

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
OCTOBER 18, 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
Vacant, District 3
Jeremiah R. Blocker, District 4
Hunter S. Conrad, County Administrator
David Migut, County Attorney
Saundra Hutto, Deputy Clerk

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

(10/18/22 - 1 - 9:00 a.m.)
CALL TO ORDER

Dean called the meeting to order.

(10/18/22 - 1 - 9:00 a.m.)
ROLL CALL

The clerk called the roll. Commissioners Dean, Whitehurst, Arnold, and Blocker (participating remotely) were present.

(9:00 a.m.) Dean announced the passing of Commissioner Paul Waldron and expressed his condolences to the family.

(10/18/22 - 1 - 9:02 a.m.)
INVOCATION

Pastor Bob Appleby, Colonial Church, gave the invocation.

(10/18/22 - 1 - 9:03 a.m.)
PLEDGE OF ALLEGIANCE

Greg White, SPEC 4 U.S. Army, led the Pledge of Allegiance.

(10/18/22 - 1 - 9:04 a.m.)
PUBLIC SAFETY UPDATE

Perry Hagaman, General Services Division Director with St. Johns County Sheriff's Office, gave an update on the deputies who were assisting law enforcement in Lee and Charlotte Counties, post-Hurricane Ian. He reported on automobile thefts, where valuables (guns, computers, phones) had been left in vehicles.

(9:06 a.m.) Chief Jeff Prevatt, St. Johns County Fire Rescue, spoke about the deployment of staff to other counties, in response to Hurricane Ian.

(10/18/22 - 2 - 9:07 a.m.)

DELETIONS TO THE CONSENT AGENDA

Dean requested Board consensus to pull Consent Agenda Item 27; he suggested it be moved to a November agenda. *Consensus was given.*

(10/18/22 - 2 - 9:09 a.m.)

APPROVAL OF CONSENT AGENDA

(9:09 a.m.) **Motion by Dean, seconded by Whitehurst, carried 4/0, via roll call vote, to approve the Consent Agenda, as amended, with the removal of Item 27.**

Yea: Dean, Whitehurst, Arnold, Blocker

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2022-382**, approving the final plat for Whisper Creek, Phase 11, Unit B

RESOLUTION NO. 2022-382

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WHISPER CREEK, PHASE 11, UNIT B

3. Motion to adopt **Resolution No. 2022-383**, approving the final plat for Bartram Ranch, Phase 4

RESOLUTION NO. 2022-383

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR BARTRAM RANCH, PHASE 4

4. Motion to adopt **Resolution No. 2022-384**, approving the final plat for Rolling Hills

RESOLUTION NO. 2022-384

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ROLLING HILLS

5. Motion to approve the 2020 State Road 16 Planned Unit Development (PUD) School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2022-04)
6. Motion to approve the Ferber State Road 16 School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2022-06)
7. Motion to approve the Spanish Forest (Columbus Street Subdivision) School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2022-07)

8. Motion to adopt **Resolution No. 2022-385**, authorizing the notice required by Section 336.10, F.S., for a public hearing on November 15, 2022, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of Rosewood Street right-of-way (VACROA 2022-04 Del Mar Veterinary Hospital)

RESOLUTION NO. 2022-385

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SETTING A PUBLIC HEARING DATE OF NOVEMBER 15, 2022, AT 9:00 A.M., TO HEAR A REQUEST FOR THE VACATION OF A PORTION OF ROSEWOOD STREET

9. Motion to adopt **Resolution No. 2022-386**, approving the terms and conditions of a Maintenance and Hold Harmless Agreement in connection with the county retention pond, located on Northwood Drive, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2022-386

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A MAINTENANCE AND HOLD HARMLESS AGREEMENT IN CONNECTION WITH THE COUNTY RETENTION POND, LOCATED ON NORTHWOOD DRIVE, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

10. Motion to adopt **Resolution No. 2022-387**, accepting a Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty associated with the sewer system to serve Seahorse Mobile Home Park, located off U.S. Highway 1 South

RESOLUTION NO. 2022-387

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE SEWER SYSTEM TO SERVE SEAHORSE MOBILE HOME PARK, LOCATED OFF U.S. HIGHWAY 1 SOUTH

11. Motion to adopt **Resolution No. 2022-388**, 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 St. Johns Commerce Center, located off U.S. Highway 1 North

RESOLUTION NO. 2022-388

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 WARRANTY ASSOCIATED WITH THE WATER AND SEWER

**SYSTEMS TO SERVE ST. JOHNS COMMERCE CENTER,
LOCATED OFF U.S. HIGHWAY 1 NORTH**

12. Motion to adopt **Resolution No. 2022-389**, accepting a Temporary Construction Easement for roadway and sidewalk improvements, along North Holmes Boulevard and King Street Extension

RESOLUTION NO. 2022-389

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FOR ROADWAY AND SIDEWALK IMPROVEMENTS, ALONG NORTH HOLMES BOULEVARD AND KING STREET EXTENSION

13. Motion to adopt **Resolution No. 2022-390**, approving an Amendment to a Temporary Pipeline Easement, and authorizing the chair of the Board to execute the Amendment on behalf of the County

RESOLUTION NO. 2022-390

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

14. Motion to adopt **Resolution No. 2022-391**, accepting an Easement for Utilities and a Warranty associated with the water and reuse systems to serve Heartland Dental, at Parkway Village, located off International Golf Parkway

RESOLUTION NO. 2022-391

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A WARRANTY ASSOCIATED WITH THE WATER AND REUSE SYSTEMS TO SERVE HEARTLAND DENTAL, AT PARKWAY VILLAGE, LOCATED OFF INTERNATIONAL GOLF PARKWAY

15. Motion to adopt **Resolution No. 2022-392**, accepting an Easement for Utilities, a Bill of Sale, a Final Release of Lien, and a Warranty associated with the water, sewer, reuse, pump station, and sewer force mains systems to serve Silverleaf RAH Parcel 29B, Phase 1A and B, located off Silverleaf Parkway

RESOLUTION NO. 2022-392

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, SEWER, REUSE, PUMP STATION AND SEWER FORCE MAINS SYSTEMS TO SERVE SILVERLEAF RAH PARCEL 29B, PHASE 1A AND B, LOCATED OFF SILVERLEAF PARKWAY

16. Motion to adopt **Resolution No. 2022-393**, approving the term, conditions, provisions, and requirements of the State-Funded Grant Agreement, with the Florida Department of Transportation, to receive \$800,000 for construction and CEI for the County Road 2209 sidewalk; authorizing the chair to execute the agreement on behalf of the County; and amending the Fiscal Year 2023 budget to recognize and appropriate grant revenue, in the amount not to exceed \$800,000, within the Fiscal Year 2023 Transportation Trust Fund Budget (State Grant 1114-55305)

RESOLUTION NO. 2022-393

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA, RECOGNIZING AND APPROPRIATING A \$800,000 STATE GRANT FOR THE CONSTRUCTION OF SIDEWALK ALONG A PORTION OF COUNTY ROAD 2209; APPROVING THE TERMS, CONDITIONS, PROVISIONS, AND REQUIREMENTS OF THE STATE-FUNDED GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION; AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE GRANT AGREEMENT ON BEHALF OF THE COUNTY; AMENDING THE FISCAL YEAR 2023 TRANSPORTATION TRUST FUND BUDGET TO RECEIVE UNANTICIPATED GRANT REVENUE, AND AUTHORIZING ITS EXPENDITURE BY THE ENGINEERING CAPITAL PROJECTS DEPARTMENT

17. Motion to adopt **Resolution No. 2022-394**, authorizing the county administrator, or his designee, to award Bid No. 22-112, As-Needed Construction Services for Countywide Roadway Drainage, and Infrastructure Maintenance; and to execute contracts with all bidders in substantially the same form and format as attached hereto, to perform the required services on an as-needed basis for various roadway drainage and infrastructure maintenance throughout St. Johns County, as provided in Bid No. 22-112

RESOLUTION NO. 2022-394

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 22-112; AS-NEEDED CONSTRUCTION SERVICES FOR COUNTYWIDE ROADWAY DRAINAGE AND INFRASTRUCTURE MAINTENANCE; AND TO EXECUTE CONTRACTS WITH ALL BIDDERS FOR PERFORMANCE OF THE SPECIFIED SERVICES ON AN AS-NEEDED BASIS

18. Motion to declare the attachments as surplus and to authorize the county administrator, or his designee, to dispose of same, in accordance with Purchasing Policy 18.1 and Florida Statute 274
19. Motion to approve the write-off of the following delinquent accounts receivable accounts, effective September 30, 2022; 58 Ponte Vedra Utility Service accounts totaling \$17,211.29

20. Motion to adopt **Resolution No. 2022-395**, amending the Fiscal Year 2023 budget to recognize and appropriate Federal Equitable Sharing Funds as revenue within the Fiscal Year 2023 Equitable Sharing Task Force Trust Fund budget

RESOLUTION NO. 2022-395

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2023 EQUITABLE SHARING TASK FORCE TRUST FUND BUDGET TO RECEIVE FEDERAL EQUITABLE SHARING PROGRAM FUNDS FOR THE INTENDED ENHANCEMENT OF ST. JOHNS COUNTY SHERIFF'S OFFICE LAW ENFORCEMENT PROGRAMS

21. Motion to reappoint Ms. Susan Ponder-Stansel as the St. Johns County representative on the Health Planning Council of Northeast Florida, Inc., for a two-year term, scheduled to expire in October 2024
22. Motion to adopt **Resolution No. 2022-396**, approving the terms, conditions, and requirements of the contract between St. Johns County and EPIC Community Services for the provision of services through the THINK! For Success Program, at a price not to exceed \$50,000; and authorizing the county administrator to execute the contract, substantially in the same form as attached, on behalf of the County

RESOLUTION NO. 2022-396

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND EPIC COMMUNITY SERVICES FOR THE THINK! FOR SUCCESS PROGRAM, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

23. Motion to adopt **Resolution No. 2022-397**, approving and authorizing the county administrator, or designee, to submit a completed Fishing Equipment Donation Program Grant Application, on behalf of St. Johns County Parks and Recreation Department, for fishing equipment for park programs

RESOLUTION NO. 2022-397

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 PROGRAM ASSISTANCE THROUGH THE FISH FLORIDA'S FISHING EQUIPMENT DONATION PROGRAM GRANT

24. Motion to adopt **Resolution No. 2022-398**, approving the terms, conditions, provisions, and requirements of a Grant Contract between the Florida Department of Environmental Protection and St. Johns County, Florida, and authorizing the

county administrator, or designee, to execute the contract on behalf of St. Johns County

RESOLUTION NO. 2022-398

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A GRANT CONTRACT AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RECREATIONAL TRAILS PROGRAM FOR THE SHORE DRIVE TRAIL PROJECT, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

25. Motion to adopt **Resolution No. 2022-399**, authorizing the county administrator, or designee, to execute a Non-Exclusive Permissive Use Agreement, in substantially the same form and format as attached hereto, authorizing temporary use of County-owned property

RESOLUTION NO. 2022-399

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 NON-EXCLUSIVE PERMISSIVE USE AGREEMENT FOR USE OF ST. JOHNS COUNTY PROPERTY, AT POPE ROAD BEACH PARKING LOT, FOR EMERGENCY REPAIRS AND POST-STORM CLEAN UP

26. Motion to grant the renewal of the Certificate of Public Convenience and Necessity for Ameri Pro Emergency Medical Services, Inc., to provide Class B/C services, subject to the conditions and limitations stated thereon, and effective from October 18, 2022, through October 18, 2025, unless earlier suspended, terminated, or revoked

(Consent Agenda Item 27 was pulled.)

27. Motion to adopt a resolution approving the Library System's revised Meeting Room Policy
28. Motion to adopt **Resolution No. 2022-400**, awarding Jacksonville Area Legal Aid, Inc., a \$150,000 Community Development Block Grant to provide legal services to eligible residents of St. Johns County; authorizing reimbursement of pre-award costs; approving the terms, conditions, and requirements of the Subrecipient Agreement; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

RESOLUTION NO. 2022-400

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AWARDED A \$150,000 COMMUNITY DEVELOPMENT BLOCK GRANT TO JACKSONVILLE AREA LEGAL AID

TO PROVIDE LEGAL AID SERVICES; APPROVING THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE SUBRECIPIENT AGREEMENT; AUTHORIZING REIMBURSEMENT OF PRE-AWARD COSTS; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE SUBRECIPIENT AGREEMENT ON BEHALF OF THE COUNTY

29. Motion to adopt **Resolution No. 2022-401**, authorizing the chair to sign a letter, addressed to the Housing and Urban Development (HUD) Senior Community Planning and Development Representative, which provides details of the Substantial Amendment to the 2020-2021 Annual Action Plan, and to authorize the county administrator, or designee, to submit the amendment through HUD's Integrated Disbursement and Information System

RESOLUTION NO. 2022-401

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO SUBMIT A SUBSTANTIAL AMENDMENT TO THE 2020-2021 ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

30. Motion to approve minutes: October 4, 2022, BCC Regular Meeting
31. Proofs:
- a. Proof: Requisition of Bids, Bid No. 22-100; Palm Valley West Boat Ramp Improvements, published on June 2, 2022, and June 9, 2022, in *The St. Augustine Record*
 - b. Proof: Requisition of Bids, Bid No. 22-104; Construction of State Road 312 Reclaim Water Line, published on May 31, 2022, and June 7, 2022, in *The St. Augustine Record*
 - c. Proof: Requisition of Bids, Bid No. 22-87; Portable Restrooms and Servicing, published on June 9, 2022, and June 16, 2022, in *The St. Augustine Record*
 - d. Proof: Requisition of Bids, Bid No. 22-107; Liquid Biosolid Hauling, published on June 14, 2022, and June 21, 2022, in *The St. Augustine Record*
 - e. Proof: Requisition of Bids, Bid No. 22-106; Julieta Court and Domenico Circle Drainage Improvements-Phase I, published on June 14, 2022, and June 21, 2022, in *The St. Augustine Record*
 - f. Proof: Requisition of Bids, Bid No. 22-84R; Jack Wright Island Road and County Road 13 at Bass Haven Culvert Replacement, published on June 14, 2022, and June 21, 2022, in *The St. Augustine Record*
 - g. Proof: Requisition of Bids, Bid No. 22-79R; Surfwood Subdivision Roadway and Drainage Improvements, published on June 15, 2022, and June 22, 2022, in *The St. Augustine Record*
 - h. Proof: Requisition of Bids, Bid No. 22-105; Trash Services at St. Johns County Beaches, published on June 17, 2022, and June 24, 2022, in *The St. Augustine Record*
 - i. Proof: Notice of a cancelled Regular Meeting of the St. Johns County Board of County Commissioner for Tuesday, July 5, 2022, at 9:00 a.m., published on June 21, 2022, in *The St. Augustine Record*
 - j. Proof: Request for Bids, Bid No. 22-97R; Renovation of Mills Field Parking Lots, published on June 24, 2022, and July 1, 2022, in *The St. Augustine Record*

- k. Proof: Notice of Proposed Exchange of County Property, between St. Johns County and WCI Communities, LLC, published on June 28, 2022, and July 5, 2022, in *The St. Augustine Record*
- l. Proof: Requisition of Bids, Bid No. 22-112; As-Needed Construction Services for Countywide Roadway Drainage and Infrastructure Maintenance, published on July 21, 2022, and July 28, 2022, in *The St. Augustine Record*
- m. Proof: Notice of adoption of a Resolution Approving and Adopting the St. Johns County Local Mitigation Strategy Plan, LLC, published on July 26, 2022, in *The St. Augustine Record*

(10/18/22 - 9 - 9:09 a.m.)

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

(10/18/22 - 9 - 9:10 a.m.)

APPROVAL OF REGULAR AGENDA

(9:10 a.m.) **Motion by Whitehurst, seconded by Arnold, carried 4/0, via roll call vote, to approve the Regular Agenda, as submitted.**

Yea: Whitehurst, Arnold, Dean, Blocker

Nay: None

(10/18/22 - 9 - 9:10 a.m.)

1. PUBLIC HEARING - CPA(SS) 2021-14, MILLS PLACE. REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 24.31 ACRES OF LAND FROM RESIDENTIAL-B (RES-B) TO RESIDENTIAL-C (RES-C). THIS ITEM WAS PREVIOUSLY HEARD BY THE PLANNING AND ZONING AGENCY (PZA) ON MARCH 3, 2022, AND RECEIVED A RECOMMENDATION TO DENY, WITH A VOTE OF 4-2. THE BCC REMANDED THIS ITEM BACK TO THE PZA AT ITS APRIL 5, 2022, HEARING DUE TO SUBSTANTIAL CHANGES REGARDING TRAFFIC MITIGATION. THE PLANNING AND ZONING AGENCY VOTED 4-2 TO RECOMMEND DENIAL AT ITS REGULARLY SCHEDULED MAY 19, 2022, HEARING

Proof of publication of the notice of public hearing on CPA(SS) 2021-14, Mills Place, was received, having been published in *The St. Augustine Record* on September 23, 2022.

Regular Agenda Items 1 and 2 were presented together.

The Board disclosed ex parte communication.

(9:12 a.m.) Douglas N. Burnett, St. Johns Law Group, 104 Sea Grove Main Street, representing the applicant, provided the details of the item, via PowerPoint.

(9:23 a.m.) Debra James, 557 North Horseshoe Drive, spoke in opposition of the project due to traffic impacts.

(9:24 a.m.) Sherry Badger, 2772 South Collins Avenue, spoke in opposition of the project due to traffic impacts.

(9:25 a.m.) Joe McAnarney, 1005 Blackberry Lane, spoke about compatibility, the character of the area, the request being denied by PZA, preserving the wetlands, and reducing the number of units, via overhead, *Exhibit A*.

(9:28 a.m.) Karla Quarto, 4405 Manucy Road, presented excerpts from the Land Development Code, Table 05 Proportionate Share Calculations, and an aerial map, *Exhibit B*. She spoke in opposition to the project due to traffic impacts, density, and incompatibility.

(9:31 a.m.) Jocelyn Napier, 3622 Lewis Speedway, spoke in opposition of the project due to traffic impacts.

(9:32 a.m.) Rajesh K. Chindalur, Chindalur Traffic Solutions, Inc., 8833 Perimeter Park Boulevard, Suite 103, Jacksonville, spoke about the traffic analysis that were done in 2021, referenced traffic concurrency, *Exhibit C*, and stated adding the turn lanes would increase safety.

(9:34 a.m.) Burnett stated that KB Homes was willing to reduce the density from 92 units to 76 units; discussion ensued.

(9:39 a.m.) **Motion by Dean, seconded by Arnold, carried 4/0, via roll call vote, to deny CPA(SS) 2021-14, Mills Place, based upon four findings of fact, as provided in the staff report.**

Yea: Arnold, Whitehurst, Blocker, Dean

Nay: None

(10/18/22 - 10 - 9:10 a.m.)

2. PUBLIC HEARING - PUD 2021-16, MILLS PLACE PUD. REQUEST TO REZONE APPROXIMATELY 24.31 ACRES OF LAND FROM RESIDENTIAL SINGLE FAMILY (RS-3) AND OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR A MAXIMUM 92 SINGLE FAMILY RESIDENTIAL DWELLING UNITS. THIS ITEM WAS PREVIOUSLY HEARD BY THE PLANNING AND ZONING AGENCY (PZA) ON MARCH 3, 2022, AND RECEIVED A RECOMMENDATION TO DENY, WITH A VOTE OF 4-2. THE BCC REMANDED THIS ITEM BACK TO THE PZA AT ITS APRIL 5, 2022, HEARING, DUE TO SUBSTANTIAL CHANGES REGARDING TRAFFIC MITIGATION. THE PLANNING AND ZONING AGENCY VOTED 6-0 TO RECOMMEND DENIAL AT ITS REGULARLY SCHEDULED MAY 19, 2022, HEARING

Proof of publication of the notice of public hearing on PUD 2021-16, Mills Place PUD, was received, having been published in *The St. Augustine Record* on September 21, 2022.

Discussion occurred with Regular Agenda Item 1.

(9:40 a.m.) Burnett asked that Item 2, the PUD request, be remanded to the PZA for consideration of the unit decrease.

(9:41 a.m.) Whitehurst asked for legal advice about remanding the item to PZA. Valliere explained that the Board could remand the item to PZA, discussion ensued.

(9:43 a.m.) **Motion by Dean, seconded by Whitehurst, carried 4/0, via roll call vote, to recommend denial of PUD 2021-16, Mills Place PUD, a request to rezone approximately 24.31 acres of land from Residential Single Family (RS-3) to Planned Unit Development (PUD) to allow for the development of a maximum of 92 single-family homes, based upon ten findings of fact, as provided in the staff report.**

Yea: Arnold, Whitehurst, Blocker, Dean

Nay: None

(10/18/22 - 11 - 9:43 a.m.)

3. PUBLIC HEARING - PUD 2021-26, MIVO MULTI-FAMILY DEVELOPMENT PUD. REQUEST TO REZONE APPROXIMATELY 15.7 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR A MAXIMUM 204 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, LOCATED AT THE INTERSECTION OF WATSON ROAD AND US 1 SOUTH. THE PLANNING AND ZONING AGENCY RECOMMENDED DENIAL, WITH A VOTE OF 5-2, AT THE APRIL 21, 2022, MEETING

Proof of publication of the notice of public hearing on PUD 2021-26, Mivo Multi-Family Development PUD, was received, having been published in *The St. Augustine Record* on September 21, 2022.

The Board disclosed ex parte communication.

(9:45 a.m.) Tom Ingram, Sodl and Ingram, PLLC, 233 East Bay Street, Suite 1113, Jacksonville, FL, representing the applicant and landowner, provided the details of the item, via PowerPoint.

(10:05 a.m.) Bob Allen, 4945 Moultrie Reserve Court, spoke in opposition of the project due to traffic impacts and drainage.

(10:07 a.m.) Tracie Spooner, 4995 Moultrie Reserve Court, spoke in opposition of the project due to traffic impacts and preserving the wetlands. She referenced photos of flooding, *Exhibit A*, disturbing the area, and incompatibility.

(10:09 a.m.) Marc Albanese, 5005 Moultrie Reserve Court, referenced a drainage map and a photo, *Exhibit B*, and spoke in opposition of the project due to drainage and incompatibility.

(10:12 a.m.) Beth Breeding, Silverfield Development, 10175 Fortune Park Way, Suite 1005, Jacksonville, FL, spoke about the project being in the right area as it is zoned Mixed Use.

(10:14 a.m.) Kathy Walsh, 5015 Moultrie Reserve Court, spoke in opposition of the project due to density, traffic impacts, and incompatibility.

(10:17 a.m.) Diane Allen, 4945 Moultrie Reserve Court, spoke in opposition of the project due to incompatibility, density, and traffic impacts.

(10:21 a.m.) Patricia Simmons, 234 Osprey Marsh Lane, spoke in opposition of the project due to traffic impacts, preserving the wetlands, and incompatibility.

(10:24 a.m.) Tracy Rose, 4975 Moultrie Reserve Court, spoke in opposition of the project due to traffic impacts and drainage.

(10:26 a.m.) Kirk Blevins, 521 Brookes Court, spoke about traffic impacts, road improvements being done before occupancy, project being in the right area, and adding turn lanes.

(10:28 a.m.) Joe McAnarney, 1005 Blackberry Lane, spoke in opposition of the project due to incompatibility.

(10:30 a.m.) Peter Dorpema, 4812 Winton Circle, spoke in opposition of the project due to drainage.

(10:32 a.m.) Chuck Labanowski, 1748 North Cappero Drive, spoke in opposition of the project due to traffic impacts.

(10:33 a.m.) Andrew Tanner, 234 Osprey Marsh Lane, spoke in opposition of the project due to the wildlife, drainage, and traffic impacts.

(10:35 a.m.) Ingram gave rebuttal information regarding the land being zoned Mixed Use, meeting traffic concurrency, fixing the intersection, drainage, and increasing the buffers.

(10:38 a.m.) Whitehurst questioned if there was an access point on US 1. Dick D'Souza, Development Technical Chief Engineer, responded about the access to US 1.

(10:39 a.m.) Dean spoke about the drainage, traffic impacts, incompatibility, and density.

(10:41 a.m.) Motion by Dean, seconded by Arnold, failed 2/2, via roll call vote, with Whitehurst and Blocker dissenting, to deny PUD 2021-26, Mivo Multi-Family Development PUD, subject to ten findings of fact, as provided in the staff report.

Yea: Arnold, Dean

Nay: Whitehurst, Blocker

(10:42 a.m.) Discussion ensued on how to proceed with the item.

(10:43 a.m.) Whitehurst spoke about the intersection improvements and the need for housing in the area. Discussion ensued on traffic impacts, density, incompatibility, and drainage, with additional comments from Arnold, Dean, and Ingram.

(10:48 a.m.) Migut gave further information on the majority rule, explaining that if the Board took no further action, the item would be denied, technically, under the Board's rules.

(10/18/22 - 12 - 10:49 a.m.)

4. CONSIDER THE APPOINTMENT OF A ST. JOHNS COUNTY REPRESENTATIVE TO THE NORTHEAST FLORIDA REGIONAL COUNCIL. CURRENTLY THERE IS A VACANCY ON THE NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS DESIGNATED AS A ST. JOHNS COUNTY APPOINTEE DUE TO THE RESIGNATION OF COMMISSIONER PAUL WALDRON. THE NORTHEAST FLORIDA REGIONAL COUNCIL (NEFRC) HAS REQUESTED ST. JOHNS COUNTY APPOINT ONE OF ITSMEMBERS TO FILL THE CURRENT VACANT SEAT

Commissioner Dean presented the details of the vacancy.

Dean asked for a consensus to appoint Commissioner Sarah Arnold to the Northeast Florida Regional Council Board of Directors. Consensuses was given.

(10/18/22 - 12 - 10:50 a.m.)

5. DISCUSSION REGARDING THE ESTABLISHMENT OF AN INFRASTRUCTURE SALES TAX ADVISORY COMMITTEE. AT THE SEPTEMBER 20, 2022, MEETING, THE BOARD OF COUNTY COMMISSIONERS DIRECTED STAFF TO DRAFT A RESOLUTION AND BYLAWS TO ESTABLISH A CITIZEN ADVISORY COMMITTEE IF THE INFRASTRUCTURE SALES TAX REFERENDUM ON NOVEMBER 8, 2022, PASSES. THE PURPOSE OF THIS COMMITTEE WOULD BE TO CONDUCT PUBLIC MEETINGS IN EACH OF THE FOUR QUADRANTS OF THE COUNTY AND PROVIDE A RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS PERTAINING TO CAPITAL INFRASTRUCTURE PROJECTS PROPOSED BY THE COUNTY

(10:51 a.m.) Christine Valliere, Senior Assistant County Attorney, presented the details of the Infrastructure Sales Tax Advisory Committee, via PowerPoint.

(10:53 a.m.) Whitehurst suggested there be a member from each district and Dean agreed with each commissioner appointing one member.

(10:55 a.m.) **Motion by Whitehurst, seconded by Arnold, carried 4/0, via roll call vote, to direct the Office of the County Attorney to finalize the resolution and bylaws for the creation of an Infrastructure Sales Tax Advisory Committee in the event the referendum passes.**

Yea: Arnold, Whitehurst, Blocker, Dean

Nay: None

(10/18/22 - 13 - 10:56 a.m.)

6. CONSIDER APPOINTMENTS TO THE LIBRARY ADVISORY BOARD. CURRENTLY, THERE ARE TWO VACANCIES ON THE LIBRARY ADVISORY BOARD DUE TO EXPIRED TERMS. A VACANCY AD WAS PLACED AND RAN FOR THIRTY DAYS. A RECOMMENDATION LETTER AND THIRTEEN APPLICATIONS: NICHOLAS ANDREWS, DIST. 1; BROOKE FRY, DIST. 1; STEPHANIE GAMACHE, DIST. 2; MARGARET PETTY, DIST. 2; GEORGE OLSEN, DIST. 3; KERRI GUSTAVSON, DIST. 4; BRIAN SOLAREK, DIST. 4; KIMBERLY HAYWARD, DIST. 4; SANDRA PARKS, DIST. 5; DR. ARTHUR FIELD, DIST. 5; KRISTY LABARDEE, DIST. 5; GINGER LINDBERG, DIST. 5; AND MELVIN LONGO, DIST. 5 WERE RECIEVED

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

(10:57 a.m.) **Motion by Dean, seconded by Whitehurst, carried 4/0, via roll call vote, to reappoint Melvin Longo to the Library Advisory Board for a full four-year term, scheduled to expire October 18, 2026.**

Yea: Arnold, Whitehurst, Blocker, Dean

Nay: None

(10:57 a.m.) **Motion by Dean, seconded by Whitehurst, carried 4/0, via roll call vote, with Blocker participating remotely, to appoint Nicholas Andrews to the Library Advisory Board for a full four-year term, scheduled to expire October 18, 2026.**

Yea: Arnold, Whitehurst, Blocker, Dean

Nay: None

(10/18/22 - 13 - 10:58 a.m.)

7. CONSIDER APPOINTMENTS TO THE INDUSTRIAL DEVELOPMENT AUTHORITY. CURRENTLY, THERE IS ONE VACANCY ON THE INDUSTRIAL DEVELOPMENT AUTHORITY DUE TO AN EXPIRED TERM. A VACANCY AD WAS POSTED AND RAN FOR THIRTY DAYS. A RECOMMENDATION LETTER AND FIVE APPLICATIONS: NICHOLAS PRIMROSE, DIST. 2; JEFFREY MASON, DIST. 4; KERRI GUSTAVSON, DIST. 4; DONALD REHBERG, DIST. 4; AND GEOFFREY LITCHNEY, DIST. 5 WERE RECIEVED

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

(10:59 a.m.) **Motion by Whitehurst, seconded by Arnold, carried 4/0, via roll call vote, to re-appoint Geoffrey Litchney to the Industrial Development Authority for a full four-year term, set to expire on October 18, 2026.**

Yea: Arnold, Whitehurst, Blocker, Dean

Nay: None

(10/18/22 - 14 - 10:59 a.m.)

8. DISCUSSION ITEM - WORKFORCE HOUSING ZONING DESIGNATION, AS PRESENTED BY THE NORTHEAST FLORIDA BUILDERS ASSOCIATION. THE NORTHEAST FLORIDA BUILDERS' ASSOCIATION (NEBA) REQUESTED TO ADDRESS THE BOARD OF COUNTY COMMISSIONERS WITH SUGGESTED CHANGES TO PART 5.11.00 OF THE LAND DEVELOPMENT CODE - WORKFORCE HOUSING ZONING DESIGNATION. THE SUGGESTED CHANGES OF PART 5.11.00, FOR YOUR CONSIDERATION, ARE INCLUDED IN A REDLINE AND CLEAN VERSION. NEBA ALSO COMPLETED A REVIEW OF SEVERAL FLORIDA COUNTIES' PRICE-POINTS BASED UPON AREA MEDIAN INCOME, AS COMPARED WITH ST. JOHNS COUNTY. IF THE COMMISSIONERS CONSIDER THESE, CHANGES SHOULD BE MADE TO THE LAND DEVELOPMENT CODE (LDC), AND PUBLIC HEARINGS WILL BE SCHEDULED, WITH REQUIRED NOTICE AND ADVERTISING, PURSUANT TO COUNTY REQUIREMENTS AND FLORIDA LAW

(10:59 a.m.) Austin Nicklas, Director of Government Affairs with Northeast Florida Builders Association, 6747 Southpoint Parkway, Jacksonville, presented the details of the suggested LDC changes, via PowerPoint.

(11:06 a.m.) Michael Scine, 504 Montiano Circle, Chair of the Workforce Housing Task Force, spoke about the need for workforce housing and offered suggestions for increasing supply, with affordable rentals, creating a Community Land Trust, and specific revisions to the LDC.

(11:12 a.m.) Beth Breeding, Silverfield Development, 10175 Fortune Park Way, Suite 1005, Jacksonville, FL, spoke in support of updating the ordinance due to inflation, referenced a photo, *Exhibit B*, and the need for affordable housing.

(11:15 a.m.) Bob Porter, 4220 Racetrack Road, spoke in support of updating the ordinance due to the need for affordable workforce housing and inflation.

(11:18 a.m.) Greg Burke, 434 Montserrat Drive, supported updating the ordinance with the creation of the Community Land Trust, the need for affordable workforce housing, a housing authority, and to provide the means of affordable housing for first responders and teachers.

(11:20 a.m.) Tom Ingram, 233 East Bay Street, Suite 1113, Jacksonville, FL, spoke in support of affordable workforce housing, encouraging developers to build mixed income housing, and provide incentives for development on the lower end of the scale.

(11:22 a.m.) Chuck Labanowski, 1748 North Cappero Drive, spoke in support of affordable workforce housing for first responders and updating the ordinance to support first responders and veterans.

(11:23 a.m.) John Gislason, 4220 Racetrack Road, spoke in support of affordable workforce housing with the private sector bridging the gap to create obtainable housing.

(11:25 a.m.) Discussion ensued on the recent increase of affordable housing from \$210,000 to \$240,000, having an inflation calculator in place, support for rentals being incorporated, and allowing encroachments inside yards. Mike Roberson, Growth Management

Director, spoke on the inflation calculator, and further discussion ensued on inflation, increasing the price point, and past sales to first responders. Breeding and Porter made additional comments and Roberson referenced an ordinance, *Exhibit C*. There was discussion by the Board regarding retroactive pricing, increasing the base price to \$270,000, the affordable housing percentage change, and the construction price index.

(11:41 a.m.) **Motion by Dean, seconded by Whitehurst, carried 4/0, via roll call vote, to direct staff to come back with a final proposal or ordinance to set the price point at \$260,000 and set the availability of workforce housing for any project with a minimum of 30%, with a 3% cap.**

Yea: Arnold, Whitehurst, Blocker, Dean

Nay: None

(11:43 a.m.) Valliere left the meeting and Kealy West entered the meeting

(11:43 a.m.) The St. Johns County Board of County Commissioners recessed its regular meeting and convened the St. Johns County Community Redevelopment Agency (CRA) meeting.

(10/18/22 - 15 - 11:43 a.m.)

9. AGREEMENT BETWEEN THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY AND VILANO BEACH MAIN STREET, INC. THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS, BY THE ADOPTION OF ITS RESOLUTION NO. 2002-184, ESTABLISHED THE BOUNDARIES OF THE VILANO BEACH COMMUNITY REDEVELOPMENT AREA, AND, BY THE ADOPTION OF ITS RESOLUTION NO. 2002-208, INCORPORATED THE BOUNDARY AREAS OF THE VILANO BEACH COMMUNITY REDEVELOPMENT AREA INTO THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY (CRA). THE VILANO BEACH MAIN STREET, INC., (VBMS), IS A NOT-FOR-PROFIT ORGANIZATION DEDICATED TO ENHANCING, PROMOTING, AND PRESERVING THE HISTORIC CHARACTER AND ECONOMIC VITALITY OF THE VILANO BEACH TOWN CENTER BY IMPLEMENTING THE FLORIDA MAIN STREET PROGRAM. IN 2018, THE VBMS REQUESTED FUNDING FROM THE ST. JOHNS COUNTY CRA TO CONTINUE ITS EFFORTS AS A RECOGNIZED FLORIDA MAIN STREET COMMUNITY (RESOLUTION NO. 2019-2008). THE ORIGINAL FUNDING REQUEST WAS APPROVED AS PART OF THE ADOPTION OF THE FISCAL YEAR (FY) 2019 BUDGET. VBMS REQUESTED AN EXTENSION OF THE AGREEMENT, FOR FY 20, FY 21, AND FY 22. AS PART OF THE FY 23 BUDGET PROCESS, THE VBMS REQUESTED AND WAS APPROVED FOR A ONE-YEAR INCREASE IN FUNDING, IN THE AMOUNT OF \$95,620. THIS AGENDA ITEM IS A CONTRACT BETWEEN THE ST. JOHNS CRA AND VBMS, IN AN AMOUNT NOT TO EXCEED \$95,620, FOR THE PURPOSE OF PROVIDING SERVICES IN SUPPORT OF ECONOMIC SUSTAINABILITY AND DEVELOPMENT WITHIN THE VILANO BEACH COMMUNITY REDEVELOPMENT AREA, AS RECOMMENDED BY THE JULY 31, 2007, MARKET ANALYSIS, PREPARED BY THOMAS POINT AND ASSOCIATES

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

(11:45 a.m.) Joe Anderson, 1602 Windjammer Lane, Treasurer of Vilano Beach Mainstreet Inc., representing the steering committee, spoke in support of the agreement, and gave an update on their accomplishments, said they were good stewards with the funding they

have already received, and building credibility with the community, and established a volunteer CRA steer committee.

(11:50 a.m.) Linda LaCerva, President of Vilano Beach Mainstreet, spoke in support of the agreement, with bringing the community together, having more community meetings, and special events to raise funds. She announced the Whiskey, Wine, and Wildlife Festival would be held on November 4-6.

(11:54 a.m.) Sallie O'Hara, 3101 First Street, Executive Director of Vilano Beach Main Street, Inc., spoke in support of the agreement, and gave an update on increased development, the need for more retail spaces, and putting in streetscapes to help with flooding.

(11:57 a.m.) Motion by Dean, seconded by Arnold, carried 4/0, via roll call vote, to adopt CRA Resolution No. 2022-3, approving an extension of the terms, provisions, and conditions of the contract between the St. Johns County Community Redevelopment Agency and Vilano Beach Main Street, Inc., in an amount not to exceed \$95,620, for the purpose of providing services in support of economic development within the Vilano Beach Community Redevelopment Area; and authorizing the county administrator, or designee, to execute the contract substantially in the same form as attached.

Yea: Arnold, Whitehurst, Blocker, Dean

Nay: None

(11:59 a.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 meeting.

(11:59 a.m.) West left the meeting.

(10/18/22 - 16 - 11:59 a.m.)

10. HURRICANE IAN RECOVERY FUNDING REQUEST AND EMERGENCY BEACH BERM UPDATE. HURRICANE IAN INFLICTED SEVERE IMPACTS ON THE STATE OF FLORIDA, RESULTING IN A PRESIDENTIAL DECLARATION FOR FEDERAL ASSISTANCE IN CATEGORIES A THROUGH G OF FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) PUBLIC ASSISTANCE PROGRAM. AS PART OF THE INITIAL RECOVERY PROCESS, THE COUNTY TOOK THE NECESSARY ACTIONS TO SAVE LIVES, PROTECT PUBLIC HEALTH AND SAFETY, PREVENT DAMAGE TO IMPROVED PUBLIC HEALTH AND SAFETY, AND PREVENT DAMAGE TO IMPROVED PUBLIC PROPERTY. IT IS ESTIMATED THAT FEMA WILL REIMBURSE UP TO 75% OF ELIGIBLE EXPENDITURES, AND THE STATE WILL REIMBURSE UP TO 12.5% OF ELIGIBLE EXPENDITURES, LEAVING ST. JOHNS COUNTY TO FUND THE REMAINING 12.5% (WITH SOME EXCEPTIONS). THIS AGENDA ITEM WILL DISCUSS INITIAL RECOVERY COSTS AND REQUEST BOARD DIRECTION ON AN ADDITIONAL BEACH RECOVERY PROJECT

Joseph Giammanco, PhD, Director of Emergency Management, presented the details of the request, via PowerPoint.

(12:15 p.m.) Dean and Giammanco spoke about the risk timetable regarding FEMA reimbursement.

(12:21 p.m.) (12:21 p.m.) Linda Ginn, Friends of the Summer Haven River, 9051 Gene Johnson Road, stated the mission of Friends of the Summer Haven River and requested a temporary repair for the restoration of beach dunes.

(12:24 p.m.) Scot Siemens, 9433 Old A1A, spoke about the Summer Haven questionnaire, the St. Johns County ecosystem being degraded, property owner buyouts, securing funding for Federal Demonstration Partnership (FDP), funds being moved with an open permit along Old A1A and Summer Haven, and the potential of a seawall. Dean responded regarding the voluntary buyouts, the St. Johns County ecosystem and questioned Summer Haven South being part of the repairs. Giammanco responded that it was not a Category B project.

(12:33 p.m.) Sherry Badger, 2772 South Collins Avenue, expressed her thoughts on the potential risk of living on the beaches.

(12:34 p.m.) Ellis Zahra, 9167 Old A1A, spoke about the dune restoration and temporary road improvements.

(12:36 p.m.) Ken Manning, 246 Barrataria Drive, referenced a map and photos of the area, *Exhibit A*, spoke about manmade barriers, opening the Summer Haven River for a southerly flow, and how the current flowing in Matanzas Inlet was unsafe for boaters and residential properties.

(12:39 p.m.) Jay Ginn, 9051 Gene Johnson Road, spoke about the environmental importance, the over wash repairs to dunes, being permitted and shovel ready for repairs, and having access to the beach for repairs.

(12:42 p.m.) Rick Paternoster, President of Barrataria Island Homeowners Association, 279 Barrataria Drive, spoke about the conditions on Summer Haven River.

(12:45 p.m.) Dennis Martin, 9183 Old A1A, displayed a photo, *Exhibit B*, and spoke about the dune wash over and bringing equipment in to fix the repairs.

(12:47 p.m.) Denise Cochran, 283 Barrataria Drive, spoke about the storms not being a direct hit, supported beach restoration, and asked for a more permanent solution.

(12:49 p.m.) **Motion by Dean, seconded by Arnold, carried 4/0, via roll call vote, to authorize the chair to sign letters requesting the Army Corps of Engineers (ACOE) to initiate two Coastal Risk Management (CSRM) feasibility studies, and authorizing the county administrator, or his designee, to submit the requests to the ACOE.**

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

(12:50 p.m.) **Motion by Dean, seconded by Arnold, carried 4/0, via roll call vote, to direct staff to acquire the necessary easements with an acquisition deadline of 60 days and establishing a minimum participation percentages per project segment of 60% and further directing staff to pursue qualified firms for the design, construction, and oversight of the berm.**

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

(12:50 p.m.) **Motion by Dean, seconded by Arnold, carried 4/0, via roll call vote, to adopt Resolution No. 2022-402, recognizing and appropriating a Department of Homeland Security FEMA Hurricane Ian Grant of Reimbursement and a State of Florida Division of Emergency Management Grant of Reimbursement, and approving the use of appropriate fund reserves to serve as the necessary match toward the approved Hurricane Ian projects.**

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

RESOLUTION NO. 2022-402

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING A US DEPARTMENT OF HOMELAND SECURITY FEMA GRANT AND A STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT GRANT WITHIN THE FISCAL YEAR 2022 GENERAL FUND HURRICANE IAN DEPARTMENT

(12:52 p.m.) Brad Bulthuis, Senior Assistant County Attorney, entered the meeting.

(10/18/22 - 18 - 12:51 p.m.)
PUBLIC COMMENT

(12:52 p.m.) Carol Anderson, 1602 Windjammer Lane, presented an overhead presentation, *Exhibit A*, regarding the negative impact on residents with short-term rentals, the safety along A1A, with no crosswalks, asked to establish consequential fines and penalties for violations of the short-term rental ordinance, setting up a data warehouse, or shared technology, to track multiple offenses, and requested a meeting with the pertinent agencies to establish a work group.

(12:57 p.m.) Whitehurst, Arnold, Dean, and Blocker spoke in support of a work group being established. *Dean requested Board consensus directing staff to proceed with addressing the request and to bring a report back to the Board. Consensus was given.* Conrad responded that staff was committed to moving forward with a meeting and would bring back a report to the Board.

(1:00 p.m.) Tom Ingram, 233 East Bay Street, Suite 1113, Jacksonville, FL, requested a due process objection of the motion regarding Mivo Multi-Family Development Planned Unit Development and asked to continue the item to November 1st. Migut responded and explained Board Rule 4.501.

(1:04 p.m.) Bulthuis left the meeting.

(1:04 p.m.) Jim Hensley, 7330 Oakmont Court, expressed his gratitude to the staff for preparing sandbags for Hurricane Ian, thanked Dean for coming to assess the swales in Marsh Landing, continuing with the review of the factual assessment for the remaining eight Homeowners Association's in Marsh Landing, and requested assistance with the Flowers permit. Dean requested Taylor to follow up with Hensley regarding his concerns.

(1:08 p.m.) Cornelius Ingram, 9361 Old A1A, requested to transfer \$380,000 back into the General Municipal Service Taxing Unit (MSTU) account to serve the immediate needs of the community without using county tax dollars. Dean responded that he would have staff review the bidding of the MSTU and make a recommendation.

(1:10 p.m.) Jeff Darr, Forester, Florida Forest Service, provided an update for the virtual meeting regarding Watson Island State Forest had been moved to October 28, 2022, at 10:30 a.m. and stated that anyone that could not attend virtually could meet him at the St. Johns County Agriculture Center.

(1:12 a.m.) B.J. Kalaidi, 8 Newcomb Street, encouraged anyone who spoke against the Elkton Industrial Park development to obtain a copy of the email from Chris Shee, sent September 20, 2022, regarding the project, *Exhibit B*. Additionally, she urged a “No” vote for the tax increase, and requested return of the general public comment to the beginning of the meeting.

(10/18/22 - 19 - 1:14 p.m.)
COMMISSIONERS' REPORTS

Commissioner Blocker

Blocker gave his condolences to Commissioner Waldron's Family.

Commissioner Arnold

(1:15 p.m.) Arnold gave her condolences to Commissioner Waldron's Family. She requested to have a town hall meeting to educate the public for the upcoming election regarding the sales tax increase in November. Discussion ensued on the need for public education, and how the increase would help the county. *Dean requested Board consensus directing staff to develop an educational campaign and schedule town hall meetings, prior to the November election, to educate the public on the proposed sales tax referendum. Consensus was given.* Conrad responded that staff would provide an educational campaign.

Commissioner Whitehurst

(1:23 p.m.) Whitehurst gave his condolences to Commissioner Waldron's Family.

Commissioner Dean

(1:24 p.m.) Dean gave his condolences to Commissioner Waldron's Family.

(10/18/22 - 19 - 1:25 p.m.)
COUNTY ADMINISTRATOR'S REPORT

No report.

(10/18/22 - 19 - 1:25 p.m.)
COUNTY ATTORNEY'S REPORT

No report.

(10/18/22 - 19 - 1:25 p.m.)
ADJOURN

With there being no further business to come before the Board, Dean adjourned the meeting at 1:25 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 605471-605475, totaling \$2,162.29 and Voucher Register, Voucher No. 68090, totaling \$455.11 (10/07/22)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 68091-68092, totaling \$8,749.80 (10/07/22)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 605476-605601, totaling \$929,885.30 and Voucher Register, Voucher Nos. 68093-68156, totaling \$1,519,848.97 (10/10/22)

4. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 68157, totaling \$104,094 (10/11/22)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 605602-605606, totaling \$5,226 and Voucher Register, Voucher Nos. 68158-68163, totaling \$8,950 (10/12/22)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 605607-605910, totaling \$8,997,279.42 and Voucher Register, Voucher Nos. 68164-68311, totaling \$9,684,980.34 (10/17/22)

CORRESPONDENCE:

There was none.

Approved ____November 1____, 2022

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Henry Dean
Henry Dean, Chair

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

By: Brandon J. Patty
Deputy Clerk

