

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

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

Absent: David Migut, County Attorney

(03/15/22 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(03/15/22 - 1 - 9:00 a.m.)
ROLL CALL

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

(03/15/22 - 1 - 9:01 a.m.)
INVOCATION

Earl Glisson, Anchor Faith Church, gave the invocation.

(03/15/22 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Commissioner Whitehurst led the Pledge of Allegiance.

(03/15/22 - 1 - 9:04 a.m.)
CERTIFICATE OF RECOGNITION TO PROFESSIONAL SOCIAL WORKERS IN ST. JOHNS COUNTY

Dean presented a certificate of recognition to representatives with the National Association of Social Workers.

(03/15/22 - 1 - 9:06 a.m.)
CERTIFICATE OF RECOGNITION TO THE AMERICAN RED CROSS

Dean presented a certificate of recognition to Amber Bierfreund and representatives with the American Red Cross.

David Williams spoke on the importance of the American Red Cross and encouraged the public to volunteer.

(03/15/22 - 2 - 9:08 a.m.)

ACCEPTANCE OF CERTIFICATES OF APPRECIATION

Motion by Whitehurst, seconded by Arnold, carried 5/0, via roll call vote, to accept the certificates of appreciation.

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

Nay: None

(03/15/22 - 2 - 9:09 a.m.)

PUBLIC SAFETY UPDATE

(9:09 a.m.) Tara Wildes, Director of Corrections Division, St. Johns County Sheriff's Office, provided an update on The Players Championship, Orange Crush, and Bike Week and stated last week the Florida Commission on Accreditation for Corrections was received.

(9:10 a.m.) Chief Jeff Prevatt, Fire Rescue, provided an update on the task force that was sent to the panhandle to address a wildfire.

(03/15/22 - 2 - 9:12 a.m.)

CLERK OF COURT'S REPORT

(9:12 a.m.) Brandon J. Patty provided an update on Government in the Sunshine Week and the importance of public access to records.

(03/15/22 - 2 - 9:13 a.m.)

DELETIONS TO THE CONSENT AGENDA

Bulthuis requested that Consent Agenda Item 18 be pulled.

(9:14 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of removing Consent Agenda Item 18, due to the cost. He suggested the Board adopt a resolution, under Florida Statute 127.03.3, to require constitutional officers to submit their tentative budgets by May 1.

(03/15/22 - 2 - 9:14 a.m.)

APPROVAL OF CONSENT AGENDA

Motion by Whitehurst, seconded by Blocker, carried 5/0, via roll call vote, to approve the Consent Agenda, as amended.

Yea: Whitehurst, Blocker, Arnold, Dean, Waldron

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2022-68**, approving the final plat for Whisper Creek, Phase 9, Unit B

RESOLUTION NO. 2022-68

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WHISPER CREEK, PHASE 9, UNIT B

3. Motion to adopt **Resolution No. 2022-69**, accepting deeds of dedication for the right-of-way of a portion of County Road 305; and authorizing the chair of the Board, to execute a Termination and Release of an Easement, on behalf of the County

Proof of publication of the notice of public hearing on an Exchange of County Property, was received, having been published in *The St. Augustine Record* on February 22, 2022, and March 1, 2022.

RESOLUTION NO. 2022-69

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY, BY ACCEPTING DEEDS OF DEDICATION IN CONNECTION WITH A PORTION OF COUNTY ROAD 305; AND AUTHORIZING THE CHAIR OF THE BOARD, TO EXECUTE A TERMINATION AND RELEASE OF EASEMENT, ON BEHALF OF THE COUNTY

4. Motion to adopt **Resolution No. 2022-70**, accepting an Easement for Utilities and a Warranty associated with the water system, to serve Circle K at Mission Trace, located on State Road 16

RESOLUTION NO. 2022-70

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A WARRANTY ASSOCIATED WITH THE WATER SYSTEM, TO SERVE CIRCLE K AT MISSION TRACE, LOCATED ON STATE ROAD 16

5. Motion to adopt **Resolution No. 2022-71**, accepting Grant of Easements and Temporary Construction Easement, to St. Johns County, required for the Armstrong CDBG Drainage Improvement Project

RESOLUTION NO. 2022-71

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENT, TO ST. JOHNS COUNTY, REQUIRED FOR THE ARMSTRONG CDBG DRAINAGE IMPROVEMENT PROJECT

6. Motion to adopt **Resolution No. 2022-72**, approving the terms and conditions of two Purchase and Sale Agreements; and authorizing the county administrator, or designee, to execute the agreements, on behalf of the County, for the S. Holmes Boulevard CDBG Drainage Project

RESOLUTION NO. 2022-72

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

7. Motion to adopt **Resolution No. 2022-73**, accepting a Bill of Sale and Schedule of Values, conveying the right-of-way improvements associated with the Escambia Street public pedestrian beach access and dune crossing walkover, together with a Final Release of Lien and Warranty; amending the Fiscal Year 2022 General Fund Budget, to receive unanticipated revenue; and authorizing expenditure of the unanticipated revenue, by the Parks and Recreation Department

RESOLUTION NO. 2022-73

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING THE RIGHT-OF-WAY IMPROVEMENTS ASSOCIATED WITH THE ESCAMBIA STREET PUBLIC PEDESTRIAN BEACH ACCESS AND DUNE CROSSING WALKOVER, TOGETHER WITH A FINAL RELEASE OF LIEN AND WARRANTY; AMENDING THE FISCAL YEAR 2022 GENERAL FUND BUDGET, TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZING EXPENDITURE OF THE UNANTICIPATED REVENUE, BY THE PARKS AND RECREATION DEPARTMENT

8. Motion to adopt **Resolution No. 2022-74**, authorizing the county administrator, or designee, to enter into negotiations with Eisman & Russo, Inc., as the top ranked firm under RFQ No. 22-14, Construction Engineering & Inspection (CEI) Services for CR-210 Widening, from Greenbriar Road to Cimarrone Boulevard, and upon successful negotiations, to award and execute a contract, in substantially the same form and format as attached, for completion of the work, or to conduct negotiations with the next successively ranked firm, as required, until an agreement is reached or it no longer serves the best interest of the County to proceed

RESOLUTION NO. 2022-74

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH EISMAN & RUSSO, INC., AS THE TOP RANKED FIRM UNDER RFQ NO. 22-14, CONSTRUCTION ENGINEERING AND INSPECTION (CEI) SERVICES FOR CR-210 WIDENING, FROM GREENBRIAR ROAD TO CIMARRONE BOULEVARD, AND UPON SUCCESSFUL

**NEGOTIATIONS, AWARD AND EXECUTE A
CONTRACT FOR COMPLETION OF THE WORK**

9. Motion to adopt **Resolution No. 2022-75**, authorizing the county administrator, or designee, to enter into negotiations with England-Thims & Miller, Inc., as the top ranked firm under RFQ No. 22-08, CR-2209 Central Segment Roadway Design & Permitting, and upon successful negotiations, to award and execute a contract, in substantially the same form and format as attached, for completion of the work, or to conduct negotiations with the next successively ranked firm, as required, until an agreement is reached or it no longer serves the best interest of the County to proceed

RESOLUTION NO. 2022-75

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH ENGLAND-THIMS & MILLER, INC., AS THE TOP RANKED FIRM UNDER RFQ NO. 22-08, CR-2209 CENTRAL SEGMENT ROADWAY DESIGN & PERMITTING, AND UPON SUCCESSFUL NEGOTIATIONS, AWARD AND EXECUTE A CONTRACT, FOR COMPLETION OF THE WORK

10. Motion to adopt **Resolution No. 2022-76**, authorizing the county administrator, or designee, to enter into negotiations, and upon successful negotiations, execute a contract with ClearGov, Inc., for provision of the services as specified in RFP No. 22-28, and as negotiated. In the event negotiations are unsuccessful, the county administrator, or designee, is authorized to cease negotiations, and enter into negotiations with the next successively ranked firm in order to come to agreement over terms and conditions, or to reject all proposals, in order to serve the best interest of the County

RESOLUTION NO. 2022-76

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH CLEARGOV, INC., AS THE TOP RANKED FIRM UNDER RFP NO. 22-28, FINANCIAL PLAN AUTOMATION & DASHBOARDS, AND UPON SUCCESSFUL NEGOTIATIONS, AWARD AND EXECUTE A CONTRACT FOR PERFORMANCE OF THE SERVICES

11. Motion to adopt **Resolution No. 2022-77**, authorizing the county administrator, or his designee, to execute Task Order No. 89, with A.W.A. Contracting Co., Inc., to replace the sidewalk on L'Atrium Drive and L'Atrium Circle, as specified, for an amount not to exceed \$297,107.86, in accordance with the Master Contract under Bid No. 18-14, Countywide Roadway Drainage & Infrastructure Maintenance (Master Contract No. 17-MCC-AWA-08972)

RESOLUTION NO. 2022-77

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

AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A TASK ORDER WITH A.W.A. CONTRACTING CO., INC., TO COMPLETE INSTALLATION OF SIDEWALK ON L'ATRIUM DRIVE AND L'ATRIUM CIRCLE, AS SPECIFIED UNDER BID NO. 18-14 (MASTER CONTRACT NO. 17-MCC-AWA-08972)

12. Motion to adopt **Resolution No. 2022-78**, authorizing the county administrator, or his designee, to award Bid No. 22-36, Sale of Real Property Located at 4951 State Road 207, Elkton, FL, 32033, to James Alvarez and Wendy Alvarez as the highest, responsive, responsible bidder, and execute a Purchase and Sale Agreement, in substantially the same form and format as attached hereto, for the sale of real property, located at 4951 State Road 207, Elkton, FL, 32033, as provided in Bid No. 22-36

RESOLUTION NO. 2022-78

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-36, SALE OF REAL PROPERTY LOCATED AT 4951 STATE ROAD 207, ELKTON, FL, 32033, AND EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE SALE

13. Motion to adopt **Resolution No. 2022-79**, authorizing the county administrator, or his designee, to award Bid No. 22-49, Commercial Solid Waste Collection Services to Waste Pro of Florida, Inc., as the lowest, responsive, responsible bidder for both solid waste and recycling, and to execute a contract, in substantially same form and format as attached hereto, for performance of the services in accordance with the requirements of Bid No. 22-49

RESOLUTION NO. 2022-79

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-49, COMMERCIAL SOLID WASTE COLLECTION SERVICES TO WASTE PRO OF FLORIDA, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR PERFORMANCE OF THE REQUIRED SERVICES

14. Motion to adopt **Resolution No. 2022-80**, authorizing the county administrator, or designee, to execute and issue a purchase order to Alfa Laval, Inc., for the single source purchase of one ISO-Disc Cloth Filter, at a total price of \$370,114

RESOLUTION NO. 2022-80

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND EXECUTE A PURCHASE ORDER FOR AN ISO-DISC CLOTH FILTER, FROM ALFA LAVAL, INC.

15. Motion to adopt **Resolution No. 2022-81**, authorizing the county administrator, or his designee, to award Bid No. 22-43, SJC Facilities Carpet & Hard Surface Deep Clean Care to Southern Cleaning Service, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract, in substantially the same form and format as attached hereto, for performance of the required services, in accordance with the Bid Documents and Contract Documents Total Annual Bid of \$58,994

RESOLUTION NO. 2022-81

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-43, SJC FACILITIES CARPET & HARD SURFACE DEEP CLEAN CARE TO SOUTHERN CLEANING SERVICE, INC., AS THE LOWEST RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE A CONTRACT FOR THE PERFORMANCE OF THE SERVICES, IN ACCORDANCE WITH THE BID DOCUMENTS AND CONTRACT DOCUMENTS

16. Motion to adopt **Resolution No. 2022-82**, authorizing the county administrator, or his designee, to piggyback the Sourcewell Contract No. 101221-VAC, and to execute and issue a purchase order to Southern Sewer Equipment Sales for one Titan Combination Jet/Vacuum Sewer Cleaner, in the amount of \$426,579, subject to the terms and conditions of the stated contract

RESOLUTION NO. 2022-82

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK THE SOURCEWELL CONTRACT NO. 101221-VAC, AND TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE OF ONE NEW TITAN COMBINATION JET/VACUUM SEWER CLEANER, FROM SOUTHERN SEWER EQUIPMENT SALES, FOR THE SJC UTILITY DEPARTMENT

17. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of same in accordance with Purchasing Policy 308 and Florida Statute 274

(Consent Agenda Item 18 was pulled.)

18. Motion to adopt a resolution approving the issuance by the St. Johns County Industrial Development Authority of its Revenue Bonds (Flagler Health), Series 2022, in an aggregate principal amount, not to exceed \$330,000,000
19. Motion to adopt **Resolution No. 2022-83**, approving and authorizing the county administrator, or his designee, to submit a completed FIND Grant Application, on behalf of the St. Johns County Parks and Recreation Department, for funding design of parking improvements at the Riverdale Boat Ramp

RESOLUTION NO. 2022-83

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR

**DESIGNEE, TO SUBMIT A GRANT APPLICATION TO
THE FLORIDA INLAND NAVIGATION DISTRICT FOR
FUNDING PARKING IMPROVEMENTS TO RIVERDALE
BOAT RAMP**

20. Motion to approve the transfer of \$2,658,651, from the Fire/EMS Impact Fee fund, for the purchase of Fire and Rescue apparatus which will respond from new Fire Station 11

21. Motion for approval of minutes:
 - 03/01/22, BCC Regular

22. Proofs:
 - a. Proof: Notice of Meeting, Cancellation of Regular Meeting of the Board of County Commissioners on January 4, 2022, published on January 2, 2022, in *The St. Augustine Record*
 - b. Proof: Notice of Meeting, Amending Ordinance 1988-26, published on January 4, 2022, in *The St. Augustine Record*
 - c. Proof: Request for Bids, Bid No. 22-47, St. Johns County Jail Air Conditioner Duct Replacement, published on January 7, 2022, and January 14, 2022, in *The St. Augustine Record*
 - d. Proof: Request for Bids, Bid No. 22-51, Construction of Old Moultrie Road Improvements from US 1 to Summerhill Circle, published on January 12, 2022, and January 19, 2022, in *The St. Augustine Record*
 - e. Proof: Request for Qualifications, RFQ No. 22-52, Design & Permitting of Woodlawn Road Corridor Improvements, published on January 12, 2022, and January 19, 2022, in *The St. Augustine Record*
 - f. Proof: Request for Bids, Bid No. 22-48, Golf Ball Retrieval, published on January 13, 2022, and January 20, 2022, in *The St. Augustine Record*
 - g. Proof: Request for Bids, Bid No. 22-36, Sale of Real Property Located at 4951 State Road 207, Elkton, FL 32033, published on January 14, 2022, and January 21, 2022, in *The St. Augustine Record*
 - h. Proof: Request for Bids, Bid No. 22-49, Commercial Solid Waste Collection Services, Published on January 14, 2022, and January 21, 2022, in *The St. Augustine Record*
 - i. Proof: Request for Bids, Bid No. 22-50, Storage Area Network (SAN) Expansion, published on January 14, 2022, and January 21, 2022, in *The St. Augustine Record*
 - j. Proof: Request for Bids, Bid No. 22-11, Landfill Maintenance Services, published on January 24, 2022, and January 31, 2022, in *The St. Augustine Record*
 - k. Proof: Request for Bids, Bid No. 22-12, Vehicle Scale Inspections and Maintenance/Repairs for SJC Solid Waste Division, published on January 24, 2022, and January 31, 2022, in *The St. Augustine Record*
 - l. Proof: Notice of Meeting, Workshop on Tuesday, January 25, 2022, regarding topics related to managing future growth and addressing infrastructure needs in the County, published on January 11, 2022, in *The St. Augustine Record*

(03/15/22 - 8 - 9:16 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Dean requested that Regular Agenda Item 14 be pulled, and that Regular Agenda Item 16 be time certain at 10:00 a.m.

The Regular Agenda was approved, as amended, by unanimous consensus.

(03/15/22 - 9 - 9:17 a.m.)

1. PUBLIC HEARING - CPA (SS) 2021-19, PACETTI BURCHFIELD FAMILY. REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 8.6 ACRES OF LAND FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A). THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF SAINT MARKS POND BOULEVARD, APPROXIMATELY 2.5 MILES FROM INTERNATIONAL GOLF PARKWAY. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AT ITS REGULARLY SCHEDULED MEETING ON FEBRUARY 17, 2022, AND UNANIMOUSLY VOTED 7 TO 0 TO RECOMMEND APPROVAL. AGENCY MEMBERS DISCUSSED THE WETLANDS ONSITE, ACCESS TO THE PROPERTY, AND THE PROPOSED PLACEMENT OF THE FOUR HOMES. THERE WAS NO PUBLIC COMMENT

Proof of publication of the notice of public hearing on CPA (SS) 2021-19, Pacetti Burchfield Family, was received, having been published in *The St. Augustine Record* on January 21, 2022.

Douglas N. Burnett, St. Johns Law Group, 104 Seagrove Mainstreet, representing the applicant, presented details of the item, via PowerPoint.

Motion by Dean, seconded by Waldron, carried 5/0, via roll call vote, to enact Ordinance No. 2022-16, approving CPA(SS) 2021-19, Pacetti Burchfield Family, a request for a Small-Scale Comprehensive Plan Amendment, to change 8.6 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A), based upon four findings of fact, as provided in the staff report.

Yea: Dean, Whitehurst, Blocker, Arnold, Waldron

Nay: None

ORDINANCE NO. 2022-16

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), FOR APPROXIMATELY 8.6 ACRES OF LAND, LOCATED SOUTH OF SAINT MARKS POND BOULEVARD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(03/15/22 - 9 - 9:22 a.m.)

2. PUBLIC HEARING - REZ 2021-36, 205 COMMERCIAL DRIVE REZONING. REQUEST TO REZONE, APPROXIMATELY 9 ACRES OF LAND FROM INDUSTRIAL WAREHOUSING (IW), WITH CONDITIONS, TO COMMERCIAL WAREHOUSE (CW). THIS ITEM WAS HEARD BEFORE THE PLANNING AND ZONING AGENCY, AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON FEBRUARY 3, 2022, AND WAS RECOMMENDED FOR APPROVAL, WITH A 6-0 VOTE

Proof of publication of the notice of public hearing on REZ 2021-36, 205 Commercial Drive Rezoning, was received, having been published in *The St. Augustine Record* on January 7, 2022.

Ex parte communications were disclosed.

Karen M. Taylor, Land Planner, 77 Saragossa Street, representing the applicant, presented details of the item, via PowerPoint.

(9:29 a.m.) Valliere disclosed the dates that the Board members met with the applicant.

Motion by Arnold, seconded by Blocker, carried 5/0, via roll call vote, to enact Ordinance No. 2022-17, approving REZ 2021-36, 205 Commercial Drive Rezoning, based on four Findings of Fact, as provided in the staff report.

Yea: Arnold, Blocker, Dean, Whitehurst, Waldron

Nay: None

ORDINANCE NO. 2022-17

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER, FROM THE PRESENT ZONING CLASSIFICATION OF INDUSTRIAL, WAREHOUSING (IW), WITH CONDITIONS, TO COMMERCIAL WAREHOUSE (CW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(03/15/22 - 10 - 9:30 a.m.)

3. PUBLIC HEARING - MAJMOD21-18, PACETTI ROAD PLAZA PUD. REQUEST FOR A MAJOR MODIFICATION TO THE PACETTI ROAD PLAZA PUD (ORD. NO. 2010-01, AS AMENDED), TO INCREASE ALLOWABLE RETAIL AND OFFICE SQUARE FOOTAGE FROM 36,403 SQUARE FEET TO 114,003 SQUARE FEET, TO ALLOW FOR A SELF-STORAGE FACILITY. THE PLANNING AND ZONING AGENCY VOTED 5-1, TO RECOMMEND APPROVAL OF THIS MAJOR MODIFICATION, AT ITS REGULARLY SCHEDULED MEETING, ON FEBRUARY 3, 2022

Proof of publication of the notice of public hearing on MAJMOD21-18, Pacetti Road Plaza PUD, was received, having been published in *The St. Augustine Record* on January 7, 2022.

Ex parte communications were disclosed.

Douglas N. Burnett, St. Johns Law Group, 104 Seagrove Mainstreet, representing the applicant, presented the details of the item, via PowerPoint.

(9:37 a.m.) Peggy Hutchinson, 678 McKenzie Circle, voiced her concerns with the location of the storage facility and safety.

(9:39 a.m.) Chuck Labanowski, 1748 N. Caperro Drive, spoke in opposition of the request with concerns on the total number of storage facilities throughout the county, via PowerPoint.

(9:42 a.m.) Ed Slavin, P.O. Box 3084, voiced his concerns with the request due to the lack of information and requested that transcripts from the Planning and Zoning Agency meetings be included.

(9:43 a.m.) BJ Kalaidi, 8 Newcomb Street, voiced her concerns with the location of the proposed storage unit.

(9:46 a.m.) Burnett clarified a community meeting was held; however, no one from the public attended. He provided feedback on the concerns made by the public.

(9:50 a.m.) Arnold questioned if Burnett had any renderings of the buffers. Burnett responded.

Motion by Arnold, seconded by Whitehurst, carried 4/1, with Blocker dissenting, via roll call vote, to enact Ordinance No. 2022-18, MAJMOD 2021-18, Pacetti Road Plaza PUD, based upon six findings of fact, as provided in the staff report.

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

ORDINANCE NO. 2022-18

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PACETTI ROAD PLAZA, PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2010-01, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(03/15/22 - 11 - 9:53 a.m.)

4. PUBLIC HEARING - CPA (SS) 2021-18, 6075 WINIFRED MASTERS. A REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION, OF APPROXIMATELY 3.9 ACRES, FROM AGRICULTURE-INTENSIVE (A-I) TO RESIDENTIAL-A, TO ALLOW FOR A DIVISION FOR ONE ADDITIONAL DWELLING UNIT. THE PROPERTY IS LOCATED AT 6075 WINIFRED MASTERS ROAD. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 6-0 VOTE, AT ITS FEBRUARY 3, 2022, REGULAR MEETING

Proof of publication of the notice of public hearing on CPA (SS) 2021-18, 6075 Winifred Masters, was received, having been published in *The St. Augustine Record* on January 8, 2022.

Ryan Westover, 6075 N. Masters Drive, owner, presented the details of the item, via PowerPoint.

Motion by Arnold, seconded by Whitehurst, carried 5/0, via roll call vote, to enact Ordinance No. 2022-19, approving CPA (SS) 2021-18, 6075 Winifred Masters, subject to four findings of fact, as provided in the staff report.

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

ORDINANCE NO. 2022-19

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 AGRICULTURAL-INTENSIVE (A-I) TO RESIDENTIAL-A, FOR APPROXIMATELY 3.9 ACRES OF LAND, LOCATED AT 6075 WINIFRED

**MASTERS ROAD; PROVIDING FOR FINDINGS OF
FACT; FINDINGS OF CONSISTENCY; SEVERABILITY;
AND AN EFFECTIVE DATE**

The Board moved to Regular Agenda Item 16.

(03/15/22 - 12 - 11:40 a.m.)

5. PUBLIC HEARING - CPA (SS) 2021-16, MAC V. PROPERTY. ADOPTION OF CPA (SS) 2021-16, MAC V. PROPERTY, A REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION, OF APPROXIMATELY 49 ACRES OF LAND, LOCATED ALONG THE SOUTHWESTERN PORTION OF STATE ROAD 16 (S.R.), WEST OF INTERSTATE 95, FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-C (RES-C), WITH A TEXT AMENDMENT LIMITING RESIDENTIAL USES ON THE SUBJECT PROPERTY TO A MAXIMUM 118 SINGLE FAMILY DWELLING UNITS. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY (PZA) AT THEIR REGULARLY SCHEDULED PUBLIC HEARING, ON FEBRUARY 17, 2022, AND WAS RECOMMENDED FOR APPROVAL, 4-3

Proof of publication of the notice of public hearing on CPA (SS) 2021-16, Mac V. Property, was received, having been published in *The St. Augustine Record* on January 21, 2022.

Regular Agenda Items 5 and 6 were heard together.

Ex parte communications were disclosed.

(11:42 a.m.) Bryan Gaines, RVI Planning, 2600 Maitland Center Parkway, Maitland, Florida, representing the applicant, presented the details of the item, via PowerPoint. Douglas Burnett, St. Johns Law Group, 104 Seagrove Mainstreet, provided additional information on the new construction and new schools and referenced an aerial map, *Exhibit A*.

(11:58 a.m.) Chuck Labanowski, 1748 N. Caperro Drive, questioned who would be responsible for the pond; spoke on his concerns with traffic and safety; and referenced maps and a list of development names in the area, *Exhibit B*.

(12:01 p.m.) Ed Slavin, P.O. Box 3084, voiced his concerns with other developments in the area and the need for affordable housing.

(12:04 p.m.) Beth Breeding, 10175 Fortune Parkway, Jacksonville, Florida, spoke in support of the project.

(12:05 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of the request, with concerns on affordable housing, safety, and traffic.

(12:08 p.m.) Burnett provided additional information related to the concerns of the public and agreed to a one-half acre of storm water capacity on the site and construction plan approval. Gaines explained that the pond would be maintained by the homeowner's association and the access point entering the development.

(12:13 p.m.) Whitehurst questioned who would oversee the pond maintenance and whether impact fee credits would be sought for the pond. Gaines and Burnett responded. Whitehurst questioned due to the roadway being low on the transportation list what the timeline would be to complete the roadway. Phong Nguyen, Transportation Development Manager, explained that due to there being four counties within the transportation planning organization it would have to fall within the top five projects in

the County and spoke on the cost of the roadway. Discussion ensued on the timeframe to complete the roadways and funding.

(12:20 p.m.) Arnold questioned whether the applicant would be willing to put a pause on the project until they would be able to sell the first house. David Coon, Vice President of Taylor Morrison, Inc., explained that the company was not the current owner of the property and would have to go to the corporate office in Phoenix, AZ to seek approval to close. He stated that to delay the project for two years that it would put the company out of contract with the seller and they would not be able to close. Arnold also questioned with the donation of the stormwater site, how much closer it would get them to what they need in terms of ponds for that section of the roadway. Nguyen explained 12 acres of pond site would be donated.

(12:22 p.m.) Waldron voiced his concerns with the proportionate fair share, the pond, and questioned the number of units that were in the area on S.R. 16. Mike Roberson, Director of Growth Management, provided information on developments that were approved in the area and stated that they were not yet built. Discussion ensued.

(12:29 p.m.) Arnold voiced her concerns with the timing of the project. Burnett explained Coon committed to not selling a home for the first 18 months of approval.

(12:29 p.m.) Motion by Arnold, seconded by Whitehurst, carried 5/0, via roll call vote, to deny CPA (SS) 2021-16, Mac V. Property, based on four findings of fact, as provided in the staff report.

Yea: Arnold, Whitehurst, Waldron, Dean, Blocker

Nay: None

(03/15/22 - 13 - 11:40 a.m.)

6. PUBLIC HEARING - PUD 2021-14, MAC V. PROPERTY. REQUEST TO REZONE APPROXIMATELY 49 ACRES OF LAND, FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR A MAXIMUM 118 SINGLE FAMILY DWELLING UNITS. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY (PZA), AT THEIR REGULARLY SCHEDULED PUBLIC HEARING, ON FEBRUARY 17, 2022, AND WAS RECOMMENDED FOR APPROVAL, 4-3

Proof of publication of the notice of public hearing on PUD 2021-14, Mac V. Property, was received, having been published in *The St. Augustine Record* on January 21, 2022.

Discussion occurred during Regular Agenda Item 5.

(12:31 p.m.) Motion by Arnold, seconded by Whitehurst, carried 5/0, via roll call vote, to deny PUD 2021-14, Mac V. Property, based on ten findings of fact, as provided within the staff report.

Yea: Arnold, Whitehurst, Waldron, Blocker, Dean

Nay: None

(03/15/22 - 13 - 12:31 a.m.)

7. PUBLIC HEARING - REZ 2021-33, OAK TRAIL PRESERVE. REQUEST TO REZONE APPROXIMATELY 36.24 ACRES, FROM PLANNED UNIT DEVELOPMENT (PUD) TO OPEN RURAL (OR), LOCATED ALONG THE EAST SIDE OF NORTH ROSCOE BOULEVARD AND INCLUDES A PORTION OF NORTH WILDERNESS TRAIL. THIS ITEM WAS HEARD BEFORE THE PLANNING AND ZONING AGENCY, AT THEIR REGULARLY SCHEDULED

PUBLIC HEARING ON FEBRUARY 3, 2022, AND WAS RECOMMENDED FOR APPROVAL, WITH A 6-0 VOTE

Proof of publication of the notice of public hearing on REZ 2021-33, Oak Trail Preserve, was received, having been published in *The St. Augustine Record* on January 7, 2022.

Ex parte communications were disclosed.

Karen M. Taylor, Land Planner, 77 Saragossa Street, representing the applicant, presented the details of the item, via PowerPoint.

(12:37 p.m.) **Motion by Blocker, seconded by Whitehurst, carried 5/0, via roll call vote, to enact Ordinance No. 2022-20, approving REZ 2021-33, Oak Trail Preserve, based on four findings of fact, as provided in the staff report.**

Yea: Blocker, Whitehurst, Arnold, Dean, Waldron

Nay: None

ORDINANCE NO. 2022-20

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 OPEN RURAL (OR); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

The meeting recessed at 12:38 p.m. and reconvened at 1:10 p.m. with Commissioners Dean, Blocker, Arnold, and Whitehurst; Commissioner Waldron participating remotely; Conrad, Bradley, Bulthuis, Valliere, and Deputy Clerk, Sindy Wiseman present.

(03/15/22 - 14 - 1:12 p.m.)

8. **PONTE VEDRA BOULEVARD, DUAL DRIVEWAY AMENDMENT - ADOPTION. THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD, VOTED 5-0, TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENT**

Jacob Smith, Growth Management, presented details of the item, providing the language from the Ponte Vedra Zoning District code, *Exhibit A*.

Motion by Blocker, seconded by Whitehurst, carried 5/0, by roll call vote, to enact Ordinance No. 2022-21, approving changes to amend Section III, of the Ponte Vedra Zoning District Regulations, relating to driveway separation.

Yea: Dean, Whitehurst, Waldron, Blocker, Arnold

Nay: None

ORDINANCE NO. 2022-21

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE PONTE VEDRA ZONING DISTRICT REGULATIONS, ORDINANCE NO. 2003-05, AS AMENDED, AMENDING SECTION III TO MODIFY DRIVEWAY SEPARATION REQUIREMENTS AND LIMITATIONS; PROVIDING FOR FINDINGS OF FACT;

PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE PONTE VEDRA ZONING DISTRICT REGULATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

(03/15/22 - 15 - 1:15 p.m.)

9. ROAD IMPACT FEE CREDIT TRANSFER - FOUNTAINS SOUTH PUD (DAR INVESTMENTS ONE, LLC,). RECENT AMENDMENTS TO SECTION 163.31801, F.S., OF THE IMPACT FEE STATUTE, ALLOW IMPACT FEE CREDIT HOLDERS TO ASSIGN AND TRANSFER UNUSED CREDITS TO DEVELOPMENT PROJECTS, WITHIN THE COUNTY, AND WHICH RECEIVE BENEFITS FROM THE IMPROVEMENT OR CONTRIBUTION THAT GENERATED THE CREDITS. THIS OPTION APPLIES TO ALL UNUSED IMPACT FEE CREDITS REGARDLESS OF WHETHER THEY WERE ESTABLISHED BEFORE THE STATUTORY AMENDMENT. THE STANDARD LANGUAGE IN THE COUNTY'S PROPORTIONATE FAIR SHARE AND IMPACT FEE AGREEMENTS ALLOW FOR THE ASSIGNMENT OF UNUSED IMPACT FEE CREDITS, WITH APPROVAL OF THE COUNTY. DAR INVESTMENTS ONE, LLC, HAS REQUESTED TRANSFER OF THE ROAD IMPACT FEE CREDIT AWARDED TO THE FOUNTAINS SOUTH PUD (FKA ST. JOHNS COMMONS, AT CR 210) PURSUANT TO THE AMENDED CONCURRENCY AND IMPACT FEE AGREEMENT BETWEEN DAR INVESTMENTS ONE, LLC, AND ST. JOHNS COUNTY, APPROVED JULY 10, 2019, RECORDED IN BOOK 4759 PAGE 521 (ATTACHED FOR REFERENCE). THE SUBJECT AGREEMENT, AS AMENDED, PROVIDED FOR THE DEDICATION OF RIGHT-OF-WAY FOR CR 210, IN EXCHANGE FOR IMPACT FEE CREDIT, IN THE AMOUNT OF \$760,000. THE CR 210 RIGHT-OF-WAY HAS BEEN CONVEYED TO THE COUNTY. THE REQUEST IS TO ALLOW THE UNUSED ROAD IMPACT FEE CREDIT TO BE USED FOR THE FOUNTAINS NORTH PUD AND THE FOUNTAINS EAST PUD, BOTH OF WHICH ARE LOCATED ADJACENT TO THE FOUNTAINS SOUTH PUD. THE THREE PUDS ARE CONNECTED AND SHARE THE SAME ACCESS POINTS TO CR 210. THE THREE PUDS ARE ALL LOCATED IN IMPACT FEE DISTRICT 2. THE CURRENT BALANCE OF UNUSED ROAD IMPACT FEE CREDIT IS \$573,101.98. STAFF HAS NO OBJECTION TO THE REQUEST TO USE ANY PORTION OF THE UNUSED ROAD IMPACT FEE CREDIT AWARDED TO THE FOUNTAINS SOUTH PUD, FOR THE FOUNTAINS NORTH PUD AND/OR THE FOUNTAINS EAST PUD, AND FINDS THE REQUEST MEETS THE REQUIREMENTS OF FLORIDA STATUTE

Tom Ingram, Sodl & Ingram Law Firm, 233 East Bay Street, Suite 1113, Jacksonville, Florida, representing the applicant, presented details of the request, via PowerPoint.

(1:18 p.m.) Blocker clarified that transfer of the fee credits didn't eliminate any requirements of the developer. Ingram stated that the developer would still fulfill any requirements for the development.

(1:18 p.m.) Ed Slavin, P.O. Box 3084, requested that the Board require all developers to provide a list of the beneficial owners and investors of every project.

(1:20 p.m.) BJ Kalaidi, 8 Newcomb Street, stated her opinion that the impact fee credit transfer presentation from the February 15, 2022, BCC meeting, was not properly advertised as a workshop. Additionally, she stated that the letter from the attorney, dated October 25, 2021, provided in the Board's packet, did not show the exact amount to be transferred, and requested the exact amount.

(1:22 p.m.) Motion by Whitehurst, seconded by Blocker, carried 5/0, by roll call vote, to adopt Resolution No. 2022-84, approving use of the unused road impact fee credits awarded to the Fountains South PUD, within the Fountains North PUD and/or the Fountains East PUD, finding the request consistent with Florida Statute.

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

RESOLUTION NO. 2022-84

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE THE USE OF UNUSED ROAD IMPACT FEE CREDITS FROM THE FOUNTAINS SOUTH PUD TO THE FOUNTAINS NORTH PUD AND THE FOUNTAINS EAST PUD

(03/15/22 - 16 - 1:22 p.m.)

10. ROAD IMPACT FEE CREDIT TRANSFER - VININGS PUD (A & S LAND DEVELOPMENT COMPANY). THE STANDARD LANGUAGE IN THE COUNTY'S PROPORTIONATE FAIR SHARE AND IMPACT FEE AGREEMENTS ALLOWS FOR THE ASSIGNMENT OF UNUSED ROAD IMPACT FEE CREDITS, WITH APPROVAL OF THE COUNTY. SECTION 13 OF THE COUNTY'S ROAD IMPACT FEE ORDINANCE ALSO PROVIDES THAT CREDIT CANNOT BE TRANSFERRED, WITHOUT APPROVAL OF THE COUNTY. RECENT AMENDMENTS TO SECTION 163.31801(10), F.S., OF THE IMPACT FEE STATUTE ALLOW IMPACT FEE CREDIT HOLDERS TO ASSIGN AND TRANSFER UNUSED CREDITS TO DEVELOPMENT PROJECTS, UNDER CERTAIN CIRCUMSTANCES. THIS OPTION APPLIES TO ALL UNUSED IMPACT FEE CREDITS, REGARDLESS OF WHETHER THEY WERE ESTABLISHED BEFORE THE STATUTORY AMENDMENT. A & S LAND DEVELOPMENT COMPANY HAS REQUESTED TRANSFER OF THE REMAINING ROAD IMPACT FEES CREDIT AWARDED TO THE VININGS PUD, PURSUANT TO DEVELOPMENT AND IMPACT FEE AGREEMENT (AGREEMENT) BETWEEN STONEHURST PLANTATION, INC., A & S LAND DEVELOPMENT COMPANY, KKP CHIPPEWA, LTD, AND ST. JOHNS COUNTY, APPROVED JANUARY 9, 2001, RECORDED IN OR BOOK 1559 PG 800 (ATTACHED FOR REFERENCE). THE PURPOSE OF THE AGREEMENT IS TO RECOGNIZE THE DEVELOPER'S TRANSPORTATION CONTRIBUTIONS, AS PROVIDING SIGNIFICANT BENEFIT TO THE IMPACTED TRANSPORTATION SYSTEM, IN THE AREA AROUND THE PROPOSED PROJECT. THE SUBJECT AGREEMENT PROVIDED FOR THE WIDENING OF A PORTION OF CR 210 WEST OF I-95, TO FOUR LANES AND AWARDED ROAD IMPACT FEE CREDIT TO THE PROJECTS THAT ARE A PARTY TO THE AGREEMENT. THE VININGS PUD, WHICH IS LOCATED WEST OF I-95, IN IMPACT FEE DISTRICT 1, IS BUILT OUT AND HAS AN UNUSED ROAD IMPACT FEE CREDIT BALANCE OF \$153,000. THE REQUEST IS TO TRANSFER THE CREDIT TO THE BRIDGEWATER PUD, LOCATED ON CR 210, EAST OF I-95 IN IMPACT FEE DISTRICT 2. SINCE THE TRANSFER IS NOT WITHIN THE SAME IMPACT FEE ZONE, THE ROAD IMPACT FEE ORDINANCE AND IMPACT FEE STATUTES REQUIRES THAT THE IMPROVEMENTS, FOR WHICH THE CREDIT WAS AWARDED, MUST BE A BENEFIT TO THE RECEIVING DEVELOPMENT PROJECT. THE REVIEW STANDARD FOR CONCURRENCY IMPACT ANALYSIS IS A FOUR MILE RADIUS. THE BRIDGEWATER PUD IS WITHIN FOUR MILES OF THE CR 210 IMPROVEMENTS, THAT WERE COMPLETED PURSUANT TO THE

AGREEMENT AND THE BRIDGEWATER PUD TRAFFIC ANALYSIS INCLUDED IMPACTS TO THIS PORTION OF CR 210, THEREFORE, THE BENEFIT HAS BEEN ESTABLISHED. STAFF HAS NO OBJECTION TO THE REQUESTED TRANSFER AND FINDS THE REQUEST MEETS THE PURPOSE OF THE AGREEMENT, THE ROAD IMPACT FEE ORDINANCE, AND THE REQUIREMENTS OF FLORIDA STATUTE

Beth Breeding, A&S Land Development Co., 10175 Fortune Parkway, Jacksonville, Florida, representing the applicant, presented details of the request, via PowerPoint.

(1:24 p.m.) Tom Ingram, Sodl & Ingram Law Firm, 233 East Bay Street, Suite 1113, Jacksonville, Florida, presented additional comments regarding the location of the transfer and transferring between districts and the benefits.

(1:26 p.m.) BJ Kalaidi, 8 Newcomb Street, stated her opinion that the impact fee credit transfer presentation from the February 15, 2022, BCC meeting, was not properly advertised as a workshop. Additionally, she stated noted the numerous lawsuits against DR Horton, listed as the developer in the letter from A&S Land Development Company, dated October 1, 2021, provided in the Board's packet. She suggested using the credits toward a traffic light at the workforce housing being built on Stokes Landing.

(1:28 p.m.) Waldron questioned why the developer was buying impact fee credits with road improvements to be done within the development. Ingram responded that the developer would be required to buy back impact fee credits, as their proportionate share for improvements.

(1:32 p.m.) Motion by Whitehurst, seconded by Arnold, carried 4/1, by roll call vote, with Waldron dissenting, to adopt Resolution No. 2022-85, approving transfer of \$153,000, in road impact fee credits, from the Vinings PUD to the Bridgewater PUD, finding the request consistent with Florida Statute.

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

RESOLUTION NO. 2022-85

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE THE TRANSFER OF UNUSED ROAD IMPACT FEE CREDITS FROM THE VININGS PUD TO THE BRIDGEWATER PUD

(03/15/22 - 17 - 1:33 p.m.)

11. ROAD IMPACT FEE CREDIT TRANSFER - TREATY GROUND PUD (DOUBLE EAGLE DEVELOPMENT, LLC). RECENT AMENDMENTS TO SECTION 163.31801, F.S., OF THE IMPACT FEE STATUTE, ALLOW IMPACT FEE CREDIT HOLDERS TO ASSIGN AND TRANSFER UNUSED CREDITS TO DEVELOPMENT PROJECTS, WITHIN THE COUNTY, AND WHICH RECEIVE BENEFITS FROM THE IMPROVEMENT OR CONTRIBUTION THAT GENERATED THE CREDITS. THIS OPTION APPLIES TO ALL UNUSED IMPACT FEE CREDITS, REGARDLESS OF WHETHER THEY WERE ESTABLISHED BEFORE THE STATUTORY AMENDMENT. THE STANDARD LANGUAGE IN THE COUNTY'S PROPORTIONATE FAIR SHARE AND IMPACT FEE AGREEMENTS ALLOW FOR THE ASSIGNMENT OF UNUSED IMPACT FEE CREDITS, WITH APPROVAL OF THE COUNTY. THE TREATY GROUND PUD AGREEMENT DID NOT ADDRESS TRANSFER OF IMPACT FEE

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

Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, presented details of the request, noting that the project was fully platted, via PowerPoint.

(1:37 p.m.) Waldron questioned what required improvements Entrada had at this time. Jan Trantham, Growth Management, responded.

(1:39 p.m.) Ed Slavin, P.O. Box 3084, requested a list of the beneficial owners and investors for the project.

(1:42 p.m.) Dean stated that, in commissioner comments, he would propose a second follow-up growth management meeting on April 26, 2022, and would address the issue at the meeting.

(1:43 p.m.) BJ Kalaidi, 8 Newcomb Street, stated her opinion that the impact fee credit transfer presentation from the February 15, 2022, BCC meeting, was not properly advertised as a workshop and hoped that the second workshop would be appropriately advertised.

(1:44 p.m.) Motion by Waldron, seconded by Whitehurst, carried 5/0, by roll call vote, to adopt Resolution No. 2022-86, approving transfer of \$966,730, in road impact fee credits from the Treaty Ground PUD to the Entrada PUD, finding the request consistent with Florida Statute.

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

RESOLUTION NO. 2022-86

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE THE TRANSFER OF UNUSED

**ROAD IMPACT FEE CREDITS FROM THE TREATY
GROUND PUD TO THE ENTRADA PUD**

(03/15/22 - 19 - 1:45 p.m.)

12. PROPOSED COUNTY PURCHASING POLICY AND SECOND READING OF PURCHASING ORDINANCE. PRESENTATION OF THE PROPOSED PURCHASING POLICY AND SECOND READING OF THE DRAFT PURCHASING ORDINANCE FOR BOCC APPROVAL. THE DRAFT ORDINANCE WAS PRESENTED TO THE BOCC AT THE MARCH 1, 2022, MEETING, FOR THE FIRST READING. THE PROPOSED ORDINANCE WOULD PROVIDE THE LEGAL AUTHORITY OF THE PURCHASING POLICY TO GOVERN THE PROCUREMENT OPERATIONS OF THE COUNTY. THE CURRENT PURCHASING PROCEDURE MANUAL IS OUTDATED AND INSUFFICIENT FOR THE PROCUREMENT AND CONTRACTING FUNCTION OF THE COUNTY AND HASN'T BEEN SUBSTANTIALLY REVISED SINCE 2013. THE PROPOSED PURCHASING POLICY SHALL REPLACE THE CURRENT PURCHASING PROCEDURE MANUAL, AND SHALL NOT INCLUDE PURCHASING PROCEDURES, WHICH SHALL BE PROVIDED FOR IN A SEPARATE PURCHASING PROCEDURES MANUAL, FOR APPROVAL BY THE COUNTY ADMINISTRATOR, WHICH WILL PROVIDE FOR MORE EFFICIENT ADAPTATION TO NEW REGULATIONS, INDUSTRY STANDARDS, AND USE OF TECHNOLOGY

Jaime Locklear, Assistant Director of Purchasing & Contracts, presented details of the proposed policy changes, via PowerPoint.

(1:50 p.m.) Ed Slavin, P.O. Box 3084, spoke on fraud, waste, and abuse, providing material from an incident in the Utility Department, *Exhibit A*. He requested the item be pulled to perform further work on the proposal.

(1:53 p.m.) BJ Kalaidi, 8 Newcomb Street, voiced her concerns with giving staff the authority to approve \$500,000.

(1:56 p.m.) **Motion by Waldron, seconded by Arnold, carried 5/0, by roll call vote, to enact Ordinance No. 2022-22, as the Purchasing Ordinance to govern the procurement and contracting operations of St. Johns County.**

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

ORDINANCE NO. 2022-22

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ESTABLISHING THE ST. JOHNS COUNTY PURCHASING POLICY, WHICH SHALL GOVERN THE COUNTY'S PROCUREMENT AND CONTRACTING OPERATIONS FOR GOODS, SERVICES, AND CONSTRUCTION; RESCINDING ST. JOHNS COUNTY, ADMINISTRATIVE CODE SECTION 300, PURCHASING PROCEDURE MANUAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

(03/15/22 - 19 - 1:57 p.m.)

13. ST. JOHNS COUNTY EVACUATION ZONES UPDATE. THE PRESENTATION PROVIDED AN OVERVIEW OF THE PROCESS USED TO CREATE

HURRICANE EVACUATION ZONES, AND THE SCIENCE APPLIED DURING THAT PROCESS. THE PRESENTATION WILL ALSO PROVIDE A MAP OF THE EVACUATION ZONES AND FAMILIARIZATION WITH THE "KNOW YOUR ZONE" PROGRAM, OPERATED BY THE COUNTY, TO ASSIST CITIZENS IN LEARNING ABOUT EVACUATION ZONES

Joseph Giammanco, PhD, Director of Emergency Management, presented an update on the evacuation zones maps, including a history of the current evacuation map, via PowerPoint. He provided contact information for the public to find their evacuation zones.

(Regular Agenda Item 14 was pulled from the agenda.)

14. CONTINUED-PROPOSED AGREEMENT REGARDING ACCESS TO COUNTY PROPERTY.

(03/15/22 - 20 - 2:05 p.m.)

15. SECOND READING OF PROPOSED ONE-CENT INFRASTRUCTURE SURTAX ORDINANCE. ON FEBRUARY 15, 2022, THE BOARD OF COUNTY COMMISSIONERS, ("BOARD") DIRECTED THE COUNTY ATTORNEY TO PREPARE A PROPOSED ONE PERCENT LOCAL GOVERNMENT INFRASTRUCTURE SURTAX ORDINANCE FOR FIRST READING ON MARCH 1ST AND NOTICE THE SECOND READING FOR ADOPTION ON MARCH 15TH. THE FINAL DRAFT IS ATTACHED. IN SUM, THE PROPOSED ORDINANCE: (1) PROVIDES FOR THE LEVY OF A ONE PERCENT LOCAL GOVERNMENT INFRASTRUCTURE SURTAX, UPON ALL AUTHORIZED TAXABLE TRANSACTIONS OCCURRING WITHIN THE COUNTY (SUBJECT TO VOTER APPROVAL); (2) PROVIDES THAT THE LEVY SHALL BE EFFECTIVE FOR TEN YEARS, BEGINNING ON JANUARY 1, 2023; (3) PROVIDES FOR THE DISTRIBUTION AND USE OF SURTAX REVENUES, INCLUDING A LISTING OF THE TYPES OF POTENTIAL INFRASTRUCTURE PROJECTS; (4) DIRECTS THE SUPERVISOR OF ELECTIONS TO HOLD A COUNTYWIDE, PRECINCT REFERENDUM ELECTION, ON NOVEMBER 8, 2022; (5) PROVIDES THE BALLOT LANGUAGE; (6) DIRECTS THE CLERK OF COURT TO ADVERTISE THE REFERENDUM ELECTION, IN ACCORDANCE WITH STATE LAW; AND (7) PROVIDES FOR A PERFORMANCE AUDIT, IN ACCORDANCE WITH STATE LAW

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

(2:09 p.m.) Whitehurst questioned if the February 15, 2022, PowerPoint presentation was available to the public. Valliere responded.

(2:10 p.m.) Peter Royal, 345 Hefferon Drive, spoke about increasing/collecting sufficient impact fees from developers. Dean provided additional information.

(2:17 p.m.) Doris Taylor, 208 Lobelia Road, spoke in opposition of the proposed ordinance and suggested to impose an emergency moratorium on new development.

(2:19 p.m.) Michel Pawlowski, 109 Kings Quarry Lane, referenced a St. Johns County Clerk of the Circuit Court and Comptroller publication: "Tracking your Tax Dollars, a Guide to St. Johns County Finances," and spoke about publishing the sales tax revenues received for 2015 to present. He suggested the implementation of a citizens committee and to postpone the decision of the proposed ordinance until the suggested committee provided feedback.

(2:23 p.m.) Ed Slavin, P.O. Box 3084, referenced an email, *Exhibit A*, and spoke in opposition of the proposed ordinance.

(2:26 p.m.) Discussion ensued on whether the approval of the proposed ordinance would violate the 14th Amendment.

(2:27 p.m.) Eric Henkel, 249 Shell Bluff Court, spoke in support of the proposed ordinance.

(2:29 p.m.) Jalisa Ferguson, Assistant County Attorney, entered the meeting.

(2:29 p.m.) Chuck Labanowski, 1748 North Cappero Drive, spoke about mobility fees.

(2:30 p.m.) Sherry Badger, 2772 South Collins Avenue, spoke in opposition of the proposed ordinance and questioned the allocation, if approved.

(2:32 p.m.) Marty McEachean, 113 Tanglewood Trace, spoke in support of the proposed ordinance.

(2:36 p.m.) Beth Tate, 441 East Kesley Lane, spoke in support of the proposed ordinance.

(2:36 p.m.) Joseph Ryan, 669 Standish Drive, spoke in opposition of the proposed ordinance.

(2:40 p.m.) B.J. Kalaidi, 8 Newcomb Street, spoke about over development in St. Johns County and displayed a button that stated, "No Tax Hike", *Exhibit B*.

(2:43 p.m.) Board members expressed their position on the proposed ordinance.

(2:46 p.m.) **Motion by Dean, seconded by Whitehurst, carried 4/1, via roll call vote, with Waldron dissenting, to enact Ordinance No. 2022-23, levying a one-cent infrastructure sales tax, for 10 years, pursuant to Section 212.055(2), Florida Statutes, and subject to voter approval, in a countywide referendum election, to be held on November 8, 2022.**

Yea: Dean, Whitehurst, Blocker, Arnold

Nay: Waldron

ORDINANCE NO. 2022-23

AN ORDINANCE LEVYING A LOCAL GOVERNMENT ONE-CENT INFRASTRUCTURE SURTAX ON ALL AUTHORIZED TAXABLE TRANSACTIONS OCCURRING WITHIN ST. JOHNS COUNTY, AS AUTHORIZED BY SECTION 212.055(2), FLORIDA STATUTES; PROVIDING THAT THE LEVY OF THE SURTAX SHALL NOT BE EFFECTIVE UNLESS APPROVED AT A COUNTYWIDE, PRECINCT REFERENDUM ELECTION; PROVIDING THAT THE LEVY SHALL BE EFFECTIVE FOR A PERIOD OF TEN-YEARS, BEGINNING JANUARY 1, 2023; PROVIDING FOR DISTRIBUTION AND USE OF SURTAX REVENUES; DIRECTING THE SUPERVISOR OF ELECTIONS TO HOLD A COUNTYWIDE PRECINCT REFERENDUM ELECTION ON NOVEMBER 8, 2022; PROVIDING BALLOT LANGUAGE AND A BRIEF DESCRIPTION OF INFRASTRUCTURE CAPITAL PROJECTS; DIRECTING THE CLERK OF COURT TO ADVERTISE THE

**REFERENDUM ELECTION, IN ACCORDANCE, WITH
STATE LAW; PROVIDING FOR A PERFORMANCE
AUDIT, IN ACCORDANCE WITH STATE LAW;
PROVIDING FOR SEVERABILITY; AND PROVIDING
AN EFFECTIVE DATE**

(03/15/22 - 22 - 9:57 a.m.)

16. ST. JOHNS COUNTY, AMERICAN RESCUE PLAN ACT FUNDING APPROPRIATION PLAN, PHASE II. ON MAY 10, 2021, THE U.S. DEPARTMENT OF THE TREASURY ANNOUNCED THE LAUNCH OF THE CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS, ESTABLISHED BY THE AMERICAN RESCUE PLAN ACT OF 2021 (ARPA), TO PROVIDE EMERGENCY FUNDING FOR ELIGIBLE STATE, LOCAL, TERRITORIAL, AND TRIBAL GOVERNMENTS, TO SUPPORT THE IMMEDIATE PANDEMIC RESPONSE, BRING BACK JOBS, AND LAY THE GROUNDWORK FOR A STRONG AND EQUITABLE RECOVERY. ON AUGUST 9, 2021, ST. JOHNS COUNTY RECEIVED THE FIRST APPROPRIATION OF ARPA FUNDING, IN THE AMOUNT OF \$25,704,716.50, WITH A SECOND AND EQUAL APPROPRIATION TO BE AVAILABLE IN MAY 2022. A PHASE I FUNDING ALLOCATION PLAN WAS APPROVED ON SEPTEMBER 7TH (AND NOVEMBER 2ND) TOTALING \$8,843,500. THE FINAL ARPA GUIDELINES WERE PUBLISHED IN JANUARY 2022, AT WHICH TIME, STAFF IS PREPARED TO MOVE FORWARD WITH A PHASE II RECOMMENDATION OF \$20,475,000. IN ORDER TO FUND THE PHASE II, IT IS NECESSARY TO RECOGNIZE AND APPROPRIATE \$3,613,783, IN ARPA GRANT FUNDS, WITHIN THE FISCAL YEAR 2022, AMERICAN RESCUE PLAN FUND. SUBSEQUENT PHASES WILL BE PRESENTED TO THE COMMISSION, AS PROGRAMMING IS ESTABLISHED. IN ADDITION, TWO FULL TIME EMPLOYEES ARE REQUESTED TO SUPPORT THE GRANT COMPLIANCE AND REPORTING ASSOCIATED WITH THIS PROGRAM

Hunter S. Conrad, County Administrator, presented the details of the item, via PowerPoint.

(10:11 a.m.) Whitehurst questioned how much of the \$22 million remaining would be spent if the three projects in Phase III were approved. Conrad responded.

(10:14 a.m.) Dean spoke on a proposal from Home Again St. Johns for a location off State Road 16. and on the importance for the homeless that have been impacted by the pandemic. He requested that staff research funding options.

(10:21 a.m.) Ed Slavin, P.O. Box 3084, agreed with Dean and spoke on the importance of having the healthcare center located in West Augustine.

(10:24 a.m.) Beth Breeding, 10175 Fortune Parkway, Jacksonville, Florida, spoke on the need for affordable housing.

(10:25 a.m.) Joseph Ryan, 699 Standish Drive, requested that the Board not approve the plan until it was further studied.

(10:28 a.m.) Melinda Everson, 7 Hawkins Street, spoke on considering affordable housing for part of Phase II.

(10:29 a.m.) Arthur Butler, 812 Crystal Spring Way, spoke on his personal experience with homelessness and encouraged the Board to consider funding for affordable housing.

(10:33 a.m.) Vicki Pepper, Harbor Vista Circle, voiced her concerns with the lack of funding for homeless services, feeding the hungry, or affordable housing for Phase II.

(10:36 a.m.) Greg White, 909 Pearl Street, spoke on the need for funding in West Augustine.

(10:38 a.m.) Ruth Hope, 133 Neptune Road, spoke on the need for funding for the homeless and affordable housing in West Augustine.

(10:41 a.m.) Dwala Willis, 895 S. Orange Street, spoke on the need for funding for the homeless and affordable housing in West Augustine.

(10:43 a.m.) Ervin Bullock, 4370 Coastal Highway, commended the Board and staff for attending the community workshop and spoke on the need for funding for Home Again St. Johns and Epicure.

(10:46 a.m.) Warren Clark, 702 Gerona Road, spoke on the importance of funding Epicure and the need for funding for the homeless and affordable housing.

(10:49 a.m.) Dr. Arthur Culbert, 2210 Vista Cove Road, spoke on the need for funding for the homeless, affordable housing. He also encouraged funding for Epicure.

(10:52 a.m.) Gerald Chester, 220 Zaharias Circle, Daytona Beach, Florida, expressed his gratitude for the commissioners and staff for considering the West Augustine project.

(10:53 a.m.) Sunny Mulford, 468 High Tide Drive, Executive Director of Epicure, spoke on the grant opportunity for Epicure and requested assistance with funding.

(10:55 a.m.) Rachael Miller, 6524 Nassau Street, spoke on the importance of Epicure and requested assistance with funding.

(10:57 a.m.) Diane Battle, 631 Sweetwater Branch Lane, spoke on the need for funding for the homeless and affordable housing.

(11:00 a.m.) Lisa McGlenn, 703 Pinehurst Place, requested that the Board consider the housing need in the County.

(11:02 a.m.) Pastor Anthony Britton, 676 Christopher Street, spoke on the funding need for the West Augustine Medical Center and Epicure.

(11:04 a.m.) Ken McClain, P.O. Box 912, Hastings, spoke on the need for funding for the homeless and Epicure.

(11:07 a.m.) Beth Tate, 441 East Kesley Lane, spoke on the need for affordable housing funding and rescuing the homeless.

(11:08 a.m.) Mike Biance, 632 Sundown Circle, spoke on the need for funding the Home Again St. Johns location off S.R. 16.

(11:11 a.m.) Ellen Wolden, 285 S. Holmes Blvd., Director of Home Again St. Johns, requested consideration for funding the Home Again St. Johns location off S.R. 16; and spoke on the importance of Home Again St. Johns for the homeless.

(11:14 a.m.) Bill Lazar, 525 W. King Street, St. Johns County Housing Partnership, spoke on the need for funding affordable housing.

(11:17 a.m.) Carol Halts, 703 Hensley Street, Hastings, commended the Board on their attentiveness to public comment.

(11:18 a.m.) Arnold spoke in support of funding Home Again St. Johns.

(11:19 a.m.) Whitehurst requested Conrad to explain the \$6 million funding for the non-profit organizations and questioned how quickly the funding could be spent. Conrad provided examples.

(11:24 a.m.) Blocker clarified that it would be possible to address infrastructure upgrades through the budget process for non-profit organizations. Conrad provided information on the enterprise resource planning system and on having a funding mechanism to get it started and bring it back in the budget process.

(11:27 a.m.) Waldron recused himself from any vote pertaining to Home Again St. Johns.

(11:28 a.m.) Dean recommended reviewing the plan for Home Again St. Johns through the budget process. Discussion ensued.

(11:32 a.m.) Motion by Dean, seconded by Blocker, carried 4/0, via roll call vote, with Waldron recused, to direct staff to move forward and work with Home Again to bring back a specific briefing and recommendation at the April 5, 2022, meeting, with a proposed rent that could be reviewed, in some detail, that would fund the \$2.8 million project that was outlined in a letter dated February 16, 2022, from Mike Davis [vice-president of Home Again St. Johns], to Joy Andrews, which outlined a breakdown of the costs (Exhibit A).

Yea: Whitehurst, Arnold, Dean, Blocker

Nay: None

Recused: Waldron

(11:34 a.m.) Conrad stated that staff would bring back a recommendation for Home Again St. Johns and that a motion would need to be made for the American Rescue Plan Act Funding Appropriation Plan for Phase II. He also spoke on removing the \$6 million from the Enterprise Resource Planning System.

(11:37 a.m.) Motion by Whitehurst, seconded by Arnold, carried 5/0, via roll call vote, to approve St. Johns County, American Rescue Plan Act Funding Appropriation Plan, Phase II, proposed funding allocation, removing the Enterprise Resource Planning System, and including the five percent administrative support allocation, including the two FTEs to be funded by the American Rescue Plan Act funding.

Yea: Whitehurst, Arnold, Dean, Blocker, Waldron

Nay: None

(11:38 a.m.) Whitehurst questioned funding for the hand radios and the enterprise resource system.

The Board moved to Regular Agenda Item 5.

(2:47 p.m.) The BCC meeting recessed and convened as the St. Johns County Redevelopment Agency (CRA).

(03/15/22 - 24 - 2:48 p.m.)

17. EXTENSION OF THE AGREEMENT BETWEEN THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY (CRA) AND VILANO BEACH MAIN STREET, INC., THE ST. JOHNS COUNTY, BOARD OF COUNTY

COMMISSIONERS, BY THE ADOPTION OF ITS RESOLUTION NO. 2002-184, ESTABLISHED THE BOUNDARIES OF THE VILANO BEACH COMMUNITY REDEVELOPMENT AREA, AND, BY THE ADOPTION OF ITS RESOLUTION NO. 2002-208, INCORPORATED THE BOUNDARY AREAS OF THE VILANO BEACH COMMUNITY REDEVELOPMENT AREA INTO THE CRA. THE VILANO BEACH MAIN STREET, INC., (VBMS), IS A NOT-FOR-PROFIT ORGANIZATION DEDICATED TO ENHANCING, PROMOTING, AND PRESERVING THE HISTORIC CHARACTER AND ECONOMIC VITALITY OF THE VILANO BEACH TOWN CENTER BY IMPLEMENTING THE NATIONAL MAIN STREET PROGRAM. IN 2018, THE VBMS REQUESTED FUNDING FROM THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY TO CONTINUE ITS EFFORTS AS A RECOGNIZED FLORIDA MAIN STREET COMMUNITY (RESOLUTION NO. 2019-2008). THE ORIGINAL FUNDING REQUEST WAS APPROVED, AS PART OF THE ADOPTION OF THE FISCAL YEAR (FY) 2019 BUDGET. VBMS REQUESTED AN EXTENSION OF THE EXISTING AGREEMENT FOR FY 2020, FY 2021, AND FY 2022. THIS AGENDA ITEM IS A SUB-RECIPIENT AGREEMENT BETWEEN THE COUNTY AND VBMS, IN AN AMOUNT NOT TO EXCEED \$10,000, FOR THE PURPOSE OF PROVIDING SERVICES IN SUPPORT OF ECONOMIC DEVELOPMENT, WITHIN THE VILANO BEACH COMMUNITY REDEVELOPMENT AREA, AS RECOMMENDED BY THE JULY 31, 2007, MARKET ANALYSIS, PREPARED BY THOMAS POINT AND ASSOCIATES. A MOTION TO APPROVE THE SUB-RECIPIENT AGREEMENT IS NECESSARY

Joseph Cone, Assistant Director, Health and Human Services, presented the details of the request, via PowerPoint.

(2:49 p.m.) Discussion ensued on the CRA financials. Sallie O'Hara, Executive Director of Vilano Beach Main Street, Inc., provided additional comments.

(2:52 p.m.) Linda LaCerva, President of Vilano Beach Main Street, Inc., spoke in support of the request.

(2:54 p.m.) Vivian Browning, 30 Beachcomber Way, presented written public comment on the proposed revised terms and conditions, *Exhibit A*, and spoke in opposition of the proposed Contract.

(2:59 p.m.) Sally O'Hara, Executive Director of Vilano Beach Main Street, Inc., 3101 First Street, spoke in support of the proposed renewal Contract with the new terms and conditions.

(3:01 p.m.) Ed Slavin, P.O. Box 3084, concurred with Browning and suggested to table the item.

(3:02 p.m.) Dean questioned the fiscal impact/increase to the County with approval of the proposed Contract. Andrews responded that there were no financial impacts. Cone provided additional comments on the proposed contract terms and conditions.

(3:05 p.m.) Motion by Dean, seconded by Blocker, carried 5/0, to adopt CRA Resolution No. 2022-1, approving an extension of the terms, provisions, and conditions of the contract between the St. Johns County Community Redevelopment Agency and Vilano Beach Main Street, Inc., in an amount not to exceed \$10,000, for the purpose of providing services in support of economic development, within the Vilano Beach Community Redevelopment Area; and authorizing the county administrator, or designee, to execute the contract, substantially in the same form as attached, on behalf of the St. Johns County Community Redevelopment Agency.

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

CRA RESOLUTION NO. 2022-1

A RESOLUTION APPROVING THE TERMS, PROVISIONS, AND CONDITIONS OF THE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF ST. JOHNS COUNTY, FLORIDA, AND VILANO BEACH MAIN STREET, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

(3:07 p.m.) The CRA adjourned and reconvened as BCC.

(03/15/22 - 26 - 3:07 p.m.)
PUBLIC COMMENT

(3:08 p.m.) Chuck Labanowski, 1748 North Cappero Drive, spoke on State Road 16 traffic capacity.

(3:09 p.m.) Marcel Dalby, Area General Manager at Waste Management, 3515 Agricultural Center Drive, provided an update on the yard waste service delays.

(3:12 p.m.) Ed Slavin, P.O. Box 3084, spoke on the need to place County contracts online; reforming government purchasing; discontinuing incentives to corporations; and requiring lobbying registration and disclosures.

(3:15 p.m.) Sherry Badger, 2772 South Collins Avenue, presented photos, *Exhibit A*, and spoke about neighborhood drainage ditch concerns and the commercial truck usage at Westgate Business Park. Additionally, she spoke on the need for regulations at the Northeast Florida Regional Airport.

(3:18 p.m.) Joseph Ryan, 669 Standish Drive, spoke on overdevelopment in the County.

(3:21 p.m.) Joe Giammanco, President of the St. Augustine - Palm Coast Navy League Council, extended an invitation, via flyer, *Exhibit B*, to attend the United States Coast Guard Band concert, at the Anastasia Baptist Church, April 4, 2022, at 7:00 p.m.

(3:22 p.m.) B.J. Kalaidi, 8 Newcomb Street, spoke about meeting decorum, and restoring non-agenda public comment to the beginning of the meeting. She provided additional comments to Badger's public comment regarding the commercial truck usage and requested the location of the United States Coast Guard Band concert. Additionally, she spoke in opposition to the Flagler College \$5 million dollar budget request.

(03/15/22 - 26 - 3:25 p.m.)
COMMISSIONERS' REPORTS

Commissioner Blocker

No report.

Commissioner Waldron

(3:26 p.m.) Waldron congratulated the newly graduated fire men and women.

Commissioner Whitehurst

No report.

Commissioner Arnold

(3:26 p.m.) Arnold stated that she was thrilled as the representative of District 2, for the Hastings sewer project, the West Augustine Medical Clinic, and the consideration of the American Rescue Plan Act (ARPA) to be a project with generational impact and change, in a historically underserved community.

Commissioner Dean

(3:27 p.m.) Dean suggested a second growth management workshop for April 26, 2022, at 9:00 a.m., to discuss accountability for development impact to proportionate fare share multipliers, development order agreements, and policy addressing future infrastructure impact fees versus mobility fees. He also mentioned the approximate \$54 million in legislative funding in the budget being the record highest received during any budget year, as a County.

(03/15/22 - 27 - 3:29 p.m.)
COUNTY ADMINISTRATOR'S REPORT

Conrad spoke on the new initiative for contract management.

(03/15/22 - 27 - 3:30 p.m.)
COUNTY ATTORNEY'S REPORT

No report.

(03/15/22 - 27 - 3:30 p.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 3:30 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 599118-599282, totaling \$2,021,678.34 and Voucher Nos. 63476-63543, totaling \$4,209,574.16 (03/07/22)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 599283-599313, totaling \$33,448.05 and Voucher Nos. 63544-63578, totaling \$47,043.14 (03/09/22)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 599314-599323, totaling \$5,836 and Voucher Nos. 63579-63586, totaling \$7,484 (03/09/22)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 599324-599330, totaling \$2,689.89 and Voucher Nos. 63587-63588, totaling \$639.73 (03/10/22)
5. St. Johns County Board of County Commissioners Voucher Nos. 63589-63590, totaling \$8,325.62 (03/10/22)


6. St. Johns County Board of County Commissioners Check Register, Check Nos. 599331-599481, totaling \$1,761,802.59 and Voucher Nos. 63591-63711, totaling \$1,364,537.55 (03/14/22)

CORRESPONDENCE:

1. Letter dated March 4, 2022, regarding Heritage Landing Community Development District's Annual Financial Audit Report, for Fiscal Year ended within 45 days of audit completion and within 9 months of Fiscal Year end.
2. Letter dated March 4, 2022, regarding World Commerce Community Development District's Annual Financial Audit Report, for Fiscal Year ended within 45 days of audit completion and within 9 months of Fiscal Year end.

Approved _____April 5_____, 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

