

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JULY 19, 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
Saundra Hutto, Deputy Clerk

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

(07/19/22 - 1 - 9:01 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(07/19/22 - 1 - 9:01 a.m.)
ROLL CALL

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

(07/19/22 - 1 - 9:02 a.m.)
INVOCATION

Bobby Crum, Pastor of Anastasia Baptist Church, gave the invocation.

(07/19/22 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

CW4 Jerry Hantchett, United States Army Retired, led the Pledge of Allegiance.

(07/19/22 - 1 - 9:04 a.m.)
CERTIFICATE OF RECOGNITION AWARDED TO UNITED WAY

Lorena Inclan, Director of Public Affairs, read the certificate of recognition. Arnold presented the certificate to Melissa Nelson, who spoke on the importance of the United Way.

(9:07 a.m.) **Motion by Waldron, seconded by Whitehurst, carried 5/0, to accept the certificate of recognition.**

Yea: Waldron, Dean, Blocker, Arnold, Whitehurst

Nay: None

(07/19/22 - 2 - 9:07 a.m.)
PUBLIC SAFETY UPDATE

Chief Jeff Prevatt, St. Johns County Fire Rescue, gave an update on wildfire and lightning dangers. He spoke about filling sixteen firefighter vacancies, seven of them being filled with experienced certified paramedics.

(9:09 a.m.) Captain Larry Durden, General Services Division with St. Johns County Sheriff's Office, spoke about continually adjusting tactics to cope with growth in the county, through community partnerships.

(07/19/22 - 2 - 9:09 a.m.)
CLERK OF COURT'S REPORT

Brandon Patty, Clerk of the Circuit Court and Comptroller, reported that there would be a special passport processing event on Saturday, August 6, 2022, from 9:00 a.m. to 2:30 p.m. at the courthouse.

(07/19/22 - 2 - 9:11 a.m.)
DELETIONS TO THE CONSENT AGENDA

There were none.

(9:12 a.m.) Greg Huntington, Public Sector Services at Waste Management, 6501 Greenland Road, Jacksonville, Florida, spoke about Consent Agenda Item 43. He stated his appreciation to County Staff and the Board for all their hard work.

(9:14 a.m.) B.J. Kalaidi, 8 Newcomb Street, referenced calculations, *Exhibit A*, and requested that Consent Agenda Item 41 be pulled from the agenda, until a better explanation of how the funds would be distributed was presented.

(9:17 a.m.) Carol Holtz, 703 Hensley Street, Hastings, with Community Advocates for Racial Equity (CARE), expressed her concerns with Item 41, American Rescue Plan Funds, with respect to distribution and how the process would work.

(07/19/22 - 2 - 9:18 a.m.)
APPROVAL OF CONSENT AGENDA

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

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2022-226**, approving the final plat for Deep Creek Landing, Phase 3

RESOLUTION NO. 2022-226

**A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
APPROVING A PLAT FOR DEEP CREEK LANDING,
PHASE 3**

3. Motion to adopt **Resolution No. 2022-227**, approving the final plat for St. Augustine Lakes, Phase 1A

RESOLUTION NO. 2022-227

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

4. Motion to adopt **Resolution No. 2022-228**, approving the final plat for Bridgewater Moon Bay Parkway Extension

RESOLUTION NO. 2022-228

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BRIDGEWATER MOON BAY PARKWAY EXTENSION

5. Motion to adopt **Resolution No. 2022-229**, approving the final plat for Holly Landing - Silverleaf, Parcel 6

RESOLUTION NO. 2022-229

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR HOLLY LANDING - SILVERLEAF, PARCEL 6

6. Motion to adopt **Resolution No. 2022-230**, approving the final plat for Stillwater, Phase 1C

RESOLUTION NO. 2022-230

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

7. Motion to adopt **Resolution No. 2022-231**, authorizing the notice required by Section 336.10, F.S., for a public hearing on August 16, 2022, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of Chapin Street right-of-way (VACROA 2022-03 Chapin Street)

RESOLUTION NO. 2022-231

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF AUGUST 16, 2022, AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF CHAPIN STREET

8. Motion to adopt **Resolution No. 2022-232**, recognizing the \$500,000 award from the Florida Department of Environmental Protection - Resilient Florida Program, as unanticipated revenue, and authorizing its appropriation and expenditure in the Fiscal Year 2022 General Fund Growth Management Department; and

approving an additional Full Time Equivalent to oversee the countywide Resiliency Vulnerability Study and Planning Program, and coordinate future resiliency projects through the Resilient Florida Program

RESOLUTION NO. 2022-232

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 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION - RESILIENT FLORIDA GRANT PROGRAM; AND AUTHORIZING ITS APPROPRIATION AND EXPENDITURE FOR THE DEVELOPMENT OF A COUNTY-WIDE VULNERABILITY ASSESSMENT AND ADAPTATION PLANNING EFFORTS

9. Motion to approve the Stonecrest PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2022-01)
10. Motion to adopt **Resolution No. 2022-233**, approving the transfer of \$960,552.16 in road impact fee credits from the Cordova Palms Planned Unit Development (PUD) to the Twin Creeks Heartwood PUD, finding the request consistent with Florida Statute

RESOLUTION NO. 2022-233

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO APPROVE THE SECOND TRANSFER OF UNUSED ROAD IMPACT FEE CREDITS FROM THE CORDOVA PALMS PUD TO THE TWIN CREEKS HEARTWOOD PUD

11. Motion to adopt **Resolution No. 2022-234**, approving an exchange of real property, pursuant to Section 125.37 Florida Statutes, in connection with a County-owned retention pond and a pond owned by WCI Communities, LLC, and authorizing the chair of the Board to execute a Termination of Easement County Deed and Grant of Stormwater and Drawdown Easements

RESOLUTION NO. 2022-234

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 A COUNTY-OWNED RETENTION POND AND A POND OWNED BY WCI COMMUNITIES, LLC, AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE A TERMINATION OF EASEMENT COUNTY DEED AND GRANT OF STORMWATER AND DRAWDOWN EASEMENTS

Proof of publication of the notice of an exchange of property with WCI Communities, LLC, was received, having been published in *The St. Augustine Record* on June 28, 2022, and July 5, 2022.

12. Motion to adopt **Resolution No. 2022-235**, accepting a Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Grand Oaks, Phase 1D, Unit 2, located off State Road 16

RESOLUTION NO. 2022-235

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE GRAND OAKS, PHASE 1D, UNIT 2, LOCATED OFF STATE ROAD 16

13. Motion to adopt **Resolution No. 2022-236**, accepting a Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty associated with the water system to serve Embassy Suites, Phase 2, located off A1A Beach Boulevard

RESOLUTION NO. 2022-236

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE EMBASSY SUITES, PHASE 2, LOCATED OFF A1A BEACH BOULEVARD

14. Motion to adopt **Resolution No. 2022-237**, accepting a Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Morgan's Cove, located off County Road 214

RESOLUTION NO. 2022-237

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE MORGAN'S COVE, LOCATED OFF COUNTY ROAD 214

15. Motion to adopt **Resolution No. 2022-238**, approving the terms and conditions of a Purchase and Sale Agreement for the acquisition of property, located off East Saint Johns Avenue, for a future well site and water treatment facility, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2022-238

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A

PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF PROPERTY, LOCATED OFF EAST SAINT JOHNS AVENUE, FOR A FUTURE WELL SITE AND WATER TREATMENT FACILITY, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

16. Motion to adopt **Resolution No. 2022-239**, approving an acquisition of property from the Florida Department of Transportation, near Ray Road and Van Gogh Circle, for a future well site

RESOLUTION NO. 2022-239

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING ACQUISITION OF PROPERTY FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, NEAR RAY ROAD AND VAN GOGH CIRCLE, FOR A FUTURE WELL SITE

17. Motion to adopt **Resolution No. 2022-240**, approving an acquisition of property from the State of Florida Department of Transportation, near US 1 North and Old Dixie Highway, for future expansion of utilities

RESOLUTION NO. 2022-240

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING ACQUISITION OF PROPERTY FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, NEAR US 1 NORTH AND OLD DIXIE HIGHWAY, FOR FUTURE EXPANSION OF UTILITIES

18. Motion to adopt **Resolution No. 2022-241**, accepting two Grant of Easements for ingress and egress over Marketplace Drive and Resort Way, located off State Road 207

RESOLUTION NO. 2022-241

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO GRANT OF EASEMENTS FOR INGRESS AND EGRESS OVER MARKETPLACE DRIVE AND RESORT WAY, LOCATED OFF STATE ROAD 207

19. Motion to adopt **Resolution No. 2022-242**, accepting an Easement for Utilities associated with the water system to serve 1720 Lightsey Road

RESOLUTION NO. 2022-242

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE WATER SYSTEM TO SERVE 1720 LIGHTSEY ROAD

20. Motion to adopt **Resolution No. 2022-243**, accepting the Deed of Dedication for right-of-way from 1470 Lightsey, LLC, for sidewalk improvements along Lightsey Road

RESOLUTION NO. 202-243

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE DEED OF DEDICATION FOR RIGHT-OF-WAY FROM 1470 LIGHTSEY, LLC, FOR SIDEWALK IMPROVEMENTS ALONG LIGHTSEY ROAD

21. Motion to adopt **Resolution No. 2022-244**, authorizing the chairman of the Board to execute seven Temporary Easements, needed on State Road No. 5 (U.S. 1), for roadway improvements to be constructed by the State of Florida Department of Transportation

RESOLUTION NO. 2022-244

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIRMAN TO EXECUTE SEVEN TEMPORARY EASEMENTS, NEEDED ON STATE ROAD NO. 5 (U.S. 1), FOR ROADWAY IMPROVEMENTS TO BE CONSTRUCTED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

22. Motion to adopt **Resolution No. 2022-245**, approving the terms and conditions of a Purchase and Sale Agreement, and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County, for the South Holmes Boulevard Community Development Block Grant Drainage Project

RESOLUTION NO. 2022-245

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

23. Motion to adopt **Resolution No. 2022-246**, accepting and approving the terms of an Easement for Utilities for a lift station, located off Middleton Avenue

RESOLUTION NO. 2022-246

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AND APPROVING THE TERMS OF AN EASEMENT FOR UTILITIES FOR A LIFT STATION, LOCATED OFF MIDDLETON AVENUE

24. Motion to adopt **Resolution No. 2022-247**, approving the terms of, and authorizing the county administrator, or designee, to execute, Contract

Agreements with occupants and an owner of mobile homes, located on County property for security purposes

RESOLUTION NO. 2022-247

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 CONTRACT AGREEMENTS, WITH OCCUPANTS AND AN OWNER OF MOBILE HOMES, LOCATED ON COUNTY PROPERTY FOR SECURITY PURPOSES

25. Motion to approve the transfer of \$750,000 from the Transportation Trust Fund Capital Outlay Reserves to Fleet Maintenance Cost of Fuel, to allow for fuel purchases through the end of the fiscal year
26. Motion to adopt **Resolution No. 2022-248**, approving the terms and conditions of the Non-exclusive Construction and Demolition Debris Franchise Agreement between St. Johns County, Florida, and GCS Construction Supply, Inc., and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2022-248

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE APPLICATION OF GCS CONSTRUCTION SUPPLY, INC., FOR A NON-EXCLUSIVE CONSTRUCTION AND DEMOLITION DEBRIS FRANCHISE AGREEMENT; PROVIDING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF THE AGREEMENT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT

27. Motion to adopt **Resolution No. 2022-249**, authorizing the county administrator, or his designee, to execute a contract in substantially the same form and format attached hereto, with Environmental Systems Research Institute, Inc., (ESRI) for a three-year agreement, amending the existing agreement with ESRI, for the ESRI Small Government Departmental Platform Program (SGDPP), granting access to ESRI term license software currently used by the Road and Bridge Department, at the cost of \$80,000 per year, for a total three-year cost of \$240,000.00

RESOLUTION NO. 2022-249

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC., (ESRI) FOR ESRI SMALL GOVERNMENT DEPARTMENTAL PLATFORM PROGRAM (SGDPP) TO AMEND THE CURRENT AGREEMENT WITH ESRI FOR THE PUBLIC WORKS DEPARTMENT

28. 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
29. Motion to adopt **Resolution No. 2022-250**, authorizing the county administrator, or his designee, to award Bid No. 22-96, Construction of Utility Department Laboratory, to DiMare Construction Company as the lowest, responsive, and responsible bidder, and to execute a contract in substantially the same form and format as attached hereto

RESOLUTION NO. 2022-250

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE AWARD OF BID NO. 22-96, CONSTRUCTION OF UTILITY DEPARTMENT LABORATORY, TO DIMARE CONSTRUCTION COMPANY, AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND EXECUTION OF A CONTRACT FOR COMPLETION OF THE WORK IN ACCORDANCE WITH THE BID DOCUMENTS

30. Motion to adopt **Resolution No. 2022-251**, authorizing the county administrator, or his designee, to award RFP No. 22-78, Disaster Recovery Consulting Services, to AC Disaster Consulting as the highest, ranked respondent, and to execute a contract in substantially the same form and format as attached hereto, for performance of the work

RESOLUTION NO. 2022-251

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE AWARD OF RFP NO. 22-78, DISASTER CONSULTING SERVICES, TO AC DISASTER CONSULTING AS THE HIGHEST RANKED, RESPONDENT, AND EXECUTION OF A CONTRACT FOR PERFORMANCE OF THE SERVICES IN ACCORDANCE WITH RFP NO. 22-78

31. Motion to adopt **Resolution No. 2022-252**, authorizing the county administrator, or designee, to award Bid No. 22-77, CDBG-DR Project - Big Sooeey Drainage Improvements to Halifax Paving, Inc., as the lowest, responsive, responsible bidder, and to execute a contract in substantially same form and format as attached hereto, for completion of the project, as specified in Bid No. 22-77, for a lump sum amount of \$3,341,864

RESOLUTION NO. 2022-252

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE AWARD OF BID NO. 22-77, CDBG-DR - BIG SOOEY DRAINAGE IMPROVEMENTS TO HALIFAX PAVING, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND EXECUTION OF A CONTRACT FOR COMPLETION OF THE WORK AS SPECIFIED UNDER BID NO. 22-77

32. Motion to adopt **Resolution No. 2022-253**, amending the Fiscal Year 2022 Law Enforcement Trust Fund budget to recognize and appropriate receipts from the sale of confiscated property and interest earnings

RESOLUTION NO. 2022-253

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2022 LAW ENFORCEMENT TRUST FUND BUDGET TO RECEIVE FUNDS FROM THE SALE OF CONFISCATED PROPERTY AND INTEREST EARNINGS FOR THE INTENDED ENHANCEMENT OF ST. JOHNS COUNTY SHERIFF'S OFFICE LAW ENFORCEMENT PROGRAMS

33. Motion to approve a transfer of \$36,111 from the Law Enforcement Trust Fund to the Sheriff's Office for use in accordance with section 932.7055, F.S., to support the Sheriff's Office Evidence Section and Beach Patrol Unit
34. Motion to adopt **Resolution No. 2022-254**, approving the terms, conditions, and requirements of Amendment No. 0003, to the Homelessness Unified Contract between St. Johns County and Flagler Hospital, the Continuum of Care Lead Agency, and authorizing the county administrator, or designee, to execute the amendment substantially in the same form and format as attached, on behalf of the County; and recognizing and appropriating the grant, in the amount of \$99,091, into the General Fund Social Services Department for Fiscal Year 2022

RESOLUTION NO. 2022-254

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT FUNDS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AMENDMENT NO. 0003, TO THE HOMELESSNESS UNIFIED CONTRACT PROVIDING HOMELESS AND HOMELESS PREVENTION FUNDS FOR THE CHALLENGE GRANT, THE EMERGENCY SOLUTIONS GRANT, THE TEMPORARY ASSISTANCE FOR NEEDY FAMILIES GRANT, AND THE ESG-CV GRANT WITH FLAGLER HOSPITAL, LEAD AGENCY OF THE ST. JOHNS COUNTY CONTINUUM OF CARE, FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES ON BEHALF OF THE COUNTY; AND APPROPRIATING GRANT FUNDS WITHIN THE SOCIAL SERVICES DEPARTMENT'S BUDGET FOR FISCAL YEAR 2022

35. Motion to adopt **Resolution No. 2022-255**, approving the terms, conditions, and requirements of an amendment between St. Johns County Board of County Commissioners and ElderSource for the Emergency Home Energy Assistance Program, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2022-255

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

APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN AMENDMENT BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND ELDERSOURCE FOR THE EMERGENCY HOME ENERGY ASSISTANCE PROGRAM, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

36. Motion to adopt **Resolution No. 2022-256**, authorizing the county administrator, or his designee, to submit to the U.S. Department of Housing and Urban Development (HUD), the approved Fiscal Year 2022-2023 Annual Action Plan, SF-424 Universal Application, and Certificates for the Community Development Grant October 1, 2022 - September 30, 2023, CDBG Entitlement Grant Program Year

RESOLUTION NO. 2022-256

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, PROVIDING FOR THE IMPLEMENTATION AND ADMINISTRATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM; APPROVING THE FISCAL YEAR 2022-2023 ANNUAL ACTION PLAN; PROVIDING FOR THE COUNTY ADMINISTRATOR TO EXECUTE PROGRAM CONTRACTS FOR CDBG FUNDS, AS APPLICABLE; PROVIDING FOR THE EXECUTION AND SUBMISSION OF NECESSARY APPLICATIONS AND CERTIFICATES TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING AN EFFECTIVE

37. Motion to adopt **Resolution No. 2022-257**, authorizing the county administrator, or designee, to execute an agreement with the Friends of Alpine Park, in substantially the same form and format as attached hereto

RESOLUTION NO. 2022-257

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE FRIENDS OF ALPINE GROVE [PARK] (FAP) FOR AUTHORIZED SERVICES, SPECIAL EVENTS AND EDUCATIONAL PROGRAMMING FOR ALPINE GROVE PARK; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

38. Motion to adopt **Resolution No. 2022-258**, approving the terms, conditions, and requirements of a grant agreement with the Florida Division of Emergency Management, in the amount of \$105,806, through the Emergency Management Preparedness and Assistance Grant, authorizing the county administrator, or his designee, to execute the grant agreement on behalf of the County, and recognizing and appropriating within the Fiscal Year 2022 General Fund Emergency Management Department

RESOLUTION NO. 2022-258

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS AND REQUIREMENTS OF AN EMERGENCY MANAGEMENT PREPAREDNESS AND ASSISTANCE STATE GRANT (EMPA), AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT CONTRACT, ON BEHALF OF ST. JOHNS COUNTY, FLORIDA, AND ST. JOHNS COUNTY EMERGENCY MANAGEMENT, AND TO RECOGNIZE AND APPROPRIATE WITHIN THE FISCAL YEAR 2022 GENERAL FUND EMERGENCY MANAGEMENT BUDGET

39. Motion to adopt **Resolution No. 2022-259**, approving the terms and conditions of the Affiliation Agreement with First Response Training Group, LLC, to establish and implement an educational experiences program through the Fire Rescue Department, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2022-259

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AN AFFILIATION AGREEMENT WITH FIRST RESPONSE TRAINING GROUP, LLC, TO ESTABLISH AND IMPLEMENT A PROGRAM THROUGH THE COUNTY'S FIRE RESCUE DEPARTMENT TO PROVIDE EDUCATIONAL EXPERIENCES IN THE FIELD OF EMERGENCY MEDICAL SERVICES; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT

40. Motion to adopt **Resolution No. 2022-260**, approving the terms and conditions of the Memorandum of Understanding with St. Johns River State College to establish and implement a certified paramedic training program for Fire Rescue personnel, and authorizing the county administrator, or designee, to execute the memorandum on behalf of the County

RESOLUTION NO. 2022-260

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY AND ST. JOHNS RIVER STATE COLLEGE TO ESTABLISH AND IMPLEMENT A PARAMEDIC TRAINING PROGRAM FOR THE BENEFIT OF THE COUNTY'S FIRE RESCUE DEPARTMENT; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE MEMORANDUM

41. Motion to adopt **Resolution No. 2022-261**, authorizing the county administrator, or his designee, to execute a contract between the United Way of St. Johns County, Inc., and the County, to administer a nonprofit grant program for the budgeting

and distribution of \$7,365,217 of federal American Rescue Plan Act funding for COVID-19 relief

RESOLUTION NO. 2022-261

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A FEDERALLY FUNDED SUBAWARD AND FUNDING ASSISTANCE AGREEMENT BY AND BETWEEN ST. JOHNS COUNTY AND UNITED WAY OF ST. JOHNS COUNTY, INC., DATED JULY 19, 2022, FOR DISTRIBUTION OF A SUB AWARD FROM THE AMERICAN RESCUE PLAN REVENUE FUND BUDGET

42. Motion to approve minutes:
- 06/21/2022, BCC Regular
43. Motion to adopt **Resolution No. 2022-262**, authorizing the county administrator, or his designee, to execute the Second Amendment to Amended and Restated Contract for Transfer Station Operations and Solid Waste Removal, in substantially the same form and format as attached hereto, with Waste Management, Inc., of Florida, for an additional renewal term of seven years, beginning on August 1, 2022, and ending on July 31, 2029

RESOLUTION NO. 2022-262

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AMENDED AND RESTATED CONTRACT FOR TRANSFER STATION OPERATIONS AND SOLID WASTE REMOVAL, ON BEHALF OF THE COUNTY, WITH WASTE MANAGEMENT, INC., OF FLORIDA; PROVIDING FOR A SEVEN-YEAR RENEWAL; PROVIDING FOR RATE ADJUSTMENT; AND PROVIDING AN EFFECTIVE DATE

44. Proofs:
- a. Proof: Requisition of Bids, Bid No. 22-81, Anastasia Island Wastewater Treatment Facility Belt Press Refurbishment, published on March 25, 2022, and April 1, 2022, in *The St. Augustine Record*
 - b. Proof: Requisition of Bids, Bid No. 22-73, Sports Netting Replacement at Four County Parks, published on March 25, 2022, and April 1, 2022, in *The St. Augustine Record*
 - c. Proof: Requisition of Bids, Bid No. 22-82, Hastings Water Treatment Plant Improvements, published on March 25, 2022, and April 1, 2022, in *The St. Augustine Record*
 - d. Proof: Requisition of Bids, Bid No. 22-66R, Landscape and Playground Mulch Surfacing, published on March 25, 2022, and April 1, 2022, in *The St. Augustine Record*
 - e. Proof: Requisition of Bids, Bid No. 22-72, Mills Field Park Tennis Court Replacement, published on March 30, 2022, and April 6, 2022, in *The St. Augustine Record*
 - f. Proof: Requisition of Bids, Bid No. 22-31, Construction of Temporary Traffic Signal at Intersection of County Road 2209 and International Golf Parkway

- (IGP), published on March 30, 2022, and April 6, 2022, in *The St. Augustine Record*
- g. Proof: Requisition of Bids, Bid. No. 22-79, Surfwood Subdivision Roadway and Drainage Improvements, published on April 8, 2022, and April 15, 2022, in *The St. Augustine Record*
 - h. Proof: Requisition of Bids, Bid No. 22-84, Jack Wright Island Road and County Road-13 at Bass Haven Culvert Replacements, published on April 8, 2022, and April 15, 2022, in *The St. Augustine Record*
 - i. Proof: Requisition of Bids, Bid No. 22-76, County Road-13 (Racy Point) Bridge No. 784040 Approach Slab Repair - FDOT Emergency Local Government Emergency Relief Reimbursement FPN No. 445863-1-38-01, FPN No. 445863-58-01, and FPN No. 445863-1-68-01, published on April 8, 2022, and April 15, 2022, in *The St. Augustine Record*
 - j. Proof: Requisition of Bids, Bid No. 22-85, Purchase of Northeast WTP High Service Pump No. 4, published on April 12, 2022, and April 19, 2022, in *The St. Augustine Record*
 - k. Proof: Requisition of Bids, Advertisement for Bid No. 22-86, Traffic Signalization Repair Services, published on April 18, 2022, and April 25, 2022, in *The St. Augustine Record*
 - l. Proof: Requisition of Bids, Bid No. 22-83, Purchase of Replacement Firewalls, published on April 18, 2022, and April 25, 2022, in *The St. Augustine Record*
 - m. Proof: Requisition of Bids, Bid No. 22-88, Marsh Landing WWTP Aeration Basin Cleaning, published on April 22, 2022, and April 29, 2022, in *The St. Augustine Record*
 - n. Proof: SA Notice Misc, Request for Information and Letters of Interest (RFI) No. 22-65, Wastewater Submersible Pumps, published on April 4, 2022, and April 11, 2022, in *The St. Augustine Record*
 - o. Proof: Notice of Hearing, Regular Meeting Considering Adoption of the ORD Building Code, published on April 8, 2022, in *The St. Augustine Record*
 - p. Proof: SA Legal Display, ORD 1999-51 Amended, published on April 1, 2022, and April 8, 2022, in *The St. Augustine Record*
 - q. Proof: Notice of Hearing, BCC Workshop 4/26/2022, published on April 19, 2022, in *The St. Augustine Record*
 - r. Proof: SA Requisition of Qualification, RFQ No. 22-80, Design-Build Services for New State Road 207 Water Reclamation Facility and Associated Improvements, published on April 20, 2022, and April 27, 2022, in *The St. Augustine Record*

(07/19/22 - 14 - 9:18 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(07/19/22 - 14 - 9:19 a.m.)

APPROVAL OF REGULAR AGENDA

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

Yea: Whitehurst, Blocker, Waldron, Dean, Arnold

Nay: None

(07/19/22 - 15 - 9:20 a.m.)

1. PUBLIC HEARING - PUD 2022-04, MADISON ST. AUGUSTINE. REQUEST TO REZONE APPROXIMATELY 19.22 ACRES OF LAND FROM COMMERCIAL GENERAL (CG) WITH CONDITIONS TO PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR A MAXIMUM 238 MULTIFAMILY RESIDENTIAL DWELLING UNITS. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON JUNE 16, 2022. THE AGENCY RECOMMENDED DENIAL OF THE REQUEST BY A VOTE OF 5-1

Proof of publication of the notice of public hearing on PUD 2022-04, Madison St. Augustine, was received, having been published in *The St. Augustine Record* on May 27, 2022.

The Board disclosed ex parte communication.

(9:22 a.m.) Brad Wester, VP, Land Use and Planning; Driver, McAfee, Hawthorne & Diebenow, One Independent Drive, Suite 1200, Jacksonville, representing the applicant, presented the details of the item and requested that the item be remanded back to the Planning and Zoning Agency (PZA), as there had been material and waiver changes to the application.

(9:25 a.m.) Waldron questioned if the discussion would be on remanding it back to the PZA or the merits of the application. Valliere responded that public comment should be on the remand request.

(9:25 a.m.) Leslee Keys, 207 Mission Cove Circle, President of Mission Trace Homeowners Association, said if the item was being remanded back to the PZA, that she would not need to give testimony regarding this application.

(9:26 a.m.) Motion by Waldron, seconded by Whitehurst, to remand PUD 2022-04, Madison St. Augustine, back to the Planning and Zoning Agency.

(9:27 a.m.) B.J. Kaladi, 8 Newcomb Street, spoke in support of remanding the item back to the PZA.

(9:28 a.m.) Joe McAnarney, 1005 Blackberry Lane, did not believe that the set back and height issues were the only concerns that the PZA based its vote on, and that there were more concerns. He urged the Board to not remanded this item.

(9:29 a.m.) Ken McClain, PO Box 912, Hastings, spoke about corporations not abiding by the laws of the County and concerns with environmental violations in Hastings.

(9:30 a.m.) Leslee Key, 207 Mission Cove Circle, spoke about the remand process and when the item would be rescheduled. Valliere responded and discussion ensued.

(9:32 a.m.) Chuck Labanowski, 1748 North Cappero Drive, spoke about the number of times the item had been heard by the PZA.

(9:33 a.m.) The motion carried 4/1, with Blocker dissenting.

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

(07/19/22 - 16 - 9:33 a.m.)

2. ADMA 2022-02, SPECIAL CARE HOUSING - MILL CREEK ESTATES. A REQUEST TO APPEAL OF THE ADMINISTRATIVE INTERPRETATION ISSUED BY THE GROWTH MANAGEMENT DEPARTMENT ON MARCH 21, 2022, AS REVISED AND REPLACED ON JUNE 10, 2022. THE APPELLANT IS APPEALING THE METHOD OF REVIEW FOR ASSISTED LIVING FACILITIES (ALF), WHEN LOCATED IN A RESIDENTIAL FUTURE LAND USE DESIGNATION AND ZONED OPEN RURAL (OR). THE APPELLANTS CONTEND THE COMPREHENSIVE PLAN DENSITY STANDARDS AND LAND DEVELOPMENT CODE SECTION 2.02.23, SPECIAL USE STANDARDS SHOULD APPLY TO ALL ASSISTED LIVING FACILITIES

The Board disclosed ex parte communication.

(9:36 a.m.) Valliere briefed the Board on the details of the appeal and the proposed public hearing template, with respect to Special Care Housing, and swore in the witnesses.

(9:41 a.m.) Karl J. Sanders, 1102 A1A North, Suite 203, KJS Law, P.A., representing the appellants, Robert and Jennifer Lupoli, referenced an arial map and criteria for ALFs, *Exhibit A*, and spoke about the appeal of the staff interpretation, whether or not the Assisted Living Facility (ALF) was compatible with the already zoned OR area, the inconsistency of the Comprehensive Plan (Comp Plan), and Special Care Housing rules and regulations.

(9:52 a.m.) Zach Miller, 3203 Old Barn Court, Jacksonville, Florida, representing the owners of 5058 Silo Road, referenced a chart, *Exhibit B*, and spoke about what was acceptable in OR zoning, and whether the ALF should be considered a commercial use. He stated that the interpretation of the staff report was consistent with the County's Comp Plan.

(10:00 a.m.) Terrell Arline, Asnbacher Law, 8818 Goodbys Executive Drive, Jacksonville, representing Guilmar, LLC, referenced a letter from Teresa Bishop, Planning Division Manager for St. Johns County; Section 2.03.23, Special Care Housing Facilities, of the Land Development Code; and a Table of Allowable and Special Uses, *Exhibit C*, and spoke in opposition to the appeal.

(10:05 a.m.) Arline questioned Marjorie Labial, 945 Las Navas Place, owner of Guilmar, LLC, who provided testimony under oath, on the acquisition of and plans for the property and other approved ALFs in the county. She requested that the Board support staff's interpretation of the Code and deny the appeal.

(10:11 a.m.) Rob Lupoli, 5124 Farm Creek Road, spoke in opposition of the ALF with respect to the rural nature of the area and the proposed ALF not being compatible. He referenced an ariel photo, *Exhibit D*, and spoke regarding the attempts he made to contact the purchasers and to purchase the property from them.

(10:15 a.m.) Wes Wesmoreland, 9556 Historic Kings Road, Jacksonville, contractor for Guilmar, LLC, referenced a site plan, *Exhibit E*, and spoke about the site plan, buffers around the facility, and traffic impacts.

(10:18 a.m.) Michael Fara, 5210 Silo Road, spoke in opposition to the ALF with respect to commercial development not being compatible with a residential neighborhood.

(10:19 a.m.) Christen Raisner, 5130 Silo Road, asked to yield his time to Robert Lupoli. Dean responded and discussion ensued.

(10:19 a.m.) Marte DeLisle, 5190 Farm Creek Road, volunteer with St. Augustine Wild Reserve, spoke in opposition of the ALF with respect to disturbing the animals at the reserve.

(10:21 a.m.) Valerie Hale, 5235 Silo Road and 5240 Silo Road, spoke in opposition to the ALF due to disturbing the natural wildlife, farm animals, and traffic impacts.

(10:25 a.m.) Michella Maiorana-Basas, 5058 Silo Road, referenced an ariel map, *Exhibit F*, and spoke in opposition to the ALF due to the area not being developed or compatible with commercial development. She said the ALF would have to bring in water and sewer to the facility, which would cause road construction.

(10:28 a.m.) Kirk Drost, 5181 Farm Creek Road, spoke in opposition to the ALF due to disturbing the area, the ALF not conforming with the rural area that already existed, the one access road, and traffic impacts.

(10:30 a.m.) Brittany Seibold, 2385 Pellicer Road, volunteer with the St. Augustine Wild Reserve, spoke in opposition of the ALF due to disturbing the reserve, having one access road, and disturbing the wildlife.

(10:33 a.m.) Holly Horton, 5010 Silo Road, spoke in opposition to the ALF due to disturbing the quiet area and the farm animals, and introducing a commercial entity in to the area, with its lights, traffic, density, population, and noise.

(10:37 a.m.) Lori Webb, 5225 Silo Road, referenced photos, *Exhibit G*, and spoke in opposition to the ALF due to disturbing the natural wildlife, the area not being compatible for commercial uses, and why the Code was being interpreted differently with this ALF, as opposed to other ALFs in the county.

(10:40 a.m.) Christo Basas, 5058 Silo Road, spoke in opposition to the ALF due to disturbing the wildlife, adding parking lot lights, delivery trucks, reconstructing the roadway, and the facility not being compatible with the area.

(10:43 a.m.) Cliff Tice, 5140 Silo Road, spoke in opposition to the ALF due to disturbing the wildlife, the facility not conforming to the area, increased traffic, and the one access road.

(10:45 a.m.) Janine Pappas, 5109 Silo Road, spoke in opposition to the ALF due to the facility not conforming to the area, having only one access road, and not having the roadway infrastructure to support the facility.

(10:48 a.m.) Charles Hunt, 5135 Silo Road, spoke in opposition to the ALF due to the one access road, traffic impacts, and disturbing the wildlife.

(10:52 a.m.) Meredith Vog, 5010 Silo Road, spoke in opposition to the ALF due to incompatibility with the area, disturbing the wildlife, traffic impacts, and the tranquility and safety of the area.

(10:55 a.m.) John Pailing, 5012 Silo Road, spoke in opposition to the ALF due to it not conforming to the area.

(10:57 a.m.) Johnny Counts, 9470 Barrel Factory Road, spoke in opposition to the ALF due to disturbing the rural area and incompatibility.

(10:59 a.m.) Richard Pierce, 5172 Farm Creek Road, spoke in opposition to the ALF due to it not being compatible with the area.

(11:01 a.m.) Jennifer Lupoli, 5124 Farm Creek Road, spoke in opposition to the ALF due to disturbing the quietness of the area, the farm life and wildlife, and not conforming to the area.

(11:03 a.m.) Werner Ay, 6142 Cherry Lake Drive North, Jacksonville, spoke in opposition of the ALF due to it not conforming to the area.

(11:05 a.m.) Doug Burnett, 104 Sea Grove Main Street, pointed out that the County's Code did not have a site plan approval for this kind of process.

(11:06 a.m.) Sherry Badger, 2772 South Collins Avenue, spoke in opposition to the ALF due to it not being compatible with the area.

(11:07 a.m.) Chuck Labanowski, 1748 North Cappero Drive, spoke in opposition to the ALF due to disturbing the natural wildlife and traffic impacts.

(11:09 a.m.) Discussion ensued on the rebuttal format; the right to have adult living facilities in OR zoning; the owners' knowledge of the adjacent property owners' concerns, prior to closing on the property; the type of loan, commercial or residential, applied for construction of the facility; and why the property was chosen.

(11:28 a.m.) Linda Daniels, realtor representing the Labials, was sworn in, and clarified that she was not the listing agent for the property, and as such was not aware of other offers to purchase the property. Discussion ensued regarding community opposition and other offers to purchase the property.

(11:31 a.m.) Rob Lupoli was sworn in and explained that he put in a full price offer on the property and was told by the listing agent that the buyers were not pulling out as they had too much invested in the property. He stated that he worked for a very large bank, in the mortgage division, and it would not be possible to get a residential loan for this type of property.

(11:33 a.m.) Dean stated that he found the proposed assisted living facility incompatible with the community and that, based on an administrative interpretation, the issue never came before the Board for full consideration. He proposed a compromise: that the facility not be built and that any reasonable out-of-pocket expenses, excluding the purchase price, be reimbursed.

(11:38 a.m.) Blocker felt that the appeal was consistent with the Comp Plan, as more than 14 units should be in residential zoning, and that the proposed development did not conform to the Comp Plan. He did not feel that it was the County's responsibility to reimburse the buyers in this instance. Arnold concurred with Dean and Blocker's comments.

(11:42 a.m.) **Motion by Arnold, seconded by Blocker, carried 5/0, to approve the appeal, based upon two findings of fact, as provided in the staff report.**

Yea: Arnold, Blocker, Dean, Whitehurst, Waldron

Nay: None

The meeting recessed at 11:44 a.m. and reconvened at 12:30 p.m., with commissioners Blocker, Waldron, Dean, Whitehurst, and Arnold; County Administrators Bradley, Andrews, and Taylor; Attorneys Valliere, Taylor, and Migut; and Deputy Clerk Sandra Hutto present.

(Regular Agenda Items 3 and 4 were presented together.)

(07/19/22 - 19 - 12:31 p.m.)

3. PUBLIC HEARING - CPA(SS) 21-26, WADE'S CREEK. REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 19.22 ACRES OF LAND FROM AGRICULTURAL-INTENSIVE (A-I) TO RESIDENTIAL-C (RES-C) TO ACCOMMODATE A MAXIMUM 115 RESIDENTIAL DWELLING UNITS. THIS REQUEST IS A COMPANION APPLICATION TO PUD 21-24, WADE'S CREEK PLANNED UNIT DEVELOPMENT. THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF STATE ROAD 16 AND COUNTY ROAD 16A. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A VOTE OF 4-2, AT ITS REGULARLY SCHEDULED HEARING ON MAY 5, 2022

Proof of publication of the notice of public hearing on CPA(SS) 21-26, Wade's Creek, was received, having been published in *The St. Augustine Record* on June 19, 2022.

The Board disclosed ex parte communication.

(12:32 p.m.) Brad Wester, VP, Land Use and Planning; Driver, McAfee, Hawthorne & Diebenow, One Independent Drive, Suite 1200, Jacksonville, representing the applicant, provided the details of the item, via PowerPoint.

(12:48 p.m.) Joe McAnarney, 1005 Blackberry Lane, spoke in opposition to the request due to incompatibility with the neighbors, deficient roadways, and inadequate infrastructure, via PowerPoint.

(12:51 p.m.) Wester commented on incompatibility, density, and buffering.

(12:52 p.m.) Conrad entered the meeting.

(12:53 p.m.) **Motion by Arnold, seconded by Whitehurst, carried 4/1, with Waldron dissenting, to deny CPA(SS) 2021-26, Wade's Creek, based upon four findings of fact, as provided in the staff report.**

Yea: Arnold, Whitehurst, Dean, Blocker

Nay: Waldron

(07/19/22 - 19 - 12:54 p.m.)

4. PUBLIC HEARING - PUD 2021-24, WADE'S CREEK PUD. REQUEST TO REZONE APPROXIMATELY 19.22 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ACCOMMODATE A MAXIMUM 115 RESIDENTIAL DWELLING UNITS. THIS REQUEST IS A COMPANION APPLICATION TO CPA(SS)21-26, WADE'S CREEK. THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF STATE ROAD 16 AND COUNTY ROAD 16A. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL, WITH A VOTE OF 4-2, AT ITS REGULARLY SCHEDULED HEARING ON MAY 5, 2022

Proof of publication of the notice of public hearing on PUD 2021-24, Wade's Creek, was received, having been published in *The St. Augustine Record* on June 24, 2022.

Discussion occurred with Regular Agenda Item 3.

(12:54 p.m.) **Motion by Arnold, seconded by Whitehurst, carried 4/1, with Waldron dissenting, to deny PUD 2021-24, Wade's Creek PUD, based upon ten findings of fact, as provided in the staff report.**

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

(07/19/22 - 20 - 12:54 p.m.)

5. PUBLIC HEARING - NZVAR 2022-07, PACETTI BURCHFIELD FAMILY. THE APPLICANT IS REQUESTING A NON-ZONING VARIANCE TO LAND DEVELOPMENT CODE SECTION 5.01.01.C.1 FOR RELIEF FROM SUBDIVISION PLATTING REGULATIONS TO ALLOW FOR THE CREATION OF FOUR RESIDENTIAL LOTS AND SECTION 6.04.07.B TO ALLOW RELIEF FROM ROADWAY AND EASEMENT REQUIREMENTS. THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 8.6 ACRES OF LAND AND IS LOCATED SOUTH OF SAINT MARKS POND BOULEVARD AND WEST OF US 1 NORTH

Proof of publication of the notice of public hearing on NZVAR 2022-07, Pacetti Burchfield Family, was received, having been published in *The St. Augustine Record* on June 24, 2022.

The Board disclosed ex parte communication.

(12:56 p.m.) Douglas N. Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, presented the details of the request.

(12:57 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to approve NZVAR 2022-07, Pacetti Burchfield Family, request for a Non-Zoning Variance to Land Development Code to Section 5.01.01.C.1 to request relief from subdivision platting regulations and 6.04.07.B to request relief from roadway and easement requirements, based on six findings and subject to eight conditions, as listed in the staff report.**

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

(12:57 p.m.) Hutto left the meeting and Artricia Allen, Deputy Clerk entered.

(07/19/22 - 20 - 12:58 p.m.)

6. PUBLIC HEARING - MAJMOD 2022-03, W.R. TOWNSEND PLANNED UNIT DEVELOPMENT (PUD). REQUEST FOR A MAJOR MODIFICATION TO THE W.R. TOWNSEND PUD (ORDINANCE NO. 2011-43) TO ADD OUTDOOR DISPLAYS AS A PERMITTED USE, AND TO UPDATE THE PHASING SCHEDULE BASED ON LEGISLATIVE EXTENSIONS. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED HEARING ON JUNE 16, 2022. THE AGENCY RECOMMENDED APPROVAL OF THIS REQUEST BY A VOTE OF 6-0

Proof of publication of the notice of public hearing on MAJMOD 2022-03, W.R. Townsend PUD, was received, having been published in *The St. Augustine Record* on May 20, 2022.

There was no ex parte communication.

Ellen Avery-Smith, Roger Towers Attorneys at Law, 100 Whetstone Place, representing the applicant, presented the details of the request, via PowerPoint.

(1:01 p.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2022-48, MAJMOD 2022-03, W.R. Townsend PUD, based upon six findings of fact, as provided in the staff report.**

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

ORDINANCE NO. 2022-48

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE W.R. TOWNSEND PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 1989-60, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(07/19/22 - 21 - 1:02 p.m.)

7. PUBLIC HEARING - REZ 2022-08, ST. AUGUSTINE STORAGE. REQUEST TO REZONE APPROXIMATELY 3.16 ACRES OF LAND FROM COMMERCIAL GENERAL (CG) TO COMMERCIAL INTENSIVE (CI) TO ALLOW FOR A PROPOSED SELF-STORAGE FACILITY. THIS REQUEST WAS HEARD BY THE PLANNING AND ZONING AGENCY AT THEIR REGULARLY SCHEDULED PUBLIC HEARING ON JUNE 16, 2022, AND WAS RECOMMENDED FOR APPROVAL, 6-0

Proof of publication of the notice of public hearing on REZ 2022-08, St. Augustine Storage, was received, having been published in *The St. Augustine Record* on May 20, 2022.

The Board disclosed ex parte communication.

Bryan Potts, Engineer with Tannath Design, Inc., 2494 Rose Spring Drive, Orlando, Florida, representing the applicant, introduced the applicant, Phillip Hollis.

(1:03 p.m.) Hollis presented the details of the request, via PowerPoint.

(1:07 p.m.) **Motion by Waldron, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2022-49, REZ 2022-08, St. Augustine Storage, based on four findings of fact, as provided in the staff report.**

Yea: Waldron, Dean, Whitehurst, Blocker, Arnold

Nay: None

ORDINANCE NO. 2022-49

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

(07/19/22 - 21 - 1:07 p.m.)

8. PUBLIC HEARING - USP 2022-01, FOUNTAINS JOINT UNIFIED SIGN PLAN. REQUEST TO AMEND THE FOUNTAINS JOINT UNIFIED SIGN PLAN (RESOLUTION NO. 2021-500) IN ORDER TO ADD A NEW TYPE OF ALLOWED PROJECT IDENTITY MONUMENT SIGN

Proof of publication of the notice of public hearing on USP 2022-01, Fountains Joint Unified Sign Plan, was received, having been published in *The St. Augustine Record* on June 30, 2022.

There was no ex parte communication.

(1:08 p.m.) Anthony Robbins, AICP; Prosser, Inc., 13901 Sutton Park Drive South, Suite 200, Jacksonville, Florida, representing the applicant, presented the details of the request, via PowerPoint.

(1:10 p.m.) Motion by Whitehurst, seconded by Waldron, carried 5/0, to adopt Resolution No. 2022-263, USP 2022-01, Fountains Joint Unified Sign Plan.

Yea: Whitehurst, Dean, Waldron, Arnold, Blocker

Nay: None

RESOLUTION NO. 2022-263

A RESOLUTION OF THE BOARD OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING A JOINT UNIFIED SIGN PLAN TO THE FOUNTAINS NORTH PUD; ORDINANCE NO. 2021-58, AS AMENDED, THE FOUNTAINS SOUTH PUD; ORDINANCE NO. 2021-59, AS AMENDED, THE FOUNTAINS EAST PUD; ORDINANCE NO. 2020-59, THE TRACTOR SUPPLY PUD; ORDINANCE NO. 2021-60, AS AMENDED

(Regular Agenda Items 9 and 10 were presented together.)

(07/19/22 - 22 - 1:10 p.m.)

9. PUBLIC HEARING - REZ 2022-06, GOODMAN COMMERCIAL EXPANSION. REQUEST TO REZONE APPROXIMATELY 1.1 ACRES OF LAND FROM RESIDENTIAL MANUFACTURED/MOBILE HOME (RMH) AND COMMERCIAL INTENSIVE (CI) WITH CONDITIONS TO COMMERCIAL INTENSIVE (CI). THE SUBJECT PROPERTY IS LOCATED AT 345 STATE ROAD 207 AND 1418 HIGHLAND BOULEVARD. THE PLANNING AND ZONING AGENCY HEARD THIS REQUEST DURING THEIR REGULARLY SCHEDULED PUBLIC HEARING ON JUNE 16, 2022. THE ITEM WAS RECOMMENDED FOR APPROVAL WITH A VOTE OF 6 TO 0. THERE WAS NO AGENCY DISCUSSION AND NO PUBLIC COMMENTS

Proof of publication of the notice of public hearing on REZ 2022-06, Goodman Commercial Expansion, was received, having been published in *The St. Augustine Record* on May 26, 2022.

(1:11 p.m.) The Board disclosed ex parte communication.

(1:12 p.m.) Max Garcia, Matthews Design Group, 7 Waldo Street, representing the applicant, presented the details of the request, via PowerPoint.

(1:19 p.m.) Motion by Waldron, seconded by Arnold, carried 5/0, to enact Ordinance No. 2022-51, approving REZ 2022-06, Goodman Commercial Expansion, based upon four findings of fact, as provided in the staff report.

Yea: Arnold, Waldron, Whitehurst, Dean, Blocker

Nay: None

ORDINANCE NO. 2022-51

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS

DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL MANUFACTURED/MOBILE HOME (RMH) AND COMMERCIAL INTENSIVE (CI) WITH CONDITIONS TO COMMERCIAL INTENSIVE (CI); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(07/19/22 - 23 - 1:10 p.m.)

10. PUBLIC HEARING - CPA(SS) 2022-02, GOODMAN COMMERCIAL EXPANSION. REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 1.1 ACRES OF LAND FROM RESIDENTIAL-D (RES-D) TO MIXED USE DISTRICT (MD). SUBJECT PROPERTY IS LOCATED AT 345 STATE ROAD 207 AND 1418 HIGHLAND BOULEVARD. THE PLANNING AND ZONING AGENCY HEARD THIS REQUEST DURING THEIR REGULARLY SCHEDULED PUBLIC HEARING ON JUNE 16, 2022. THE ITEM WAS RECOMMENDED FOR APPROVAL WITH A VOTE OF 6 TO 0. THERE WAS NO AGENCY DISCUSSION AND NO PUBLIC COMMENTS

Proof of publication of the notice of public hearing on CPA(SS) 2022-02, Goodman Commercial Expansion, was received, having been published in *The St. Augustine Record* on May 26, 2022.

Discussion occurred with Regular Agenda Item 10.

(1:18 p.m.) Motion by Waldron, seconded by Arnold, carried 5/0, to enact Ordinance No. 2022-50, approving CPA(SS) 2022-02, Goodman Commercial Expansion, based upon four findings of fact, as provided in the staff report.

Yea: Waldron, Arnold, Dean, Whitehurst, Blocker

Nay: None

ORDINANCE NO. 2022-50

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 RESIDENTIAL-D (RES-D) TO MIXED USE DISTRICT (MD) FOR APPROXIMATELY 1.1 ACRES OF LAND, LOCATED AT 345 STATE ROAD 207 AND 1418 HIGHLAND BOULEVARD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(07/19/22 - 23 - 1:19 p.m.)

11. PUBLIC HEARING - VACROA 2022-06, PUBLIC HEARING TO VACATE A PORTION OF UNOPENED AVENUE C. THE APPLICANT HAS REQUESTED THE VACATION OF A PORTION OF UNOPENED AVENUE C RIGHT-OF-WAY. THE RIGHT-OF-WAY VACATION BEING REQUESTED IS LOCATED BETWEEN 1ST STREET AND THE ST. JOHNS COUNTY DETENTION CENTER, WEST OF U.S. 1 (PONCE DE LEON BLVD). BASED ON STAFF'S REVIEW THUS FAR, TRAFFIC PATTERNS WILL NOT BE NEGATIVELY IMPACTED, AND NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION

Proof of publication of the notice of public hearing on VACROA 2022-06, to vacate a portion of unopened Avenue C, was received, having been published in *The St. Augustine Record* on July 1, 2022.

(1:20 p.m.) Bill Cirmo, applicant, 11840 Totree Lane, Jacksonville Florida, presented the details of the request, via PowerPoint.

(1:22 p.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to adopt Resolution No. 2022-264, approving VACROA 2022-06, Avenue C, a petition to vacate a portion of Avenue C right-of-way.**

Yea: Dean, Waldron, Blocker, Arnold, Whitehurst

Nay: None

RESOLUTION NO. 2022-264

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

(1:23 p.m.) Valliere left the meeting.

(07/19/22 - 24 - 1:23 p.m.)

12. MICKLER'S WHARF UPDATE. AT THE MAY 17, 2022, BOARD OF COUNTY COMMISSIONERS MEETING, CONSENSUS WAS GIVEN BY THE BOARD FOR STAFF TO CONDUCT A REVIEW OF THE MICKLER'S WHARF AND PROVIDE INFORMATION ON ANTICIPATED OPERATIONS AND MAINTENANCE COSTS, SHOULD THE COUNTY ASSUME OWNERSHIP OF THE WHARF

Katie Diaz, Director, Facilities Management, presented the details of the request, via PowerPoint.

(1:26 p.m.) Waldron questioned when Mickler's Wharf was completed, if the Wharf had been inspected, and who the permitting unit was. Additionally, he questioned the amenities and who the project would convey to if abandoned. Diaz responded

(1:28 p.m.) Deb Chapin, Founder of the Ponte Vedra Greenway Alliance, 531 North Wilderness Trail, provided additional information on the amenities, the right-away, the inspection, restroom facilities, and paving the parking lot. Additionally, she spoke on assuming ownership.

(1:31 p.m.) The Board members expressed their positions on transferring ownership of Mickler's Wharf. Diaz recommended that the Board have staff complete a structural analysis. Whitehurst questioned the approximate costs that would be associated with remediation.

(1:34 p.m.) *Conrad requested Board consensus to direct staff to facilitate a structural analysis to determine any unknown conditions and provide approximate costs associated with remediation. Consensus was given.*

(07/19/22 - 24 - 1:35 p.m.)

13. FISCAL YEAR 2023 RECOMMENDED BUDGET. THE ANNUAL COUNTY BUDGET PROCESS REQUIRES A NUMBER OF STEPS, RANGING FROM ITS PREPARATION THROUGH ADOPTION. FLORIDA STATUTES (F.S. 129.03(3) AND F.S. 200.065, TRUTH IN MILLAGE ("TRIM") REQUIREMENTS) SPECIFY THAT A BALANCED RECOMMENDED BUDGET MUST BE SUBMITTED TO

THE BOARD OF COUNTY COMMISSIONERS AS THE NEXT STEP IN THE BUDGET PROCESS. THE FISCAL YEAR 2023 RECOMMENDED BUDGET HAS BEEN BALANCED WITH EXPENDITURES AND ADEQUATE RESERVES WITHIN EACH COUNTY FUND EQUAL TO PROJECTED FUND REVENUES. COUNTY ADMINISTRATION'S RECOMMENDED BUDGET REPRESENTS A FUNDING LEVEL THAT CAN REASONABLY ASSURE THE ACHIEVEMENT OF ST. JOHNS COUNTY'S OPERATIONAL NEEDS, WHILE MINIMIZING THE TAX IMPACT ON ITS CITIZENRY. A FISCAL YEAR 2023 RECOMMENDED BUDGET WORKBOOK WILL BE PROVIDED TO THE COUNTY COMMISSION. IN ADDITION, AN ELECTRONIC VERSION OF THE WORKBOOK MAY BE FOUND ON THE COUNTY'S WEBSITE AT: WWW.SJCFL.US/OMB. AS PART OF THEIR REGULAR MEETING ON AUGUST 2, 2022, THE COUNTY COMMISSION WILL ESTABLISH THE TENTATIVE MILLAGE RATES FOR THE COUNTY'S TRIM MAILING AND ESTABLISH A DATE, TIME, AND PLACE OF THE FIRST PUBLIC HEARING FOR THE ADOPTION OF THE FISCAL YEAR 2023 ANNUAL BUDGET. THIS INFORMATION IS PLACED ON DEPARTMENT OF REVENUE DR-420 FORMS AND FORWARDED TO THE PROPERTY APPRAISER. THOSE FORMS PROVIDE THE BASIS FOR THE "TRIM" NOTICE MAILED BY THE PROPERTY APPRAISER TO PROPERTY OWNERS IN ST. JOHNS COUNTY. FOR PRACTICAL PURPOSES, ONCE THE TENTATIVE MILLAGE RATES ARE SET, THEY CAN STILL BE DECREASED BUT NOT INCREASED

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

(2:09 p.m.) Dean spoke on the South Ponte Vedra Dune Restoration Municipal Service Taxing Unit (MSTU). He requested that the millage rate be reduced to 2.0000. He noted that the .62 (\$107,000) reduction would be supplemented by Tourist Development Council Category 5 funding.

(2:15 p.m.) Arnold requested additional funding (\$35,000) for the Whitney Laboratory - University of Florida (UF). She stated that the grant would be a 3-year renewable term, with add-ons to the current extension services, to include a contract with the following deliverables: 1) sea turtle protection, 2) conservation, and 3) youth programming. Discussion ensued on funding.

(2:19 p.m.) B.J. Kalaidi, 8 Newcomb Street, spoke in opposition of the request due to inflation and a proposed increase to the sales tax.

(2:21 p.m.) Rebecca Taus, St. Johns County Library Advisory Board, 708 Oak Cove Court, provided an update on the Bartram Trail Library, *Exhibit A*, and requested 2.4 full-time equivalents for the branch.

(07/19/22 - 25 - 2:24 p.m.)

14. CONSIDER APPOINTMENTS TO THE CULTURAL RESOURCE REVIEW BOARD. CURRENTLY THERE ARE TWO VACANCIES ON THE CULTURAL RESOURCE REVIEW BOARD. ONE VACANCY IS DUE TO AN EXPIRED TERM AND THE OTHER IS DUE TO A RESIGNATION. VACANCIES ADS WERE PLACED IN MARCH AND APRIL AND RAN FOR THIRTY DAYS. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION TWO LETTERS OF RECOMMENDATION AND EIGHT APPLICATIONS. (MARY KELLY DIST. 1, ROBIN ROBBINS DIST. 2, BLAIR KNIGHTING DIST. 4, SANDRA GALE BOND DIST. 4, JONATHON SIMPSON DIST. 4, SUSAN SCHJELDERUP DIST. 4, ANN BRESLAUER DIST. 5, AND CHRISTINE NEWMAN DIST. 5)

Joanne Spencer, Assistant to the Board of County Commissioners, presented the details of the vacancies, via PowerPoint.

(2:24 p.m.) Motion by Waldron, seconded by Arnold, carried 5/0, to re-appoint Christine Newman to the Cultural Resource Review Board for a full four-year term, scheduled to expire July 19, 2026.

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

(2:26 p.m.) Motion by Waldron, seconded by Arnold, carried 5/0, to appoint Blair Knighting to the Cultural Resource Review Board for a partial term, scheduled to expire August 20, 2023.

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

(07/19/22 - 26 - 2:26 p.m.)

15. CONSIDER APPOINTMENT TO THE HOUSING FINANCE AUTHORITY (HFA). CURRENTLY THERE IS ONE VACANCY ON THE HOUSING FINANCE AUTHORITY DUE TO AN EXPIRED TERM. THE VACANCY WAS ADVERTISED IN MARCH AND RAN FOR THIRTY DAYS. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION A LETTER OF RECOMMENDATION FROM THE HOUSING FINANCE AUTHORITY AND FOUR APPLICATIONS (MALINDA PEEPLES DIST. 2, KRISTINE KOPROSKI DIST. 4, JEFF MASON DIST. 4, AND AMBER REEDER DIST. 4). PER SECTION 159.605, FLORIDA STATUTES, TERMS FOR THE HOUSING FINANCE AUTHORITY SHALL BE FOUR YEARS. SHOULD THE BOARD AGREE WITH THE HFA'S RECOMMENDATION TO RE-APPOINT MS. PEEPLES, IT WOULD REQUIRE SUSPENDING BCC RULE 2.203(C) THAT LIMITS TERMS OF SERVICE TO TWO CONSECUTIVE TERMS AND REINSTATEMENT OF SAID RULE AFTER THE APPOINTMENT IS MADE

Joanne Spencer, Assistant to the Board of County Commissioners, presented the details of the vacancy, via PowerPoint.

(2:27 p.m.) Motion by Arnold, seconded by Blocker, carried 5/0, to suspend Board Rule 2.203(C) limiting terms of service to two consecutive terms.

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

(2:28 p.m.) Motion by Arnold, seconded by Whitehurst, carried 5/0, to re-appoint Malinda Peoples to the Housing Finance Authority for a full four-year term, schedule to expire July 19, 2026.

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

(2:39 p.m.) Motion by Arnold, seconded by Blocker, carried 5/0, to reinstate Board Rule 2.203(C) limiting terms of service to two consecutive terms.

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

(07/19/22 - 27 - 2:29 p.m.)

16. CONSIDER APPOINTMENT TO THE TOURIST DEVELOPMENT COUNCIL (TDC). THERE IS CURRENTLY ONE VACANCY ON THE TOURIST DEVELOPMENT COUNCIL (TDC) DUE TO THE EXPIRED TERM OF DANNY BERENBERG, WHO SERVED AS A NON-ACCOMMODATION MEMBER. BASED ON THE TDC MEMBERSHIP REQUIREMENTS LAID OUT IN F.S.(FLORIDA STATUTE) 125.0104, THE VACANT SEAT MAY BE HELD BY EITHER AN ACCOMMODATIONS REPRESENTATIVE OR A NON-ACCOMMODATIONS REPRESENTATIVE. THE TDC REVIEWED THIRTEEN APPLICATIONS AND HAVE RECOMMENDED MRS. REGINA GAYLE PHILLIPS, EXECUTIVE DIRECTOR OF THE LINCOLNVILLE MUSEUM, AS A NON-ACCOMMODATION'S REPRESENTATIVE. PLEASE SEE ATTACHED FOR YOUR CONSIDERATION, A RECOMMENDATION FROM THE TDC AND THIRTEEN APPLICATIONS. (SARINA WIECHENS DIST. 1, MARTY MCEACHEAN DIST. 1, MARY KELLY DIST. 1, REGINA GAYLE PHILLIPS DIST. 2, IRVING KASS DIST. 2, HOLLY DONOHOE DIST. 3, KIMBERLY KEEN DIST. 3, NATALIA PLYAM DIST. 4, ANN BRESLAUER DIST. 5, MICHAEL DIAZ DIST. 5, ALBERT SYELES DIST. 5, KEVIN GEDDINGS DIST. 5, AND JAN MARLE CHESTERTON DIST. 5)

Joanne Spencer, Assistant to the Board of County Commissioners, presented the details of the vacancy, via PowerPoint.

(2:30 p.m.) Dan Berenberg, 712 Mill Street Road, spoke in support of appointing Regina Phillips.

(2:31 p.m.) **Motion by Waldron, seconded by Arnold, carried 5/0, to appoint Regina Gayle Phillips to the Tourist Development Council for a full four-year term, scheduled to expire July 19, 2026.**

Yea: Dean, Whitehurst, Waldron, Arnold, Blocker

Nay: None

(07/19/22 - 27 - 2:38 p.m.)

PUBLIC COMMENT

Sherry Badger, 2772 South Collins Avenue, referenced photos, *Exhibit A*, and voiced her concerns with flooding and commercial vehicles on South Collins Avenue.

(2:41 p.m.) Johnny Counts, 9470 Barrel Factory Road, spoke on redistricting and suggested that the BCC add two additional county commissioners.

(2:44 p.m.) Michel Pawlowski, 109 Kings Quarry Lane, submitted written public comment, *Exhibit B*, and provided a proposal on funding the Sheriff's Fiscal Year 2023 budget without citizens paying additional sales tax funds.

(2:48 p.m.) Bill Hennesy, 5461 4th Street, provided photos, *Exhibit C*, and voiced his concerns with access to the Palmetto Boat Ramp.

(2:52 p.m.) B.J. Kalaidi, 8 Newcomb Street, submitted written public comment, *Exhibit D*. She addressed her concerns about the enforcement of fireworks within the City of St. Augustine; spoke in opposition to increasing the sales tax on November 8, 2022; and in support of restoring non-agenda public comment to the beginning of the meeting.

(07/19/22 - 28 - 2:55 p.m.)
COMMISSIONERS' REPORTS

Commissioner Blocker

Blocker reported on a lightning strike at the Ponte Vedra Branch library on July 1, 2022. He requested an update on the proposed no wake zone for Palm Valley. Migut provided an update. Additionally, he requested an update on the county-wide strategic plan that related to space needs of government facilities. Conrad responded.

Commissioner Waldron

(3:01 p.m.) Waldron spoke about waterway access and requested no wake signage for Treasure Beach Canal.

Commissioner Whitehurst

(3:03 p.m.) Whitehurst reported on antisemitic flyers found in a St. Johns County neighborhood. He stated that the flyers found were not consist with the culture and character of St. Johns County.

Commissioner Arnold

(3:05 p.m.) Arnold spoke in support of four-laning State Road 16 between International Golf Parkway and I-95. *She requested Board consensus to secure funds from the developer, Grand Oaks, and convey the funds immediately to Florida Department of Transportation to start Phase I of the expansion of the roadway. Consensus was given by the Board to bring back on August 2, 2022, for further review.*

Commissioner Dean

(3:09 p.m.) Dean addressed a section in the Land Development Code (LDC) where in "Office Parks" medical doctors are allowed and not veterinarians. *He requested Board consensus to direct staff to review the LDC and bring back a staff recommendation at a future BCC meeting. Consensus was given.*

(07/19/22 - 28 - 3:12 p.m.)
COUNTY ADMINISTRATOR'S REPORT

(2:32 p.m.) Prior to public comment, Conrad made the Board aware of a potential piece of property that the County would be able to acquire that provided deep water access and potentially a large amount of recreation or passive park space. *He requested Board consensus to move forward with aqiring a Purchase and Sale Agreement and to use the excess Tourist Development Tax funds as part of a potintial financing package. Consensus was given to address at a future BCC meeting.*

(2:36 p.m.) Prior to public comment, B.J. Kalaidi, 8 Newcomb Street, questioned the location of the parcel. Conrad responded on the confidentiality of the parcel.

(07/19/22 - 28 - 3:13 p.m.)
COUNTY ATTORNEY'S REPORT

No report.

(07/19/22 - 28 - 3:13 p.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 3:13 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 602363-602420, totaling \$42,367.97 and Voucher Register, Voucher Nos. 66781-65986, totaling \$157,242.66 (06/22/22)
2. St. Johns County Board of County Commissioners Check Register, Check No. 602421, totaling \$1,000 (06/24/22)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 602422-602516, totaling \$2,127,247.81 and Voucher Register, Voucher Nos. 65987-66025, totaling \$1,609,473.39 (06/27/22)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 602517-602532, totaling \$404,468.67 (06/29/22)
5. St. Johns County Board of County Commissioners Check Register, Check No. 602533, totaling \$125.99 (06/29/22)
6. St. Johns County Board of County Commissioners Check Register, Check No. 602534, totaling \$1000 (07/01/22)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 602535-602540, totaling \$2,354.29 and Voucher Register, Voucher Nos. 66026-66027, totaling \$639.73 (07/01/22)
8. St. Johns County Board of County Commissioners Voucher Nos. 66028-66029, totaling \$8.831.61 (07/01/22)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 602541-602708, totaling \$1,935,157.26 and Voucher Register, Voucher Nos. 66030-66106, totaling \$2,530,471.42 (07/05/22)
10. St. Johns County Board of County Commissioners Check Register, Check No. 602709, totaling \$39.30 (07/06/22)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 602710-602743, totaling \$48,196.56 and Voucher Register, Voucher Nos. 66107-66147, totaling \$49,945.14 (07/06/22)
12. St. Johns County Board of County Commissioners Check Register, Check No. 602744, totaling \$21,600 (07/08/22)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 602745-602814, totaling \$1,278,368.51 and Voucher Register, Voucher Nos. 66148-66190, totaling \$4,644,986.50 (07/11/22)
14. St. Johns County Board of County Commissioners Check Register, Check No. 602815, totaling \$37,301.40 (07/11/22)
15. St. Johns County Board of County Commissioners Check Register, Check Nos. 602816-602822, totaling \$3,244 and Voucher Register, Voucher Nos. 66191-66200, totaling \$11,824 (07/13/22)
16. St. Johns County Board of County Commissioners Check Register, Check Nos. 602823-602838, totaling \$59,097 and Voucher Register, Voucher Nos. 66201-66202, totaling \$639.73 (07/14/22)
17. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 66203-66204, totaling \$8.831.63 (07/14/22)
18. St. Johns County Board of County Commissioners Check Register, Check No. 602839, totaling \$46,489 (07/15/22)
19. St. Johns County Board of County Commissioners Check Register, Check Nos. 602840-603028, totaling \$1,355,457.07 and Voucher Register, Voucher Nos. 66205-66320, totaling \$2,925,687.50 (07/18/22)
20. St. Johns County Board of County Commissioners Check Register, Check Nos. 603029-603081, totaling \$34,029.51 and Voucher Register, Voucher Nos. 66321-66522, totaling \$143,251.66 (07/20/22)

21. St. Johns County Board of County Commissioners Check Register, Check No. 603082, totaling \$417 (07/21/22)

CORRESPONDENCE:

1. Letter dated June 17, 2022, regarding Entrada Community Development District Annual Financial Audit Report for the Fiscal Year Ended September 30, 2021

Approved _____ August 2 _____, 2022

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Henry Dean
Henry Dean, Chair

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

By: Brandon J. Patty
Deputy Clerk

