

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
FEBRUARY 15, 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
Crystal Smith, Deputy Clerk

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

(02/15/22 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(02/15/22 - 1 - 9:00 a.m.)
ROLL CALL

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

(02/15/22 - 1 - 9:00 a.m.)
INVOCATION

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

(02/15/22 - 1 - 9:01 a.m.)
PLEDGE OF ALLEGIANCE

LCOL Ron Birchall, US Army, led the Pledge of Allegiance.

(02/15/22 - 1 - 9:02 a.m.)
RECGNITION BY KING BEDFORD, WINNER OF THE MARTIN LUTHER KING, JR.,
ESSAY CONTEST

Sheriff Robert Hardwick welcomed King Bedford and his parents to the podium. He recognized Bedford as a student from Pedro Menendez High School and the winner of the Martin Luther King Jr., Essay Contest.

(9:06 a.m.) Bedford read his Essay.

(9:11 a.m.) Dean presented Bedford with a Certificate of Recognition.

(02/15/22 - 2 - 9:12 a.m.)

PROCLAMATION RECOGNIZING FEBRUARY 2022 AS LIBRARY LOVERS' MONTH

Commissioner Arnold presented the proclamation to Harold George with the St. Johns County Public Library System. Lorena Inclan, Director of Public Affairs, read the proclamation.

(9:15 a.m.) George provided statistics on the number of public libraries and museums throughout the United States and said a few words about the importance of recognizing Library Lovers' Month.

(02/15/22 - 2 - 9:17 a.m.)

ACCEPTANCE OF PROCLAMATION

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

Yea: Whitehurst, Waldron, Blocker, Dean, Arnold

Nay: None

(02/15/22 - 2 - 9:17 a.m.)

PUBLIC SAFETY UPDATE

Chief Jeff Prevatt, Fire Rescue, provided an update on the Florida Fire Chief Association Cadet Winter Games.

(9:18 a.m.) Sheriff Robert Hardwick spoke on projects that were going on throughout the St. Johns County Sheriff's Office, including their budget.

(9:23 a.m.) Captain Larry Durden, St. Johns County Sheriff's Office, commended the County staff for their partnership with the Sheriff's Office.

(02/15/22 - 2 - 9:25 a.m.)

CLERK OF COURT'S REPORT

Brandon J. Patty spoke on the history of records that were kept within the Clerk's office.

(02/15/22 - 2 - 9:26 a.m.)

DELETIONS TO THE CONSENT AGENDA

Conrad requested to pull Consent Agenda Item 8.

(02/15/22 - 2 - 9:26 a.m.)

APPROVAL OF CONSENT AGENDA

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

Yea: Waldron, Whitehurst, Arnold, Dean, Blocker

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2022-41**, approving the final plat for Beacon Lakes, Phase 3B

RESOLUTION NO. 2022-41

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BEACON LAKE, PHASE 3B

3. Motion to adopt **Resolution No. 2022-42**, approving the final plat for IGP Commerce Center

RESOLUTION NO. 2022-42

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR IGP COMMERCE CENTER

4. Motion to adopt **Resolution No. 2022-43**, approving the final plat for Arbors at Rivertown, Phase Three

RESOLUTION NO. 2022-43

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ARBORS AT RIVERTOWN, PHASE THREE

5. Motion to adopt **Resolution No. 2022-44**, approving the final plat for Brookside Preserve, Phase 1A

RESOLUTION NO. 2022-44

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

6. Motion to adopt **Resolution No. 2022-45**, approving the final plat Mill Creek Forest, Phases 2 and 3

RESOLUTION NO. 2022-45

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR MILL CREEK FOREST, PHASES 2 AND 3

7. Motion to adopt **Resolution No. 2022-46**, approving the final plat for Shearwater, Phase 2E-4 (replat)

RESOLUTION NO. 2022-46

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR SHEARWATER, PHASE 2E-4

(Consent Agenda Item 8 was pulled.)

8. Motion authorizing the notice required by Section 336.10, F.S., for a Public Hearing on March 15, 2022, at 9:00 a.m., or at a date and time as soon thereafter as possible,

to hear a request for the vacation of an unopened/unimproved right-of-way of Roberts Road, at its intersection, with County Road 244 (VACROA 2018-05 Roberts Road Aberdeen CDD)

9. Motion to adopt **Resolution No. 2022-47**, approving the terms and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement, for property adjacent to Surfside Park, that is needed for beach access parking

RESOLUTION NO. 2022-47

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT, FOR PROPERTY ADJACENT TO SURFSIDE PARK, THAT IS NEEDED FOR OFF BEACH PARKING

10. Motion to adopt **Resolution No. 2022-48**, approving a Declaration of Restrictive Covenants Amendment No. 1; and authorizing the county administrator, or designee, to execute the Amendment, on behalf of the County

RESOLUTION NO. 2022-48

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A DECLARATION OF RESTRICTIVE COVENANTS AMENDMENT NO. 1; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AMENDMENT, ON BEHALF OF THE COUNTY

11. Motion to authorize the Utility Department to submit a grant application to the St. Johns River Water Management District, for the State Road 16 Reclaimed Water Line project
12. Motion to adopt **Resolution No. 2022-49**, authorizing the county administrator, or his designee, to award Bid No. 22-41, Purchase of Cold Bituminous Asphalt Patching Mix to Duval Asphalt Products, Inc., as the responsive, responsible bidder, and execute a contract, in substantially the same form and format as attached hereto, to provide the required Cold Bituminous Asphalt Patching Mix on an as-needed basis, for St. Johns County, as provided in Bid No. 22-41

RESOLUTION NO. 2022-49

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-41, AND TO EXECUTE AN AGREEMENT WITH DUVAL ASPHALT PRODUCTS, INC., FOR THE PURCHASE OF COLD BITUMINIOUS ASPHALT PATCHING MIX, FOR THE ROAD & BRIDGE DIVISION

13. Motion to adopt **Resolution No. 2022-50**, authorizing the county administrator, or his designee, to award Bid No. 22-39, Purchase of TOUGHBOOK 55's and Docking Stations, to Insight Public Sector, Inc., as the lowest, responsive, responsible

bidder; and to execute a purchase order, on behalf of the County, for the purchase of TOUGHBOOK 55's and Docking Stations

RESOLUTION NO. 2022-50

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-39, PURCHASE OF TOUGHBOOK 55'S AND DOCKING STATIONS TO INSIGHT PUBLIC SECTOR, INC., AS THE LOWEST, RESPONSIVE, AND REONSIBLE BIDDER; AND TO ISSUE A PURCHASE ORDER FOR THE PURCHASE OF TOUGHBOOK 55'S AND DOCKING STATIONS

14. Motion to adopt **Resolution No. 2022-51**, authorizing the county administrator, or his designee, to enter into negotiations with Station Automation, Inc, dba PStrax, as the top ranked firm under RFP No. 22-33; Inventory Program with Narcotics Tracking System, and upon successful negotiations, execute a contract, in substantially same form and format as attached hereto, for provision of the services, as provided in RFP No. 22-33

RESOLUTION NO. 2022-51

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH STATION AUTOMATION, INC., D.B.A. PSTRAX, AS THE TOP RANKED FIRM UNDER RFP NO. 22-33, AND UPON SUCCESSFUL NEGOTIATIONS, EXECUTE AN AGREEMENT FOR PROVISION OF THE REQUIRED SERVICES, IN ACCORDANCE WITH RFP NO. 22-33, AS NEGOTIATED

15. Motion to adopt **Resolution No. 2022-52**, approving the standardization of Pierce Manufacturing, for fire trucks and specialty fire response apparatus; and authorizing the county administrator, or designee, to purchase the vehicles and/or apparatus, as specified from the authorized dealer of Pierce Manufacturing, through a negotiated purchase or cooperative piggyback, without further Board approval, provided the purchase is fully budgeted, and complies with County Policy

RESOLUTION NO. 2022-52

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE STANDARDIZATION OF PIERCE MANUFACTURING, FOR FIRE TRUCKS AND SPECIALY FIRE RESPONSE APPARATUS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE SPECIFIED VEHICLES AND APPARATUS, THROUGH THE AUTHORIZED DEALER OF PIERCE MANUFACTURING, THROUGH NEGOTIATED PURCHASES OR COOPERATIVE PIGGYBACK, IN ORDER TO SERVE THE BEST INTEREST OF THE COUNTY

16. Motion to approve **Resolution No. 2022-53**, approving the revision to the ranking of awarded firms under RFQ No. 22-01; Continuing Contracts for As Needed Professional Services, to ensure the correct rotation is utilized to award work under the contracts, in accordance with the rankings from the evaluation

RESOLUTION NO. 2022-53

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE CORRECTED FINAL RANKING OF FIRMS BY CATEGORY UNDER RFQ NO. 22-01; CONTINUING CONTRACTS FOR AS NEEDED PROFESSIONAL SERVICES, WHICH WAS INCORRECT, AS PRESENTED UNDER CONSENT ITEM NO. 20, ON THE JANUARY 18, 2022, AGENDA

17. Motion to adopt **Resolution No. 2022-54**, authorizing the county administrator, or designee, to award and execute the revised contract, in substantially the same form and format as attached, with Willo Products Company, Inc., for completion of the project under SS No. 22-17, as previously approved under Item No. 17, of the January 18, 2022, Consent Agenda

RESOLUTION NO. 2022-54

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE REVISED CONTRACT WITH WILLO PRODUCTS COMPANY, INC, FOR COMPLETION OF SS NO. 22-17, PURCHASE AND INSTALLATION OF EIGHTY-FIVE WILLO WEDGE LOCKING SYSTEM LOCKS, AT THE ST. JOHNS COUNTY JAIL

18. Motion to declare the attachments as surplus; and authorize the county administrator, or his designee, to dispose of same, in accordance with the Purchasing Policy 308 and Florida Statute 274
19. Motion to adopt **Resolution No. 2022-55**, approving the recognition and appropriation of a FY 2022, grant to Library Services, in the amount of \$200,000, and amending the FY 2022 Budget

RESOLUTION NO. 2022-55

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING A FISCAL YEAR 2022 GRANT IN THE AMOUNT OF \$200,000; AND AMENDING THE FISCAL YEAR 2022 GENERAL FUND TO INCLUDE UNANTICIPATED GRANT REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE LIBRARY SYSTEM

20. Motion to adopt **Resolution No. 2022-56**, recognizing a FDEP Beach Management Funding Assistance grant in the amount of \$10,468,835, as unanticipated revenue

and appropriating it to the 20 Special Obligation Revenue Note Fund and the SPV Beach Construction Fund, within the Fiscal Year 2022 Budget

RESOLUTION NO. 2022-56

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2022 BUDGET FOR THE 2020 TAXABLE SPECIAL OBLIGATION REVENUE NOTE FUND AND THE SOUTH PONTE VEDRA BEACH CONSTRUCTION FUND, TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE TOWARDS THE PREPAYMENT OF PRINCIPAL, ON THE 2020 TAXABLE SPECIAL OBLIGATION REVENUE NOTE AND THE CONSTRUCTION OF THE SOUTH PONTE VEDRA BEACH PROJECT

21. Motion to adopt **Resolution No. 2022-57**, approving the terms, provisions, conditions, and requirements of the U.S. Department of Housing and Urban Development FY 21 Housing Counseling Grant Agreement between St. Johns County, Florida and the Department of Housing and Urban Development; authorizing the county administrator, or designee, to execute the agreement, substantially in the same form as attached, on behalf of the County; amending the FY 2022 General Fund budget to receive unanticipated revenue; and authorizing the appropriation to the Housing Department

RESOLUTION NO. 2022-57

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FY21 NOFO HOUSING COUNSELING GRANT AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE DEPARTMENT OF HOUSING AND URBAN DEVLEOPMENT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT, ON BEHALF OF THE COUNTY; AMENDING THE FY 2022 GENERAL FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZING THE APPROPRIATION TO THE HOUSING DEPARTMENT

22. Motion to execute and issue the Certificate of Public Convenience and Necessity for Med Trust, Inc., effective until February 15, 2025
23. Motion to approve minutes:
- 01/25/22, BCC Workshop
 - 02/01/22, BCC Regular Meeting
24. Proofs:
- a. Proof: Request for Qualifications, BID No. 22-18, Purchase of Personal Computers, published on October 11, 2021, and October 18, 2021, in *The St. Augustine Record*.

- b. Proof: Request for Bids, Bid No. 21-75, Purchase of Two Vertical Turbine Pumps, published on May 19, 2021, and May 26, 2021, in *The St. Augustine Record*.
- c. Proof: Notice of Public Hearing, to consider adoption of establishing a Land Acquisition Management Program (LAMP), for Unincorporated Areas, published on June 1, 2021, in *The St. Augustine Record*.
- d. Proof: Notice of Public Hearing, to consider adoption of St. Johns County, Florida Levying and Imposing an additional one percent Tourist Development Tax, published on July 6, 2021, in *The St. Augustine Record*.
- e. Proof: Notice of Public Hearing, to consider adoption in the matter of 051821 Security Ordinance relating to trespass warnings on County property, published on May 8, 2021, in *The St. Augustine Record*.
- f. Proof: Notice of Hearing, St. Johns County Fiscal Year 2022 Administrator's Budget Workshop Schedule, Published on May 17, 2021, in *The St. Augustine Record*.
- g. Proof: Notice of Hearing, St. Johns County Auditor Selection Committee, Published on May 18, 2021, in *The St. Augustine Record*.
- h. Proof: Request for Bids, Bid No. 21-13, McCullough Creek Regional Offsite Mitigation Area (ROMA), Timber Management Services (Timber Cruise & Monitoring), Published on June 2, 2021, and June 9, 2021, in *The St. Augustine Record*.
- i. Proof: Request for Bids, Bid No. 21-100, Signalition Replacement at the Intersection of US 1/Shore Drive, published on June 8, 2021 and June 15, 2021, in *The St. Augustine Record*.
- j. Proof: Request for Bids, RFP No. 21-96, Inmate Medical Services, published on June 25, 2021, and July 2, 2021, in *The St. Augustine Record*.
- k. Proof: Request for Bids, Bid No. 21-99, Flagler Estates Park Community Center, Published on June 29, 2021, and July 6, 2021, in *The St. Augustine Record*.
- l. Proof: Request for Bids, Bid No. 21-75R, Purchase of two Vertical Turbine Pumps, Published on July 2, 2021, and July 9, 2021, in *The St. Augustine Record*.
- m. Proof: Requisition of Proposals, Bid No. 22-38, Purchase of Fire Rescue Uniforms, Published on November 24, 2021, and December 1, 2021, in *The St. Augustine Record*.
- n. Proof: Requisition of Proposals, RFP No. 22-30, Website Update, and Content Management, published on December 3, 2021, and December 10, 2021, in *The St. Augustine Record*.
- o. Proof: Requisition of Proposals, RFQ No. 22-08, CR-2209 Central Segment Roadway Design & Permitting, published on December 9, 2021, and December 16, 2021, in *The St. Augustine Record*.
- p. Proof: Requisition of Proposals, Bid No. 22-39, Purchase of TOUGHBOOK 55's and Docking Stations, published on December 9, 2021, and December 16, 2021 in *The St. Augustine Record*.
- q. Proof: Requisition of Bids, Bid No. 22-41, Purchase of Cold Bituminous Asphalt Patching Mix, published on December 13, 2021, and December 20, 2021, in *The St. Augustine Record*.
- r. Proof: Requisition of Bids, Bid No. 22-42, Agricultural Center Roof Replacement, published on December 15, 2021, and December 22, 2021, in *The St. Augustine Record*.
- s. Proof: Requisition of Proposals, Bid No. 22-43, St. Johns County Facilities Carpet and Hard Surface Deep Clean Care, published on December 16, 2021, and December 23, 2021, in *The St. Augustine Record*.
- t. Proof: Requisition of Proposals, Bid No. 22-22, McCullough Creek Regional Offsite Mitigation Area (ROMA) Timber Management Services and Harvesting & Sale of Timber, published on December 16, 2021, and December 23, 2021, in *The St. Augustine Record*.

- u. Proof: SA Req Qualifications, RFQ No. 22-37, Professional Design Services for St. Johns County Butler Park West, published on December 20, 2021, and December 27, 2021, in *The St. Augustine Record*.
- v. Proof: Requisition of Bids, Bid No. 22-46, Purchase of Flashover Simulator, published on December 20, 2021, and December 27, 2021, in *The St. Augustine Record*.
- w. Proof: Requisition of Proposals, Bid No. 22-14, Construction Engineering & Inspection (CEI) Services, for CR-210 Widening, from Greenbriar Road to Cimarrone Boulevard, published on December 20, 2021, and December 27, 2021, in *The St. Augustine Record*.
- x. Proof: Requisition of Bids, Bid No. 22-45, Purchase of Two Whole Body Security Scanning Systems, published on December 21, 2021, and December 28, 2021, in *The St. Augustine Record*.
- y. Proof: Notice of Meeting, Notice of the 2022 Schedule for Regular Meetings of the St. Johns County Board of County Commissioners, published on December 28, 2021, in *The St. Augustine Record*.

(02/15/22 - 9 - 9:27 a.m.)

ADDITIONS AND DELETIONS TO, AND APPROVAL OF, THE REGULAR AGENDA

Dean asked if there were any additions or deletions to the Regular Agenda; there were none. The Regular Agenda was approved, as submitted, by unanimous consensus.

(02/15/22 - 9 - 9:28 a.m.)

1. NEFRC EDUCATIONAL SUMMIT ON OVERDOSES. AT THE DIRECTION OF ITS BOARD OF DIRECTORS, THE NORTHEAST FLORIDA REGIONAL COUNCIL WILL BE CONDUCTING AN EDUCATIONAL SUMMIT ON OVERDOSES (FOCUSING ON OPIOIDS/FENTANYL). THE SUMMIT WILL BRING TOGETHER KEY STAKEHOLDERS AND POLICY MAKERS TO DISCUSS OVERDOSE RELATED DATA IN NORTHEAST FLORIDA. THE SUMMIT WILL HIGHLIGHT SEVERAL SUCCESSFUL PROGRAMS THAT HAVE BEEN IMPLEMENTED, BY COUNTIES IN THE REGION, IN HOPES THEY CAN BE REPLICATED IN OTHER COMMUNITIES. THE FOCUS WILL BE ON SHARING BEST PRACTICES, UNDERSTANDING NEEDS, AND IDENTIFYING GAPS AS WE START THE CONVERSATION ON A REGIONAL LEVEL. THE SUMMIT WILL INCLUDE INFORMATION FROM BEHAVIORAL AND MENTAL HEALTH FACILITIES, HOSPITALS, HEALTH DEPARTMENTS, THE DRUG ENFORCEMENT ADMINISTRATION (DEA), THE NATIONAL DISTRICT ATTORNEYS' ASSOCIATION, LOCAL FIRE RESCUE DEPARTMENTS, LAW ENFORCEMENT AND OTHERS. THIS EDUCATIONAL SUMMIT WILL BE HELD AT THE WORLD GOLF VILLAGE IN ST. AUGUSTINE, FLORIDA, ON THURSDAY, MARCH 31, 2022. MORE DETAILS ARE TO FOLLOW, AND A SAVE THE DATE FLYER FOR THE EVENT IS ATTACHED. SPEAKERS INCLUDE: DR. RAYMOND POMM, GATEWAY COMMUNITY SERVICES, NANCY RUSSO, SMA HEALTHCARE; DR. HUSON GILBERSTADT, ASCENSION; MAJOR SCOTT SURRENCY, PUTNAM COUNTY SHERIFF'S OFFICE; AND GLENN EAST, CLAY COUNTY FIRE RESCUE

Tyler Nolen, Emergency Preparedness Planner, presented details of the item, via PowerPoint, including different locations throughout the County.

(9:35 a.m.) Whitehurst commended Nolen on his hard work.

(02/15/22 - 9 - 9:36 a.m.)

2. PUBLIC HEARING - DEVAGREE 2022-01, HBIS GREENBRIAR HELOW DEVELOPMENT AGREEMENT

Proof of publication for the notice of public hearing on DEVAGREE 2022-01, Helow Development Agreement, was received, having been published in *The St. Augustine Record* on January 21, 2022.

Christine Valliere, Senior County Attorney, entered the meeting.

Regular Agenda Items 2 and 3 were discussed together.

Ellen Avery-Smith, Rogers Towers, PA, 100 Whetstone Place, representing the applicant, requested to continue the item to a date uncertain.

(9:38 a.m.) Motion by Whitehurst, seconded by Arnold, carried 5/0, to continue items 2 and 3 to a date and time uncertain.

Yea: Whitehurst, Arnold, Dean, Blocker, Waldron

Nay: None

(Regular Agenda Item 3 was continued to a date and time uncertain.)

3. PUBLIC HEARING - DEVAGREE 2022-02, HELOW DEVELOPMENT AGREEMENT

Proof of publication for the notice of public hearing on DEVAGREE 2022-01, Helow Development Agreement, was received, having been published in *The St. Augustine Record* on January 21, 2022.

Discussion occurred during Regular Agenda Item 2.

(02/15/22 - 10 - 9:39 a.m.)

4. ST. JOHNS COUNTY, FLORIDA, TAXABLE SPECIAL OBLIGATION REVENUE NOTE, SERIES 2022: SOUTH PONTE VEDRA BEACH DUNE AND BERM RESTORATION PROJECT. ON JANUARY 18, 2022, THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTED RESOLUTION 2022-25, ASSOCIATED WITH THE SOUTH PONTE VEDRA BEACH DUNE RESTORATION PROJECT, AWARDING A CONTRACT FOR BID NO. 22-32, CONTINGENT UPON APPROVED FINANCING AND DIRECTING THE COUNTY'S FINANCING TEAM TO PREPARE THE LOAN DOCUMENTATION NECESSARY TO FINANCE THE SOUTH PONTE VEDRA/SERENATA BEACH DUNE RESTORATION PROJECT, TO BE BROUGHT BACK FOR BCC CONSIDERATION ON FEBRUARY 15, 2022. THE AGENDA ITEM PRESENTS THE PREPARED FINANCING, INCLUDING THE AUTHORIZING RESOLUTION, TD BANK PROPOSAL, AND THE LOAN AGREEMENT. IF APPROVED, A TOURIST DEVELOPMENT FUND, CATEGORY 5 RESERVE, WAS ESTABLISHED, AS PART OF THE ADOPTED FY 2022 BUDGET, FOR THE PURPOSE OF PARTICIPATING IN THE ANNUAL DEBT SERVICE. STAFF WOULD RECOMMEND THE APPROPRIATION OF UP TO \$400,000, FROM TOURIST DEVELOPMENT CATEGORY 5 RESERVES, FOR INITIAL DEBT SERVICE PAYMENT FOR THIS PROJECT

Jesse Dunn, Director, Office of Management and Budget, presented details of the item, via PowerPoint.

(9:40 a.m.) Jay Glover, PFM Financial Advisors, presented additional details of the item, via PowerPoint.

(9:43 a.m.) Ervin Bullock, 4370 Coastal Highway, spoke on her concerns with the timing and fairness regarding the project.

(9:44 a.m.) Motion by Whitehurst, seconded by Arnold, carried 5/0, to adopt Resolution No. 2022-58, accepting the proposal from TD Bank, N.A.; approving the form of a loan agreement; and authorizing the issuance of the St. Johns County, Florida, Taxable Special Obligation Revenue Notes, Series 2022, in an aggregate principal amount of not to exceed \$8,000,000.

Yea: Whitehurst, Arnold, Dean, Blocker, Waldron

Nay: None

RESOLUTION NO. 2022-58

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE PROPOSAL OF TD BANK, N.A., TO PROVIDE THE COUNTY WITH A TERM LOAN, IN ORDER TO FINANCE COSTS OF THE DUNE AND BERM BEACH RESTORATION PROJECTS, ALONG SOUTH PONTE VEDRA BEACH; APPROVING THE FORM OF A LOAN AGREEMENT; AUTHORIZING THE ISSUANCE OF THE ST. JOHNS COUNTY, FLORIDA, TAXABLE SPECIAL OBLIGATION REVENUE NOTE, SERIES 2022, PURSUANT TO SUCH LOAN AGREEMENT IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$8,000,000, IN ORDER TO EVIDENCE SUCH LOAN; AUTHORIZING THE REPAYMENT OF SUCH SERIES 2022 NOTE FROM A COVENANT TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES; DELEGATING CERTAIN AUTHORITY TO THE CHAIRMAN, THE COUNTY ADMINISTRATOR, CLERK, AND OTHER OFFICERS OF THE COUNTY, FOR THE AUTHORIZATION, EXECUTION, AND DELIVERY OF THE LOAN AGREEMENT, THE SERIES 2022 NOTE, AND VARIOUS OTHER DOCUMENTS, WITH RESPECT THERETO; AND PROVIDING FOR AN EFFECTIVE DATE FOR THIS RESOLUTION

(9:45 a.m.) Motion by Whitehurst, seconded by Arnold, carried 5/0, to authorize the transfer of up to \$400,000, from Tourist Development Tax Fund, Category 5 Reserves, for the initial Series 2022 debt service payment.

Yea: Whitehurst, Arnold, Dean, Blocker, Waldron

Nay: None

(02/15/22 - 11 - 9:46 a.m.)

5. 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 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 AS 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

Proof of publication for the notice of public hearing on MAJMOD 2020-07, Tolomato River Farms, was received, having been published in *The St. Augustine Record* on January 21, 2022.

The Board disclosed their ex parte communications.

(9:49 a.m.) Karen M. Taylor, Land Planner, 77 Saragossa Street, representing the applicant, presented details of the item, via PowerPoint.

(9:51 a.m.) James Whitehouse, St. Johns Law Group, 104 Seagrove Mainstreet, presented additional details of the item, via PowerPoint. Taylor clarified that the uses for the marketplace were changed.

(9:58 a.m.) Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2022-12, approving MAJMOD 2020-07, Tolomato River Farms PUD, based on six findings of fact, as provided in the staff report.

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

ORDINANCE NO. 2022-12

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE TOLOMATO RIVER FARMS PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NO. 2002-34, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(02/15/22 - 12 - 9:59 a.m.)

6. PUBLIC HEARING - REZ 2021-35, RED MOON PROPERTIES. REQUEST TO REZONE APPROXIMATELY 1.34 ACRES OF LAND FROM COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL MANUFACTURED/MOBILE HOME OR SINGLE FAMILY (RMH(S)), TO ALLOW FOR ONE SINGLE FAMILY HOME, ON EACH OF THE SIX PLATTED LOTS OF RECORD. THIS REQUEST WAS HEARD BEFORE THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON JANUARY 20, 2022, AND WAS RECOMMENDED FOR APPROVAL, 5-0

Proof of publication for the notice of public hearing on REZ 2021-35, Red Moon Properties, was received, having been published in *The St. Augustine Record* on December 22, 2021.

The Board disclosed their ex parte communications.

Bill Miller, Owner, provided details of the item, via PowerPoint.

(10:01 a.m.) **Motion by Waldron, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2022-13, based on four findings of fact, and subject to one condition, as provided in the staff report.**

Yea: Waldron, Whitehurst, Arnold, Blocker, Dean

Nay: None

ORDINANCE NO. 2022-13

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

(02/15/22 - 13 - 10:01 a.m.)

7. PUBLIC HEARING - REZ 2021-28, 631 OAKLAND AVENUE. REQUEST TO REZONE APPROXIMATELY .23 ACRES OF LAND FROM COMMERCIAL GENERAL (CG) TO RESIDENTIAL SINGLE FAMILY (RS-3), TO ACCOMMODATE CONSTRUCTION OF ONE SINGLE FAMILY HOME. THIS ITEM WAS HEARD BEFORE THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON JANUARY 20, 2022, AND WAS RECOMMENDED FOR APPROVAL, 5-0

Proof of publication for the notice of public hearing on REZ 2021-28, 631 Oakland Avenue, was received, having been published in *The St. Augustine Record* on December 22, 2021.

There were no ex parte communications.

Ke Nan Wang, Owner, provided details of the item.

(9:?? a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2022-14, based on four findings of fact, as provided in the staff report.**

Yea: Dean, Waldron, Whitehurst, Arnold, Blocker

Nay: None

ORDINANCE NO. 2022-14

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

(02/15/22 - 14 - 10:13 a.m.)

8. IMPACT FEE CREDIT TRANSFER PRESENTATION. THE COUNTY HAS RECEIVED SEVERAL REQUESTS TO TRANSFER UNUSED ROAD IMPACT FEE CREDITS TO OTHER DEVELOPMENT PROJECTS. THE PRESENTATION DISCUSSES CURRENT STATE AND COUNTY LAW AND OPTIONS THE BOARD MAY CONSIDER

Christine Valliere, Senior Assistant County Attorney, presented details of the item, via PowerPoint.

(10:06 a.m.) Tom Ingram, 233 East Bay Street, Suite 1113, Jacksonville, Florida, spoke on two pending requests he had for approval for impact fee credit agreements.

(10:10 a.m.) William Fisher, 10130 McMahon Avenue, President, Flagler Estates Road and Water Control District, questioned whether the impact fee credits were for Flagler Estates residents.

(10:11 a.m.) BJ Kalaidi, 8 Newcomb Street, stated the item should be approved to allow the residents to be aware of what was going out throughout the County.

(10:13 a.m.) Waldron voiced his concerns with the impact to tax payers in the County pertaining to impact fee credit transfers. He requested to play a video that showed an example of an impact fee credit agreement, *Exhibit A*. Waldron questioned what the proportionate fair share agreement was regarding the subdivision that was discussed during the video. Phong Nguyen, Transportation Development Manager, explained the proportionate fair share agreement was roughly \$10 million and was transferable and impact fee creditable. Discussion ensued on the cost the Florida Department of Transportation would pay for roadways.

(10:23 a.m.) Whitehurst clarified that the credits were from developers overpaying their proportionate fair share obligation. Valliere responded. Blocker questioned whether the transferring credits would eliminate the obligations to the developer to fulfil the public benefit. Valliere responded. Discussion ensued on enforcing mechanisms to hold developers accountable.

(10:32 a.m.) Ingram clarified that on behalf of Grand Oaks, no agreement had been broken and they were in compliance.

(10:33 a.m.) Kalaidi voiced her concerns with the item being advertised as a meeting and not a workshop. She stated that no decision should be made at the meeting and advised there should be an advertised workshop to address the issue.

(10:35 a.m.) Dean requested staff to set a date for a workshop to address the mobility fees and accountability on impact fee credit enforcement. Conrad noted there was a process for impact fees in 2023 to address an impact fee analysis and a mobility fee was in process for the budget and would be a multiyear review.

(10:37 a.m.) *Consensus was given directing staff to schedule a workshop in March or April 2022, to address mobility fees, accountability of impact fee credits, and enforcement of non-compliance.*

(02/15/22 - 14 - 10:37 a.m.)

9. LOCAL GOVERNMENT INFRASTRUCTURE SURTAX OPTION. FOLLOWING THE JANUARY 25, 2022, GROWTH MANAGEMENT WORKSHOP AND THE FEBRUARY 1, 2022, BCC MEETING, STAFF WAS DIRECTED TO REVIEW EXISTING COUNTY INFRASTRUCTURE NEEDS AND PROVIDE A RECOMMENDED LIST OF CAPITAL IMPROVEMENT PROJECTS. THE

PRESENTATION INCLUDES ESTIMATED COSTS FOR COUNTYWIDE INFRASTRUCTURE IMPROVEMENTS AND PROPOSED FUNDING STRATEGY, FOR THE BOARD'S CONSIDERATION AND DISCUSSION

Hunter S. Conrad, County Administrator, presented details of the item, via PowerPoint, including the referendum timeline. He referenced a diagram and spoke on the current projects throughout the County, *Exhibit A*.

(10:48 a.m.) Dean clarified that a small portion of the surtax would go to the City of St. Augustine and City of St. Augustine Beach and stated the decision would be up to the residents in the County during the November election. Conrad noted that surtax was generated from 35 percent of the Tourist Development Tax and 65 percent was by residents.

(10:52 a.m.) Whitehurst questioned who was responsible for building the parks throughout the County. Conrad explained most of the parks were paid through a combination of impact fees, general revenue funds, or any available revenue funds.

(10:54 a.m.) Blocker requested options on bonding, surtax restrictions, and other Counties' infrastructure needs. Conrad explained timing and purpose restrictions on infrastructure.

(10:58 a.m.) Waldron questioned whether sunseting or renewing surtax would require Board action or another referendum. Conrad stated he would have to research the answer.

(10:59 a.m.) Arnold questioned what the process would be for prioritizing the surtax on a cash flow basis. Conrad explained staff would have to set it on an agenda for Board direction.

(11:00 a.m.) Joe McAnarney, 1005 Blackberry Lane, spoke on decisions and the process that put the County in its present position.

(11:03 a.m.) Mike Clare-Salzler, 405 Twelfth Street, questioned the expected revenue from the additional 1 percent and which projects would qualify for state funding.

(11:05 a.m.) Conrad clarified that the estimated revenue generated from the additional 1 percent was \$500 million.

(11:06 a.m.) Peter Royal, 345 Hefferon Drive, voiced his concerns with CDD fees, the developers influencing BCC members, approving development that does not get developed, taxpayers covering costs that developers should be paying, and developers influencing the Republican party in their favor.

(11:09 a.m.) Blake Paterson, 1127 South Marsh Wind Way, suggested the Board consider a surcharge on all impact fees, voiced his concerns with the cost to build certain projects, and questioned the cost of the park projects.

(11:11 a.m.) Nicole Crosby, 1169 Neck Road, Ponte Vedra, requested there be a map shown to provide information on where the \$220 million in road improvements were planned and how they would be improved, the rationale in detail of the money requested, along with drainage and sidewalk improvements. She also voiced her concerns with the Sheriff's training facility cost and the need for body cams and dash cams for officers. Additionally, she requested to see the exact boundaries for the \$80 million park projects.

(11:14 a.m.) Johnny Counts, 9470 Barrel Factory Road, spoke on his concerns with accountability on projects that should already be completed.

(11:17 a.m.) Chuck Labanowski, 1748 N. Cappero Drive, questioned how much the County had to put into the Comprehensive Annual Financial Report (CAFR) for state roads and what the percentage was that the County's responsibility.

(11:18 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on studies that were done regarding increasing sales tax that all failed.

(11:20 a.m.) Dean suggested to move forward with the democratic process and vote on the item.

(11:23 a.m.) Whitehurst questioned whether any of the projects on the list were state roads and whether federal funds could be used. Conrad stated the roads under current projects were County roads and that state funding was planned for a few of the roadways. Discussion ensued on grant funding for roadways.

(11:26 a.m.) Blocker requested staff to address Paterson's question regarding the \$25 million park project. Greg Caldwell, Director, Parks and Recreation, explained that there was currently an RFQ process to address certain park projects in the County. Discussion ensued on salary for law enforcements officers and infrastructure of lands.

(11:33 a.m.) Waldron questioned whether a consultant would be hired to help with the northwest section of the County. Caldwell responded. Waldron stated he would not be in support of the sales tax being bonded.

(11:37 a.m.) **Motion by Dean, seconded by Whitehurst, carried 4/1, with Waldron dissenting, to direct the office of the county attorney, to prepare a proposed one-percent local government infrastructure surtax ordinance, for first reading on March 1, 2022.**

Yea: Dean, Whitehurst, Blocker, Arnold

Nay: Waldron

(02/15/22 - 16 - 11:38 a.m.)

PUBLIC COMMENT

(11:38 a.m.) Craig Ansell, 133 Lagoon Forest Drive, voiced his concerns with his dog kennel that was turned down.

(11:41 a.m.) Nicole Crosby, 1169 Neck Road, requested that public comment be moved to a more convenient time during the agenda.

(11:42 a.m.) BJ Kalaidi, 8 Newcomb Street, voiced her concerns with agenda items being continued during the meeting and requested that public comment be moved back to the beginning of the agenda.

(11:44 a.m.) Chuck Labanowski, 1748 N. Cappero Drive, voiced his concerns with the cost of having additional studies to address parks.

Valliere left the meeting.

(02/15/22 - 17 - 11:45 a.m.)
COMMISSIONERS' REPORTS

Commissioner Blocker

No report.

Commissioner Waldron

(11:46 a.m.) Waldron congratulated Gabe Pellicer, Manager, St. Johns County Cultural Events Division, and the Amphitheatre on their nomination of Outdoor Venue of the Year. He also spoke on Senate Bill 1946 and requested the Board *to direct staff to prepare an ordinance (patterned after Volusia County) regarding derelict boats near facilities: homes, county facilities, etc.* (11:47 a.m.) *Consensus was given.*

Commissioner Whitehurst

(11:48 a.m.) Whitehurst answered Labanowski's question regarding studies addressing County parks.

Commissioner Arnold

No report.

Commissioner Dean

(11:49 a.m.) Dean expressed his concerns with the possible invasion of Ukraine.

(02/15/22 - 17 - 11:51 a.m.)
COUNTY ADMINISTRATOR'S REPORT

No report.

(02/15/22 - 17 - 11:51 a.m.)
COUNTY ATTORNEY'S REPORT

No report.

(02/15/22 - 17 - 11:51 a.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 11:51 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 598254-598287, totaling \$32,777.24 and Voucher Nos. 62821-62853, totaling \$47,808.23 (02/02/22)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 598288-598453, totaling \$1,001,503.56 and Voucher Nos. 62854-62932, totaling \$1,478,175.47 (02/07/22)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 598454-598462, totaling \$6,692 and Voucher Nos. 62933-62939, totaling \$6,228 (02/09/22)

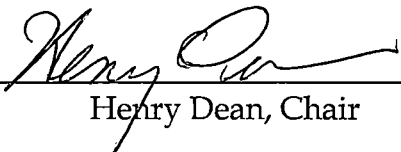
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 598463-598469, totaling \$2,689.89 and Voucher Nos. 62940-62941, totaling \$639.73 (02/10/22)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 62942-62943, totaling \$8,325.62 (02/10/22)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 598470-598721, totaling \$3,525,789.42 and Voucher Nos. 62944-63086, totaling \$6,229,822.37 (02/12/22)
7. St. Johns County Board of County Commissioners Check Register, Check No. 598722, totaling \$10 (02/16/22)

CORRESPONDENCE:


There was none.

Approved _____ March 1 _____, 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

