

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
SEPTEMBER 6, 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 Christine Valliere, Senior Assistant County Attorney

(09/06/22 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(09/06/22 - 1 - 9:00 a.m.)
ROLL CALL

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

(09/06/22 - 1 - 9:01 a.m.)
INVOCATION

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

(09/06/22 - 1 - 9:02 a.m.)
PLEDGE OF ALLEGIANCE

Roy Jones, PO2-U.S. Navy, led the Pledge of Allegiance.

(09/06/22 - 1 - 9:03 a.m.)
PROCLAMATION RECOGNIZING SEPTEMBER 2022, AS LIBRARY CARD SIGN-UP MONTH

Dean presented the proclamation to Debra Rhodes Gibson, Director, St. Johns County Public Library, who spoke on the importance of the library and expressed her appreciation to the Board for the recognition. Joanne Spencer, Assistant to the Board of County Commissioners, read the proclamation.

(09/06/22 - 2 - 9:09 a.m.)

PROCLAMATION RECOGNIZING SEPTEMBER 15- OCTOBER 15, 2022, AS HISPANIC HERITAGE MONTH

Whitehurst presented the proclamation to Monica Hernandez, President, First Coast Hispanic Chamber of Commerce, who spoke on the importance of recognizing the Hispanic Heritage. Joanne Spencer, Assistant to the Board of County Commissioners, read the proclamation.

(09/06/22 - 2 - 9:16 a.m.)

PROCLAMATION RECOGNIZING SEPTEMBER 17-23, 2022, AS CONSTITUTION WEEK

Dean presented the proclamation to Carol Burtin, Daughters of the American Revolution, who spoke on the importance of recognizing Constitution Week. Joanne Spencer, Assistant to the Board of County Commissioners, read the proclamation.

(09/06/22 - 2 - 9:21 a.m.)

ACCEPTANCE OF PROCLAMATIONS

Motion by Blocker, seconded by Arnold, carried 5/0, via roll call vote, with Waldron participating remotely, to accept the proclamations.

Yea: Dean, Whitehurst, Blocker, Waldron, Arnold

Nay: None

(09/06/22 - 2 - 9:22 a.m.)

PUBLIC SAFETY UPDATE

Russ Martin, Director of Operations, St. Johns County Sheriff's Office, reported on the crime spike in auto mobile burglaries. He also stated three reasons people move to St. Johns County: 1. The outstanding Sherriff's Office; 2. Fire and Rescue Service; 3. Board of County Commissioners.

(9:25 a.m.) Chief Jeff Prevatt, St. Johns County Fire Rescue, reported that during the Month of September there would be no lifeguards on the beach however the beaches would be patrolled by vehicle.

(09/06/22 - 2 - 9:25 a.m.)

CLERK OF COURT'S REPORT

Brandon J. Patty, Clerk of the Circuit Court and Controller, reported on the Annual Value Adjustment Board (VAB) process, and the administrative support through the Minutes and Records department.

(09/06/22 - 2 - 9:27 a.m.)

DELETIONS TO THE CONSENT AGENDA

Blocker requested that Consent Agenda Item 17 be pulled and added to the Regular Agenda and was placed as Item 1a.

(09/06/22 - 2 - 9:29 a.m.)

APPROVAL OF CONSENT AGENDA

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

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2022-305**, approving the final plat for Watersong at Rivertown, Phase Three

RESOLUTION NO. 2022-305

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

3. Motion to adopt **Resolution No. 2022-306**, approving the final plat for Entrada, Phase 2, Unit 3B

RESOLUTION NO. 2022-306

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ENTRADA, PHASE 2, UNIT 3B

4. Motion to adopt **Resolution No. 2022-307**, authorizing the notice required by Section 336.10, F.S., for a public hearing on October 4, 2022, at 9:00 am, 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 2022-08, Columbus Street (Spanish Forest))

RESOLUTION NO. 2022-307

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 CHAPIN STREET RIGHT-OF-WAY

5. Motion to adopt **Resolution No. 2022-308**, authorizing the county administrator to execute the Impact Fee Credit Agreement with WFC Ashford Mills Owner VII, LLC, (IFA 2021-01), establishing a total public facilities/buildings impact fee credit of \$396,000

RESOLUTION NO. 2022-308

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN IMPACT FEE CREDIT AGREEMENT WITH WFC ASHFORD MILLS OWNER VII, LLC

6. Motion to adopt **Resolution No. 2022-309**, approving the proposed Program of Projects, approving submission of the 5307/5339 grants for federal public transportation funding assistance based on the approved Program of Projects, authorizing the county administrator, or designee, to execute the grant agreement

and any supplemental documentation upon approval of the application, and to recognize the funds in the County's Fiscal Year 2023 budget

RESOLUTION NO. 2022-309

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE FEDERAL TRANSIT ADMINISTRATION (FTA) GRANTS, AND TO RECOGNIZE THE REVENUES IN THE 2022 FISCAL YEAR BUDGET FOR THE OPERATION AND PURCHASE OF VEHICLES FOR THE ST. JOHNS COUNTY PUBLIC TRANSPORTATION SYSTEM

7. Motion to adopt **Resolution No. 2022-310**, accepting an Easement for Utilities and a Temporary Construction Easement for a new wastewater transmission force main to be located between County Road 214 and Brian Way

RESOLUTION NO. 2022-310

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A TEMPORARY CONSTRUCTION EASEMENT FOR A NEW WASTEWATER TRANSMISSION FORCE MAIN TO BE LOCATED BETWEEN COUNTY ROAD 214 AND BRIAN WAY

8. Motion to adopt **Resolution No. 2022-311**, 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 (CDBG) Drainage Project

RESOLUTION NO. 2022-311

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

9. Motion to adopt **Resolution No. 2022-312**, accepting Grant of Easements and Temporary Construction Easements to St. Johns County required for the Santa Rosa Community Development Block Grant (CDBG) Drainage Improvement Project

RESOLUTION NO. 2022-312

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

10. Motion to adopt **Resolution No. 2022-313**, 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. 2022-313

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

11. Motion to adopt **Resolution No. 2022-314**, accepting an Easement for Utilities and a Temporary Construction Easement for a new wastewater transmission force main to be located between County Road 214 and Brian Way

RESOLUTION NO. 2022-314

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A TEMPORARY CONSTRUCTION EASEMENT FOR A NEW WASTEWATER TRANSMISSION FORCE MAIN TO BE LOCATED BETWEEN COUNTY ROAD 214 AND BRIAN WAY

12. Motion to adopt **Resolution No. 2022-315**, accepting an Easement for Utilities, a Bill of Sale, a Final Release of Lien, and a Warranty associated with the water and sewer systems to serve The Preserve, at Bannon Lakes, Phase 2B, located off International Golf Parkway

RESOLUTION NO. 2022-315

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, A FINAL RELEASE OF LIEN, AND A WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE THE PRESERVE, AT BANNON LAKES, PHASE 2B, LOCATED OFF INTERNATIONAL GOLF PARKWAY

13. Motion to adopt **Resolution No. 2022-316**, accepting a First Amendment to Easement set forth in the Warranty Deed and authorizing the chair to join in the execution of the easement to correct the encroachment into proposed platted lots to correspond with the location of the roadways on the proposed plat

RESOLUTION NO. 2022-316

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FIRST AMENDMENT TO EASEMENT SET FORTH IN WARRANTY DEED AND AUTHORIZING THE CHAIR TO JOIN IN THE EXECUTION OF THE EASEMENT TO CORRECT THE ENCROACHMENT INTO THE PLATTED LOTS TO CORRESPOND WITH THE LOCATION OF THE ROADWAYS ON SUCH PLAT

14. Motion to adopt **Resolution No. 2022-317**, approving the 2022-2023 Solid Waste Cost, Assessment Rates, and Non-Ad Valorem Assessment Roll for the Solid Waste MSBUs; and authorizing the chair to certify and deliver the 2022-2023 Assessment Roll to the St. Johns County Tax Collector

RESOLUTION NO. 2022-317

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ADOPTING THE ANNUAL ASSESSMENT RESOLUTION FOR FISCAL YEAR 2022-2023, PURSUANT TO THE SOLID WASTE ORDINANCE, ESTABLISHING THE SOLID WASTE COST TO BE ASSESSED AND APPORTIONED, ESTABLISHING THE RATE OF EACH SOLID WASTE SPECIAL NON-AD VALOREM ASSESSMENT, APPROVING THE NON-AD VALOREM ASSESSMENT ROLL FOR THE SOLID WASTE MUNICIPAL SERVICE BENEFIT UNITS, AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLL TO THE ST. JOHNS COUNTY TAX COLLECTOR, BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DETERMINING THE METHOD OF COLLECTION OF THE SOLID WASTE SPECIAL NON-AD VALOREM ASSESSMENTS, PROVIDING FOR THE EFFECT OF ADOPTION OF THE RESOLUTION, AND PROVIDING AN EFFECTIVE DATE

15. Motion to adopt **Resolution No. 2022-318**, approving the terms and conditions of a Non-Exclusive Construction and Demolition Debris Franchise Agreement with Custom Concrete, Inc., and a non-exclusive Construction and Demolition Debris Franchise Agreement with Windy City Investment Group, LLC, dba Griffin Waste Services of Jacksonville, and authorizing the county administrator, or designee, to execute the agreements on behalf of the County

RESOLUTION NO. 2022-318

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE APPLICATIONS OF CUSTOM CONCRETE, INC., AND WINDY CITY INVESTMENT GROUP, LLC, DBA GRIFFIN WASTE SERVICES OF JACKSONVILLE, FOR NON-EXCLUSIVE CONSTRUCTION AND DEMOLITION DEBRIS FRANCHISE AGREEMENTS; PROVIDING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS

**OF THE AGREEMENTS; AND AUTHORIZING THE
COUNTY ADMINISTRATOR, OR DESIGNEE, TO
EXECUTE THE AGREEMENTS**

16. Motion to adopt **Resolution No. 2022-319**, authorizing the county administrator, or his designee, to award Bid No.: 22-84R, Jack Wright Island Road and County Road 13, at Bass Haven Culvert Replacements, to A.W.A. Contracting Co., 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 provided in Bid No. 22-84R, for a lump sum cost of \$888,132.70

RESOLUTION NO. 2022-319

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
AUTHORIZING THE COUNTY ADMINISTRATOR, OR
DESIGNEE, TO AWARD BID NO. 22-84R,
CONSTRUCTION OF JACK WRIGHT ISLAND ROAD
AND COUNTY ROAD 13, AT BASS HAVEN CULVERT
REPLACEMENTS, TO A.W.A. CONTRACTING
COMPANY, INC., AS THE LOWEST, RESPONSIVE,
RESPONSIBLE BIDDER, AND TO EXECUTE AN
AGREEMENT FOR COMPLETION OF THE PROJECT**

(Consent Agenda Item 17 was pulled and added to the Regular Agenda as Item 1a.)

17. Motion authorizing the county administrator, or his designee, to award Bid No. 22-100, Palm Valley West Boat Ramp Improvements, to Hayward Construction Group, LLC, as the lowest, responsive and responsible bidder, and to execute a contract in substantially the same form and format as attached hereto, for completion of the project, as provided in Bid No. 22-100, for a lump sum cost of \$983,742, and to approve the transfer of \$100,000 from Zone B Park Projects - Reserves (1198-59920) to 1198-56301 (Palm Valley West Boat Ramp - Improvements O/T Buildings) for the Palm Valley West Boat Ramp Improvements
18. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274
19. Motion to adopt **Resolution No. 2022-320**, authorizing the county administrator, or designee, to execute the attached Design-Build Agreement with Jacobs Project Management Company, to complete Scope 1 of the Design-Build for the new State Road 207 Water Reclamation Facility and Associated Improvements for a not-to-exceed amount of \$30,000,000, and to negotiate a General Management Plan (GMP) Amendment for presentation to the Board for completion of Scope 2

RESOLUTION NO. 2022-320

**A RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
AUTHORIZING THE COUNTY ADMINISTRATOR, OR
DESIGNEE, TO AWARD RFQ NO. 22-80, DESIGN-BUILD
SERVICES, FOR NEW STATE ROAD 207 WATER
RECLAMATION FACILITY AND ASSOCIATED
IMPROVEMENTS TO JACOBS PROJECT
MANAGEMENT COMPANY, AS THE TOP RANKED
FIRM, AND TO EXECUTE A DESIGN-BUILD**

CONTRACT FOR COMPLETION OF SCOPE 1, AND TO FURTHER NEGOTIATION THE GUARANTEED MAXIMUM PRICE FOR SCOPE 2 IN ACCORDANCE WITH THE CONTRACT DOCUMENTS

20. Motion to adopt **Resolution No. 2022-321**, authorizing the county administrator, or designee, to award Bid No. 22-77, Community Development Block Grant Disaster Recovery (CDBG-DR Project) - Big Soeey Drainage Improvements to G & H Underground Construction, 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 \$3,570,513

RESOLUTION NO. 2022-321

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 G & H UNDERGROUND CONSTRUCTION, INC., AS THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER, AND EXECUTION OF A CONTRACT FOR COMPLETION OF THE WORK AS SPECIFIED UNDER BID NO. 22-77

21. Motion to adopt **Resolution No. 2022-322**, approving the 2022-2023 Non-ad Valorem Assessment Roll for the Moultrie Crossing Lift Station Municipal Services Benefit Unit (MSBU) and to authorize the chair, or designee, to certify and deliver the 2022-2023 assessment roll to the St. Johns County Tax Collector

RESOLUTION NO. 2022-322

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2022-2023 NON-AD VALOREM ASSESSMENT ROLL AND ANNUAL ASSESSMENT RATE FOR THE MOULTRIE CROSSING LIFT STATION MUNICIPAL SERVICE BENEFIT UNIT; AND AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLL TO THE ST. JOHNS COUNTY TAX COLLECTOR BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

22. Motion to adopt **Resolution No. 2022-323**, approving the 2022-2023 Non-ad Valorem Assessment Roll for the Treasure Beach Canals Municipal Service Benefit Unit (MSBU) and to authorize the chair, or designee, to certify and deliver the 2022-2023 assessment roll to the St. Johns County Tax Collector

RESOLUTION NO. 2022-323

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2022-2023 NON-AD VALOREM ASSESSMENT ROLL AND ANNUAL ASSESSMENT RATE FOR THE TREASURE BEACH CANALS MUNICIPAL SERVICE BENEFIT UNIT; AND AUTHORIZING THE CERTIFICATION OF SAID

ASSESSMENT ROLL TO THE ST. JOHNS COUNTY TAX COLLECTOR BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

23. Motion to adopt **Resolution No. 2022-324**, authorizing the Sheriff of St. Johns County, Florida, or designee, to submit an application seeking funding assistance through the U.S. Department of Justice - Office of Justice Programs Fiscal Year 2022, Edward Byrne Justice Assistance Grant (JAG), and authorizing the chair of the Board of County Commissioners to execute the attached Certifications and Assurances on behalf of the County

RESOLUTION NO. 2022-324

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE SHERIFF, OR DESIGNEE, TO SUBMIT AN APPLICATION SEEKING FUNDING ASSISTANCE THROUGH THE U.S. DEPARTMENT OF JUSTICE, EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG), FISCAL YEAR 2022 LOCAL FORMULA SOLICITATION, AND AUTHORIZING THE CHAIR TO EXECUTE A CERTIFICATE OF ASSURANCES ON BEHALF OF THE COUNTY

24. Motion to adopt **Resolution No. 2022-325**, approving an amendment to the Memorandum of Understanding between the Friends of the Guana Tolomato Matanzas Research Reserve and St. Johns County, and authorizing the chair, or designee, to execute the Memorandum of Understanding, along with any supplemental documentation on behalf of the County

RESOLUTION NO. 2022-325

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE FRIENDS OF GUANA TOLOMATO MATANZAS RESEARCH RESERVE AND ST. JOHNS COUNTY, FOR THE DEVELOPMENT OF A BEACHFRONT DATA COLLECTION FACILITY; PROVIDING FOR THE EFFECT OF RECITALS; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS, OR DESIGNEE, TO EXECUTE THE MEMORANDUM OF UNDERSTANDING AND RELATED DOCUMENTS; PROVIDING FOR CORRECTION OF ERRORS; PROVIDING DIRECTION; AND PROVIDING AN EFFECTIVE DATE

25. Motion to adopt **Resolution No. 2022-326**, authorizing the chair to execute local government certifications for Shorten Fiscal Year (SFY) 2019-2020 and 2020-2021 State Housing Initiative Partnership Annual Reports

RESOLUTION NO. 2022-326

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE SUBMITTAL OF THE STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) ANNUAL REPORT FOR FISCAL YEARS 2019-2020 AND 2020-2021 TO THE FLORIDA HOUSING FINANCE CORPORATION; AUTHORIZING THE CHAIR TO SIGN THE NECESSARY CERTIFICATIONS ACCEPTING THE REPORT; AND PROVIDING AN EFFECTIVE DATE

26. Motion to adopt **Resolution No. 2022-327**, approving an Application for Special Events of Major Impact to take place on October 9, 2022, at Mickler's Landing Beach Park for the Game On Triathlon

RESOLUTION NO. 2022-327

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

27. Motion to adopt **Resolution No. 2022-328**, authorizing the submission of the Florida Fish and Wildlife Conservation (FWC) derelict vessel removal grant application and authorizing the county administrator, or his designee, to execute any necessary agreements with FWC concerning the grant

RESOLUTION NO. 2022-328

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT AN APPLICATION AND ANY OTHER REQUIRED PAPERWORK IN ORDER TO SEEK FUNDING ASSISTANCE THROUGH THE U.S. FISH AND WILDLIFE SERVICES DERELICT VESSEL REMOVAL GRANT

28. Motion to adopt **Resolution No. 2022-329**, appointing the position of the Deputy County Administrator and Director of Economic Development as the designated Public Economic Development Agency for St. Johns County

RESOLUTION NO. 2022-329

AN ORDER DESIGNATING THE DEPUTY COUNTY ADMINISTRATOR AND DIRECTOR OF ECONOMIC DEVELOPMENT AS THE ST. JOHNS COUNTY PUBLIC ECONOMIC DEVELOPMENT AGENCY PURSUANT TO SECTION 125.045, FLORIDA STATUTES

29. Motion to adopt **Resolution No. 2022-330**, authorizing the county administrator, or his designee, to execute an agreement substantially in the same form, as the attached Economic Development Grant Agreement, with Borland-Groover Clinic on behalf of St. Johns County

RESOLUTION NO. 2022-330

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH BORLAND-GROOVER CLINIC, P.A., ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

30. Motion to adopt **Resolution No. 2022-331**, authorizing the county administrator, or his designee, to execute an amended contract, in substantially the same form of the attached amended contract between St. Johns County, Florida, and JAXUSA Partnership for the purpose of marketing the Northeast Florida region, including St. Johns County nationally and internationally to attract new businesses and talent to the region

RESOLUTION NO. 2022-331

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AMENDED AGREEMENT WITH JAXUSA PARTNERSHIP ON BEHALF OF ST. JOHNS COUNTY; PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE

31. Motion to adopt **Resolution No. 2022-332**, appointing James E. Bedsole as Special Magistrate for a two-year term expiring on September 6, 2024; setting the amount of compensation for the Special Magistrate at \$240 per hour; approving the terms, conditions, provisions, and requirements of an agreement for special magistrate services [pursuant to RFP 22-29] with the Law Offices of James E. Bedsole; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2022-332

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPOINTING JAMES E. BEDSOLE AS SPECIAL MAGISTRATE; SETTING THE AMOUNT OF COMPENSATION FOR THE SPECIAL MAGISTRATE; APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY AND THE LAW OFFICES OF JAMES E. BEDSOLE, LLC, FOR SPECIAL MAGISTRATE SERVICES; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE

32. Motion to approve minutes:
- 08/16/2022, BCC Regular

(09/06/22 - 12 - 9:30 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(09/06/22 - 12 - 9:30 a.m.)

APPROVAL OF REGULAR AGENDA

Motion by Whitehurst, seconded by Blocker, carried 5/0, via roll call vote, with Waldron participating remotely, to approve the Regular Agenda, as amended.

Yea: Whitehurst, Arnold, Waldron, Blocker, Dean

Nay: None

(Formerly Consent Agenda Item 17.)

(09/06/22 - 12 - 9:31 a.m.)

1a. TO AWARD BID NO. 22-100, PALM VALLEY WEST BOAT RAMP IMPROVEMENTS, TO HAYWARD CONSTRUCTION GROUP, LLC

(9:31 a.m.) Blocker provided an overview on why the item was moved to the Regular Agenda.

(9:33 a.m.) Waldron asked the Board since the Palm Valley West Boat Ramp was approved in March 2017, was the discussion on the contract or the boat ramp in general. Migut responded.

(9:35 a.m.) Michael Antonopoulos, 228 Clatter Bridge Road, spoke in opposition of the request, due to concerns with beach access, water safety, a congested waterway, the navigation channel, and boat ramp circulation and parking.

(9:39 a.m.) James Whitehouse, St. Johns Law Group, 104 Sea Grove Main Street, representing area residence, spoke in opposition of the request, due to safety of the residence in St. Johns County, congestion on the intercoastal waterways, and the intersection on County Road 210. He also displayed maps, *Exhibit A*, of the affected area.

(9:43 a.m.) Carl Blow, Commissioner, Florida Inland Navigation District, 100 Santa Monica Avenue, provided background information on the Florida Inland Navigation District (F.I.N.D.), and stated that the special taxing district that provided two major jobs: 1. To keep the intercoastal waterway open; and 2. Legislative encouraged F.I.N.D. to set up a grant program to help local, government such as St. Johns County, improve the public access. He also voiced his concerns that should this project be delayed; the County would lose the approved grant funds.

(9:46 a.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of the request, due to the environmental issues.

(9:47 a.m.) Sandy Von Staden, 113 Broken Pottery Drive, suggested that the Board consider the concerns from the United States Army Corps of Engineer.

(9:48 a.m.) B.J. Kalaidi, 8 Newcomb Street, stated that all taxpayers in St. Johns County paid towards F.I.N.D. She suggested that the Board pass the motion as submitted or table the item and add as a Regular Agenda Item on a future agenda.

(9:50 a.m.) Discussion ensued on the United States Army Core, the permitting process, waterway access, docks built into the right of way, concerns from the residence, traffic,

and funding, losing, or diverting the grant to another waterway project in the County, public safety, and current waterway data.

(9:57 a.m.) **Motion by Blocker, seconded by Arnold, carried 4/1, with Waldron dissenting, via roll call vote, with Waldron participating remotely, to delay the request for 30 days for further discussion.**

Yea: Arnold, Whitehurst, Dean, Blocker

Nay: Waldron

The Board moved to Regular Agenda Item 2.

(09/06/22 - 13 - 11:05 a.m.)

1. REPORT AND RECOMMENDATION OF AMPHITHEATRE AND CONCERT HALL ADVISORY COMMITTEE. THE AMPHITHEATRE AND CONCERT HALL ADVISORY COMMITTEE WAS CREATED IN ORDER TO PROVIDE NEW IDEAS, SUGGEST CHANGES, ENHANCEMENTS OF PROGRAMS, EXPLORE ALTERNATE ORGANIZATIONAL OPTIONS, AND ASSIST IN ENSURING ADEQUATE OPERATION OF THE FACILITIES FOR THE RESIDENTS AND VISITORS OF ST. JOHNS COUNTY WHILE ACHIEVING MAXIMUM ECONOMIC ADVANTAGES AND REMAINING ACCOUNTABLE TO THE TAXPAYERS OF ST. JOHNS COUNTY. THE AMPHITHEATRE AND CONCERT HALL ADVISORY COMMITTEE'S PRIMARY RESPONSIBILITY IS TO SERVE IN AN ADVISORY CAPACITY TO THE BOARD OF COUNTY COMMISSIONERS

(11:08 a.m.) Valliere left the meeting.

Jerry Wilson, Chair, Amphitheatre and Concert Hall Advisory Committee, Dylan Rumrell, Vice-Chair, Irving Kass, Bo Bozard, and Bethany Hilbert, presented the details of the report, via PowerPoint. They provided an overview of the committee, methodical process, barriers of being the best, public/private partnership, and recommendations to the Board.

(11:26 a.m.) Dean thanked all five committee members for their presentation. Whitehurst asked about the flexibility of the proposed changes verses the current state. Wilson responded.

(11:31 a.m.) Dean provided the history of the Amphitheatre and Concert Hall being established between the year 2005/2006.

(11:33 a.m.) Valliere entered the meeting.

(11:33 a.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of the recommendation and voiced his concerns with violation of the Sunshine Law and Article 1, section 24, of the Florida Constitution.

(11:36 a.m.) Krista Keating-Joseph, 121 Lagoon Forest Drive, spoke in support of the recommendation and voiced her concerns on losing control with the nonprofit.

(11:37 a.m.) Jeannine Smith, 157 Seaside Circle, Ponte Vedra Concert Hall Friends Group, spoke in support of the recommendation. She also stated that the nonprofit sector includes donors, supporters, members, and Board Members that can provide open opportunities for more community involvement.

(11:39 a.m.) Tommy Bledsoe, 3161 Country Creek Lane, spoke in support of the recommendation and thanked the committee on their hard work.

(11:42 a.m.) Richard Goldman, 178 Water Oak Drive, spoke on the efficiency of a nonprofit organization and the ability to comply with the sunshine law, present public documentations, and accessibility with cultural events.

(11:44 a.m.) B.J. Kalaidi, 8 Newcomb Street, spoke in opposition of a nonprofit partnership, and maintaining accountability. She also stated that tax dollars should not be applied with a non-profit partner.

(11:46 a.m.) Wilson responded on public comment that the committee was committed in the success of both venues.

(11:48 a.m.) Dean spoke about the public trust, accountability, flexibility, and transparency.

(11:50 a.m.) Motion by Blocker, seconded by Arnold, carried 5/0, via roll call vote, with Waldron participating remotely, to accept the report from the Amphitheatre and Concert Hall Advisory Committee.

Yea: Blocker, Whitehurst, Dean, Waldron, Arnold

Nay: None

(11:50 a.m.) Motion by Dean, seconded by Whitehurst, carried 5/0, via roll call vote, with Waldron participating remotely, to direct the Amphitheatre and Concert Hall Advisory Committee to generate a proposal with detail beyond a conceptual level, along with a business plan that would include a reasonable financial plan in line with their recommendation.

Yea: Dean, Waldron, Arnold, Blocker, Whitehurst

Nay: None

(11:51 a.m.) Motion by Dean, seconded by Arnold, carried 5/0, via roll call vote, with Waldron participating remotely, for staff to procure an independent analysis of the business plan and proposal after submission, as required by Florida Statute 255.065.

Yea: Arnold, Whitehurst, Blocker, Dean, Waldron

Nay: None

The Board moved to Regular Agenda Item 3.

(09/06/22 - 14 - 9:59 a.m.)

2. PUBLIC HEARING - PLNAPPL 2022-01, ZURLINDEN RESIDENCE APPEAL - 34 MARSH DUNES PLACE. REQUEST TO APPEAL THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD'S (PVZAB) APPROVAL OF A PONTE VEDRA ZONING VARIANCE (PVZVAR 2022-15) TO ALLOW FOR A FRONT YARD SETBACK OF 34'6", IN LIEU OF THE REQUIRED FORTY FEET AND MODIFY THE NORTHERLY SETBACK FROM TEN FEET TO TWELVE FEET

Proof of publication of the notice of public hearing on PLNAPPL 2022-01, Zurlinden Residence Appeal (PVZAR 2022-15), 34 Marsh Dunes Place, was received, having been published in *The St. Augustine Record* on August 12, 2022.

The Board disclosed ex parte communication.

(10:01 a.m.) Michael McKee, Baron Bartlett, P.A., 822 A1A North Suite 102, representing the applicants, provided a copy of the original permit, variance, site maps, and a copy of the original application, *Exhibit A*.

(10:15 a.m.) Doug Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the property owner, presented the details of the appeal, via PowerPoint, and testimony was given by Laura and Marc Zurlinden, property owners, and Ryan Pahlow, Coastal Oaks Construction, 3010 3rd Street South Unit C.

(10:30 a.m.) Krista Keating Joseph, 121 Lagoon Forest Drive, spoke in support of the request.

(10:31 a.m.) Holli Lawrence, 105 Broken Pottery Drive, spoke in regard to the hardship variance. She voiced her concerns with the height of the property.

(10:34 a.m.) David Lawrence, 105 Broken Pottery Drive, spoke in support of the appeal. He voiced his concerns with the inability to meet with the Commissioners and the size of the owner's home.

(10:37 a.m.) Ed Slavin, P.O. Box 304, suggested that the Board sustain the appeal or require that both parties meet and compromise.

(10:37 a.m.) Sandy Von Staden, 113 Broken Pottery Drive, voiced her concerns with the drainage, setbacks, buffers, and removal of trees.

(10:41 a.m.) Laura Zurlinden, 236 Shell Bluff Court, commented on the complaints by residents.

(10:43 a.m.) B.J. Kalaidi, 8 Newcomb Street, suggested that the Board deny the appeal.

(10:45 a.m.) Tom Sarich, 101 Broken Pottery Drive, spoke in support of the appeal.

(10:49 a.m.) Mckee provided the applicant's rebuttal.

(10:52 a.m.) Burnett and Pahlow, provided the adversely affected party's rebuttal.

(10:56 a.m.) Arnold asked for clarification from staff regarding the Lawrence reference to not being allowed to meet with the commissioners. Jacob Smith, Senior Planner, responded. Discussion ensued on the comment regarding meeting with commissioners. McKee provided the notice discouraging communication with the commissioners, *Exhibit B*.

(11:01 a.m.) Blocker requested that both attorneys with their clients, discuss a compromise. The Board recess Regular Agenda Item 2 and will here back with the decision made.

(11:05 a.m.) The Board moved to Regular Agenda Item 1.

(12:09 p.m.) Subsequently, the Board reconvened with Regular Agenda Item 2.

(12:09 p.m.) Mckee stated that the agreement was to shift the cabana forward or pay \$200,000.

(12:10 p.m.) Burnett stated that his clients offered to add three additional compromises 1). to close the breezeway area; 2). Plant three palm trees on the backside of the guesthouse; and 3). removing the air conditioner from the far west site plan.

(12:12 p.m.) Whitehurst clarified the 12-foot setback.

(12:12 p.m.) Blocker spoke on the Resolution regarding communications with the commissioners. He asked Teresa Bishop, AICP, Planning Division Manager, whether she told the property owners that they couldn't communicate with the commissioners. Bishop responded.

(12:13 p.m.) Discussion ensued on the resolution and the procedure due process concerning ordinance and resolution.

(12:22 p.m.) **Motion by Blocker, seconded by Whitehurst, carried 5/0, via roll call vote, with Waldron participating remotely, to deny PLNAPPL 22-1, Zurlinden Residence Appeal (PVZAR 2022-15), 34 Marsh Dunes Place, upholding the decision of the Ponte Vedra Zoning and Adjustment Board.**

Yea: Blocker, Arnold, Waldron, Dean, Whitehurst

Nay: None

(Regular Agenda Items 3 and 4 were presented together)

(09/06/22 - 16 - 11:52 a.m.)

3. PUBLIC HEARING - MAJMOD 2022-01, NEW TWIN CREEKS PUD. REQUEST FOR A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), AKA TWIN CREEKS, (ORDINANCE NO. 2006-3, AS AMENDED) AND WITHIN THE TWIN CREEKS DEVELOPMENT OF REGIONAL IMPACT (RESOLUTION NO. 2005-208, AS AMENDED), TO REMOVE APPROXIMATELY 2.14 ACRES FROM THE PUD BOUNDARIES IN ORDER TO ADD SUCH PARCEL TO THE MOMENTUM TWIN CREEKS PLANNED UNIT DEVELOPMENT, AND TO PROVIDE FOR WORKFORCE HOUSING CONTEMPLATED IN SPECIAL CONDITION 27 OF THE AMENDED AND RESTATED DEVELOPMENT ORDER

Proof of publication of the notice of public hearing on MAJMOD 2022-01, New Twin Creeks PUD, was received, having been published in *The St. Augustine Record* on July 8, 2022.

The Board disclosed ex parte communication.

(11:54 a.m.) Ellen Avery-Smith, Rogers Towers Attorney at Law, 100 Whetstone Place, representing the applicant, presented the details of the request, via PowerPoint.

(12:02 p.m.) Whitehurst questioned the assurance to prevent the price from going over 120 percent AMI. Avery-Smith responded.

(12:03 p.m.) Waldron questioned whether the Twin Creeks Development of Regional Impact (DRI) was up to date on all transportation obligations. James Kinsley, Master Developer of Twin Creeks, provided additional information regarding the widening of County Road 210 to the west.

(12:06 p.m.) **Motion by Dean, seconded by Arnold, carried 5/0, via roll call vote, with Waldron participating remotely, to enact Ordinance No. 2022-58, approving MAJMOD 2022-01, New Twin Creeks PUD, based on six findings of fact, as listed in the staff report.**

Yea: Arnold, Whitehurst, Waldron, Blocker, Dean

Nay: None

ORDINANCE NO. 2022-58

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT, AKA, TWIN CREEKS, ORDINANCE NO. 2006-3, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

(09/06/22 - 17 - 11:53 a.m.)

4. PUBLIC HEARING - PUD 2022-06, MOMENTUM TWIN CREEKS PUD. REQUEST TO REZONE APPROXIMATELY 15.2 ACRES OF LAND FROM NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD) TO MOMENTUM TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW FOR A MAXIMUM OF 192 MULTI-FAMILY WORKFORCE HOUSING RESIDENTIAL UNITS

Proof of publication of the notice of public hearing on PUD 2022-06, Momentum Twin Creeks PUD, was received, having been published in *The St. Augustine Record* on July 8, 2022.

Discussion occurred with Regular Agenda Item 3.

(12:07 p.m.) **Motion by Dean, seconded by Arnold, carried 5/0, via roll call vote, with Waldron participating remotely, to enact Ordinance No. 2022-59, approving PUD 2022-06, Momentum Twin Creeks PUD, based on nine findings of fact, as listed in the staff report.**

Yea: Dean, Whitehurst, Arnold, Waldron, Blocker

Nay: None

ORDINANCE NO. 2022-59

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

The Board moved to Regular Agenda Item 2.

The meeting recessed at 12:23 p.m. and reconvened at 12:57 p.m., with Commissioners Dean, Whitehurst, Blocker, Arnold, Waldron (participated remotely), Conrad, Bradley, Taylor, Migut, Valliere, Taylor, and Deputy Clerk Sandra Hutto in attendance.

(09/06/22 - 17 - 12:57 p.m.)

5. PUBLIC HEARING - MAJMOD 2022-02, ELLIANOS COFFEE SHOP. REQUEST FOR A MAJOR MODIFICATION TO THE INDIAN CREEK FOREST CAMPGROUND AND COMMERCIAL PARK PLANNED UNIT DEVELOPMENT (ORDINANCE NO. 1997-56, AS AMENDED) TO REVISE THE MASTER DEVELOPMENT PLAN TEXT AND MAP TO ACCOMMODATE THE CONSTRUCTION OF A COFFEE SHOP AND ADD AN ACCESS POINT ALONG

STATE ROAD 207. AT THE AUGUST 4, 2022, PLANNING AND ZONING AGENCY (PZA) MEETING, THIS ITEM WAS VOTED 7-0, FOR A CONTINUANCE TO THE AUGUST 18, 2022, PZA MEETING. AT THE AUGUST 18, 2022, PZA MEETING, THE AGENCY VOTED TO RECOMMEND APPROVAL, WITH A VOTE OF 5-0

Proof of publication of the notice of public hearing on MAJMOD 2022-02, Ellianos Coffee Shop, was received, having been published in *The St. Augustine Record* on June 24, 2022.

The Board disclosed ex parte communication.

(1:00 p.m.) Valliere briefed the Board on the public hearing template, *Exhibit A*.

(1:01 p.m.) Janis Fleet, Fleet and Associates Architects Planners, 11557 Hidden Harbor Way, Jacksonville, Florida, representing the applicant, presented the details of the request, via PowerPoint. She referenced an updated Master Development Map (MDP), *Exhibit B*.

(1:16 p.m.) Douglas N. Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the adversely affected party, presented details of the request, via PowerPoint. He questioned James Karas, 1515 State Road 207, Owner of Oak Tree St. Augustine, LLC, and Dollar General. Karas voiced his concerns with parking, the unloading of merchandise, and traffic impacts.

(1:32 p.m.) Ed Slavin, P.O. Box 3084, spoke in opposition of the request due to traffic safety and the design plan.

(1:35 p.m.) Blocker questioned whether Burnett knew the traffic count his client referenced regarding the Dunkin Donuts in Palm Coast. Discussion ensued on the traffic count.

(1:36 p.m.) Fleet explained the traffic study that had been presented was from Ellianos Coffee Shop statistics count and provided rebuttal information. She also introduced Chad Stewart, 541 South West Rosemary Drive, Lake City, Florida, Vice President, Franchise Devolvement of Ellianos Coffee Shop. He spoke on the easements, interconnectivity with no pedestrian traffic, retaining the specimen trees, hiring additional people if needed, traffic counts, and traffic stacking.

(1:40 p.m.) Burnett gave an update on the car count information regarding the Dunkin Donuts in Palm Coast. He also provided rebuttal information regarding traffic counts. Karas voiced his concerns with the easements, the ingress and egress to the property, and the drive-thru for the building.

(1:43 p.m.) Waldron questioned the right in and right out change from the Florida Department of Transportation (FDOT) and asked if staff could provide additional information or if they could make the interconnectivity behind the Dollar General.

(1:44 p.m.) Dick D'Souza, Growth Management, Development Technical Chief Engineer, spoke on the egress and ingress of the property and how it would not meet FDOT deviations. Discussion ensued on the additional property ingresses along State Road 207 and the ingress and egress of the property.

(1:46 p.m.) Whitehurst questioned Mike Roberson, Growth Management Director, about the possible use of underground storm water management and building setbacks. Roberson explained how the system would work and discussion ensued with Fleet.

(1:51 p.m.) Dean voiced his concerns with the location due to traffic impacts and safety hazards with the Dollar General.

(1:52 p.m.) Waldron requested that the item come back before the Board, the neighbors reach an agreement, and recommended a one-year waiver.

(1:54 p.m.) Motion by Waldron, seconded by Arnold, carried 5/0, via roll-call vote, with Waldron participating remotely, to deny MAJMOD 2022-02, Ellianos Coffee Shop, based on seven findings of fact, as listed in the staff report.

Yea: Waldron, Arnold, Blocker, Dean, Whitehurst

Nay: None

(1:54 p.m.) Fleet requested a one-year waiver.

(1:55 p.m.) Motion by Waldron, seconded by Whitehurst, carried 5/0, via roll-call vote, with Waldron participating remotely, to waive the one-year requirement.

Yea: Waldron, Whitehurst, Dean, Arnold, Blocker

Nay: None

(09/06/22 - 19 - 1:55 p.m.)

6. PUBLIC HEARING - CPA(SS) 2022-09, 3560 JOE ASHTON ROAD (013135-0000). REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY TEN ACRES OF LAND FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE MAXIMUM NUMBER OF SINGLE-FAMILY DWELLING UNITS ALLOWED ON THE PROPERTY TO TWO. THIS ITEM WAS HEARD BEFORE THE REGULARLY SCHEDULED MEETING OF THE PLANNING AND ZONING AGENCY ON THURSDAY, JULY 21, 2022. THE AGENCY VOTED TO RECOMMEND APPROVAL OF THE REQUEST, 6-0

Proof of publication of the notice of public hearing on CPA (SS) 2022-09, 3560 Joe Ashton Road (013135-0000), was received, having been published in *The St. Augustine Record* on June 24, 2022.

(1:56 p.m.) Michael Hicks, 3560 Joe Ashton Road, owner, presented the details of the request, via PowerPoint.

(1:58 p.m.) Motion by Arnold, seconded by Whitehurst, carried 5/0, via roll-call vote, with Waldron participating remotely, to approve Ordinance 2022-60, CPA(SS) 2022-09, 3560 Joe Ashton Road (013135-0000), based upon four findings of fact, as provided in the staff report.

Yea: Arnold, Whitehurst, Dean, Waldron, Blocker

Nay: None

ORDINANCE NO. 2022-60

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL / SILVICULTURE TO RESIDENTIAL-A FOR APPROXIMATELY 10 ACRES OF LAND, LOCATED AT 3560 JOE ASHTON ROAD (013135-

0000); PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

(09/06/22 - 20 - 1:59 p.m.)

7. PUBLIC HEARING - REZ 2021-42, OLD MOULTRIE FLEX SPACE. REQUEST TO REZONE APPROXIMATELY 0.74 ACRES OF LAND FROM RESIDENTIAL, GENERAL (RG-2), SINGLE FAMILY, RESIDENTIAL (RS-3), AND COMMERCIAL INTENSIVE (CI) TO COMMERCIAL WAREHOUSE (CW) TO ALLOW FOR A FLEX WAREHOUSE SPACE WITH LIMITED COMMERCIAL USES AND LIGHT MANUFACTURING. THIS ITEM WAS HEARD BEFORE THE REGULARLY SCHEDULED MEETING OF THE PLANNING AND ZONING AGENCY ON THURSDAY, JUNE 16, 2022. THE AGENCY VOTED TO RECOMMEND APPROVAL OF THE REQUEST, 6-0

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.

The Board disclosed ex parte communication.

(2:00 p.m.) Max Garcia, Matthews Design Group, 7 Waldo Street, representing the applicant, presented the details of the request, via PowerPoint.

(2:02 p.m.) Kealey West, Assistant County Attorney, entered the meeting.

(2:06 p.m.) **Motion by Waldron, seconded by Whitehurst, carried 5/0, via roll-call vote, with Waldron participating remotely, to enact Ordinance 2022-61, REZ 2021-42, Old Moultrie Flex Space, based upon four findings of fact, as provided in the staff report.**

Yea: Waldron, Whitehurst, Dean, Blocker, Arnold

Nay: None

ORDINANCE NO. 2022-61

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, GENERAL (RG-2), SINGLE FAMILY, RESIDENTIAL (RS-3), AND COMMERCIAL INTENSIVE (CI) TO COMMERCIAL WAREHOUSE (CW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(09/06/22 - 20 - 2:07 p.m.)

8. PUBLIC HEARING - VACROA 2022-07, PUBLIC HEARING TO VACATE THE UNOPENED NAVARA PARK SUBDIVISION ROWS DEDICATED FOR PUBLIC USE. THE APPLICANT HAS REQUESTED THE VACATION OF THE UNOPENED ROWS IN THE NAVARRA PARK SUBDIVISION. THIS INCLUDES ALL OF MIRIDA STREET, ALL OF CASTILE STREET LYING NORTH OF THE SOUTH LINE OF LOT 8, BLOCK 2, AND ALL OF LA PAZ STREET LYING NORTH OF LIMON STREET, BASED ON STAFF'S REVIEW THUS FAR, NO PARTY WILL BE UNREASONABLY AFFECTED BY THE REQUESTED VACATION

Proof of publication of the notice of public hearing on VACROA 2022-07, Mirida Street, Castile Street, and La Paz Street (Navara Park), was received, having been published in *The St. Augustine Record* on August 19, 2022.

Cecelia Aldrich, applicant, 344 Limon Street, presented the details of the request, via PowerPoint.

(2:09 p.m.) Motion by Arnold, seconded by Whitehurst, carried 5/0, via roll-call vote, with Waldron participating remotely, to adopt Resolution 2022-333, approving VACROA 2022-07, Mirida Street, Castile Street, and La Paz Street (Navara Park), a petition to vacate all of Mirida Street, all of Castile Street lying north of the south line of Lot 8, Block 2, and all of La Paz Street lying north of Limon Street.

Yea: Arnold, Whitehurst, Waldron, Blocker, Dean

Nay: None

RESOLUTION NO. 2022-333

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

(2:10 p.m.) The Board recessed the St. Johns County Board of County Commissioners regular meeting and convened the St. Johns County Community Redevelopment Agency (CRA) meeting.

(2:10 p.m.) Valliere left the meeting.

(09/06/22 - 21 - 2:10 p.m.)

9. FLAGLER ESTATES CRA RESERVE TRANSFER. THE FLAGLER ESTATES COMMUNITY REDEVELOPMENT AREA (CRA) STEERING COMMITTEE IS REQUESTING THAT THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY TRANSFER \$1,500 FROM THE FLAGLER ESTATES CRA TRUST FUND TO FUND THE INAUGURAL OPENING CEREMONIES OF THE FLAGLER ESTATES COMMUNITY CENTER LOCATED WITHIN FLAGLER ESTATES PARK, AT 9970 OLIVER ROAD, HASTINGS, FLORIDA, 32145. THE SCHEDULED EVENTS WILL TAKE PLACE ON SEPTEMBER 16-17, 2022. THE COMMUNITY DEVELOPMENT BLOCK GRANT, A FEDERAL ENTITLEMENT GRANT TO ST. JOHNS COUNTY, FUNDED THE COMMUNITY CENTER. THE PROPOSED CEREMONIES WILL ALSO BE CELEBRATING THE 20TH ANNIVERSARY OF THE ESTABLISHMENT OF THE FLAGLER ESTATES CRA

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

(2:11 p.m.) Motion by Arnold, seconded by Whitehurst, carried 5/0, via roll-call vote, with Waldron participating remotely, the St. Johns County Community Redevelopment Agency to authorize the transfer of \$1,500 from Flagler Estates CRA Trust Fund Reserves to fund the inaugural opening ceremonies of the Flagler Estates Community Center.

Yea: Arnold, Whitehurst, Waldron, Blocker, Dean

Nay: None

(2:12 p.m.) The Board adjourned the St. Johns County Community Redevelopment Agency meeting and reconvened the regular meeting of the St. Johns County Board of County Commissioners.

(2:12 p.m.) West left the meeting.

(09/06/22 - 22 - 2:12 p.m.)

10. CONSIDER APPOINTMENTS TO THE MID-ANASTASIA DESIGN REVIEW BOARD. CURRENTLY, THERE ARE SEVEN VACANCIES ON THE MID-ANASTASIA DESIGN REVIEW BOARD (MADRB). THREE ARE DUE TO EXPIRED TERMS. THE OTHER FOUR HAVE BEEN VACANT FOR AN EXTENDED PERIOD DUE TO EXPIRED TERMS, A DEATH, AND A RESIGNATION. A VACANCY AD WAS OPEN FOR MONTHS. DURING THAT TIME, ONLY SIX APPLICATIONS WERE RECEIVED. A VACANCY AD FOR THE REMAINING ALTERNATE POSITION WILL BE PLACED AT A LATER DATE. IN ORDER TO ENSURE MEMBERSHIP CONTINUITY AND FOLLOWING ARTICLE II, OF RESOLUTION NO. 2015-207, MADRB BYLAWS AND OPERATING PROCEDURES, IT IS RECOMMENDED THAT THE TERM LIMITS BE STAGGERED. IF ACCEPTABLE TO THE BOARD, THE TERMS OF THE APPOINTMENTS WILL BE AS FOLLOWS; THE THREE RE-APPOINTED MEMBERS WILL SERVE FULL FOUR-YEAR TERMS, AND THE THREE INITIALLY APPOINTED MEMBERS WILL SERVE TWO-YEAR TERMS. AFTER THE NEW MEMBERS' TERMS ARE COMPLETED, MEMBERS SHALL BE ELIGIBLE FOR TWO ADDITIONAL FOUR-YEAR TERMS. PLEASE SEE ATTACHED FOR YOUR REVIEW AND CONSIDERATION, A RECOMMENDATION LETTER AND SIX APPLICATIONS. (GINGER BORGMAN DIST. 3, DANIEL GREENE DIST. 3, SANDRA GALE BOND DIST. 4, ROBERT BOESE DIST. 5, ANN BRESLAUER DIST. 5, AND MAUREEN LONG DIST. 5)

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

(2:14 p.m.) Motion by Whitehurst, seconded by Arnold, carried 5/0, via roll-call vote, with Waldron participating remotely, to re-appoint Robert Boese to the Mid-Anastasia Design Review Board as an alternate, for a full four-year term, scheduled to expire September 6, 2026.

Yea: Whitehurst, Arnold, Dean, Blocker, Waldron

Nay: None

(2:15 p.m.) Motion by Whitehurst, seconded by Arnold, carried 5/0, via roll-call vote, with Waldron participating remotely, to re-appoint Ginger Borgman and Daniel Greene to the Mid-Anastasia Design Review Board for a full four-year term, scheduled to expire September 6, 2026.

Yea: Whitehurst, Arnold, Dean, Blocker, Waldron

Nay: None

(2:15 p.m.) Motion by Whitehurst, seconded by Arnold, carried 5/0, via roll-call vote, with Waldron participating remotely, to appoint Sandra Gale Bond, Ann Breslauer, and Maureen Long to the Mid-Anastasia Design Review Board for a partial two-year term, scheduled to expire September 6, 2024.

Yea: Whitehurst, Arnold, Dean, Blocker, Waldron

Nay: None

(09/06/22 - 23 - 2:16 p.m.)

PUBLIC COMMENT

(2:17 p.m.) Sherry Badger, 2772 South Collins Avenue, referenced a past denial order, *Exhibit A*, and spoke about the road widths on South Collins Avenue.

(2:20 p.m.) Nicole Crosby, 1169 Neck Road, reference a photo, *Exhibit B*, and spoke about preserving the auditorium in the historic Hastings High School. She also asked to have the former Cultural Resource Coordinator, Trey Asner's, case reviewed and be considered to come back to St. Johns County.

(2:23 p.m.) Ed Slavin, P.O. Box 3084, spoke about the proposed reinstatement of Trey Asner, *The St. Augustine Record* removing the opinion section from the newspaper, and on government reform. He also spoke in support of police body cameras and police dashboard cameras.

(2:26 p.m.) Eric Henkel, 249 Shell Bluff Court, representing the Ponte Vedra Athletic Association, asked to place an item on a future agenda regarding Cornerstone Park improvements. He mentioned that they had a private sponsor to help with funding, adjusted the working hours, and would enclose the batting cages to decrease the noise impact.

(09/06/22 - 23 - 2:28 p.m.)

COMMISSIONERS' REPORTS

Commissioner Blocker

(2:28 p.m.) Blocker congratulated Krista Keating-Joseph on winning the District 4 Republican Primary.

(2:30 p.m.) *Blocker requested Board consensus directing staff to look into assisting UF Health with the possible acquisition of Flagler Hospital. Consensus was given.*

(2:32 p.m.) *Blocker requested Board consensus directing the County Attorney to review ordinances regarding fines about unkempt properties, illegal fencing, failure to mow, etc.; particularly a residential property on Old Ponte Vedra in a serious state of being unkempt that's impacting surrounding property values. Consensus was given.*

(2:34 p.m.) Blocker spoke about remembering the 9/11 tragedy and stated that we needed to keep the memory strong and remember those who lost their lives protecting our Country.

Commissioner Whitehurst

(2:35 p.m.) *Whitehurst requested Board Consensus to add an item regarding Cornerstone Park improvements to a future agenda. Consensus was given.*

(2:36 p.m.) *Whitehurst requested consensus of the Board to discuss the funded segment of CR 210; the portion from Cimmarone to Greenbriar Road; the portion of CR 210 east of I-95 from I-95 through Beachwalk to US 1. Consensus was given.*

Commissioner Arnold

No report.

Commissioner Waldron

(2:38 p.m.) Waldron stated that he agreed with Whitehurst on proper noticing to residents on roadway projects that included a timeline and funding information. He also stated he supported Blocker's consensus on directing the County Attorney's office to review ordinances regarding fines about unkempt properties.

Commissioner Dean

(2:39 p.m.) Dean spoke about a project that was moving forward with seeking a water management permit to destroy seven acres of wetlands at the Guana River Marsh Aquatic Preserve. He voiced his concerns with not having a say about the area due to it being zoned commercial.

(2:41 p.m.) *Dean requested Board consensus to let the Water Management District know they wanted to be an interested party to receive notifications regarding the next steps. **Consensus was given.***

(09/06/22 - 24 - 2:41 p.m.)
COUNTY ADMINISTRATOR'S REPORT

There was none.

(09/06/22 - 24 - 2:42 p.m.)
COUNTY ATTORNEY'S REPORT

There was none.

(09/06/22 - 24 - 2:42 p.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 2:42 p.m.

REPORTS:


1. St. Johns County Board of County Commissioners Check Register, Check Nos. 603926-603991, totaling \$38,432.24 and Voucher Register, Voucher Nos. 66992-67204, totaling \$152,918.10 (08/17/22)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 603992-604174, totaling \$1,316,179.61 and Voucher Register, Voucher Nos. 67205-67304, totaling \$3,273,979.59 (08/22/22)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 604175-604185, totaling \$16,834.12 and Voucher Register, Voucher Nos. 67305-67314, totaling \$15,500 (08/24/22)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 604186-604198, totaling \$58,277.30 and Voucher Register, Voucher No. 67315, totaling \$455.11 (08/25/22)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 67316-67317, totaling \$8,772.88 (08/25/22)
6. Per Finance, Check No. 604199 was skipped.
7. St. Johns County Board of County Commissioners Check Register, Check No. 604200, totaling \$3,592.60 (08/25/22)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 604201-604215, totaling \$405,367.06 (08/25/22)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 604216-604439, totaling \$5,916,356.13 and Voucher Register, Voucher Nos. 67318-67417, totaling \$4,774,833.27 (08/29/22)

CORRESPONDENCE:

There was none.

Approved ___September 20_____, 2022

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Henry Dean, Chair

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

By: 
Deputy Clerk

