

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
AUGUST 2, 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
Artricia K. Allen, 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 Kealey West, Assistant County Attorney

(08/02/22 - 1 - 9:01 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(08/02/22 - 1 - 9:01 a.m.)
ROLL CALL

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

(08/02/22 - 1 - 9:01 a.m.)
INVOCATION

Pastor Earl Glisson, Anchor Faith Church, gave the invocation.

(08/02/22 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Whitehurst led the Pledge of Allegiance.

(08/02/22 - 1 - 9:04 a.m.)
PUBLIC SAFETY UPDATE

Chief Jeff Prevatt, St. Johns County Fire Rescue, reported on the Kentucky flood disaster relief efforts; the St. Johns County Fire Rescue Cadet program First Annual Summer Gator Games competition results; the King of the Beach competition results; and on the National Night Out event at Nocatee.

(9:07 a.m.) Russ Martin, Director of Operations, St. Johns County Sheriff's Office, reported on active threat response training; and on traffic congestion with the opening of the 2022-2023 school year.

(08/02/22 - 2 - 9:09 a.m.)
CLERK OF COURT'S REPORT

Brandon J. Patty, Clerk of the Circuit Court and Controller, reported on the 2022 Summer Internship program (July).

(08/02/22 - 2 - 9:12 a.m.)
DELETIONS TO THE CONSENT AGENDA

There were none.

(08/02/22 - 2 - 9:12 a.m.)
APPROVAL OF CONSENT AGENDA

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

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2022-265**, approving the final plat for Terra Pines South, Phase One-A

RESOLUTION NO. 2022-265

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TERRA PINES SOUTH, PHASE ONE-A

3. Motion to adopt **Resolution No. 2022-266**, approving the final plat for Brookside Preserve, Phase 2

RESOLUTION NO. 2022-266

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BROOKSIDE PRESERVE, PHASE 2

4. Motion to adopt **Resolution No. 2022-267**, approving the final plat for Trailmark, East Parcel - Phase 2, Unit A

RESOLUTION NO. 2022-267

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TRAILMARK, EAST PARCEL - PHASE 2, UNIT A

5. Motion to adopt **Resolution No. 2022-268**, approving the final plat for Trailmark East Parcel - Phase 2, Unit B

RESOLUTION NO. 2022-268

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TRAILMARK EAST PARCEL - PHASE 2, UNIT B

6. Motion to adopt **Resolution No. 2022-269**, approving the final plat for Trailmark East Parcel - Phase 2, Unit C

RESOLUTION NO. 2022-269

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR TRAILMARK EAST PARCEL - PHASE 2, UNIT C

7. Motion to adopt **Resolution No. 2022-270**, authorizing the notice required by Section 336.10, F.S., for a public hearing on September 6, 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 the unopened Navara Park rights-of-way, Mirida Street, Castile Street, and La Paz Street (VACROA 2022-07)

RESOLUTION NO. 2022-270

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF SEPTEMBER 6, 2022, AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF THE UNOPENED NAVARA PARK RIGHTS-OF-WAY, MIRIDA STREET, CASTILE STREET, AND LA PAZ STREET

8. Motion to adopt **Resolution No. 2022-271**, approving the terms of and authorizing the chair to execute a Permitting Agreement for limited purposes associated with roadway construction through county-owned property, located off State Road 16 (CR 2209)

RESOLUTION NO. 2022-271

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AND AUTHORIZING THE CHAIR TO EXECUTE A PERMITTING AGREEMENT FOR LIMITED PURPOSES ASSOCIATED WITH ROADWAY CONSTRUCTION THROUGH COUNTY-OWNED PROPERTY, LOCATED OFF STATE ROAD 16 (CR 2209)

9. Motion to adopt **Resolution No. 2022-272**, approving the terms of and authorizing the county administrator, or designee, to execute a Temporary Construction and Access Easement Agreement

RESOLUTION NO. 2022-272

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 TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

10. Motion to adopt **Resolution No. 2022-273**, authorizing the chair of the Board, on behalf of the County, to execute a Release of Phosphate, Minerals, Metals, and Petroleum Reservations; and Release of Related Rights of Entry and Exploration, set forth in county deed

RESOLUTION NO. 2022-273

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE A RELEASE OF PHOSPHATE, MINERALS, METALS, AND PETROLEUM RESERVATIONS; AND RELEASE OF RELATED RIGHTS OF ENTRY AND EXPLORATION, SET FORTH IN COUNTY DEED

11. Motion to adopt **Resolution No. 2022-274**, approving the terms and conditions of a Purchase and Sale Agreement for the acquisition of an easement required for drainage improvements along Joe Ashton Road, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2022-274

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 AN EASEMENT REQUIRED FOR DRAINAGE IMPROVEMENTS ALONG JOE ASHTON ROAD, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

12. Motion to adopt **Resolution No. 2022-275**, accepting a Temporary Construction Easement from Hastings Drainage District to St. Johns County for drainage improvements along J. Flake Road, at its intersection with Cracker Swamp Road, and authorizing the chair of the Board to join in the execution of the Temporary Construction Easement on behalf of the County

RESOLUTION NO. 2022-275

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM HASTINGS DRAINAGE DISTRICT TO ST. JOHNS COUNTY FOR DRAINAGE IMPROVEMENTS ALONG J. FLAKE ROAD, AT ITS INTERSECTION WITH CRACKER SWAMP ROAD, AND AUTHORIZING THE CHAIR OF THE BOARD TO JOIN IN THE EXECUTION OF THE TEMPORARY CONSTRUCTION EASEMENT ON BEHALF OF THE COUNTY

13. Motion to adopt **Resolution No. 2022-276**, approving the terms and conditions of a Purchase and Sale Agreement for the acquisition of property required for the South Holmes Boulevard Community Development Block Grant (CDBG) Drainage Project, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2022-276

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 REQUIRED FOR THE SOUTH HOLMES BOULEVARD CDBG DRAINAGE PROJECT, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

14. Motion to adopt **Resolution No. 2022-277**, accepting a Grant of Easement and two Temporary Construction Easements required for the South Holmes Boulevard Community Development Block Grant (CDBG) Drainage Project

RESOLUTION NO. 2022-277

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENT AND TWO TEMPORARY CONSTRUCTION EASEMENTS REQUIRED FOR THE SOUTH HOLMES BOULEVARD CDBG DRAINAGE PROJECT

15. Motion to adopt **Resolution No. 2022-278**, declaring certain county-owned property as surplus and approving a private sale to the adjoining property owner pursuant to provisions set forth in section 125.35(2), Florida Statutes, and authorizing the county administrator, or designee, to execute the Purchase and Sale Agreement

RESOLUTION NO. 2022-278

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY-OWNED PROPERTY AS SURPLUS AND APPROVING A PRIVATE SALE TO THE ADJOINING PROPERTY OWNER, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE PURCHASE AND SALE AGREEMENT

16. Motion to adopt **Resolution No. 2022-279**, declaring certain county-owned property as surplus and authorizing the sale of the property to an adjoining property owner pursuant to provisions set forth in Section 125.35(2), Florida Statutes, and authorizing the chair to execute a County Deed upon sale of the property

RESOLUTION NO. 2022-279

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY-OWNED PROPERTY AS SURPLUS AND AUTHORIZING THE SALE OF THE PROPERTY TO AN ADJOINING PROPERTY OWNER PURSUANT TO PROVISIONS SET FORTH IN SECTION 125.35(2), FLORIDA STATUTES, AND AUTHORIZING THE CHAIR TO EXECUTE A COUNTY DEED UPON SALE OF THE PROPERTY

17. Motion to adopt **Resolution No. 2022-280**, approving the terms and authorizing the county administrator, or designee, to execute a First Amendment to Lease Agreement with The Historic St. Johns County Police Athletic League, Inc., for future construction of a sports facility

RESOLUTION NO. 2022-280

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A FIRST AMENDMENT TO LEASE AGREEMENT WITH THE HISTORIC ST. JOHNS COUNTY POLICE ATHLETIC LEAGUE, INC., FOR FUTURE CONSTRUCTION OF A SPORTS FACILITY

18. Motion to adopt **Resolution No. 2022-281**, consenting to Nopetro's refinancing under the Lease Agreement, and authorizing the county administrator, or designee, to execute the Consent to Refinancing, Affidavit, and Memorandum of Lease

RESOLUTION NO. 2022-281

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, CONSENTING TO REFINANCING BY NOPETRO OF ITS LEASEHOLD MORTGAGE; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE TO EXECUTE THE DOCUMENTS NECESSARY TO EFFECTUATE THE CONSENT TO REFINANCING; AND PROVIDING FOR AN EFFECTIVE DATE

19. Motion to adopt **Resolution No. 2022-282**, authorizing the county administrator, or designee, to finalize negotiations with Superior Construction Company Southeast, LLC, as the top ranked firm, and upon agreement over terms and conditions, issue and execute a Design-Build Contract for the completion of Phase 1 Work under RFQ No. 22-15; Design-Build Services for Summer Haven North, Old A1A Road Reconstruction

RESOLUTION NO. 2022-282

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO FINALIZE NEGOTIATIONS WITH

SUPERIOR CONSTRUCTION COMPANY SOUTHEAST, LLC, AS THE TOP RANKED FIRM UNDER RFQ NO. 22-15, AND UPON FINAL AGREEMENT OF TERMS AND CONDITIONS, EXECUTING A DESIGN-BUILD CONTRACT FOR COMPLETION OF PHASE 1 FOR DESIGN-BUILD SERVICES FOR SUMMER HAVEN, NORTH OLD A1A ROAD RECONSTRUCTION

20. Motion to approve reserve transfers, in the amounts of \$600,000, from Fire District Fund to the Fire Rescue Department, and \$500,000 from the General Fund to the Emergency Medical Services Department to support operations for the remainder of the Fiscal Year 2022
21. Motion to adopt **Resolution No. 2022-283**, approving the recognition and appropriation of received Fiscal Year (FY) 2021 and FY 2022 library donations, in the amount of \$26,281, amending the FY 2022 Budget

RESOLUTION NO. 2022-283

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2022 GENERAL FUND TO INCLUDE CERTAIN UNANTICIPATED REVENUE, AND AUTHORIZE ITS EXPENDITURE BY THE LIBRARY SYSTEM

22. Motion to adopt **Resolution No. 2022-284**, rescinding Resolution No. 2021-188, that authorized the execution of an economic development grant agreement with BTJ Property, LLC

RESOLUTION NO. 2022-284

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RESCINDING RESOLUTION NO. 2021-188, THAT AUTHORIZED THE EXECUTION OF AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH BTJ PROPERTY, LLC, AND ST. JOHNS COUNTY

23. Motion to approve minutes:
 - 07/19/2022, BCC Regular Meeting

(08/02/22 - 7 - 9:13 a.m.)
ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(08/02/22 - 7 - 9:13 a.m.)
APPROVAL OF REGULAR AGENDA

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

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

(08/02/22 - 8 - 9:13 a.m.)

1. PUBLIC HEARING - REZ 2021-42, OLD MOULTRIE FLEX SPACE. THE APPLICANT IS REQUESTING TO CONTINUE THIS ITEM TO THE SEPTEMBER 6, 2022, BCC MEETING. SUGGESTED MOTION: MOTION TO CONTINUE REZ 2021-42, OLD MOULTRIE FLEX SPACE, TO SEPTEMBER 6, 2022

Proof of publication of the notice of public hearing on REZ 2021-42, Old Moultrie Flex Space, was received, having been published in *The St. Augustine Record* on May 26, 2022.

Max Garcia, Matthews Design Group, 7 Waldo Street, representing the applicant, requested that the item be continued to September 6, 2022.

(9:14 a.m.) **Motion by Waldron, seconded by Whitehurst, carried 5/0, to continue REZ 2021-42, Old Moultrie Flex Space, to September 6, 2022.**

Yea: Waldron, Whitehurst, Dean, Arnold, Blocker

Nay: None

(08/02/22 - 8 - 9:14 a.m.)

2. RESIDENT PROPOSAL TO INSTALL A STATE HISTORIC MARKER ALONG NECK ROAD IN PONTE VEDRA BEACH. MR. GARY COULLIETTE, A RESIDENT OF PONTE VEDRA BEACH, FLORIDA, HAS REQUESTED ASSISTANCE FROM COUNTY STAFF ON A PROPOSED HISTORICAL MARKER FOR THE NECK ROAD AREA. STAFF HAS REVIEWED AND APPROVED THE MARKER'S TEXT AND LOCATION WITHIN THE NECK ROAD RIGHT-OF-WAY. MR. COULLIETTE CURRENTLY REQUESTS SPONSORSHIP OF THE PROPOSED HISTORIC MARKER BY THE BOARD OF COUNTY COMMISSIONERS

Gary Coulliette, Applicant, 1201 Neck Road, presented the details of the request, via PowerPoint.

(9:21 a.m.) Blocker recommended a motion for the Board to support, endorse, and sponsor the project. Discussion ensued on the motion.

(9:22 a.m.) **Motion by Blocker, seconded Dean, carried 5/0, to support, endorse, and sponsor the Historical Marker, in the Palm Valley, Neck Road area.**

Yea: Blocker, Dean, Whitehurst, Arnold, Waldron

Nay: None

The Board moved to Regular Agenda Item 4.

(08/02/22 - 8 - 11:07 a.m.)

3. FISCAL YEAR 2023 RECOMMENDED BUDGET AND PROPOSED MILLAGE RATES. THE ANNUAL COUNTY BUDGET PROCESS REQUIRES A NUMBER OF STEPS, RANGING FROM ITS PREPARATION THROUGH ADOPTION, PER FLORIDA STATUTES (F.S. 129.03(3) AND F.S. 200.065, TRUTH IN MILLAGE REQUIREMENTS). THE TRUTH IN MILLAGE (TRIM) PROCESS INFORMS TAXPAYERS AND THE PUBLIC ABOUT THE LEGISLATIVE PROCESS BY WHICH LOCAL TAXING AUTHORITIES DETERMINE AD VALOREM (PROPERTY) TAXES. ON JULY 19, 2022, THE BOARD OF COUNTY COMMISSIONERS RECEIVED THE FISCAL YEAR (FY) 2023 RECOMMENDED BUDGET, 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. AN ELECTRONIC VERSION (IN PDF FORMAT) OF THE WORKBOOK MAY BE FOUND ON THE COUNTY'S WEBSITE AT: WWW.SJCFL.US/OMB. FOLLOWING THE DEVELOPMENT AND PRESENTATION OF A RECOMMENDED BUDGET, THE COUNTY IS OBLIGATED TO PROVIDE CERTAIN INFORMATION CONCERNING THAT BUDGET TO THE PROPERTY APPRAISER. THIS INFORMATION INCLUDES 1.) THE FY 2022 ADOPTED MILLAGE RATES; 2.) THE FY 2023 PROPOSED MILLAGE RATES; 3.) THE FY 2023 CALCULATED ROLLED-BACK RATES; AND 4.) THE DATE, TIME, AND MEETING PLACE OF THE TENTATIVE BUDGET HEARING. THIS INFORMATION IS PLACED ON DEPARTMENT OF REVENUE DR-420 FORMS PROVIDED 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. THE BCC WILL NEED TO APPROVE PROPOSED MILLAGE RATES (SEE THE ATTACHED SHEET) FOR THE COUNTY'S TRIM MAILING, AND APPROVE SEPTEMBER 6, 2022, AT 5:01 P.M., IN THE COUNTY AUDITORIUM, AS THE DATE, TIME, AND PLACE OF THE FIRST PUBLIC HEARING, FOR THE ADOPTION OF THE FY 2023 ANNUAL BUDGET. FOR PRACTICAL PURPOSES, ONCE THE PROPOSED 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 and proposed millage rates, via PowerPoint.

(11:28 a.m.) Ed Slavin, P.O. Box 3084, spoke on his concerns with the budget process and recommended budget.

(11:31 a.m.) B.J. Kalaidi, 8 Newcomb Street, suggested to roll back the General Fund millage rate to 4.1201 for Fiscal Year 2023.

(11:33 a.m.) Waldron asked Dunn if individual millage rates could be rolled back and if those changes could be discussed at the September 6, 2022, BCC Meeting.

(11:33 a.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to approve the proposed millage rates for Fiscal Year 2023.**

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

(11:34 a.m.) **Motion by Dean, seconded by Whitehurst, carried 5/0, to authorize the completion and execution of the Fiscal Year 2023 form DR-420's by the county administrator with the approved proposed millage rates; and the establishment of September 6, 2022, at 5:01 p.m., in the County Auditorium, as the first public hearing, for the adoption of the St. Johns County Board of County Commissioners Fiscal Year 2023 Budget.**

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

The Board moved to Regular Agenda Item 6. West left the meeting and Christina Valliere, Senior Assistant County Attorney entered the meeting.

(08/02/22 - 9 - 9:23 a.m.)

4. CONSIDERATION OF APPROVING A PURCHASE AND SALE AGREEMENT TO ACQUIRE APPROXIMATELY 31 ACRES OF PROPERTY, LOCATED ON THE SAN SEBASTIAN RIVER, WITH DEEP WATER ACCESS FOR A PUBLIC

BOAT RAMP AND RELATED USES, INCLUDING BUT NOT LIMITED TO PARKING AND PASSIVE RECREATION. THIS PROPERTY IS LOCATED ON THE SAN SEBASTIAN RIVER, EAST OF HOME DEPOT, NORTH OF STATE ROAD 312, AND SOUTH OF NIX BOAT YARD ROAD. THE PROPERTY HAS DEEP WATER DIRECT ACCESS FOR A PUBLIC BOAT RAMP, AMPLE PARKING, AND OTHER RELATED USES. THE COUNTY'S 2019 PARKS AND RECREATION MASTER PLAN HAS IDENTIFIED WATERWAY ACCESS AS A PRIORITY. THE COUNTY'S CAPITAL IMPROVEMENT PLAN HAS INCLUDED FUNDING FOR LAND ACQUISITION FOR BOAT RAMP AND/OR BEACH ACCESS FOR FISCAL YEAR 22 AND FISCAL YEAR 23. AS OF 2021, THERE ARE 16,701 ST. JOHNS COUNTY REGISTERED VESSELS. ESTIMATED EXISTING BOAT RAMP PARKING SPACES OVER 13 COUNTY MAINTAINED RAMPS ARE 437 SALTWATER ACCESS AND 135 FRESHWATER ACCESS. COUNTY STAFF HAS BEEN WORKING FOR YEARS TO IDENTIFY LANDS WITH DEEP WATER ACCESS FOR ACQUISITION. LAMPE, ROY AND ASSOCIATES, INC., PERFORMED AN APPRAISAL ON JULY 8, 2022, AND THE APPRAISED VALUE IS \$15,910,000. PER ST. JOHNS COUNTY ORDINANCE NO. 2011-17, REAL ESTATE PROPERTY ACQUISITION PROCEDURES, A SECOND APPRAISAL HAS BEEN ORDERED AND WILL BE COMPLETED IN 3 WEEKS. THE PURCHASE PRICE IS \$17,500,000, WHICH IS 10 PERCENT ABOVE APPRAISED VALUE

Gail Oliver, Director, Land Management Systems; and Jess Dunn, Director, Office of Management and Budget, presented the details of the request, via PowerPoint. Discussion ensued on additional funding sources and implementing an interim management plan.

(9:39 a.m.) Barbara Blonder, Commissioner, City of St. Augustine, 8 Milton Street, spoke in support of the acquisition.

(9:40 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of the acquisition and suggested Florida Forever funds as an additional funding source.

(9:44 a.m.) Dylan Rumrell, Vice Mayor, City of St. Augustine Beach, spoke in support of the acquisition and suggested that the Board seek grant opportunities.

(9:45 a.m.) B.J. Kalaidi, 8 Newcomb Street, spoke on her concerns about funding. She suggested that the Board seek additional funding sources and to not utilize funds from the General Fund.

(9:47 a.m.) Ellen Avery Smith, 100 Whetstone Place, spoke in support of the acquisition.

(9:49 a.m.) Waldron and Blocker expressed their positions on the proposed Purchase and Sale Agreement.

(9:50 a.m.) Motion by Waldron, seconded by Dean, carried 5/0, to adopt Resolution No. 2022-285, approving the terms and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement to acquire approximately 31 acres of property, located on the San Sebastian River, for deep water access, for a public boat ramp and related uses, including but not limited to parking and passive recreation; approving and appropriating the recommended funding program within the Fiscal Year 2023 Proposed Budget; and directing the County's financing team to prepare the loan documentation necessary to finance up to \$8,000,000 for the property.

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

RESOLUTION NO. 2022-285

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT TO ACQUIRE APPROXIMATELY 31 ACRES OF PROPERTY, LOCATED ON THE SAN SEBASTIAN RIVER, WITH DEEP WATER ACCESS FOR A PUBLIC BOAT RAMP AND RELATED USES, INCLUDING BUT NOT LIMITED TO PARKING AND PASSIVE RECREATION

(9:51 a.m.) Valliere left the meeting and West entered the meeting.

(08/02/22 - 11 - 9:51 a.m.)

5. DISCUSSION OF HOUSING AUTHORITY IN ST. JOHNS COUNTY. ON MAY 18, 2022, THE ST. JOHNS COUNTY HOUSING FINANCE AUTHORITY (HFA) AND THE ST. JOHNS COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) HELD A JOINT MEETING TO HEAR THE ADVANTAGES AND CHALLENGES OF A HOUSING AUTHORITY FROM A CONSULTANT. THE AHAC REQUESTS THAT THE BOARD PURSUE THE CREATION OF A HOUSING AUTHORITY IN ST. JOHNS COUNTY. THIS IS A DISCUSSION ITEM IN RESPONSE TO THE AHAC REQUEST

(9:52 a.m.) Joseph Cone, Assistant Director, Health and Human Services, introduced the item and Frank Williams.

(9:53 a.m.) Dean provided an overview of why the item was added to the agenda.

(9:55 a.m.) Williams presented details of the item, including benefits of creating a housing authority, and introduced Dan Nackerman, Executive Director of the Salt Lake City, Utah, Housing Authority. He stated that he had started a petition to create a housing authority in the St. Johns County community.

(10:04 a.m.) Nackerman, participating remotely, provided an overview of creating a housing authority, via PowerPoint.

(10:14 a.m.) Don Samora, Mayor of St. Augustine Beach, spoke about the need for affordable housing and in support of taking a closer look into creating a housing authority.

(10:17 a.m.) Barbara Blonder, Commissioner, City of St. Augustine, spoke in support of creating a housing authority.

(10:20 a.m.) Greg Burk, Affordable Housing Advisory Committee member, 434 Montserrat Drive, spoke in support of and encouraged the Board to vote in favor of the request.

(10:22 a.m.) Vicky Pepper, 31215 Harbour Vista Circle, representing Community Advocate Racial Equity (CARE), spoke in support of the request and the importance of a Public Housing Authority (PHA) in St. Johns County.

(10:26 a.m.) Ervin Bullock, 4370 Coastal Highway, spoke in support of the request.

(10:28 a.m.) Greg White, 905 Pearl Street, spoke in support of the request.

(10:30 a.m.) Dwight Miller, 1107 Makarios Drive, spoke in support of the request and reminded the Board that CARE had proposed an affordable housing compact for St. Johns County.

(10:33 a.m.) Bill Lazar, Director, St. Johns Housing Partnership, 525 West King Street, requested support for the request, stating that the Housing Partnership had been working on affordable housing programs in St. Johns County since 1995.

(10:35 a.m.) Ed. Slavin, P.O. Box 3084, spoke in support of the request, using local non-profit organizations, and questioned the use of immanent domain for the PHA.

(10:38 a.m.) Sherry Badger, 2772 South Collins Avenue, voiced her concerns with using immanent domain and the amount of available property owned by St. Johns County.

(10:40 a.m.) Kenneth McClain, P.O. Box 912, spoke in support of the request and reference language from the Comprehensive Plan Land Use Elements Goal A1.

(10:42 a.m.) Warren Clark, 702 Gerona Road, spoke in support of the request.

(10:43 a.m.) Isabelle Renault, President, St. Johns County Chamber of Commerce, 100 South Park Boulevard, expressed to the Board that the Chamber Commerce created a workforce housing task force committed to working together with the workforce housing authority on data, salaries, and housing.

(10:46 a.m.) Steve Ladrido, 167 Pescado Drive, Chair of Affordable Housing Advisory Committee, spoke in support of the housing authority for St. Johns County and requested additional support to keeping the momentum going.

(10:48 a.m.) Victor Ramos, 1789 Lakeside Avenue, spoke in support of the request.

(10:50 a.m.) Whitehurst spoke about his concerns on creating a housing authority. Whitehurst and Nackerman spoke on the need for affordable housing; incentivizing employment; and on the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher Program (Section 8).

(11:00 a.m.) Blocker highlighted the Public Housing Authorities (PHAs) in the area.

(11:01 a.m.) Waldron spoke about his concerns on creating a housing authority.

(11:03 a.m.) **Motion by Dean, seconded by Blocker, carried 5/0, to instruct staff to come back and present additional specific information on the following: 1) specific examples of where housing authorities around the country, and specifically in Florida, have received Federal dollars, specifically HUD dollars, because of their existence as a housing authority, as opposed to a city or county; 2) if there are any HUD regulations that give greater points, greater emphasis, or greater ability, or not, to acquire grants to housing authorities on a federal level; 3) instruct staff to come back with a presentation, with alternatives to consider, such as: creating a housing authority, as a traditional housing authority exists, looking at the best parts of a housing authority, where the county owns more of the real property, and entering into a public private partnership with managers or builders; and 3) or do nothing, status quo.**

Yea: Dean, Blocker, Whitehurst, Arnold, Waldron

Nay: None

The Board moved to Regular Agenda Item 3.

(11:35 a.m.) The Board recessed as the Board of County Commission meeting and convene as the St. Johns County Community Redevelopment Agency (CRA).

(08/02/22 - 13 - 11:35 a.m.)

6. DESIGNATION OF AFFORDABLE HOUSING LOTS WITHIN WEST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY (CRA). THE WEST AUGUSTINE HISTORICAL COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE (WACRA) HAS EXPRESSED AN INTEREST IN FACILITATING THE DEVELOPMENT OF AFFORDABLE HOUSING IN WEST AUGUSTINE. THE WACRA HAS REQUESTED THAT 120 PARCELS WITHIN THE WEST AUGUSTINE AREA AND OWNED BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY BE DESIGNATED FOR THIS USE. THE SUBJECT PARCELS CONSIST OF APPROXIMATELY 27.46 ACRES. THE AFFORDABLE HOUSING DESIGNATION WOULD RESTRICT THOSE PARCELS DEVELOPED FOR AFFORDABLE HOUSING TO OWNERSHIP OPPORTUNITIES AFFORDABLE TO PERSONS EARNING NOT MORE THAN 140 PERCENT OF THE ST. JOHNS COUNTY ANNUAL MEDIAN INCOME (AMI)

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

(11:38 a.m.) Whitehurst questioned the increased AMI percent amount and why the resolution prohibiting renters. Cone responded with the 140 AMI percent would capture most of the first responders and teachers, where a lower AMI would require a subsidy. Additionally, he stated that prohibiting renters was a staff preference.

(11:41 a.m.) Robert Nimmons, Chairman, West Augustine Steering Committee, 871 West 9th Street, spoke in support of the request and provided additional information on the West Augustine parcels, affordable housing, water and sewer services.

(11:46 a.m.) Greg White, 905 Pearl Street, spoke in support of the request and on the quality of the homes built.

(11:48 a.m.) Barbara Blonder, Commissioner, City of St. Augustine, 8 Milton Street, spoke in support of the request, the commitment to water and sewer in West Augustine, preserving the community, and providing more workforce and affordable housing.

(11:50 a.m.) Dwala Willis, 895 South Orange Street, spoke in support of the request.

(11:52 a.m.) Ed Slavin, P.O. Box 3084, voiced his concern with the project being limited to owner occupied housing and not to renters and the involvement of multi-national corporations.

(11:54 a.m.) Vicky Pepper, 31215 Harbour Vista Circle, spoke in support of the request and requested that the Board support the CRA to bring more affordable housing to the West Augustine Community and encouraged continued efforts for lower income housing.

(11:57 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, spoke in support of the request and provided additional comments on the owner-occupied requirements.

(12:00 p.m.) B.J. Kalaidi, 8 Newcomb Street, voiced her concerns on the service area, utilities increasing in the city limits of St. Augustine, and on the exclusion of rental occupants.

(12:03 p.m.) Bill Lazar, Director, St. Johns Housing Partnership, 525 West King Street, spoke in support of the request and stabilizing the community.

(12:05 p.m.) Sherry Badger, 2772 South Collins Avenue, spoke in support of the request and suggested that the Board create strict stipulations.

(12:06 p.m.) **Motion by Arnold, seconded by Blocker, carried 5/0, to adopt CRA Resolution No. 2022-2, a resolution of the St. Johns County Community Redevelopment Agency, Florida, designating one hundred twenty parcels within the West Augustine Community Redevelopment Area for affordable housing development or uses complimenting the development of affordable housing.**

Yea: Arnold, Blocker, Dean, Whitehurst, Waldron

Nay: None

CRA RESOLUTION NO. 2022-2

A RESOLUTION OF THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY, FLORIDA, DESIGNATING ONE HUNDRED TWENTY PARCELS WITHIN THE WEST AUGUSTINE COMMUNITY REDEVELOPMENT AREA FOR AFFORDABLE HOUSING DEVELOPMENT OR USES COMPLIMENTING THE DEVELOPMENT OF AFFORDABLE HOUSING

(12:07 p.m.) Dean spoke about the repurposing of the Solomon Calhoun Center into a regional vaccination site from January 2021 through May of 2021. He suggested a one-time rent reimbursement to the CRA from the BCC for lost rental revenue and to direct half of the program revenues generated from the Solomon Calhoun Center to offset debt service for Fiscal Year 2023.

(12:08 p.m.) **Motion by Dean, seconded by Arnold, carried 5/0, to recommend approval of a one-time reimbursement to the Solomon Calhoun Center for the period of January through May 2021, including use of the American Rescue Plan Act Funding, and to direct half of the program revenues generated from the Solomon Calhoun Center to offset debt service for the fiscal year 2023, to the Board of County Commissioners.**

Yea: Dean, Arnold, Waldron, Blocker, Whitehurst

Nay: None

(12:09 p.m.) B.J. Kalaidi, 8 Newcomb Street, inquired whether the rent reimbursement would come from ARPA funds. Jess Dunn, Director, Office of Management and Budget responded that funds coming from FEMA and ARPA.

(12:10 p.m.) Robert Nimmons, 871 West 9th Street, spoke in support of the motion and voiced his concerns with the use of the facility during the pandemic, hurricane, and national disasters.

(12:12 p.m.) Dwala Willis, 895 South Orange Street, spoke in support of the motion and expressed appreciation to the Board.

(12:14 p.m.) Ed Slavin, P.O. Box 3084, spoke in support of the motion and suggested that the Board consider using a different facility in the future as regional vaccination site.

(12:15 p.m.) The Board adjourned the St. Johns County Community Redevelopment Agency and reconvened the regular meeting of the St. Johns County Board of County Commissioners.

(12:16 p.m.) **Motion by Dean, seconded by Arnold, carried 5/0, to approve a one-time rent reimbursement to the Solomon Calhoun Center for the period of January through May 2021, including use of the American Rescue Plan Act funding, and to direct half of the program revenues generated from the Solomon Calhoun Center to offset debt service for fiscal year 2023.**

Yea: Dean, Whitehurst, Arnold, Blocker, Waldron

Nay: None

(12:16 p.m.) West left the meeting and Valliere entered the meeting.

(08/02/22 - 15 - 12:17 p.m.)

7. STATE ROAD 16 DISCUSSION. AT THE JULY 19, 2022, BCC MEETING, THE BOARD DIRECTED STAFF TO CONDUCT A REVIEW OF DEVELOPER COMMITMENTS TO THE FOUR-LANING OF STATE ROAD 16. STAFF FINDINGS WERE PRESENTED FOR BOARD DISCUSSION AND CONSIDERATION

Mike Roberson, Director, Growth Management, presented the details of the request, via PowerPoint.

(12:22 p.m.) Blocker left the meeting.

(12:24 p.m.) Ed Slavin, P.O. Box 3084, spoke on his concerns with the developer designs of stormwater ponds.

(12:25 p.m.) Chuck Labanowski, 1748 North Cappero Drive, voiced his concerns with the continued sample drilling on State Road 16.

(12:27 p.m.) Dean stated that Florida Department of Transportation (FDOT) requesting a letter from the County to move the project forward. Discussion ensued on the requested letter and Waldron suggested that the Board request a return letter from FDOT, stating that the project would be made a priority.

(12:31 p.m.) **Motion by Dean, seconded by Arnold, carried 4/0, with Blocker absent, to send the proposed letter to FDOT, including the additional language requested by Commissioner Waldron requesting a response letter from FDOT regarding prioritizing the project.**

Yea: Dean, Whitehurst, Waldron, Arnold

Nay: None

Absent: Blocker

(12:33 p.m.) Valliere left the meeting.

(08/02/22 - 15 - 12:33 p.m.)

PUBLIC COMMENT

Ed Slavin, P.O. Box 3084, requested to move public comment to the beginning of the meeting and voiced his concerns with the lack of body and dashboard cameras within the Sheriff's office.

(12:36 p.m.) Joe McAnarney, 1005 Blackberry Lane, voiced his concerns on the Elkton Industrial Park project, stating that the project should be postponed until after the strategic economic development plan for the KeHe project and submitted his written public comment, *Exhibit A*.

(12:40 p.m.) Sherry Badger, 2772 South Collins Avenue, voiced her concerns with flooding on South Collins Avenue and presented a photo of the flooding, *Exhibit B*.

(12:41 p.m.) B.J. Kalaidi, 8 Newcomb Street, voiced her concerns with altercations with homeless, under Vilano Beach, requested to move public comment to the beginning of the meeting, and urged to vote “no” on the sale tax increase, displaying a button that stated, “No Tax Hike,” *Exhibit C*. Dean stated that he would look into the concerns with the issues under the Vilano Beach Bridge.

(08/02/22 - 16 - 12:45 p.m.)
COMMISSIONERS' REPORTS

Commissioner Blocker

No report.

Commissioner Waldron

No report.

Commissioner Whitehurst

(12:46 p.m.) Whitehurst expressed appreciation to Lorena Inclan and the Public Affairs office for providing relevant information to the commissioner's and the public.

Commissioner Arnold

No report.

Commissioner Dean

(12:47 p.m.) *Dean requested Board consensus to direct staff to create several proposed options regarding the policy for the assisted living facility within Mills Creek Estates. Consensus was given.*

(08/02/22 - 16 - 12:49 p.m.)
COUNTY ADMINISTRATOR'S REPORT

No report.

(08/02/22 - 16 - 12:49 p.m.)
COUNTY ATTORNEY'S REPORT

No report.

(08/02/22 - 16 - 12:49 p.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 12:49 p.m.

REPORTS:

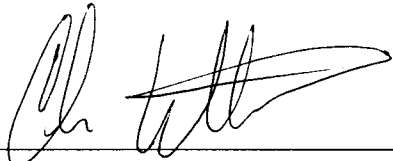
1. St. Johns County Board of County Commissioners Check Register, Check Nos. 603083-603281, totaling \$1,218,432.66 and Voucher Register, Voucher Nos. 66523-66633, totaling \$3,554,609.51 (07/25/22)
2. St. Johns County Board of County Commissioners Check Register, Check No. 603282, totaling \$250 (07/26/2022)
3. St. Johns County Board of County Commissioners Check Register, Check No. 603283, totaling \$250 (07/26/2022)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 603284-603300, totaling \$6,400 and Voucher Register, Voucher Nos. 66634-66648, totaling \$5,400 (07/27/22)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 603301-603316, totaling \$381,331.01 (07/27/22)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 603317-603322, totaling \$2,354.29 and Voucher Register, Voucher Nos. 66649-66650, totaling \$639.73 (07/28/22)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 66651-66652, totaling \$8,698.61 (7/28/2022)
8. St. Johns County Board of County Commissioners Check Register, Check No. 603323, totaling \$16.50 (07/28/22)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 603324-603532, totaling \$6,497,809.72 and Voucher Register, Voucher Nos. 66653-66758, totaling \$1,768,332.67 (08/01/22)

CORRESPONDENCE:

1. Letter dated July 15, 2022, regarding Turnbull Community Development District's Annual Financial Audit Report for the Fiscal Year Ended September 30, 2021

Approved ____ August 16 _____, 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 8/18/22

