.

**(11:52 a.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2022-40, approving VACROA 2021-08, Shipyards Diesel Road, a petition to vacate a portion of Diesel Road right-of-way.**

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

**Nay: None**

RESOLUTION NO. 2022-40

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE RIGHT-OF-WAY KNOWN AS DIESEL ROAD

(02/01/22 - 14 - 11:53 a.m.)

8. PUBLIC HEARING - MAJMOD 2021-21, MARSH LANDING, LOT 42 EXPANSION. REQUEST FOR A MAJOR MODIFICATION TO THE MARSH LANDING PLANNED UNIT DEVELOPMENT (PUD) (ORD 1975-15, AS AMENDED) TO INCORPORATE TWENTY FEET OF LAND LYING WEST OF LOT 42 INTO THE PUD BOUNDARIES TO ACCOMMODATE CONSTRUCTION OF A SINGLE-FAMILY HOME. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 5-0 VOTE, AT ITS JANUARY 20, 2022, REGULAR MEETING

Proof of publication of the notice of public hearing on MAJMOD 2021-21, Marsh Landing, Lot 42 Expansion, was received, having been published in *The St. Augustine Record* on December 23, 2021.

Commissioner Blocker disclosed ex parte communication.

Gary B. Davenport, PA, 212 South Shadowwood Dr., representing the property owner, presented the details of this request, via PowerPoint.

(11:57 a.m.) Ed Slavin, P.O. Box 3084, requested denial of the item due to flooding concerns and Mr. Davenport's representation before the Board.

(12:00 p.m.) Blocker clarified that Major Davenport was not in his chain of command. Migut explained that there was no ethical conflict with Mr. Davenport's representation at the meeting.

(12:02 p.m.) **Motion by Blocker, seconded by Waldron, carried 5/0, to enact Ordinance No. 2022-11, MAJMOD 2021-21, Marsh Landing, Lot 42 Expansion, based upon six findings of fact [as provided in the staff report].**

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

ORDINANCE NO. 2022-11

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE MARSH LANDING PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 1975-15, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(12:02 p.m.) Brad Bulthuis, Senior Assistant County Attorney, and Andrews entered the meeting. Valliere left the meeting.

(02/01/22 - 15 - 12:02 p.m.)

9. 2022 ROADWAY AND TRANSPORTATION ALTERNATIVES LIST OF PRIORITY PROJECTS (LOPP). THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE NORTH FLORIDA TRANSPORTATION PLANNING ORGANIZATION (TPO) REQUESTS PROJECT PRIORITIES FROM LOCAL GOVERNMENTS FOR POTENTIAL FUNDING OF NEW TRANSPORTATION PROJECTS TO BE CONSIDERED FOR INCLUSION IN THE NEW FISCAL YEAR (FISCAL YEAR 2027/28) OF FDOT'S WORK PROGRAM. THIS IS AN ANNUAL RECURRING REQUEST SENT TO LOCAL GOVERNMENTS. THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS IS CHARGED WITH PRIORITIZING ALL PROJECTS WITHIN THE COUNTY, INCLUDING THOSE WITHIN MUNICIPAL BOUNDARIES. THE TRANSPORTATION ADVISORY GROUP (TAG), CONSISTING OF COUNTY STAFF, REPRESENTATIVES OF THE CITY OF ST. AUGUSTINE, ST. AUGUSTINE BEACH, ST. JOHNS COUNTY SCHOOL DISTRICT, ST. JOHNS COUNTY SHERIFF'S OFFICE, AND THE ST. AUGUSTINE-ST. JOHNS COUNTY AIRPORT AUTHORITY, MET ON NOVEMBER 19, 2021, TO REVIEW LAST YEAR'S PRIORITIES AND RECOMMEND THIS YEAR'S PRIORITIES. THE ATTACHED LOPP INCLUDES TAG'S RECOMMENDATIONS FOR BOTH HIGHWAY AND ALTERNATIVES' PROJECTS

Phong Nguyen, Transportation Development Manager, presented details of the request, via PowerPoint. He reviewed regional, local, and Transportation Alternatives Program (TAP) priority lists. He also reviewed the top five regional priority projects. Additionally, he noted the addition of local priority project No. 15: S.R. 16 - Stratton to Industry Center Road (RCUT intersection) had been added.

(12:15 p.m.) Ed Slavin, P.O. Box 3084, spoke on transit alternatives.

(12:18 p.m.) Lisa McGlynn, 703 Pinehurst Place, Citizen Advisory Council Member for the North Florida TPO, spoke about trail funding and transit alternatives, including comments related to widening of State Road 207 and the traffic impacts at the SR 312 and US 1 intersection.

(12:22 p.m.) Chuck Labanowski, 1748 North Cappero Dr., spoke in support of moving the SR 16 project up on the priority list.

**(12:23 a.m.) Motion by Whitehurst, seconded by Blocker, carried 5/0, to approve the 2022 St. Johns County Roadway and Transportation Alternatives List of Priority Projects (LOPP) for transmittal to the Florida Department of Transportation and the North Florida Transportation Planning Organization, to include the addition of No. 15: SR 16 - Stratton to Industry Center Road to the local priority list.**

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

**Nay: None**

*(Regular Agenda Item 10 was moved to Regular Agenda Item 1A.)*

10. CONSIDER APPOINTMENTS TO THE WEST AUGUSTINE NUISANCE ABATEMENT BOARD

(12:25 p.m.) Blocker questioned Migut on the Rules of Decorum and Civility for public comment.

(12:28 p.m.) Waldron spoke about regional priority projects R11: Old Moultrie Road (SR 312 to US 1) and R14 (Wildwood Drive (US 1 to SR 207).

(02/01/22 - 16 - 12:28 p.m.)

## PUBLIC COMMENT

Ed Slavin, P.O. Box 3084, spoke about Retired Sheriff L.O. Davis and civility.

(12:32 p.m.) B.J. Kalaidi, 8 Newcomb St., referenced the ownership of Parcel No. 2102600000, 241 Riberia Street, *Exhibit A*. She noted that the parcel had been on the County list for affordable housing and that nothing had been built. Additionally, she encouraged the public to listen to public comment provided on January 25, 2022, at the Growth Management Workshop; and spoke in support of restoring non-agenda public comment to the beginning of the meeting.

(12:34 p.m.) Nicole Crosby, 1169 Neck Rd., spoke about the lack of coverage on the balloon release ban. She submitted written public comment, *Exhibit B*.

(02/01/22 - 16 - 12:37 p.m.)  
COMMISSIONERS' REPORTS

### Commissioner Arnold

(12:38 p.m.) Arnold spoke about strengthening the line of communication between agencies and departments.

### Commissioner Whitehurst

(12:39 p.m.) Whitehurst commended Republic Services (solid waste collection) and County staff for communication efforts to residents in the north end of the County.

### Commissioner Waldron

(12:40 p.m.) *Waldron requested Board consensus to direct staff to provide a White Paper on the multiplier on the Proportionate Fair Share Agreement. Consensus was given.*

Waldron requested staff to provide a White Paper to initiate required community meetings, located in the Northeast, Northwest, Southeast, and Southwest quadrants of the County.

Waldron also reported on the Summer Haven breach fill-in from November's nor'easter. Duane Kent, County Engineer, and Bulthuis provided additional comments.

**(12:47 p.m.) Motion by Waldron, seconded by Dean, carried 5/0, to direct the County Administrator and the County Attorney's Office to negotiate and execute a contract that would allow the designated Summer Haven homeowners to operate under the County's permit and at the homeowner's cost.**

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

(12:47 p.m.) Ed Slavin, P.O. Box 3084, suggested that the Board research the science of the breach, and spoke in opposition of the motion.

### Commissioner Blocker

(12:50 p.m.) Blocker thanked the St. Johns County Civic Round Table for attending the meeting; thanked staff for the preparation of the meeting; and thanked the citizens who attended the January 25, 2022, Growth Management Workshop. He spoke in favor of initiating required community meetings, located in the Northeast, Northwest, Southeast, and Southwest quadrants of the County; and increasing the number of Board of County



Commissioners members from five to seven. Additionally, he recommended a Growth Management follow up workshop for April or May of 2022.

Commissioner Dean

(12:53 p.m.) Dean reported that the following items would be added to the February 15, 2022, meeting agenda: 1) discussion on transportation impact fee credit transfers and 2) the consideration of referendum for a sales tax increase of 1 cent.

(02/01/22 - 17 - 12:57 p.m.)

COUNTY ADMINISTRATOR'S REPORT

None.

(02/01/22 - 17 - 12:57 p.m.)

COUNTY ATTORNEY'S REPORT

Migut reported on a potential opioid settlement.

(1:00 p.m.) **Motion by Blocker, seconded Waldron, carried 5/0, to authorize the county attorney to execute settle agreements, with Endo Pharmaceuticals, Inc., for the Florida Opioid Litigation.**

(12:59 p.m.) Ed Slavin, PO Box 3084, spoke in opposition to the addition of the item.

(02/01/22 - 17 - 1:01 p.m.)

ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 1:01 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 597822-597898, totaling \$599,764.71 and Voucher Nos. 62436-62479, totaling \$383,153.13 (01/18/22)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 597899-597952, totaling \$37,117.93 and Voucher Nos. 62480-62675, totaling \$147,420.50 (01/19/22)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 597953-597954, totaling \$797.90 (01/21/22)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 597955-598046, totaling \$1,246,528.47 and Voucher Nos. 62676-62720, totaling \$2,492,015.44 (01/24/22)
5. St. Johns County Board of County Commissioners Check Register, Check No. 598047, totaling \$3,578.19 (01/24/22)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 598048-598062, totaling \$57,345.01 and Voucher Nos. 62721-62722, totaling \$639.73 (01/27/22)
7. St. Johns County Board of County Commissioners Voucher Nos. 62723-62724, totaling \$639.73 (01/27/22)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 598063-598077, totaling \$255,240.98 (01/28/22)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 598078-598253, totaling \$1,463,467.24 and Voucher Nos. 62725-62820, totaling \$2,957,640.25 (01/31/22)

CORRESPONDENCE:

There was none.

Approved February 15, 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: Pam Halter  
Deputy Clerk

