



**Minutes of Meeting**  
**Board of County Commissioners**  
**St. Johns County, Florida**  
Regular Meeting  
County Administration Building  
500 San Sebastian View  
St. Augustine, Florida 32084  
April 18, 2023 - 9:00 a.m.

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**CALL TO ORDER**

Commissioner Whitehurst called the meeting to order at 9:00 a.m.

Present: Christian Whitehurst, District 1, Chair  
Sarah S. Arnold, District 2, Vice Chair  
Roy Alaimo, District 3  
Krista Joseph, District 4  
Henry Dean, District 5

Staff Present: Hunter S. Conrad, County Administrator  
David Migut, County Attorney  
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  
Artricia K. Allen Deputy Clerk

**ROLL CALL**

The clerk called the roll. Commissioners Whitehurst, Arnold, Dean, Alaimo, and Joseph were present.

**INVOCATION**

Rabbi Nochum Kurinsky, Chabad at Beaches, gave the invocation.

**PLEDGE OF ALLEGIANCE**

Colonel Blair Craig, United States Retired Lieutenant, led the Pledge of Allegiance.

## **PROCLAMATION RECOGNIZING THE 30TH ANNIVERSARY OF THE TALE TELLERS OF ST. AUGUSTINE**

Joseph presented the proclamation to Sallie O'Hara, representative from Tale Tellers of St. Augustine, who spoke on the importance of the Tale Tellers of St. Augustine's 30th Anniversary. Shelby Romero, Assistant to the Board of County Commissioners, read the proclamation.

## **PROCLAMATION RECOGNIZING THE NATIONAL POETRY MONTH**

Alaimo presented the proclamation to Chris Bodor, representative from Ancient City Poets Chapter of Florida State Poets Association (FSPA), who spoke on the importance of National Poetry Month. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

## **PROCLAMATION RECOGNIZING THE WATER CONSERVATION MONTH**

Dean presented the proclamation to Douglas Conkey, representative from St. Johns River Water Management, who spoke on the importance of Water Conservation Month. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

## **CERTIFICATE OF RECOGNITION FOR BARTRAM TRAIL GIRLS SOCCER TEAM**

Whitehurst presented a certificate of recognition to Jen Rodriguez, Coach, and the Bartram Trail Girls Soccer Team. Rodriguez expressed her appreciation.

**Motion by Dean, seconded by Alaimo, carried 5/0, to accept the certificate and proclamations.**

**Yea: Dean, Whitehurst, Arnold, Alaimo, Joseph**

**Nay: None**

## **PUBLIC SAFETY UPDATE**

Scott Bullard, Interim St. Johns County Fire Rescue Chief, reported on recent traffic incidents that involved vehicle versus pedestrians and vehicle versus bicyclists and asked residents to stay aware of their surroundings. Joseph questioned the number of electric bikes versus motorcycles incidents. Bullard responded that there was no recent data.

Tara Wildes, Director of the Corrections Division, St. Johns County Sheriff Office, provided an update on proposed House Bill 949 and Senate Bill 1290, prohibiting a person from operating a golf cart on certain roadways unless he or she possesses a valid learner's driver license or valid driver license.

## **CLERK OF COURT'S REPORT**

No Report.

## DELETIONS TO THE CONSENT AGENDA

Joseph requested that Consent Agenda Item 2 be pulled and added to the Regular Agenda as Item 7. Migut requested that Consent Agenda Item 20 be pulled.

Public Comment: Doug Burnett and Vicki Pepper (Exhibit A) provided public comment.

## APPROVAL OF CONSENT AGENDA

**Motion by Dean, seconded by Arnold, carried 5/0, to approve the Consent Agenda, as amended.**

**Yea: Whitehurst, Arnold, Dean, Alaimo, Joseph**

**Nay: None**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt a resolution approving the final plat for Stonecrest

*Consent Agenda Item 2 was pulled and added to the Regular Agenda as Item 7.*

3. Motion to adopt **Resolution No. 2023-113**, recognizing the \$450,000 award from the Florida Department of Environmental Protection - Resilient Florida Program as unanticipated revenue and authorizing its appropriation and expenditure in the Fiscal Year 2023 Parks and Recreation Capital Improvement Projects Fund
4. Motion to adopt **Resolution No. 2023-114**, recognizing the \$421,950 award from the Florida Department of Environmental Protection - Resilient Florida Program as unanticipated revenue and authorizing its appropriation and expenditure in the Fiscal Year 2023 Capital Improvement Transportation Trust Fund
5. Motion to adopt **Resolution No. 2023-115**, authorizing the county administrator, or designee, to execute and submit Hazard Mitigation Grant Program (HMGP) applications to Florida Division of Emergency Management, on behalf of St. Johns County, for projects that may be eligible under DR - 4673 Hurricane Ian HMGP
6. Motion to approve the Landing at Olde Florida School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2023-01)
7. Motion to adopt **Resolution No. 2023-116**, accepting an Easement for Utilities, Final Release of Lien, Warranty, Bill of Sale, and Schedule of Values associated with the water and sewer systems to serve Valvoline Service Center, located off State Road 16
8. Motion to adopt **Resolution No. 2023-117**, accepting an Easement for Utilities, Final Release of Lien, Warranty, Bill of Sale, and Schedule of Values associated with the water, sewer, sewer force mains, and reuse systems to serve Beacon Lake, Phase 3B, located off County Road 210 West

9. Motion to adopt **Resolution No. 2023-118**, accepting an Easement for Utilities, Final Release of Lien, Warranty, Bill of Sale, and Schedule of Values associated with the water and sewer systems to serve Waterford Lakes, Phase 2, located off St. Johns Parkway
10. Motion to adopt **Resolution No. 2023-119**, accepting an Easement for Utilities, Final Release of Lien, Warranty, Bill of Sale, and Schedule of Values associated with the water, sewer, and reuse systems to serve Oak Grove, located off St. Johns Parkway
11. Motion to adopt **Resolution No. 2023-120**, accepting a Bill of Sale, Schedule of Values, Final Release of Lien, and Warranty associated with water, sewer, and reuse systems to serve Preserve at Bannon Lakes, Phase 2C, located off International Golf Parkway
12. Motion to adopt **Resolution No. 2023-121**, approving the terms and conditions of a First Amendment to Communications Tower Lease Agreement, with Cellco Partnership d/b/a Verizon Wireless, and authorizing the county administrator, or designee, to execute the amendment on behalf of the County
13. Motion to adopt **Resolution No. 2023-122**, approving the terms of a License Agreement for Construction Staging Area provided by Gate Petroleum Company and ratifying its execution by the county administrator
14. Motion to adopt **Resolution No. 2023-123**, authorizing the county administrator, or designee, to award RFQ No. 23-29; Construction Engineering and Inspection Services (CEI) to Eisman & Russo, Inc., as the top-ranked firm, and to execute a contract in substantially the same form and format as attached, for completion of the work, at a total price of \$1,603,704.90
15. Motion to adopt **Resolution No. 2023-124**, authorizing the county administrator, or his designee, to execute contracts in substantially the same form and format as attached, with the top-ranked firms in each Work Category, as provided, in the Notice of Intent to Award, to perform the Work in accordance with RFQ No. 23-17; As-Needed Countywide Small-Scale Construction, Renovation, Maintenance, and Repair Services
16. Motion to adopt **Resolution No. 2023-125**, authorizing the county administrator, or his designee, to award Bid No. 23-30; Palm Valley Road Sidewalk – Phase I from Landrum Lane to Canal Boulevard – FDOT FIN No. 450657-1-54-01, to DB Civil Construction, LLC, 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. 23-30, for a lump sum cost of \$735,950
17. Motion to adopt **Resolution No. 2023-126**, authorizing the county administrator, or designee, to work with the Design-Build Firm to finalize terms and execute a Secondary Design-Build Agreement, in substantially the same form and format as attached, with SUPERIOR Construction Company Southeast, LLC, for the design, build, and post-design services of County Road 210 widening, from Greenbriar Road to Cimarrone Bouelvard, at a guaranteed maximum price of \$32,329,547.75, plus an owner’s shared contingency amount of \$432,000, for a total amount of \$32,761,547.75

18. Motion to adopt **Resolution No. 2023-127**, accepting the unsolicited proposal for consideration and directing the county administrator, or designee, to issue a solicitation for additional proposals for consideration in accordance with Florida Statute 255.065
19. 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 18.1 and Florida Statute 274
20. Motion to adopt the Local Housing Assistance Plan for fiscal years 2023-2024, 2024-2025, and 2025-2026 as required by the State Housing Initiatives Partnership Program Act

*Consent Agenda Item 20 was pulled.*

21. Motion to adopt **Resolution No. 2023-128**, approving an amendment to the Local Housing Assistance Plan to add the Impact Fee Assistance Program strategy, as attached and incorporated herein, for submission to the Florida Housing Finance Corporation and allocating \$150,000 from State Housing Initiatives Partnership Program funds to implement the program
22. Motion to adopt **Resolution No. 2023-129**, approving the recognition and appropriation of received Fiscal Year (FY) 2023 library donations, in the amount of \$18,671, amending the FY 2023 Budget
23. Motion to adopt **Resolution No. 2023-130**, authorizing the county administrator, or designee, to execute and submit grant applications to Florida Fish and Wildlife Conservation Commission, Florida Department of Economic Opportunity, and United States Department of Economic Development Administration on behalf of the County
24. Motion to adopt **Resolution No. 2023-131**, recognizing and appropriating a Department of a Homeland Security Florida Emergency Management Agency (FEMA) Grant, a State of Florida Division of Emergency Management Grant for FEMA Category B Emergency Response efforts for Hurricanes Ian and Nicole, as outlined in the attached exhibit; and to approve the transfer of reserves to provide match to the FEMA Grant program, as outlined in the attached exhibit
25. Motion to adopt **Resolution No. 2023-132**, approving the terms, conditions, and requirements of this federally funded grant, with the Florida Division of Emergency Management, in the amount of \$325,402.32, from the Hazard Mitigation Grant Program, authorizing the county administrator, or his designee, to execute the grant agreement, on behalf of the county, and authorizing a budget transfer from the general fund of \$30,990 for expenditure by the Emergency Management Department in Fiscal Year 2023
26. Motion to approve **Resolution No. 2023-133**, authorizing the county administrator, or designee, to execute a third amended Economic Development Grant Agreement, updating the years Palms Professional Park would be eligible to receive grant payments and all other dates accordingly in the agreement, as amended, substantially in the same form as attached, with Palms Professional Park, LLC, on behalf of St. Johns County

27. Motion to approve minutes: April 4, 2023, BCC Regular

### **ADDITIONS/DELETIONS TO THE REGULAR AGENDA**

Former Consent Agenda Item 2 was moved to Regular Agenda as Item 7.

### **APPROVAL OF REGULAR AGENDA**

**Motion by Whitehurst to approve the Regular Agenda, as amended; motion approved by unanimous vote.**

**Yea: Whitehurst, Arnold, Dean, Alaimo, Joseph**

**Nay: None**

The Board moved to Regular Agenda Items 1 and 2.

### **PUBLIC COMMENT TIME CERTAIN**

Greg Neal (Exhibit A), Anna Quinones (Exhibit B), Tripp Richland (Exhibit C), Marilyn McAfee, Peter Karpen, Melissa Fischer (Exhibit D), Steve Crosby, Amy Wallman (Exhibit E), Keith Kessler (Exhibit F), Gerry Maloney, Nadine Hughey, James Hensley (Exhibit G), and Laura Freeze provided public comment.

Whitehurst recessed the meeting at 12:37 p.m. and reconvened the meeting at 1:15 p.m., with all commissioners, Conrad, Bradley, Andrews, Migut, Sarah Taylor, Lex Taylor, Valliere, Senior County Attorney, and Deputy Clerk Sandra Hutto in attendance. The Board moved to Regular Agenda Item 3.

Christina Valliere, Senior Assistant County Attorney, entered the meeting.

1. Public Hearing - CPA(SS) 2022-06, Puerta Del Sol. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 23.72 acres of land from Residential-B (Res-B) to Residential-C (Res-C). This request is a companion application to PUD 2022-19, Puerta Del Sol. This application was heard by the Planning and Zoning Agency (PZA) at a regularly scheduled meeting on March 2, 2023, and was recommended for denial, with a vote of 3-3 (technical denial).

Regular Agenda Items 1 and 2 were presented together.

Board members disclosed ex parte communications.

Douglas N. Burnett, St. Johns Law Group, representing the applicant, presented the details of the request, via PowerPoint.

In response to Joseph's question regarding received emails, Migut clarified that her email correspondence would not constitute as quasi-judicial. Whitehurst stated that Michael Hale was the designated representative of 24 petitioners and would be allotted 10 minutes to speak.

Public Comment: Michael Hale (Exhibit A), Sherry Badger (Exhibit B), Judy Spiegel (Exhibit C), George Spiegel (Exhibit D), Philip Heilman, Charles Gunderson, Pamela Salerno (Exhibit E), John McManus, James Urbanski, Joseph Rubino, Pat Hamilton, Keto Burns (Exhibit F), William Fisher, Jen Lomberk, Matanzas Riverkeeper (Exhibit G), Bill Remy, Glen Mason, Jerry Price, Dennis Chipman, Mike Weise, Jennifer Snare, Gary Lewis, Doug Smiley, Suzanne Clulow (Exhibit H), Doris Taylor (Exhibit I), B.J. Kalaidi, Bill Hamilton, Jeanine Maleno (Exhibit J), Matthew Cline, St. Johns County Sheriff's Office, and Randle Garner provided public comment.

Burnett provided a response to the public's concerns regarding the County Code, density, wetlands and waterways, traffic, zoning of the property, property value, and workforce housing. Joseph questioned Burnett on the start and end time of the schools in the area. In addition, she voiced her concerns with traffic, density, and the number of occupants in a housing unit. Burnett responded on the times, roadways, and commercial sites.

Dean spoke in support of affordable housing and voiced his concerns with the traffic, drainage and wetland improvement projects, compatibility, and infrastructure. He also expressed his position on the proposed project.

Alaimo spoke about his concerns with traffic, density, teacher shortages, and compatibility. He stated the project went before the Planning and Zoning Agency (PZA) as a different project and suggested that the Board remand to the PZA to include the recent changes. Discussion ensued on remanding the project to the PZA.

Arnold asked the applicant if the project was remanded to the PZA, would they consider making any additional changes to the proposal or submitting it as presented. Sam Croser, Towers Group, LLC, provided information on the process of making changes and stated that the suggested changes wouldn't make significant improvement. Discussion ensued on what part of the project should be submitted to the PZA.

Alaimo withdrew the motion to remand the item to the PZA.

**Motion by Alaimo, seconded by Whitehurst, to remand the item to the Planning and Zoning Agency to be reexamined and accessed.**

In response to Whitehurst's question regarding remanding the proposal to the PZA, Valliere stated the proposal differences and restrictions that would apply. Discussion ensued on compatibility and not supporting the motion to remand the item to the PZA.

**Motion by Alaimo, seconded by Arnold, carried 5/0, deny CPA(SS) 2022-06, Puerta Del Sol, based on four findings of fact, as provided in the staff report.**

**Yea: Whitehurst, Arnold, Dean, Alaimo, Joseph**

**Nay: None**

2. Public Hearing - PUD 2022-19, Puerta Del Sol. Request to rezone approximately 23.72 acres of land from Open Rural (OR) and Residential, Manufactured/Mobile Home (RMH) to Planned Unit Development (PUD) to allow for a single-family home, 137 townhome units, and 25,000 square feet of commercial uses. The property is located west of US-1 South and north of State Road 206. This request is a companion application to CPA(SS) 2022-06, Puerta Del Sol. This application was heard by the Planning and Zoning Agency (PZA) at a regularly scheduled meeting on March 2, 2023, and was recommended for denial with a vote of 3-3 (technical denial).

Discussion occurred with Regular Agenda Item 1.

**Motion by Alaimo, seconded by Joseph, carried 5/0, to deny PUD 2022-19, Puerta Del Sol, based on ten findings of fact, as provided in the staff report.**

**Yea: Whitehurst, Arnold, Dean, Alaimo, Joseph**  
**Nay: None**

Valliere left the meeting.

The Board moved to time certain public comment.

3. Public Hearing - CPA(SS) 2022-10, St. Johns Commerce Park. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 20.41 acres of land from Rural/Silviculture (R/S) and Residential-B (RES-B) to Mixed Use District (MD). The subject property is located just west of Interstate 95, on unaddressed parcels at the Southwest corner of EOC Drive and Agricultural Center Drive. This item was previously heard before the Planning and Zoning Agency (PZA) on November 3, 2022, and was continued to a date uncertain with a vote of 7 to 0. Concerns regarding the project were in reference to the proximity of the existing area uses and the incompatibility of certain proposed uses of the subject site. Other concerns were the traffic in the area, access to/from the site, and security issues. The applicant revised the proposed uses and submitted documents; the item was heard again before the PZA on March 16, 2023, and was recommended for approval with a vote of 4-1. Discussion was made regarding the traffic in the area, proposed uses of the site and existing uses of area sites

Regular Agenda Items 3 and 4 were presented together.

Board members disclosed ex parte communications.

Brad Wester, Driver McAfee Hawthorne and Diebenow, presented the details of the request, via PowerPoint.

Public Comment: Matthew Cline (Exhibit A) and Scott Beaver, St. Johns County Sheriff's Office; and Sherry Badger provided public comment.

Joseph questioned Cline on why the Sheriff was opposed to the proposed project. She also questioned Beaver on the egress and ingress of Agricultural Drive and on traffic impacts.



Wester provided clarification on the permissible use of the property, compatibility, and on traffic impacts that included the proposed interchange at State Road 16 and Interstate 95 (Exhibit B - photo). He then introduced Jeff Klotz, owner, who provided a background and history of the property, traffic impacts, and the Sheriff's office opposition of the project.

Discussion ensued on limiting the uses in the PUD, traffic impacts, compatibility of the area, leasing office space to the Sheriff's Office, meeting with the Sheriff to compromise, the project being delayed, the history of the gun range, government uses, and the purchase of the property. Additional comments from Valliere who asked for clarification on the height of the building. Wester responded the height would be 35 feet single story.

**Motion by Arnold, seconded by Dean, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2023-14, approving CPA(SS) 2022-10, St. Johns Commerce Park, based upon four findings of fact, as provided in the staff report.**

**Yea: Arnold, Dean, Whitehurst, Alaimo**

**Nay: Joseph**

4. Public Hearing - PUD 2022-16, St. Johns Commerce Park. Request to rezone approximately 40.33 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for up to 310,350 square feet of commercial/office and industrial warehouse-type uses. The subject property is located just west of Interstate 95 on unaddressed parcels at the Southwest corner of EOC Drive and Agricultural Center Drive. This request is a companion application to CPA(SS) 2022-10. This item was previously heard before Planning and Zoning Agency (PZA) on November 3, 2022, and was continued to a date uncertain with a vote of 7 to 0. Concerns regarding the project were in reference to the proximity of the existing area uses and the incompatibility of certain proposed uses of the subject site. Other concerns were the traffic in the area, access to/from the site, and security issues. The applicant provided a revised Master Development Plan Map and Text; revisions included a change in the allowable uses, interconnectivity, setbacks, and buffering; the item was heard again before the PZA on March 16, 2023, and was recommended for approval with a vote of 4-1. Discussion was made regarding the traffic in the area, proposed uses of the site and existing uses of area sites

Discussion occurred with Regular Agenda Item 3

**Motion by Arnold, seconded by Dean, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2023-15, approving PUD 2022-16, St. Johns Commerce Park, as amended, with a height restriction of 35 feet, single story; also, removing the uses of child care, restaurant, and retail; and with the preference to leasing to governmental entities of the county, based upon nine findings of fact, as provided in the staff report.**

**Yea: Arnold, Dean, Whitehurst, Alaimo**

**Nay: Joseph**

5. Statutory Land Development Incentives to Promote Affordable Housing. Discussion of new land development regulations to encourage the development of affordable housing in Senate Bill 102, known as the “Live Local Act.” The legislation includes preemption of local government authority on the zoning, density, and height for certain multi-family developments in commercial, industrial, or mixed-use lands as long as 40 percent of the units are reserved for affordable housing. The Act also amends Florida Statute 125.01055(6) pertaining to the County’s discretionary authority to administratively approve residential development on commercial or industrial zoned property where at least 10 percent of the units are reserved for affordable housing.

Christine Valliere, Senior Assistant County Attorney, presented the details of the request, via PowerPoint.

Joseph asked if Planned Unit Development zoned property would be part of the bill. Valliere responded that the statute did not permit Planned Unit Development and at this time, was not included in the Bill.

Alaimo asked Valliere for clarification of the Live Local Act regarding the administrative approval process.

Public Comment: Judy Spiegel, Doris Taylor, Susan Jenness, Doug Burnett, and B.J. Kalaidi provided public comment.

Whitehurst questioned whether the commercial intensive areas could be used for affordable housing and what category of affordable housing it would fall under. Valliere responded yes, if they meet the perimeters of the presumption. She provided information on the statutory definitions for area median income. Discussion ensued on a self-executing, perimeters needed, and the effective date.

Valliere suggested that staff research the law and prepare an agenda item. Whitehurst *requested Board consensus to prepare an agenda item for discussion. Consensus was given.*

Valliere left the meeting and Kealy West, Senior Assistant County Attorney, entered.

6. Pablo Creek Slow Speed Minimum Wake Ordinance, First Reading. Chapter 327.46(1)(b), Florida Statutes authorizes counties to establish certain boating-restricted areas, by ordinance, on waterways of the state, including portions of the Florida Intracoastal Waterway (ICW) within their jurisdiction, including slow speed, minimum wake boating restricted areas if such areas are within 300 feet of a bridge span presenting a vertical clearance of less than 25 feet or a horizontal clearance of less than 100 feet. The County received a written request from area residents to establish a boating-restricted area on Pablo Creek, at the San Pablo Road Bridge, to make boaters aware of the bridge, so as to avoid navigational and safety hazards to persons and damage to property resulting from vessels traveling under and in the vicinity of the bridge. The County determined that the bridge at this area of Pablo Creek meets the criteria for a slow speed minimum wake area. Once established by ordinance, the County will post signage alerting boaters to the newly designated slow speed minimum wake area

Ryan Kane, St. Johns County Parks and Recreation Director, presented the details of the request, via PowerPoint.

Public Comment: Doris Taylor provided public comment.

West left the meeting.

7. The subject of this Resolution is Final Plat approval for Stonecrest. The subject property is located south of Race Track Road and east of Interstate 95 within the Stonecrest Planned Unit Development. This plat consists of 46.53 acres and 147 single-family lots. The roads designated as Slate Way, Stonecrest Drive, and Boulder Lane are proposed to be dedicated to the County. Section H.2.a of Planned Unit Development Ordinance No. 2021-57, states the internal roadways may be publicly owned and maintained, at the County's sole discretion. This is the first and only plat within the Stonecrest Development and has been found to be in compliance with the Stonecrest Planned Unit Development. A Required Improvements Bond in the amount of \$1,925,100.13 has been filed with the Clerk's office. A Required Improvements Bond in the amount of \$877,221.83 is required for maintenance. Water and sewers will be provided by Jacksonville Electric Authority (JEA).

Formerly Consent Agenda Item 2.

Mike Roberson, Growth Management Director, provided information on the development.

Discussion ensued on the dedication and maintenance of the interior roads with additional comments from Doug Burnett, St. Johns Law Group, representing KB Homes and Derek Citino, KB Home, Director of Planning.

Public Comment: There was none.

Regarding Consent Agenda Item 2, Migut provided legal advice on quasi-judicial items and requested that the Board provide any ex-parte communications. There were no ex-parte communications.

**Motion by Dean, seconded by Joseph, carried 5/0, to enact Resolution No. 2023-134, approving the final plat for Stonecrest, as amended, with the exception that the County not assume ownership and responsibility of the interior streets.**

**Yea: Dean, Joseph, Whitehurst, Alaimo, Arnold**

**Nay: None**

## **PUBLIC COMMENT**

Bill Hennesy (Exhibit A), Doris Taylor (Exhibit B), Sherry Badger, and B.J. Kalaidi (Exhibit C) provided public comment.

## COMMISSIONERS' REPORTS

### Commissioner Joseph

Joseph reported on overcrowded schools with respect to teacher shortages, lecture style learning, and bullying. She referenced a traffic and advertisement photo for St. Johns County schools, via PowerPoint.

### Commissioner Arnold

Arnold reported on the World Golf Hall of Fame relocation announcement. She *requested Board consensus to place the item on the next available Board of County Commissioners meeting agenda for discussion and directed staff to provide recommendations. Consensus was given.*

### Commissioner Alaimo

No report.

### Commissioner Dean

Dean spoke on the entitled lots that had ongoing development and provided history the overcrowded schools. He requested an update on the draft ordinance regarding unpermitted structures in the waterways. Migut responded that his staff was working on the draft ordinance.

### Commissioner Whitehurst

Whitehurst expressed his gratitude to Greg Caldwell, Public Works Director, and his staff for installing flashing signs at the intersection of US 1 and Pine Island Road.

## COUNTY ADMINISTRATOR'S REPORT

No report.

## COUNTY ATTORNEY'S REPORT

Migut requested advice from the Board concerning litigation related to the Robert and Jennifer Lupoli versus St. Johns County and Guilmar, LLC, case, and requested to hold a private executive session with the Board of County Commissioners on May 2, 2023.

With there being no further business to come before the Board, the meeting adjourned at 3:20 p.m.

## REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 611029-611163, totaling \$816,100.87 and Voucher Register, Voucher No. 71860-71917, totaling \$1,302,879.36 (04/10/2023)

2. St. Johns County Board of County Commissioners Check Register, Check Nos. 611164-611170, totaling \$6,612.10 and Voucher Register, Voucher Nos. 71918-71922, totaling \$7,267.10 (04/12/2023)
3. St. Johns County Board of County Commissioners Check Register, Check No. 611171, totaling \$1,080 (04/12/2023)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 611172-611173, totaling \$5,500 (04/14/2023)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 611174-611289, totaling \$2,150,607.85 and Voucher Register, Voucher Nos. 71923-71997, totaling \$4,595,183.51 (04/17/2023)

CORRESPONDENCE:

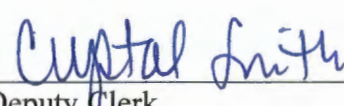
There was none.

Approved May 2nd, 2023

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Christian Whitehurst, Chair

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

By:   
Deputy Clerk

