

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
APRIL 5, 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
Sindy Wiseman, 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

(04/05/22 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(04/05/22 - 1 - 9:00 a.m.)
ROLL CALL

Commissioners Dean, Whitehurst, Waldron, Blocker, and Arnold were present.

(04/05/22 - 1 - 9:00 a.m.)
INVOCATION

Reverend Eliut Alicea, Bridge of Life Church, gave the invocation.

(04/05/22 - 1 - 9:01 a.m.)
PLEDGE OF ALLEGIANCE

Travis Neidig, SFC U.S. Army, led the Pledge of Allegiance.

(04/05/22 - 1 - 9:02 a.m.)
PROCLAMATION RECOGNIZING APRIL 2022 AS WATER CONSERVATION MONTH

Dean presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation. Douglas Conkey, St. Johns River Water Management, spoke about the importance of recognizing Water Conservation Month.

(04/05/22 - 1 - 9:06 a.m.)
PROCLAMATION RECOGNIZING APRIL 2022 AS SEXUAL ASSAULT AWARENESS MONTH

Whitehurst presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation. Jackie Meredith, Betty Griffin Center, spoke about the importance of recognizing Sexual Assault Awareness Month.

(04/05/22 - 2 - 9:10 a.m.)

PROCLAMATION RECOGNIZING APRIL 3-9, 2022, AS NATIONAL LIBRARY WEEK

Arnold presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation. Debra Gibson, Library System Director, spoke about the importance of recognizing National Library Week.

(04/05/22 - 2 - 9:17 a.m.)

PROCLAMATION RECOGNIZING APRIL 10-16, 2022, AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

Blocker presented the proclamation. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation. Sheriff Hardwick, St. Johns County Sheriff's Department, and Chief Jeff Prevatt, St. Johns County Fire Rescue, spoke about the importance of recognizing National Public Safety Telecommunications Week.

(04/05/22 - 2 - 9:24 a.m.)

ACCEPTANCE OF PROCLAMATIONS

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

Yea: Dean, Whitehurst, Waldron, Blocker, Arnold

Nay: None

(9:24 a.m.) Dean presented the In Memoriam for former County Commissioner Harry H. Waldron.

(04/05/22 - 2 - 9:26 a.m.)

PUBLIC SAFETY UPDATE

Commander Scott Beaver, St. Johns County Sheriff's Office, spoke about the 2022 St. Johns County beach season and boater safety.

(9:28 a.m.) Chief Jeff Prevatt, Fire Rescue, thanked the crews from Station 19 for their community assistance, related to an automobile accident, on April 1, 2022.

(04/05/22 - 2 - 9:29 a.m.)

CLERK OF COURT'S REPORT

Brandon J. Patty, Clerk of the Circuit Court and Comptroller, reported on the St. Johns County Operation Green Light Program.

(04/05/22 - 2 - 9:31 a.m.)

DELETIONS TO THE CONSENT AGENDA

Migut requested that Consent Agenda Item 2 be pulled.

Blocker requested that Consent Agenda Item 30 be pulled and added to the Regular Agenda as Item 17.

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

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

1. Motion to approve the Cash Requirement Report

(Consent Agenda Item 2 was pulled.)

2. Motion approving the final plat for Silverleaf, 29B-2
3. Motion to adopt **Resolution No. 2022-87**, approving the final plat for Brookside Preserve, Phase 1B

RESOLUTION NO. 2022-87

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

4. Motion to adopt **Resolution No. 2022-88**, approving the final plat for Beacon Lake Parkway Extension

RESOLUTION NO. 2022-88

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BEACON LAKE PARKWAY EXTENSION

5. Motion to adopt **Resolution No. 2022-89**, approving the terms of and accepting a Temporary Construction Easement, provided by Continental Brokerage, Inc., at the State Road 206 and Interstate 95 Interchange

RESOLUTION NO. 2022-89

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT, PROVIDED BY CONTINENTAL BROKERAGE, INC., AT THE STATE ROAD 206 AND INTERSTATE 95 INTERCHANGE

6. Motion to adopt **Resolution No. 2022-90**, accepting a Grant of Easement to St. Johns County, in connection with drainage improvements along Kinlaw Road and Stuart Avenue, located off State Road 207

RESOLUTION NO. 2022-90

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT TO ST. JOHNS COUNTY, IN CONNECTION WITH DRAINAGE

**IMPROVEMENTS ALONG KINLAW ROAD AND
STUART AVENUE, LOCATED OFF STATE ROAD 207**

7. Motion to adopt **Resolution No. 2022-91**, approving the terms of and authorizing the county administrator, or his designee, to execute a Hold Harmless Agreement, on behalf of the County, and accepting a Temporary Construction Easement, for access to construct roadway improvements, along Holmes Boulevard

RESOLUTION NO. 2022-91

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE A HOLD HARMLESS AGREEMENT, ON BEHALF OF THE COUNTY, AND ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT, FOR ACCESS TO CONSTRUCT ROADWAY IMPROVEMENTS, ALONG HOLMES BOULEVARD

8. Motion to adopt **Resolution No. 2022-92**, approving the terms of and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement for Acquisition of property, required for road right-of-way improvements and sidewalk construction, along North Holmes Boulevard and King Street Extension

RESOLUTION NO. 2022-92

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF PROPERTY, REQUIRED FOR ROAD RIGHT-OF-WAY IMPROVEMENTS AND SIDEWALK CONSTRUCTION, ALONG NORTH HOLMES BOULEVARD AND KING STREET EXTENSION

9. Motion to adopt **Resolution No. 2022-93**, approving the terms of and authorizing the chair of the Board, on behalf of the County, to execute a Temporary Construction Easement, and accepting from Gate Petroleum Company, an Easement for Utilities at the State Road 16 and Interstate 95 Interchange

RESOLUTION NO. 2022-93

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE A TEMPORARY CONSTRUCTION EASEMENT, AND ACCEPTING FROM GATE PETROLEUM COMPANY, AN EASEMENT FOR UTILITIES AT THE STATE ROAD 16 AND INTERSTATE 95 INTERCHANGE

10. Motion to adopt **Resolution No. 2022-94**, approving and authorizing the chair of the Board, on behalf of the County, to execute an Easement to Beaches Energy Services to improve electrical service to the Marsh Landing Wastewater Treatment Plant

RESOLUTION NO. 2022-94

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT TO BEACHES ENERGY SERVICES TO IMPROVE ELECTRICAL SERVICE TO THE MARSH LANDING WASTEWATER TREATMENT PLANT

11. Motion to adopt **Resolution No. 2022-95**, accepting Temporary Construction Easements from property owners to St. Johns County for the L'Atrium Circle Sidewalk Replacement Project in Ponte Vedra Beach

RESOLUTION NO. 2022-95

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

12. Motion to adopt **Resolution No. 2022-96**, approving an exchange of real property pursuant to Section 125.37, Florida Statutes, in connection with the Pine Island Road Fire Station; and authorizing the chair of the Board, to execute a County Deed and a Termination and Vacation of an Easement on behalf of the Count

Proof of publication of the notice of public hearing on Property Exchange, Right-of-Way of a Portion of Pine Island Road, was received, having been published in The St. Augustine Record on March 18, 2022, and March 25, 2022.

RESOLUTION NO. 2022-96

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH THE PINE ISLAND ROAD FIRE STATION; AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE A COUNTY DEED AND A TERMINATION AND VACATION OF AN EASEMENT ON BEHALF OF THE COUNTY

13. Motion to adopt **Resolution No. 2022-97**, approving an Amendment to Temporary Assignment of Easement; and authorizing the chair of the Board to execute the amendment on behalf of the County

RESOLUTION NO. 2022-97

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN AMENDMENT TO TEMPORARY ASSIGNMENT OF EASEMENT; AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE THE AMENDMENT ON BEHALF OF THE COUNT

14. Motion to adopt **Resolution No. 2022-98**, authorizing the transfer of funds, in the amount of \$100,000, from General Fund Reserves to the Land Management Department and the expenditure of funds to obtain appraisals for properties along the Summer Haven shoreline, on an as needed basis

RESOLUTION NO. 2022-98

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS TO OBTAIN APPRAISALS FOR PROPERTIES ALONG THE SUMMER HAVEN SHORELINE, ON AN AS NEEDED BASIS

15. Motion to adopt **Resolution No. 2022-99**, approving the terms, provisions, conditions, and requirements of the First Amendment to Memorandum of Understanding Wastewater Transmission Commitments between St. Johns County and Life Care Ponte Vedra, Inc., relating to the Oak Bridge development; and authorizing the county administrator, or designee, to execute the first amendment on behalf of the County

RESOLUTION NO. 2022-99

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF THE FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WASTEWATER TRANSMISSION COMMITMENTS BETWEEN LIFE CARE PONTE VEDRA, INC., AND ST. JOHNS COUNTY REGARDING PAYMENT FOR ONSITE WASTEWATER TRANSMISSION IMPROVEMENTS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE FIRST AMENDMENT, ON BEHALF OF ST. JOHNS COUNTY; INSTRUCTING THE CLERK TO FILE THE EXECUTED FIRST AMENDMENT IN THE PUBLIC RECORDS; AND PROVIDING AN EFFECTIVE DATE

16. Motion to adopt **Resolution No. 2022-100**, authorizing the county administrator, or designee, to enter into negotiations with Matthews Design Group, LLC, as the top ranked firm under RFQ No. 22-52, Design and Permitting of Woodlawn Road Corridor Improvements from SR 16 to ±1,350 feet north of White House 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. 2022-100

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO NEGOTIATIONS WITH MATTHEWS DESIGN GROUP, LLC, AS THE TOP RANKED FIRM UNDER RFQ NO. 22-52, DESIGN AND

PERMITTING OF WOODLAWN ROAD CORRIDOR IMPROVEMENTS FROM SR 16 TO ±1,350 FEET NORTH OF WHITE HOUSE BOULEVARD, AND UPON SUCCESSFUL NEGOTIATIONS, AWARD AND EXECUTE A CONTRACT FOR COMPLETION OF THE WORK

17. Motion to adopt **Resolution No. 2022-101**, authorizing the county administrator, or his designee, to award Bid No. 22-51, Construction of Old Moultrie Road Improvements from US 1 to Summerhill Circle to Besch and Smith Civil Group, Inc., as the lowest, responsive, responsible bidder, and to execute a contract, in substantially the same form and format as attached hereto, for completion of the project as provided in Bid No. 22-07, for a lump sum cost of \$2,598,915

RESOLUTION NO. 2022-101

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-51, CONSTRUCTION OF OLD MOULTRIE ROAD IMPROVEMENTS FROM US 1 TO SUMMERHILL CIRCLE TO BESCH AND SMITH CIVIL GROUP, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE PROJECT

18. Motion to adopt **Resolution No. 2022-102**, authorizing the county administrator, or his designee, to award Bid No. 22-54, Modernization of St. Johns County Courthouse Elevators to Schindler Elevator Corporation, as the responsive and responsible bidder, and to execute a contract, in substantially the same form and format as attached hereto, for completion of the project as provided in Bid No. 22-54, for a lump sum price of \$601,314

RESOLUTION NO. 2022-102

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-54, MODERNIZATION OF ST. JOHNS COUNTY COURTHOUSE ELEVATORS TO SCHINDLER ELEVATOR CORPORATION, AS THE RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

19. Motion to adopt **Resolution No. 2022-103**, authorizing the county administrator, or his designee, to award Bid No. 22-58, Sheriff's Office Administration Building Roof Replacement to CG Roofing Group, LLC, and to execute a contract, in substantially the same form and format as attached hereto, for completion of the project as provided in Bid No. 22-58, at the lump sum price of \$280,236.6

RESOLUTION NO. 2022-103

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-58, SHERIFF'S

OFFICE ADMINISTRATION BUILDING ROOF REPLACEMENT TO CG ROOFING GROUP, LLC, AS THE RESPONSIVE, RESPONSIBLE BIDDER, AND TO EXECUTE AN AGREEMENT FOR COMPLETION OF THE WORK

20. 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
21. Motion to adopt **Resolution No. 2022-104**, recognizing the \$248,400 grant from the Department of Homeland Security - Federal Emergency Management Agency (FEMA) Cooperating Technical Partners Program as unanticipated revenue; and authorizing its appropriation and expenditure in the Fiscal Year 2022 budget for use by the Building Department to perform the grant agreement

RESOLUTION NO. 2022-104

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2022 BUDGET TO RECOGNIZE UNANTICIPATED REVENUE FROM THE DEPARTMENT OF HOMELAND SECURITY - FEMA COOPERATING TECHNICAL PARTNERS PROGRAM REGION FOUR; AND AUTHORIZING ITS APPROPRIATION AND EXPENDITURE

22. Motion to authorize the transfer of General Fund Reserves, in the amount of \$12,054, in order to pay invoices from The St. Augustine Record for Fiscal Year 2021
23. Motion to authorize the transfer of General Fund Reserves, in the amount of \$40,500, to provide improvements within the Clerk of Courts and Comptroller's Office
24. Motion to adopt **Resolution No. 2022-105**, approving the terms, conditions, provisions, and requirements of St. Johns County's State E-911 State Grant Application for GIS data management software; and authorizing the chair of the Board of County Commissioners to execute the grant application, on behalf of the County

RESOLUTION NO. 2022-105

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE FLORIDA STATE E-911 GRANT PROGRAM FOR THE PURCHASE OF A GIS DATA MANAGEMENT SOFTWARE SUBSCRIPTION

25. Motion to adopt **Resolution No. 2022-106**, approving the terms, conditions, provisions, and requirements of St. Johns County's State E-911 State Grant Application for Next Generation 911 Tactical Mapping and Data Analytics Software; and authorizing the chair of the Board of County Commissioners to execute the grant application on behalf of the County

RESOLUTION NO. 2022-106

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE FLORIDA STATE E-911 GRANT PROGRAM FOR THE PURCHASE OF A NEXT GENERATION 911 TACTICAL MAPPING AND DATA ANALYTICS SOFTWARE SUBSCRIPTION

26. Motion to authorize a reserve transfer of \$50,000 from the Pier Reserves into the Purchases line
27. Motion to adopt **Resolution No. 2022-107**, approving the application for a Major Impact Special Event to take place on May 15, 2022, at Mickler's Landing or Vilano Beach, if the beach renourishment project is not yet completed

RESOLUTION NO. 2022-107

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A MAJOR IMPACT SPECIAL EVENT APPLICATION

28. Motion to adopt **Resolution No. 2022-108**, recognizing a \$5,000 donation from Florida Elite Soccer Association as unanticipated revenue, and allocating the funds for use in the Fiscal Year 2022 budget to complete improvements at Veterans Park Soccer Fields

RESOLUTION NO. 2022-108

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

29. Motion to adopt **Resolution No. 2022-109**, authorizing the county administrator, or designee, to enter into an Interlocal License Agreement with the River's Edge Community District, for the use of the waterfront park, Rivertown Park, to provide the community with kayak tours and local history and plant education along the St. Johns River

RESOLUTION NO. 2022-109

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN INTERLOCAL LICENSE AGREEMENT BY AND BETWEEN THE RIVERS EDGE COMMUNITY DISTRICT AND ST. JOHNS COUNTY, FLORIDA, REGARDING THE USE OF THE DISTRICT'S WATERFRONT PARK

(Consent Agenda Item 30 was pulled and added to the Regular Agenda as Item 17.)

30. Motion approving the terms, conditions, provisions, and requirements of a First Amendment to Agreement between St. Johns County, Florida, and Continental Heavy Civil Corp., providing conditional extension of contract time for Federal Emergency Management Agency (FEMA) Emergency Berm Restoration Project; and authorizing the county administrator, or designee, to execute the first amendment on behalf of the County
31. Motion to approve the addition of one grant-funded Full-Time Equivalent (FTE) position to support the Coastal Management tea
32. Motion to approve minutes:
 - 3/15/22, BCC Regular

(04/05/22 - 10 - 9:33 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Dean requested that Regular Agenda Item 6 be pulled and rescheduled to May 17, 2022.

Dean requested that Regular Agenda Item 7 be withdrawn, per the applicant's request.

Migut requested that Regular Agenda Item 16 be pulled.

(9:36 a.m.) Karen Taylor, Matthews Design Group, 77 Saragossa Street, requested that the Board allow public comment for Regular Agenda Item 7.

(9:38 a.m.) Harry Campbell, 28 Shady Lake Court, spoke in favor of the withdrawal request for Regular Agenda Item 7.

(9:38 a.m.) Ron Howard, 11 Opal Way, questioned if there would be public comment on Regular Agenda Item 6. Migut stated that Item 6 had been continued and that public comment would be allowed on May 17, 2022.

(9:39 a.m.) B.J. Kalaidi, 8 Newcomb Street, addressed her concerns with hearing agenda items out-of-order. She noted that Regular Agenda Item 3 was time certain.

(04/05/22 - 10 - 9:40 a.m.)

APPROVAL OF REGULAR AGENDA

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

Yea: Dean, Whitehurst, Waldron, Blocker, Arnold

Nay: None

(9:40 a.m.) The Board moved to Regular Agenda Item 12.

(04/05/22 - 10 - 10:56 a.m.)

1. PUBLIC HEARING - REZ 2021-37, ASHTON DOWNS. REQUEST TO REZONE APPROXIMATELY 73.72 ACRES OF LAND FROM PLANNED RURAL DEVELOPMENT (PRD) TO OPEN RURAL (OR). THE SUBJECT PARCEL IS LOCATED ON AN UNADDRESSED PARCEL ON THE WEST SIDE OF STATE ROAD 13A NORTH, 1.1 MILES SOUTH OF COUNTY ROAD 208 AND COUNTY ROAD 13A NORTH INTERSECTION. 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, 7-0

Proof of publication of the notice of public hearing on REZ 2021-37, Ashton Downs, was received, having been published in *The St. Augustine Record* on January 21, 2022.

There were no ex parte communications.

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

(11:00 a.m.) **Motion by Arnold, seconded by Waldron, carried 5/0, to enact Ordinance No. 2022-24, approving REZ 2021-37, Ashton Downs, based upon four findings of fact, as provided in the staff report.**

Yea: Dean, Whitehurst, Waldron, Blocker, Arnold

Nay: None

ORDINANCE NO. 2022-24

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

The Board moved to Regular Agenda Item 4.

(04/05/22 - 11 - 11:41 a.m.)

2. PUBLIC HEARING - REZ 2021-34, ISLAND DOCTORS OLD MOULTRIE. REQUEST TO REZONE APPROXIMATELY 1.29 ACRES OF LAND FROM COMMERCIAL NEIGHBORHOOD (CN) TO OFFICE AND PROFESSIONAL (OP) TO FACILITATE A PROPOSED EXPANSION OF THE EXISTING MEDICAL OFFICE, LOCATED TO THE NORTH. THE PLANNING AND ZONING AGENCY (PZA) HEARD THIS REQUEST DURING ITS REGULARLY SCHEDULED PUBLIC HEARING ON MARCH 3, 2022. THE ITEM WAS RECOMMENDED FOR APPROVAL, WITH A VOTE OF 6-0

Proof of publication of the notice of public hearing on REZ 2021-34, Island Doctors Old Moultrie, was received, having been published in *The St. Augustine Record* on February 4, 2022.

There were no ex parte communications.

Matthew Lahti, P.E., Gulfstream Design Group, LLC, 2225 A1A South, representing the applicant, presented the details of the request, via PowerPoint.

(11:43 a.m.) William Fisher, 10130 McMahan Avenue, spoke in support of the motion.

(11:45 a.m.) **Motion by Waldron, seconded by Blocker, carried 5/0, to enact Ordinance No. 2022-25, approving REZ 2021-34, Island Doctors Old Moultrie, based upon four findings of fact, as provided in the staff report.**

Yea: Dean, Whitehurst, Waldron, Blocker, Arnold

Nay: None

ORDINANCE NO. 2022-25

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 OFFICE AND
PROFESSIONAL (OP); MAKING FINDINGS OF FACT;
REQUIRING RECORDATION; AND PROVIDING AN
EFFECTIVE DATE

The Board moved to Regular Agenda Item 5.

(04/05/22 - 12 - 10:01 a.m.)

3. HOME AGAIN ST. JOHNS AMERICAN RESCUE PLAN ACT (ARPA) GRANT REQUEST. AT THE MARCH 15TH BCC MEETING, STAFF WAS DIRECTED TO COLLABORATE WITH HOME AGAIN ST. JOHNS TO DEVELOP A GRANT AGREEMENT UTILIZING ARPA FUNDING. BASED ON DISCUSSIONS WITH HOME AGAIN AND FURTHER INFORMATION RECEIVED, STAFF IS RETURNING TO THE BOARD WITH THE UPDATED GRANT REQUEST FROM HOME AGAIN FOR CONSIDERATION. UPON ACCEPTANCE OF THE PROJECT PROPOSAL AND DIRECTION FROM THE BOARD, STAFF WILL WORK TO FINALIZE THE DETAILS OF A GRANT AGREEMENT THAT MEETS ALL THE REQUIREMENTS OF ARPA

Sarah Newell, Grants and Legislative Development Manager, presented the details of the request, via PowerPoint.

(10:04 a.m.) Judith Dembowski, 1375 Arapaho Avenue, stated that the St. Frances House and St. Augustine Society operate a 72 bed low-barrier emergency shelter.

(10:05 a.m.) Tom Mitchell, 21 Sandpiper Drive, spoke in support of the request.

(10:06 a.m.) Troy Blevins, President of Home Again St. Johns, 14 Riberia Street, expressed appreciation to the Board regarding the request.

(10:07 a.m.) Ervin Bullock, 4370 Coastal Highway, spoke about disadvantaged community members and the allocation of ARPA funds. Additionally, she spoke in support of early funding for Home Again St. Johns and Epic-Cure.

(10:10 a.m.) B.J. Kalaidi, 8 Newcomb Street, spoke in support of the request.

(10:11 a.m.) Sunny Mulford, Executive Director of Epic-Cure, 468 High Tide Drive, presented photographs, *Exhibit A*, and spoke about the quality of food and the distribution location.

(10:14 a.m.) Vicky Pepper, 31215 Harbor Vista Circle, spoke in support of allocating \$2.28 million to Home Again St. Johns for a permanent relocation project and for allocating \$2.7 million to Epic-Cure to obtain a St. Johns County warehouse facility.

(10:17 a.m.) Ruth Hope, 133 Neptune Road, spoke in support of affordable housing and allocating ARPA funds to Home Again St. Johns and Epic-Cure.

(10:20 a.m.) Stephanie Infante, 444 High Tide Drive, spoke in support of the request.

(10:21 a.m.) Ellen Walden, Executive Director of Home Again St. Johns, 4628 Peele Street, spoke on the need for affordable housing and the proposed permanent relocation project for Home Again St. Johns.

(10:24 a.m.) Maureen Long, 1821 Castile Street, spoke in support of the request.

(10:26 a.m.) Robby Oli, 295 Chapel Road, spoke in support of the request and on the funding allocations.

(10:28 a.m.) Arthur Butler, representing Tobacco Free St. Johns, 812 Crystal Spring Way, spoke in support of the request with respect to youth homelessness and youth substance misuse.

(10:29 a.m.) Discussion ensued on implementing a sustainable method to address funding allocation requests from non-profit organizations that provided a measurable benefit to county residents and developing a community partnership with United Way. Additional comments were provided by Melissa Nelson, United Way, on how United Way could be effective in meeting the needs of the community.

(10:52 a.m.) **Motion by Dean, seconded by Arnold, carried 3/1, with Waldron recused and Whitehurst dissenting, to allocate \$2,282,000 of the appropriations from the American Rescue Plan Act funding to Home Again, subject to approval and execution of a grant agreement.**

Yea: Dean, Blocker, Arnold

Nay: Whitehurst

Recused: Waldron

(10:53 a.m.) Blocker requested Board consensus to direct staff to come back within 30 days to discuss an evaluation process. *Consensus was given.* Discussion ensued on the future discussion item.

(10:56 a.m.) The Board moved to Regular Agenda Item 1.

(04/05/22 - 13 - 11:01 a.m.)

4. NORTHERN SUMMER HAVEN / RIVER DISCUSSION. DISCUSSION TO ASSESS THE VULNERABILITY OF THE NORTHERN SUMMER HAVEN AREA AND SUMMER HAVEN RIVER

Joseph Giammanco, PhD, Director of Emergency Management, presented the details of the request, including the vulnerability of the Summer Haven River and a potential partnership, via PowerPoint.

(11:05 a.m.) Ken Manning, 246 Barrataria Drive, spoke on the accelerated regression of the inlet and of the Summer Haven River and presented photos showing the impact that the lack of flow to the Summer Haven River had to the community, *Exhibit A.*

(11:08 a.m.) Larry Monahan, 9151 June Lane, spoke in support of the vulnerability study and requested continued engagement with whatever organization performed the study.

(11:11 a.m.) Walter Coker, 6433 Madison Street, spoke on the history of the Summer Haven River and voiced his concerns with continuing to allocate funds to a continually failed attempt to restore the flow of the waterway.

(11:14 a.m.) Jay Ginn, 9051 Gene Johnson Road, spoke in support of the vulnerability study and requested collaboration for the study with residents that use the Summer Haven River.

(11:18 a.m.) Chuck Labanowski, 1748 North Cappero Drive, spoke on the continued repair to the Summer Haven area and questioned whether the County should let mother nature fill it in.

(11:19 a.m.) Sherry Badger, 2272 South Collins Avenue, spoke on the prior building moratorium for Summer Haven and the continued repair.

(11:20 a.m.) Ellis Zahra, 9167 Old A1A, spoke on the importance of the repairs to the North Summer Haven River and in support of the vulnerability study.

(11:23 a.m.) Joseph Mantineo, 238 Barrataria Drive, spoke in support of the vulnerability study and the importance of the Summer Haven River to the ecosystem, the Matanzas Inlet, and the Intercoastal Waterway.

(11:26 a.m.) Linda Ginn, 9051 Gene Johnson Road, spoke about the public park, located on the Summer Haven River, stating that the park would not be usable if the River continued to shoal.

(11:28 a.m.) Arnold suggested adding the Summer House to the vulnerability study. Giammanco said that they could be added.

(11:30 a.m.) Waldron questioned whether the County could dredge the sand bar that was in the Federal Park/ Army Corps of Engineer jurisdiction. Giammanco said not without extensive talks with State and Federal entities. Discussion ensued on jurisdiction for dredging, affordably sustaining the River, the impact of placing sand on the beaches, asking Florida Inland National District to fund part of dredging the River, and the scope of the vulnerability study.

(11:39 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to authorize the transfer of \$400,000 from General Fund Reserve and to allocate the funds to conduct a Vulnerability Study in the Northern Summer Haven/ River and Summer House areas.**

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

The Board moved to Regular Agenda Item 2.

(04/05/22 - 14 - 11:45 a.m.)

5. PUBLIC HEARING - REZ 2021-32, UNLEASHED DOG PARK. REQUEST TO REZONE APPROXIMATELY 2.37 ACRES OF LAND FROM COMMERCIAL GENERAL (CG), WITH CONDITIONS, TO COMMERCIAL INTENSIVE (CI); AND A REQUEST TO REZONE APPROXIMATELY 0.23 ACRES OF LAND FROM RESIDENTIAL MANUFACTURED/MOBILE HOME (RMH) TO COMMERCIAL INTENSIVE (CI), SPECIFICALLY LOCATED AT 6550 US 1 NORTH, 6580 US 1 NORTH, 100 RONALD ROAD, AND 104 RONALD ROAD. THE PLANNING AND ZONING AGENCY (PZA) HEARD THIS REQUEST DURING ITS REGULARLY SCHEDULED PUBLIC HEARING ON FEBRUARY 17, 2022. THE ITEM WAS RECOMMENDED FOR APPROVAL WITH A VOTE OF 6-1. AGENCY MEMBERS DISCUSSED LIGHTING, BUFFERS, BARKING DOGS, AND GATES. THERE WAS PUBLIC COMMENT THAT DISCUSSED THE LOCATION TO RESIDENTIAL AND THE APPEARANCE OF AN OUTDOOR SPORTS BAR. OTHER PUBLIC COMMENTS DISCUSSED THE SITE PROVIDING A FAMILY-FRIENDLY ATMOSPHERE FOR CLEAN, OUTDOOR FUN FOR BOTH PEOPLE AND DOGS

Proof of publication of the notice of public hearing on REZ 2021-32, Unleashed Dog Park, was received, having been published in *The St. Augustine Record* on January 26, 2022.

The Board disclosed ex parte communication.

(11:46 a.m.) Karen M. Taylor, Land Planner, 77 Saragossa Street, representing the applicant, presented the details of the request, which would include food trucks and the sale of alcohol, via PowerPoint.

(11:53 a.m.) Jacki Pearson, 14 White Street, applicant, added additional comments on the intent for the dog park.

(11:56 a.m.) Chuck Labanowski, 1748 North Cappero Drive, spoke on a possible natural filtration for the stream that ran through the middle of the area.

(11:57 a.m.) Schaffer Weeks, 14 White Street, responded to the filtration comment.

(11:58 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2022-26, approving REZ 2021-32, Unleashed Dog Park, based upon four findings of fact, as provided in the staff report.**

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

ORDINANCE NO. 2022-26

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), WITH CONDITIONS, AND RESIDENTIAL MANUFACTURED/MOBILE HOME (RMH) TO COMMERCIAL INTENSIVE (CI); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

The Board moved to Regular Agenda Item 8.

(Agenda Item 6 was continued to May 17, 2022.)

6. PUBLIC HEARING, PUD 2021-09, BACON STORAGE (BRINKHOFF ROAD)

Proof of publication of the notice of public hearing on PUD 2021-09, Bacon Storage (Brinkhoff Road), was received, having been published in *The St. Augustine Record* on February 18, 2022.

(Agenda Item 7 was pulled.)

7. PUBLIC HEARING, REZ 2021-38, SANDY CREEK STORAGE

(11:58 a.m.) Christine Valliere, Senior Assistant County Attorney, entered the meeting.

(04/05/22 - 15 - 11:59 a.m.)

8. PUBLIC HEARING - PUD 2021-05, DEERFIELD FOREST. REQUEST TO REZONE APPROXIMATELY 37 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE DEVELOPMENT OF A MAXIMUM OF 63 SINGLE FAMILY HOMES, LOCATED ON THE SOUTH SIDE OF WATSON ROAD AND WEST OF DEERFIELD MEADOWS CIRCLE. THE PLANNING AND ZONING AGENCY (PZA) HEARD THIS REQUEST ON NOVEMBER 18, 2021, AND VOTED 5-1, TO RECOMMEND DENIAL. THE APPLICANT REQUESTED RECONSIDERATION FROM THE PZA ON DECEMBER 16, 2021, AND THEY VOTED 6-0, TO RECONSIDER. THE PLANNING AND ZONING AGENCY HEARD THIS REQUEST DURING A PUBLIC HEARING ON MARCH 3, 2022. THE ITEM WAS RECOMMENDED

FOR APPROVAL, WITH A VOTE OF 4-3. AGENCY MEMBERS DISCUSSED THE US 1/WATSON INTERSECTION, DRAINAGE, ACCESS, SAFETY, DEERFIELD FOREST DRIVE, EMERGENCY ACCESS EASEMENT, AND THE RAILROAD. THERE WAS PUBLIC COMMENT FROM SEVERAL DEERFIELD MEADOWS RESIDENTS AND CARTER ROAD RESIDENTS. PUBLIC COMMENTS INCLUDED: TRAFFIC, SAFETY, AND FLOODING; SECTIONS OF CARTER ROAD AS A PRIVATE ROAD AND PRIVATELY MAINTAINED; SINGLE ENTRANCE OFF WATSON; RV GARAGES WITHIN DEERFIELD MEADOWS; CONSTRUCTION ACCESS NOT UPDATED IN DOCUMENTS; NO NEW DOCUMENTS FILED BY APPLICANT; AND RAILROAD

Proof of publication of the notice of public hearing on PUD 2021-05, Deerfield Forest, was received, having been published in *The St. Augustine Record* on January 7, 2022.

The Board disclosed ex parte communication.

(12:04 p.m.) D.R. Repass, 111 Solana Road, Suite B, representing the applicant, presented the details of the request, via PowerPoint. He submitted backup paperwork, included in the Board's packet, including a site map of the area; a layout of the adjacent Deerfield Meadows subdivision; a copy of the ordinance for Deerfield Meadows, showing the intent for interconnectivity with Deerfield Forest; photos of the future access roads; the estimate for improvements; eliminating the text for a secondary access through Carter Road; and the area of railroad tracks where produce is delivered, *Exhibit A*. Additionally, he spoke on the interconnectivity to adjacent subdivisions, current allowable uses, and uses with a PUD.

(12:15 p.m.) Bill Schilling, Kimley-Horn & Associates, 12740 Grand Bay Parkway West, Suite 2350, Jacksonville, provided additional comments on road and signal improvements, providing photos of the US 1/Watson Road intersection, *Exhibit B*.

(12:36 p.m.) David Taylor, Dunn & Associates, Inc., 8647 Baypine Road, Suite 200, Jacksonville, provided comments on drainage concerns to Deer Field Trace and Deerfield Meadows. He provided documentation regarding the drainage flow and the impact to the existing subdivisions development, *Exhibit C*. Discussion ensued on the elevation of the first floor, fill, and flow of the drainage.

(12:45 p.m.) Repass spoke on the current permitted uses versus the requested PUD uses.

(12:50 p.m.) Derek Hesse, 379 Deerfield Meadows Circle, spoke in opposition of the request due to issues with duplicate covenant and restrictions containing different language and the use of neighboring roads.

(12:53 p.m.) Brenda Williams, 4712 Carter Road, spoke in opposition of the use of Carter Road as an emergency evacuation route.

(12:55 p.m.) Allen Lauro, 12 Flagler Boulevard, spoke in opposition of the request showing maps regarding rights-of-way, roadway design, stormwater drainage, and that Watson Road had not met County standards, *Exhibit D*.

(12:58 p.m.) George Pasternak, 226 Meadow Crossing Drive, spoke in opposition of the request due to the inconsistencies with the developer's presentation regarding the impact to the existing developments.

(1:00 p.m.) Mike Burk, 318 Deerfield Glen Drive, spoke in opposition of the request due to the danger to the homes of the existing residents and showed pictures of the condition of the existing drainage ditch, *Exhibit E*.

(1:02 p.m.) Rick Bartels, 208 Deerfield Glen Drive, spoke in opposition of the request and voiced his drainage concerns.

(1:03 p.m.) Wiseman left the meeting and Deputy Clerks Crystal Smith and Sandra Hutto entered the meeting.

(1:05 p.m.) Allan Bishop, 121 Meadow Crossing Drive, spoke in opposition of the project with concerns on traffic impacts and referenced a map, *Exhibit F*.

(1:08 p.m.) Valerie Francis, 314 Deerfield Glen Drive, spoke in opposition of the project with concerns of health, safety, traffic, flooding, and drainage.

(1:11 p.m.) Mark O'Donoghue, 295 Deerfield Meadows Circle, spoke in opposition of the project with concerns on traffic and the railroad track crossing in the area.

(1:14 p.m.) Susan Smart, 246 Deerfield Glen Drive, spoke in opposition of the project and presented a video to illustrate the current drainage concerns in the area, *Exhibit G*.

(1:17 p.m.) Gerry Anzalone, 251 Deerfield Glen Drive, spoke in opposition of the project with concerns on flooding and drainage.

(1:19 p.m.) Melissa Lundquist, 4620 Carter Road, spoke in opposition of the project with concerns on road access. She referenced her warranty deed, easement agreement, property maps, and KG Island Designs, LLC, warranty deed, *Exhibit H*.

(1:22 p.m.) Peter Angelac, 223 Deerfield Glen Drive, spoke in opposition of the project with concerns on drainage, access points, and the railroad track crossing.

(1:24 p.m.) Adrienne Villa, 220 Deerfield Meadows Circle, spoke in opposition of the project with concerns on drainage and safety impacts and submitted maps of the washouts and photos of the location, *Exhibit I*.

(1:28 p.m.) Carleen Bagnall, 212 Deerfield Glen Drive, spoke in opposition of the project with concerns on traffic impacts, safety, and drainage.

(1:30 p.m.) Susan Lederach, 207 Deerfield Glen Drive, spoke in opposition of the project with concerns on drainage and referenced a map and photographs, *Exhibit J*.

(1:33 p.m.) Debbie Masters, 321 Deerfield Glen Drive, spoke in opposition of the project and on her concerns with traffic and the current condition of Watson Road.

(1:35 p.m.) Jim Masters, 321 Deerfield Glen Drive, spoke in opposition of the project with concerns on flooding, traffic, and the railroad track crossing.

(1:38 p.m.) Sherry Badger, 2772 S. Collins Avenue, spoke in opposition of the project with concerns on flooding and referenced photos, *Exhibit K*.

(1:39 p.m.) B.J. Kalaidi, 8 Newcomb Street, spoke in opposition of the project with concerns of overdevelopment; She encouraged the Board to deny the request.

(1:41 p.m.) Schillings addressed the public's concerns on traffic.

(1:45 p.m.) Repass addressed the public's concerns on the construction plan, construction vehicles, and drainage.

(1:51 p.m.) Dean questioned the clogged ditch that the public had voiced their concerns over. Taylor responded. Discussion ensued on issues with the drainage ditch.

(1:54 p.m.) Waldron questioned the remote access off Watson Road, the waiver for the Land Development Code (LDC), and whether there was a study done on the wetlands. Jan Brewer, Environmental Division, Growth Management, referenced maps of an aerial view of the growth and addressed the Watson Road access points and the wetlands, *Exhibit L*. Repass provided information on the LDC waiver. Ryan Carter, 42 Masters Drive, Carter Environmental Services, provided additional information on the wetlands.

(2:03 p.m.) Blocker requested that Repass provide information on the other two waiver requests. Repass explained one waiver dealt with corner lots and the other was for the front yard.

(2:05 p.m.) Valliere recommended to clean up the master development plan as far as deleting the secondary access language, to include the exhibits for the intersection improvements and the widening of Watson Road, and to include the alternate construction access in the master development plan along with a statement that construction access through Deerfield Meadows would be prohibited.

(2:06 p.m.) Waldron questioned whether there were any outstanding comments that were not answered from legal. Valliere responded.

(2:07 p.m.) Motion by Waldron, seconded by Dean, carried 4/1, with Arnold dissenting, to deny of PUD 2021-05, Deerfield Forest, a request to rezone approximately 37 acres of land from Open Rural (OR) to Planned Unit Development (PUD), to allow for the development of a maximum of 63 single-family homes, based upon ten findings of fact, as provided in the staff report.

Yea: Waldron, Dean, Whitehurst, Blocker

Nay: Arnold

The meeting recessed at 2:08 p.m. and reconvened at 2:33 p.m., with all commissioners; Conrad, Taylor, Bradley; Migut, Valliere; Deputy Clerks Crystal Smith and Sandra Hutto, in attendance.

(04/05/22 - 18 - 2:33 p.m.)

9. PUBLIC HEARING - PUD 2021-23, ORCHARD PARK II PUD. REQUEST TO REZONE APPROXIMATELY 23.71 ACRES OF LAND FROM OPEN RURAL (OR) AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR A MAXIMUM 129 RESIDENTIAL TOWNHOME DWELLING UNITS. THE PLANNING AND ZONING AGENCY VOTED 6-0 TO RECOMMEND APPROVAL OF THE PROJECT

Proof of publication of the notice of public hearing on PUD 2021-23, Orchard Park II PUD, was received, having been published in *The St. Augustine Record* on February 4, 2022.

Ex parte communications were disclosed.

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

(2:44 p.m.) Waldron questioned whether a secondary exit would be needed for the project for evacuation purposes. Mike Roberson, Director of Growth Management, responded. Discussion ensued on traffic improvements and sidewalk interconnectivity.

(2:51 p.m.) **Motion by Waldron, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2022-27, PUD 2021-23, Orchard Park II PUD, based upon nine findings of fact, as provided in the staff report.**

Yea: Waldron, Whitehurst, Dean, Blocker, Arnold

Nay: None

ORDINANCE NO. 2022-27

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

(04/05/22 - 19 - 2:52 p.m.)

10. PUBLIC HEARING - CPA (SS) 2021-14, MILLS PLACE. A REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 24.31 ACRES OF LAND FROM RESIDENTIAL-B (RES-B) TO RESIDENTIAL-C (RES-C). THE PLANNING AND ZONING AGENCY RECOMMENDED DENIAL, WITH A 4-2 VOTE, AT ITS MARCH 3, 2022, REGULAR MEETING. THE AGENCY DISCUSSED THE ADDITIONAL DENSITY ALLOWED BY RESIDENTIAL-C AND INCREASE IN TRAFFIC ALONG LEWIS SPEEDWAY

Proof of publication of the notice of public hearing on CPA (SS) 2021-14, Mills Place, was received, having been published in *The St. Augustine Record* on February 4, 2022.

Regular Agenda Items 10 and 11 were discussed together.

Ex parte communications were disclosed.

(2:54 p.m.) Dean spoke on his concerns with the transportation, density, and traffic and recommended remanding the items back to the Planning and Zoning Agency for further review.

(2:58 p.m.) Douglas N. Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, presented the details of the changes that had been made that addressed the density and traffic concerns.

(3:00 p.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, to remand items 10 and 11 back to the Planning and Zoning Agency.

(3:01 p.m.) Debbie James, 557 N. Horseshoe Road, spoke on her concerns with there being no money for right-of-way improvements and in opposition of remanding the item back to the Planning and Zoning Agency.

(3:04 p.m.) Alice Daniels, 540 N. Horseshoe Road, spoke in opposition of the project with concerns on traffic, safety, and density.

(3:07 p.m.) Joe McAnarney, 1005 Blackberry Lane, spoke in opposition of the project with concerns on traffic and referenced maps, *Exhibit A*.

(3:10 p.m.) **The motion carried 5/0.**

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

(04/05/22 - 20 - 2:52 a.m.)

11. PUBLIC HEARING, PUD 2021-16, MILLS PLACE. A REQUEST TO REZONE APPROXIMATELY 24.31 ACRES OF LAND FROM OPEN RURAL (OR) AND RESIDENTIAL, SINGLE FAMILY (RS-3) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE DEVELOPMENT OF A MAXIMUM OF 92 SINGLE FAMILY HOMES. THE PLANNING AND ZONING AGENCY RECOMMENDED DENIAL, WITH A 4-2 VOTE. THE AGENCY DISCUSSED COMPATIBILITY WITH THE SURROUNDING AREA, TRAFFIC ON LEWIS SPEEDWAY, AND INCREASED DENSITY

Proof of publication of the notice of public hearing on PUD 2021-16, Mills Place, was received, having been published in *The St. Augustine Record* on February 4, 2022.

Discussion occurred during Regular Agenda Item 10.

(04/05/22 - 20 - 9:40 a.m.)

12. PUBLIC HEARING - DRI MOD 2021-05, WORLD COMMERCE CENTER. REQUEST TO MODIFY THE WORLD COMMERCE CENTER DEVELOPMENT OF REGIONAL IMPACT (DRI) TO AMEND THE PROJECT PHASING CONSISTENT WITH THE LEGISLATIVE EXTENSIONS, REVISE REPORTING REQUIREMENTS, UPDATE THE MASTER PLAN MAP (MAP H) FOR CONSISTENCY WITH THE PLANNED UNIT DEVELOPMENT (PUD) MASTER DEVELOPMENT PLAN (MDP), REVISE THE LAND USE CONVERSION TABLES, AND REVISE THE TRANSPORTATION IMPROVEMENTS MAP. THE WORLD COMMERCE CENTER DRI IS GENERALLY LOCATED SOUTH OF INTERNATIONAL GOLF PARKWAY AND NORTH OF STATE ROAD 16. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A 6-0 VOTE, AT ITS MARCH 3, 2022, MEETING

Proof of publication of the notice of public hearing on DRI MOD 2021-05, World Commerce Center, was received, having been published in *The St. Augustine Record* on February 4, 2022.

The Board disclosed ex parte communication.

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

(9:47 a.m.) Joe McAnarney, 1005 Blackberry Lane, referenced the World Commerce Findings of Fact and Conclusions of Law, *Exhibit A*; and spoke about the affordable housing condition stated in the DRI Development Order.

(9:50 a.m.) Chuck Labanowski, 1748 North Cappero Drive, spoke about the affordable housing condition stated in the DRI Development Order, and traffic impacts at World Commerce Center.

(9:52 a.m.) Sherry Badger, 2772 South Collins Avenue, spoke about the County's obligations.

(9:52 a.m.) B.J. Kalaidi, 8 Newcomb Street, spoke about the developer not meeting transportation requirements.

(9:53 a.m.) Avery-Smith responded that the affordable housing condition of the DRI Development order had been met. She stated that the Clyde E. Lassen Veterans Nursing home was currently on the site. She also responded to public comment regarding transportation requirements, including Phase III requirements. She noted that transportation requirements for Phase I had been completed.

(9:56 a.m.) Discussion ensued on the DRI affordable housing condition, stormwater ponds, with respect to the construction of the County Road 2209 extension, and on traffic impacts. Additional comments were provided by Michael Cills, Steinemann Development Company, 220 South Shipwreck Avenue, on stormwater ponds.

(10:00 a.m.) **Motion by Arnold, seconded by Whitehurst, carried 5/0, to approve Resolution No. 2022-110, approving DRI MOD 2021-05, World Commerce Center, based on five findings of fact, as provided in the staff report.**

Yea: Dean, Whitehurst, Waldron, Blocker, Arnold

Nay: None

RESOLUTION NO. 2022-110

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR WORLD COMMERCE CENTER, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 974 ACRES IN NORTHWEST ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS, INCLUDING MITIGATION FOR TRANSPORTATION AND ENVIRONMENTAL IMPACTS; AMENDING DEVELOPMENT PHASING AND BUILD-OUT DATES; AND ESTABLISHING AN EFFECTIVE DATE

(10:01 a.m.) The Board moved to Regular Agenda Item 3.

(04/05/22 - 21 - 3:11 p.m.)

13. PUBLIC HEARING - MAJMOD 2021-22, DEERPARK COMMERCE CENTER. REQUEST FOR A MAJOR MODIFICATION TO THE ST. AUGUSTINE 500,000 SF WAREHOUSE PLANNED UNIT DEVELOPMENT (PUD) (ORD. 2005-91, AS AMENDED) TO ADD APPROXIMATELY 5.98 ACRES; TO CHANGE THE PUD NAME TO DEERPARK COMMERCE CENTER; TO ALLOW A FOUR PERCENT UPLAND NATURAL VEGETATION IN LIEU OF THE FIVE PERCENT REQUIREMENT; TO PROVIDE A MAXIMUM HEIGHT OF BUILDINGS OF 49 FEET; AND TO REVISE THE MASTER DEVELOPMENT PLAN (MDP) TEXT AND MAP. THE SUBJECT PROPERTY IS LOCATED AT 3800 DEERPARK BOULEVARD AND INCLUDES THE TWO UNADDRESSED LOTS LOCATED TO THE NORTH. THE PLANNING AND ZONING AGENCY (PZA) HEARD THIS REQUEST DURING ITS REGULARLY SCHEDULED PUBLIC HEARING ON FEBRUARY 17, 2022. THE ITEM WAS RECOMMENDED FOR APPROVAL, WITH A VOTE OF 6-1. AGENCY MEMBERS DISCUSSED THE WETLANDS ONSITE, UPLAND BUFFERS, TRAFFIC IN THE AREA, AND PROPOSED HEIGHT OF BUILDING. THERE WAS NO PUBLIC COMMENT

Proof of publication of the notice of public hearing on MAJMOD 2021-22, Deerpark Commerce Center, was received, having been published in *The St. Augustine Record* on January 21, 2022.

Ex parte communications were disclosed.

(3:13 p.m.) Courtney P. Gaver, Rogers Towers, P.A. 100 Whetstone Place, Suite 200, representing the applicant, presented the details of the request, via PowerPoint, including a waiver and a revised master development plan, *Exhibit A*.

(3:19 p.m.) Chuck Labanowski, 1748 N. Caperro Drive, spoke on his concerns with the number of wetlands and plans for traffic lights.

(3:20 p.m.) **Motion by Waldron, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2022-28, approving MAJMOD 2021-22, Deerpark Commerce Center, based upon six findings of fact, as provided in the staff report.**

Yea: Waldron, Whitehurst, Blocker, Dean, Arnold

Nay: None

ORDINANCE NO. 2022-28

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE 500,000 SF WAREHOUSE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2005-91, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

Valliere left the meeting and Brad Bulthuis, Senior Assistant County Attorney, entered the meeting.

(04/05/22 - 22 - 3:24 p.m.)

14. FLOOD DAMAGE CONTROL REGULATIONS - LAND DEVELOPMENT CODE AMENDMENT. LAND DEVELOPMENT CODE AMENDMENT - FLOOD DAMAGE CONTROL REGULATIONS. THE ATTACHED DRAFT ORDINANCE PROPOSES MODIFICATIONS TO THE TEXT OF PART 3.03.00 OF THE LAND DEVELOPMENT CODE (FLOOD) AND ARTICLE XII DEFINITIONS FROM THE LAND DEVELOPMENT CODE

Proof of publication of the notice of public hearing on Flood Damage Control Regulations - Land Development Code Amendment was received, having been published in *The St. Augustine Record* on February 25, 2022.

Regular Agenda Items 14 and 15 were discussed together.

Westly Woodward, CFM, Floodplain Manager, Growth Management, representing the applicant, presented the details of the proposed amendment.

(04/05/22 - 22 - 3:24 p.m.)

15. REVISIONS TO LOCAL ORDINANCE CHAPTER 1 OF THE FLORIDA BUILDING CODE. THIS IS THE FIRST READING OF REVISIONS TO THE LOCAL ORDINANCE OF CHAPTER 1 OF THE FLORIDA BUILDING CODE. THE VARIOUS CHANGES PRESENTED BY STAFF FOCUS ON UPDATES TO OUR LOCAL FLOOD REGULATIONS, WITH OTHER CHANGES TO THE

LOCAL ADMINISTRATION OF THE BUILDING CODE. THESE REVISIONS WILL INCREASE THE HEALTH, SAFETY, AND WELFARE OF THE CITIZENS OF ST. JOHNS COUNTY

Proof of publication of the notice of public hearing on Revision to Local Ordinance Chapter 1 of the Florida Building Code was received, having been published in *The St. Augustine Record* on February 25, 2022.

Discussion occurred during Regular Agenda Item 14.

16. APPLICATION FOR RENEWAL OF CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (COPCN) BY LIBERTY AMBULANCE SERVICES INC., IN ACCORDANCE WITH SECTION 401.25, FLORIDA STATUTES, AND PURSUANT TO ST. JOHNS COUNTY ORDINANCE NO. 2012-20, LIBERTY AMBULANCE SERVICES, INC., (LIBERTY) SUBMITTED AN APPLICATION (ATTACHED) FOR RENEWAL OF ITS CURRENT COPCN, SET TO EXPIRE ON APRIL 2, 2022

Regular Agenda Item 16 was pulled.

(Formerly Consent Agenda Item 30.)

(04/05/22 - 23 - 3:28 p.m.)

17. EXTENSION OF CONTRACT TIME FOR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) EMERGENCY BERM RESTORATION PROJECT

Blocker explained his reasons for wanting to discuss the item. Discussion ensued on having a temporary easement for the FEMA berm.

(3:34 p.m.) Brad Bulthuis, Senior Assistant County Attorney, provided details on the temporary easement.

(3:36 p.m.) Blocker questioned whether there was a timeline for completion. Bulthuis explained a limited temporary easement could be brought back to the Board at the next meeting.

(3:38 p.m.) Carl Sanders, Attorney, representing The Plantation Homeowners' Association, provided information on the legal aspects of liability and on the limited temporary easement.

(3:44 p.m.) *Consensus was given by the Board to bring the item pertaining to the temporary easement back in two weeks.*

(3:46 p.m.) Motion by Blocker, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2022-111, approving the terms, conditions, provisions, and requirements of a First Amendment to Agreement between St. Johns County, Florida, and Continental Heavy Civil Corp., providing conditional extension of contract time for Federal Emergency Management Agency (FEMA) Emergency Berm Restoration Project; and authorizing the county administrator, or designee, to execute the first amendment on behalf of the County.

Yea: Blocker, Whitehurst, Dean, Waldron, Arnold

Nay: None

RESOLUTION NO. 2022-111

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF THE FIRST AMENDMENT TO AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND CONTINENTAL HEAVY CIVIL CORP., REGARDING HURRICANE MATTHEW AND IRMA FEMA CAT B, EMERGENCY BERM RESTORATION PROJECT; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE FIRST AMENDMENT ON BEHALF OF ST. JOHNS COUNTY

(04/05/22 - 24 - 3:47 p.m.)

PUBLIC COMMENT

(3:47 p.m.) Maureen Long, 1821 Menendez Park, commended the Board's support for Home Again, encouraged the Board to work toward funding Epic-Cure, and wished all a Happy Easter.

(3:48 p.m.) Judith Dembowski, Executive Director of St. Francis House, 1375 Arapaho Avenue, advocated for American Rescue Plan Act (ARPA) funding for the St. Francis House.

(3:49 p.m.) Sherry Badger, 2772 S. Collins Avenue, spoke on her concerns with flooding throughout the county and referenced photos of the flooding, *Exhibit A*.

(3:51 p.m.) B.J. Kalaidi, 8 Newcomb Street, spoke on the need for ARPA funding for other 501(C)(3)s and requested to move public comment back to the beginning of the meeting.

(04/05/22 - 24 - 3:54 p.m.)

COMMISSIONERS' REPORTS

Commissioner Blocker

(3:54 p.m.) Blocker commended staff on their hard work and wished all a Happy Easter.

Commissioner Waldron

(3:54 p.m.) Waldron thanked everyone for their condolences for his family and expressed his appreciation for a bid that was awarded, commended Anastasia Baptist Church for hosting the Coast Guard Band, and spoke about Commander Beaver, who spoke on the 16,000 registered boaters in the county.

Commissioner Whitehurst

(3:56 p.m.) Whitehurst wished everyone a Happy Easter.

Commissioner Arnold

(3:56 p.m.) Arnold spoke on a St. Johns County School Board workshop that was held on March 22, 2022, and requested staff look into having a campus in the former Hastings High School location and to have superintendent Tim Forson bring back information to the Board at its next scheduled meeting. Additionally, she wished everyone a Happy Easter.

(3:57 p.m.) *Consensus was given to request staff to look into having a campus in the former Hastings High School location and to have Superintendent Tim Forson bring back information to the Board at its next scheduled meeting.*

Commissioner Dean

(3:57 p.m.) Dean spoke on beach renourishment and a contract the County entered into with Weeks Construction Company and spoke on a concert he attended at the Ponte Vedra Concert Hall and *requested Board consensus to have an agenda item to discuss supporting the Amphitheatre and the Ponte Vedra Concert Hall. Consensus was given.*

(04/05/22 - 25 - 4:00 p.m.)

COUNTY ADMINISTRATOR'S REPORT

No report.

(04/05/22 - 25 - 4:01 p.m.)

COUNTY ATTORNEY'S REPORT

Migut introduced Keeley West as a new attorney for the county attorney's office.

(04/05/22 - 25 - 4:02 a.m.)

ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 4:02 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 599482-599598, totaling \$787,617.36 and Voucher Nos. 63712-63775, totaling \$1,876,641.65 (03/21/22)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 599599-599652, totaling \$39,504.65 and Voucher Nos. 63776-63974, totaling \$145,121.95 (03/23/22)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 599653-599667, totaling \$57,917.59 and Voucher Nos. 63975-63976, totaling \$639.73 (03/24/22)
4. St. Johns County Board of County Commissioners Check Register, Voucher Nos. 63977-63978, totaling \$7,884.24 (03/24/22)
5. Check No. 599668 was voided.
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 599669-599746, totaling \$1,903,129.74 and Voucher Nos. 63979-64004, totaling \$395,314.59 (03/28/22)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 599747-599761, totaling \$350,369.75 (03/29/22)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 599762-599915, totaling \$1,128,986.18 and Voucher Nos. 64005-64086, totaling \$4,316,571.06 (04/04/22)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 59916-599949, totaling \$39,978.26 and Voucher Nos. 64087-64122, totaling \$45,537.32 (04/06/22)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 599950-599956, totaling \$2,689.89 and Voucher Nos. 64123-64124, totaling \$639.73 (04/07/22)
11. St. Johns County Board of County Commissioners Check Register, Voucher Nos. 64125-64126, totaling \$7,884.24 (04/07/22)

CORRESPONDENCE:


There was none.

Approved April 19, 2022

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Christian Whitehurst, Vice-chair

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

By: 
Deputy Clerk

