ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst

District 2 - Sarah Arnold, Chair

District 3 - Roy Alaimo, Vice Chair

District 4 - Krista Joseph

District 5 - Henry Dean



BOARD MEETING AGENDA

County Auditorium 500 San Sebastian View

Joy Andrews, County Administrator Rich Komando, Interim County Attorney

Tuesday, August 6, 2024 9:00 AM

Please be sure all cellular devices are turned off for the duration of the County Commission Meeting

REGULAR MEETING

- Call to Order by Chair
- * Roll Call by the Clerk of the Court
- Invocation
- Pledge of Allegiance
- Proclamation Recognizing K9 Officer Judge's Retirement and Years of Service
- Public Safety Update
- Clerk of Court's Report
- Conservation Update
- Deletions to Consent Agenda
- Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- Approval of Regular Agenda
- ❖ Public Comment is Time Certain from 11:30 AM 12:00 PM, or at the conclusion of the Regular Agenda, whichever occurs first

Presenter: John Rundgren, Clerk Designee

Presentation of St. Johns County's Annual Comprehensive Financial Report (ACFR). The Clerk of the Circuit and County Comptroller's Office recently published the County's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ending on September 30, 2023. The ACFR is prepared in accordance with Sections 218.32 and 218.39. Florida Statutes, and requires acceptance from the Board of County Commissioners. The County received an unmodified opinion on the fair presentation of its financial statements. The Board should accept the FY 2023 ACFR as audited by MSL, P.A., the County's auditing firm. This presentation will allow the Board the opportunity for further discussion with the auditors. The ACFR and SAS 114 letter. are available the Clerk's website: on https://stjohnsclerk.com/comprehensive annual financial report. There is no formal requirement to prepare a Popular Annual Financial Report (PAFR); however, the Clerk of Courts and County Comptroller prepares one annually as an easy-to-read version of the ACFR. The PAFR is accessible on the Clerk's website: https://stjohnsclerk.com/pafr/.

Presenter: Patrick Paris

Staff Member: Trevor Steven, Planner

District 2

2. Public Hearing * PLNAPPL 2024-02 6345 Jack Wright Island Road Fence (Appeal of ZVAR 2023-10 Denial). Request by the property owner to appeal the Planning and Zoning Agency (PZA) denial of a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a sixteen (16) foot portion of fence to be 9.5 feet in height in lieu of the six (6) foot maximum requirement, and to allow for the portion of fence near the right-of-way to be six (6) feet in height within the front yard setback in lieu of the four (4) foot maximum requirement, located specifically at 6345 Jack Wright Island Road. Under project ZVAR 2023-10 6345 Jack Wright Island Road Fence, the proposed Zoning Variance was heard and denied by the Planning and Zoning Agency (PZA) on May 2, 2024 with a vote of 4 to 2; Members for denial (Dr. Hilsenbeck, Pierre, Perkins, Peters), Members opposed to denial (Matovina, Spiegel), Members absent (Green).

<u>Presenter: John Tesdorpf, Property Owner</u> Staff Member: Amy Ring, Special Projects Manager

District 5

3. **Public Hearing** * **REZ 2023-28 105 Venetian Blvd.** Request to rezone approximately .75 acres of land from Industrial Warehousing (IW) to Commercial Intensive (CI) with conditions, specifically located at 105 Venetian Blvd. The Planning and Zoning Agency heard this request during their regularly scheduled public hearing on June 20, 2024 and recommended approval with a vote of 6-0. There was no public comment. One Agency member asked the Office of the County Attorney about the possibility of the State of Florida overturning the condition to waive the right to develop property according to the Live Local Act. The answer is unknown at this time.

Recess Regular Board of County Commissioners Meeting

Convene as St. Johns County Community Redevelopment Agency (CRA)

Presenter: Shawna Novak, HHS Director

District 2

4. Transfer of funds from West Augustine Historical Community Redevelopment Area Trust Fund Reserves to fund the West Augustine Affordable Housing Lot **Analysis.** The West Augustine Historical Community Redevelopment Area (WACRA) Steering Committee is requesting that St. Johns County transfer \$70,000 from the West Augustine CRA Trust Fund to fund the West Augustine Affordable Housing Lot Analysis. On August 2nd, 2022, the St. Johns County Board of County Commissioners (BCC) acting in its capacity as the St. Johns County Community Redevelopment Agency (CRA), approved the designation of one hundred and twenty (120) scatteredsite lots within the WACRA for the development of affordable housing. (CRA Resolution No. 2022-2) The subject lots consist of approximately 27.46 acres. Upon the BCC's designation, County Staff began to evaluate the lots and noted a need for a comprehensive development analysis. Staff is requesting to procure a Preliminary Engineering Analysis to investigate the suitability of the lots for the development of affordable housing. The analysis shall be based on data made available by the County or data available in the public domain. All analysis criteria will be based upon the St. Johns County Land Development Code and the regulations and policies of applicable permitting agencies, except where vesting applies. This request was not conceived during the development of the FY 23-24 budget process.

Adjourn St. Johns County Community Redevelopment Agency (CRA)

Presenter: Tera Meeks, Tourism and Cultural Development Director

5. First Reading for the Amendments to the Tourist Development Plan Ordinance for the removal of program funding limits. At the June 17, 2024 meeting, the Tourist Development Council made a unanimous recommendation to remove programmatic funding limits from the Tourist Development Plan (Ordinance 2021-43) for the St. Augustine Amphitheater Debt Service, Nights of Lights, Annual Holiday Fireworks, The PLAYERS and the Visitor Information Centers. The funding limits were originally included in the 2011 version of the Tourist Development Plan and have not been modified since. The funding limits are no longer reasonable as a result of program growth and inflation. The Tourist Development Council indicated a preference for the funding limits to be removed with programmatic funding requests reviewed annually as part of the budget process.

Presenter: Joanne Spencer, Sr Asst to the Board of County Commissioners

- **6.** Consider appointments to the Affordable Housing Advisory Committee (AHAC). Currently, there are two (2) vacancies on the Affordable Housing Committee due to the resignation of Lindsey Rodea and the expiring term of Jay Braxton. A vacancy ad was placed and ran for (6) weeks. Please find attached for your review and consideration a recommendation letter from AHAC and (7) applications; Andrew Geisel Dist. 2, Paul Morris Dist. 3, Marvell Ford Dist. 3, Laila Iarossi Dist. 4, Sharon Whitcraft Dist. 5, Polly Crabtree Dist. 5, Barb Puryear Dist. 5.
 - Public Comment
 - Commissioners' Reports
 - County Administrator's Report
 - County Attorney's Report

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1.



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Joy Andrews, County Administrator Rich Komando, Interim County Attorney

For more information, contact

Tuesday, August 6, 2024 9:00 AM

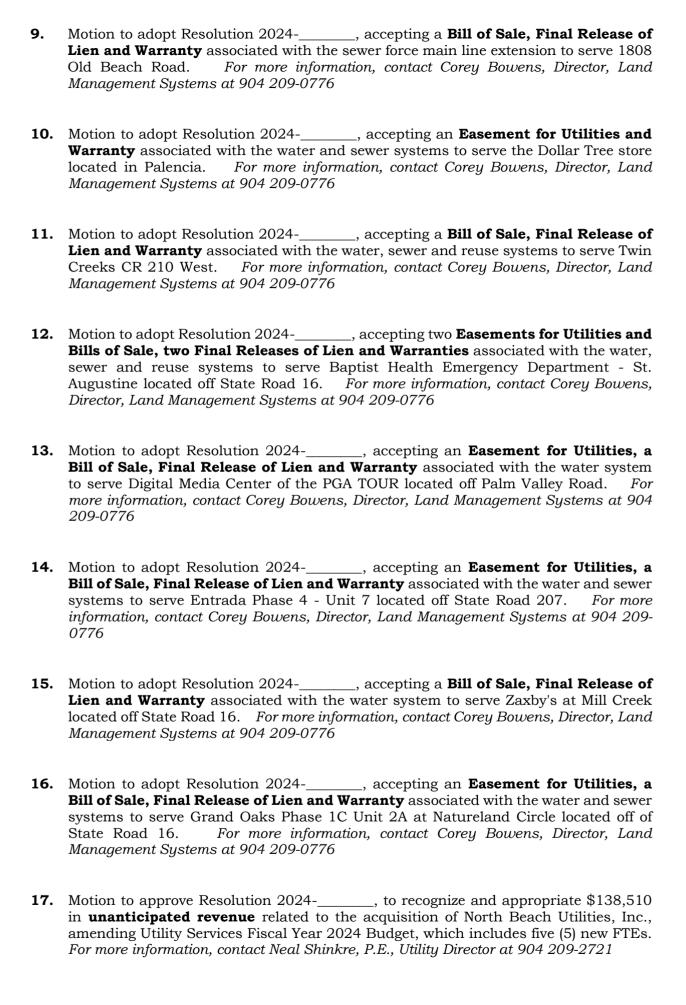
Please be sure all cellular devices are turned off for the duration of the County Commission Meeting

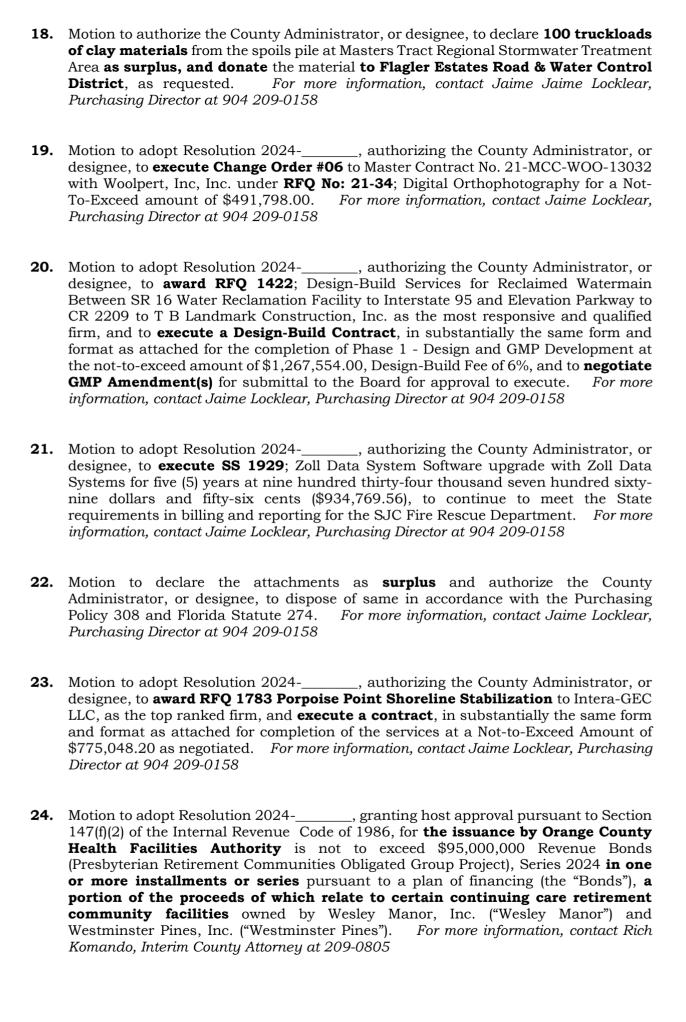
CONSENT AGENDA

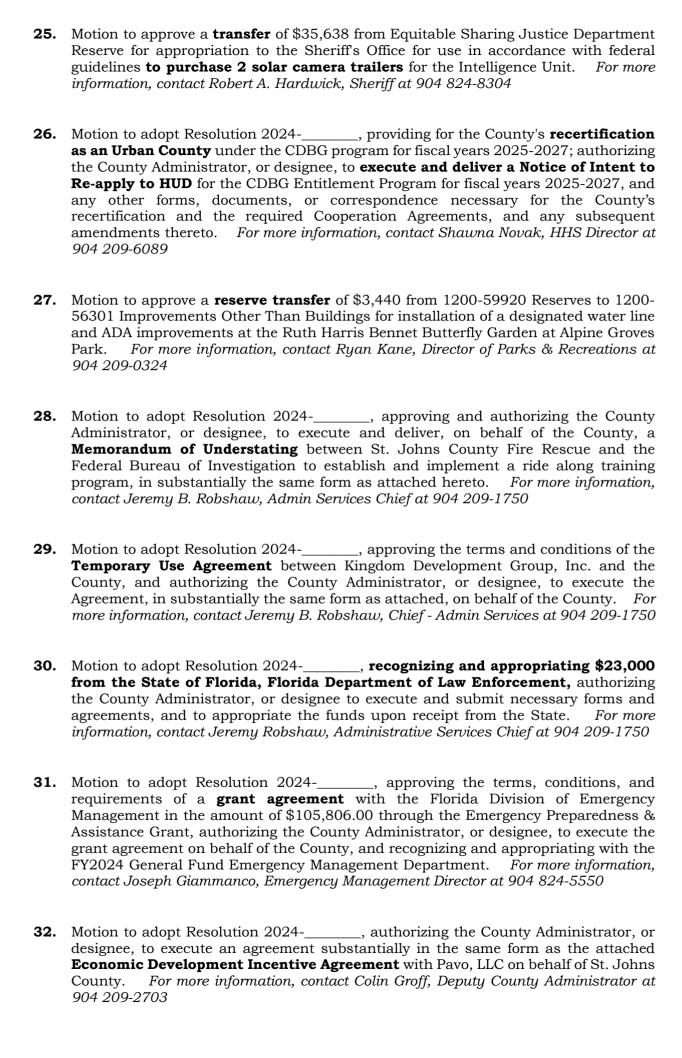
Motion to approve the Cash Requirement Report.

Donna Echegoyen, Accounts Payable Supervisor at 904 819-3658

2.	Motion to adopt Resolution 2024, approving the final plat for Seabrook Village Phase 3. For more information, contact Ava Pyszczymuka, Application Review Supervisor at 904 209-0603
3.	Motion to adopt Resolution 2024, approving the final plat for Silverleaf – Parcel 12E Phase 1. For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720
4.	Motion to adopt Resolution 2024, approving the final plat for Watersong at Rivertown – Phase Four-B. For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720
5.	Motion to adopt Resolution 2024, approving the transfer of \$918,783.70 in road impact fee credits from the Stonehurst Plantation PUD to the Bridgewater PUD finding the request consistent with Florida Statute. For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611
6.	Motion to adopt Resolution 2024, approving the transfer of \$791,168.37 in road impact fee credits from the Wingfield Glen PUD to the Bridgewater PUD finding the request consistent with Florida Statute. For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611
7.	Motion to adopt Resolution 2024, approving the transfer of \$281,572.00 in park impact fee credits from the Marshall Creek PUD to the Bridgewater PUD finding the request consistent with Florida Statute. For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611
8.	Motion to adopt Resolution 2024, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien and Warranty associated with the water and sewer systems to serve Orchard Park 3 located off of Wildwood Drive. For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776







- 33. Motion to adopt Resolution 2024-_____, approving the recognition and appropriation of an additional \$3,822 in **State Aid to Libraries Grants** and amending the FY 2024 Budget. For more information, contact Debra Gibson, Library Director at 904 827-6926 **34.** Motion to adopt Resolution 2024- , approving the recognition and appropriation of **library donations** received in the amount of \$2,263.94 amending the FY 2024 Budget. For more information, contact Debra Gibson, Library Director at 904 827-6926 35. Motion to adopt Resolution 2024-_____, approving the Library System's Library **Programming Policy** and providing an effective date of July 1, 2024. For more information, contact Debra Gibson, Library Director at 904 827-6926 **36.** Approval of **minutes**:
- - 07/16/24, BCC Regular

37. Proofs:

Notice of soliciting sealed bids for Bids No: 1874, CDBG-CV Project-Proof: Construction of the EOC Annex Building, published May 31, 2024 and June 7, 2024, in the St. Augustine Record.

Notice of proposed exchange of county property, the Board of County Commissioners will consider and may take action on a Resolution approving an exchange of real property, published June 10, 2024 and June 17, 2024, in the St. Augustine Record.