



**Minutes of Meeting**  
**Board of County Commissioners**  
**St. Johns County, Florida**  
Regular Meeting  
County Administration Building  
500 San Sebastian View  
St. Augustine, Florida 32084  
June 6, 2023 - 9:00 a.m.

---

**CALL TO ORDER**

Commissioner Whitehurst called the meeting to order at 9:01 am.

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  
Christine Valliere, Senior Assistant County Attorney  
Saundra Hutto, Deputy Clerk

**ROLL CALL**

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

**INVOCATION**

Pastor Bobby Crum, Anastasia Baptist Church, gave the invocation.

**PLEDGE OF ALLEGIANCE**

Major Bob Quinney, United States Army Retired, led the Pledge of Allegiance.

**PUBLIC SAFETY UPDATE**

No reports.

**CLERK OF COURT'S REPORT**

Julio Cruz, Chief Operations Clerk, spoke on mental health awareness, the Marchman Act, and the Baker Act. He explained how the processes were handled within the St. Johns County court system.

## **DELETIONS TO THE CONSENT AGENDA**

There were none.

Public Comment: There was none.

## **APPROVAL OF CONSENT AGENDA**

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

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

**Nay: None**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2023-164**, approving the final plat for Shearwater Phase, 3F
3. Motion to adopt **Resolution No. 2023-165**, approving the final plat for Silver Meadows (Silverleaf Parcel 33), Phase 1
4. Motion to adopt **Resolution No. 2023-166**, approving the final plat for Woodland Park at Nocatee
5. Motion to adopt **Resolution No. 2023-167**, approving the final plat for Silver Falls (Silverleaf Parcel 22A), Phase 1A
6. Motion to adopt **Resolution No. 2023-168**, authorizing the county administrator to execute the Impact Fee Credit Agreement with Forestar (United States of America) Real Estate Group, Inc., (IFA 2023-02), establishing a total road impact fee credit of \$202,355
7. Motion to approve PFS AGREE 2023-01, and authorize the county administrator to execute The Landing at Olde Florida (Grafft's Landing) Planned Unit Development Proportionate Fair Share Agreement, finding that the proposed agreement is consistent with Section 11.09 of the Land Development Code
8. Motion to approve PFS MOD 2023-01, amending PFS AGREE 2019-01, and authorize the county administrator to execute the Amendment to Concurrency and Impact Fee Credit Agreement for the Greenbriar Downs Planned Unit Development finding, that the amendment is consistent with the purpose and intent of the original agreement and Article XI of the Land Development Code, as amended

9. Motion to adopt **Resolution No. 2023-169**, accepting a Bill of Sale, Schedule of Values, Final Release of Lien, and Warranty associated with St. Augustine Lakes, offsite utility extension
10. Motion to adopt **Resolution No. 2023-170**, accepting Bill of Sale, Schedule of Values, Release of Lien, and Warranty associated with the water main extension to serve Grand Oaks, located off State Road 16
11. Motion to adopt **Resolution No. 2023-171**, accepting a Bill of Sale, Schedule of Values, Release of Lien, and Warranty associated with the force main sewer system to serve Ag Pro, located off State Road 16
12. Motion to adopt **Resolution No. 2023-172**, accepting two Easements for Utilities, Final Release of Lien, Warranty, Bill of Sale, and Schedule of Values associated with the water and sewer systems to serve apartments at World Commerce Center, located off State Road 16
13. Motion to adopt **Resolution No. 2023-173**, approving the terms of and authorizing the chair of the Board, on behalf of the County, to accept and execute, a Temporary Construction Easement within the future stormwater pond site, located off future County Road 2209
14. Motion to adopt **Resolution No. 2023-174**, approving the terms, conditions, provisions, and requirements of the State-Funded Grant Agreement with Florida Department of Transportation, for intersection improvements along State Road A1A; authorizing the county administrator, or designee, to execute the agreement on behalf of the County; and amending the Fiscal Year 2023 budget to recognize and appropriate the grant funds (State Grant 1114-55305), within the Transportation Trust Fund Budget
15. Motion to adopt **Resolution No. 2023-175**, adopting the Fiscal Sustainability Plan for the Anastasia Island Wastewater Treatment Facility (WWTF) Ultraviolet Disinfection Upgrades and Master Lift Station Odor Control Improvements projects, based on the requirements for the Florida Department of Environmental Protection's State Revolving Loan program
16. Motion adopt **Resolution No. 2023-176**, approving the terms, conditions, provisions, and requirements of the Capacity Commitment Agreement to reserve capacity for future utility service to 540 North Wilderness Trail; authorizing the county administrator to execute the agreement on behalf of the County; and authorizing the Utility Department to accept the required payments
17. Motion to adopt **Resolution No. 2023-177**, adopting preliminary schedules of water, wastewater, and reclaimed water rates, deposits, fees, charges, and costs, and scheduling a public hearing on June 20, 2023, at 9:00 a.m., or as soon thereafter as possible, for final adoption

18. Motion to declare the attachments as surplus and 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 adopt **Resolution No. 2023-178**, authorizing the county administrator, or designee, to piggyback State of Florida Contract No. 44000000-NASPO-19-ACS (Contract 140597), and to issue leases or purchase orders to Konica Minolta Business Solutions U.S.A., Inc., for the lease of copier machines, supplies, and service through the contract's duration, as long as it serves the best interest of the County
20. Motion to adopt **Resolution No. 2023-179**, authorizing the county administrator, or his designee, to execute and issue Change Order 01 to Task Order 05 to G&H Underground Construction, Inc., to complete additional drainage improvement work at Porpoise Point, for an amount not to exceed \$105,822.34, under Bid No. 22-112, As-Needed Construction Services for Countywide Roadway Drainage and Infrastructure Maintenance (Master Contract No. 22-MCA-GHU-16966)
21. Motion to approve **Resolution No. 2023-180**, authorizing the county administrator, or designee, to purchase four Saber fire engines from Ten-8 Fire and Safety, LLC, for a purchase price of \$3,125,428, and to approve the transfer of \$3,600,688 from Fire District Reserves to purchase the engines and associated equipment
22. Motion to adopt **Resolution No. 2023-181**, authorizing the county administrator, or his designee, to execute and issue Task Order 01 to Inliner Solutions, LLC, to complete installation of Cured-in-Place Pipe (CIPP) lining at various locations in St. Johns County, for an amount not to exceed \$559,854, under Bid No. 21-05, Countywide Pipe and Manhole Lining, Renewal and Rehabilitation Services (Master Contract No. 21-MCC-GRA-13190)
23. Motion to adopt **Resolution No. 2023-182**, authorizing the county administrator, or designee, to award Bid No. 23-40, Community Development Block Grant Disaster Recovery Project - Santa Rosa Drainage Improvements to DB Civil Construction, LLC, as the lowest, responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached hereto, for completion of the project as specified in Bid No. 23-40, for a lump sum amount of \$2,080,040 for Base Bid A and \$877,582, for Bid Alternate No. 1 – Area 1 – Master Drive Option No. 1 – Pre-Cast Box Culvert
24. Motion to adopt **Resolution No. 2023-183**, authorizing the county administrator, or his designee, to execute contracts in substantially the same form and format as attached, with 1565 Woodworks, LLC, St. Johns Housing Partnership, Inc., and Coastal Construction of St. Augustine, LLC, as the top ranked firms to perform the work in accordance with RFQ No. 23-04, State Housing Initiatives Partnership and Emergency Housing Rehabilitation
25. Motion authorizing the county administrator, or designee, to transfer an amount not to exceed \$200,000, from E-911 Communications Fund Capital Outlay Reserve, for appropriation to the St. Johns County Sheriff's Office for support hardware and software for additional workstation positions

26. Motion to adopt **Resolution No. 2023-184**, approving the terms, provisions, and conditions of an Affordable Housing Grant Program grant agreement between St. Johns County and Ability Housing, Inc., in the amount of \$460,000, substantially in the same form as attached, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County
27. Motion to adopt **Resolution No. 2023-185**, approving the First Amendment to the Contract Agreement between St. Johns County and Children's Home Society, Inc., in substantially the same form as the attached hereto; authorizing the county administrator, or designee, to execute the amendment on behalf of the County; and designating the county administrator as the duly authorized representative of the County, to authorize and execute future renewals and amendments to the agreement on behalf of the County
28. Motion to adopt **Resolution No. 2023-186**, approving the terms, provisions, conditions, and requirements of the Interagency Agreement between St. Johns County and Community Partnership for Children, Inc., and Family Support Services of North Florida, Inc., in substantially in the same form as attached hereto, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County
29. Motion to adopt **Resolution No. 2023-187**, approving the First Amendment to the Contract Agreement between St. Johns County and Family Support Services of North Florida, Inc., in substantially the same form as the attached hereto; authorizing the county administrator, or designee, to execute the amendment on behalf of the County; and designating the county administrator as the duly authorized representative of the County, to authorize and execute future renewals and amendments to the agreement on behalf of the County
30. Motion to adopt **Resolution No. 2023-188**, approving the terms, conditions, and requirements of the Contract between St. Johns County and The Devereux Foundation, Inc., for the Family Builder Safety Services Program in an amount not to exceed \$119,842.84, in substantially the same form as attached hereto, and authorizing the county administrator, or designee, to execute the contract on behalf of the County
31. Motion to adopt **Resolution No. 2023-189**, authorizing the county administrator to execute a Funding Assistance Agreement by and between St. Johns County and Habitat for Humanity of St. Augustine/St. Johns County, Inc., for a capital distribution of a subaward of \$949,280.35, from the American Rescue Plan Revenue Fund Budget
32. Motion to adopt **Resolution No. 2023-190**, authorizing the county administrator to execute a Funding Assistance Agreement by and between St. Johns County and Ability Housing, Inc., for a capital distribution of a subaward of \$1,207,134, from the American Rescue Plan Revenue Fund Budget
33. Motion to authorize the chair of the St. Johns County Board of County Commissioners to execute a Letter of Agreement, substantially in the same form and format attached hereto, thereby authorizing Crime Stoppers of Northeast Florida to act as St. Johns County's agent, for the purpose of applying and continuing to receive funds from the Crime Stoppers Trust Fund administered by the Office of the Attorney General

34. Motion to adopt **Resolution No. 2023-191**, fulfilling the requirements of Resolution 1999-152, St. Johns County's policy for naming of all public facilities and approving the naming of the new county park and library in the west-central part of the county to Mill Creek Park and Mill Creek Library
35. Motion to adopt **Resolution No. 2023-192**, approving an amendment of the current Administrative Services Agreement with Blue Cross and Blue Shield of Florida, Inc., d/b/a Florida Blue, modifying the term and Exhibit B: Financial Arrangement; and authorizing the county administrator, or designee, to execute amendment(s) in substantially the same form and format as attached hereto, as well as any subsequent amendments to the agreement that are administrative in nature, and do not change or modify any material terms of the agreement, on behalf of the County
36. Motion to approve minutes: 05/16/2023, BCC Regular
37. Proofs:
  - a. Proof: Notice of Meeting, St. Johns County Board of County Commissioners and Planning and Zoning Agency, Establishment of Ordinance/Regulations relating to veterinary offices, held on February 7, 2023, and December 15, 2022, published November 25, 2022, in *The St. Augustine Record*.
  - b. Proof: Requisition of Bids, Bid No. 23-23, Surfwood Subdivision Roadway and Drainage Improvements, published on November 28, 2022, and December 5, 2022, in *The St. Augustine Record*.
  - c. Proof: Requisition of Bids, Bid No. 23-08, Mills Field Parking Lots Renovation, published on December 1, 2022, and December 8, 2022, in *The St. Augustine Record*.
  - d. Proof: Requisition of Bids, Bid No. 23-25, Pablo Road Bridge Guardrail System Replacement, published on December 5, 2022, and December 12, 2022, in *The St. Augustine Record*.
  - e. Proof: Requisition of Bids, Bid No. 23-26, Sheriff's Fleet Services and Supply Facility, published on December 8, 2022, and December 15, 2022, in *The St. Augustine Record*.
  - f. Proof: Notice of Meeting, St. Johns County Legislative Delegation public meeting, held on December 19, 2022, published on December 12, 2022, in *The St. Augustine Record*.
  - g. Proof: Requisition of Bids, Bid No. 23-31, St. Johns County Combined Fire Station 11 and Sheriff's Office Southwest Operations Center, published on December 15, 2022, and December 22, 2022, in *The St. Augustine Record*.
  - h. Proof: Requisition of Bids, Bid No. 23-33, County Road 208 Water Booster Pump Station - Construction of Facility, published on December 19, 2022, and December 27, 2022, in *The St. Augustine Record*.
  - i. Proof: Requisition of Bids, Bid No. 23-35, Longleaf Pine Parkway Widening, published on December 25, 2022, and January 1, 2023, in *The St. Augustine Record*.
  - j. Proof: Requisition of Bids, Bid No. 23-30, Palm Valley Road Sidewalk - Phase I from Landrum Lane to Canal Boulevard - FDOT FPN No. 450657-1-54-01, published on January 11, 2023, and January 18, 2023, in *The St. Augustine Record*.

- k. Proof: Notice of Meeting, St. Johns County Board of County, Establishment of Ordinance/Regulations relating to veterinary offices, held on February 7, 2023, and February 21, 2023, published February 13, 2023, in *The St. Augustine Record*.
- l. Proof: Requisition of Bids, Bid No. 23-33R, County Road 208 Water Booster Pump Station - Construction of Facility, published on February 6, 2023, and February 13, 2023, in *The St. Augustine Record*.
- m. Proof: Requisition of Bids, Bid No. 23-43, Building Renovation - Health and Human Services, published on February 10, 2023, and February 17, 2023, in *The St. Augustine Record*
- n. Proof: Requisition of Bids, Bid No. 23-27, CDBG-DR Protect - Santa Rosa Drainage Improvement Project, published on February 27, 2023, and March 6, 2023, in *The St. Augustine Record*.
- o. Proof: Requisition of Bids, Bid No. 23-40, Mickler Road and State Road-A1A Intersection Improvements - FDOT FPN No. 445798-2-54-01 and FDOT FPN No. 445798-3-54-01, published on March 1, 2023, and March 8, 2023, in *The St. Augustine Record*.
- p. Proof: Requisition of Bids, Bid No. 23-06R, CDBG-DR - S. Holmes Boulevard Drainage Improvement Project - Collier Heights, published on March 6, 2023, and March 13, 2023, in *The St. Augustine Record*.
- q. Proof: Requisition of Bids, Bid No. 23-50, Improvements to Tortuga Beach Park, published on March 6, 2023, and March 13, 2023, in *The St. Augustine Record*.
- r. Proof: Requisition of Bids, Bid No. 23-45, Riverdale Boat Ramp Dredging, published on March 23, 2023, and March 30, 2023, in *The St. Augustine Record*.
- s. Proof: Requisition of Bids, Bid No. 23-54, Sale of Real Property Located at 1135 Harmony Drive South, St. Johns, FL 32259, published on March 30, 2023, and April 6, 2023, in *The St. Augustine Record*.
- t. Proof: Requisition of Bids, Bid No. 23-60, Improvements to Vilano Oceanfront Park, published on April 7, 2023, and April 14, 2023, in *The St. Augustine Record*.
- u. Proof: Requisition of Bids, Bid No. 23-64, CR-2209 Wetland Fill, published on April 19, 2023, and April 26, 2023, in *The St. Augustine Record*.
- v. Proof: Requisition of Bids, Bid No. 23-25R, Rebid Pablo Road Bridge Guardrail System Replacement, published on February 1, 2023, and February 8, 2023, in *The St. Augustine Record*.
- w. Proof: SA Req Qualification; RFQ No. 23-17, As-Needed Countywide, Small-Scale Construction, Renovation, Maintenance, and Repair Services, published on January 23, 2023, and January 30, 2023, in *The St. Augustine Record*.
- x. Proof: SA Req Qualification; RFQ No. 23-21, Utility Rehabilitation/Construction, published on December 16, 2022, and December 23, 2022, in *The St. Augustine Record*.
- y. Proof: SA Req. Qualification; RFQ No. 23-04, SHIP and Emergency Housing Rehabilitation, published on February 20, 2023, and February 27, 2023, in *The St. Augustine Record*.
- z. Proof: Notice of Hearing, public hearing on establishment of ordinance/ regulations relating to pedestrian and vehicle safety within public roads and rights-of-way relating to veterinary offices, published on April 21, 2023, in *The St. Augustine Record*.

- aa. Proof: Notice of Special Meeting of the St. Johns County Board of County Commissioners on May 2, 2023, published on April 26, 2023, in *The St. Augustine Record*.
- bb. Proof: Notice of Hearing, public hearing on establishment of ordinance/ regulations relating to workforce housing, published on April 21, 2023, in *The St. Augustine Record*.
- cc. Proof: Notice of Hearing, public hearing on establishment of ordinance/ regulations relating to veterinary offices, published on November 25, 2022, in *The St. Augustine Record*.
- dd. Proof: Notice of Hearing, public hearing on establishment ordinance/ regulations relating to workforce housing, published on February 14, 2023, in *The St. Augustine Record*.
- ee. Proof: Notice of Hearing, public hearing on establishment of ordinance/ regulations affecting procedures for the release or reduction of code enforcement liens, published on March 21, 2023, in *The St. Augustine Record*.
- ff. Proof: Notice of Hearing, vacation of a portion of Bishop Estates Road, published on February 17, 2023, in *The St. Augustine Record*.

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

Migut requested that Regular Agenda Items 3 and 7 be pulled.

### **APPROVAL OF REGULAR AGENDA**

**Motion by Joseph, seconded by Dean, carried 5/0, to approve the Regular Agenda, as amended, with the deletion of Regular Agenda Items 3 and 7.**

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

**Nay: None**

### **PUBLIC COMMENT TIME CERTAIN**

Juliet Shaposhnikov, Tracy Branch, Nicole Crosby (Exhibit A), Marie Morrison, Gail Evans, Ivette Lucchetti, Sherry Badger (Exhibit B), Charlie Hunt (Exhibit C), Doug Coleman, Bill Dwyer, Douglas Metz, Sherri Flaharty, and Mary Lou Falco provided public comment.

Whitehurst recessed the regular meeting at 12:13 p.m. and reconvened at 1:00 p.m. with Artricia Allen, Deputy Clerk was present. The Board moved to Regular Agenda Item 6.

1. Constitutional Officers' Fiscal Year (FY) 2024 Budget Presentations - St. Johns County Supervisor of Elections and St. Johns County Sheriff. Presentation of the Constitutional Officers' tentative budget for Fiscal Year 2024. Under Florida Statute 129.03(2), on or before June 1 of each year, constitutional officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the tax collector is fee-based, it is not required for the tax collector's budget to be submitted to the BCC at this time. The supervisor of elections and the sheriff will each make a brief oral presentation to the BCC relative of their tentative budget. The property



appraiser and the clerk of courts have been scheduled to make their respective presentations to the BCC on June 20, 2023

Wade Schroeder, Assistant Director of the Office of Management and Budget, spoke on the constitutional officers' budget process and announced on June 20, 2023, the clerk of the circuit court and comptroller and the property appraiser would be presenting their budget. He then introduced St. Johns County Sheriff, Robert A. Hardwick, and Supervisor of Elections, Vicky Oaks, to present their budgets.

Robert A. Hardwick, St. Johns County Sheriff, presented the details of the FY 2024 Sheriff's Office budget, via PowerPoint, and addressed questions on starting pay for new police officers, the process of recruiting and retaining personnel, body cameras, and pilot programs provided by the Sheriffs' Office.

Public Comment: Janet Patten, Ed Slavin, William Fisher, and Chuck Labanowski provided public comment.

Hardwick provided further information on the internal control measures and spoke in support of his staff.

Vicky Oakes, St. Johns County Supervisor of Elections, presented the details of the FY 2024 Supervisor of Election's budget, via PowerPoint and responded to questions regarding voting machines processing and protecting mail-in ballots.

Lex Taylor, Deputy County Attorney, entered the meeting.

Dean spoke in support of the county's constitutional officers.

Whitehurst explained that the purchase of a clear ballot system was not due to fraud or inaccuracy, but in response to the political environment. Oaks provided information on how elections are conducted.

Public Comment: Judy Spiegel and Ed Slavin provided public comment.

Oaks provided further information on out-of-state identification, early voting locations, the removal of Electronic Registration Information Center (ERIC), and having the capability of cross-checking voters with other states.

2. KeHE Distributors, LLC, Economic Development Incentive Request. The St. Johns County Economic Development Agency received an application from KeHE Distributors, LLC, for economic development incentives to operate a food distribution facility in a new industrial building located on Deerpark Boulevard. The project would retain 345 jobs in the county and add an additional 100 jobs. Jobs would be at the county average wage of approximately \$52,000 and additionally provide substantial benefits such as an Employee Stock Ownership Plan. The project is anticipated to begin operations by the fourth quarter of 2024. With this schedule, the first annual grant payment would be anticipated during Fiscal Year 2026. The project would be required to construct traffic control measures at Deerpark Boulevard and State Road 207, and part of the economic development incentive

would co-fund this construction by paying for the non-KeHE related proportion of traffic (determined to be 67 percent in the relevant traffic study) up to a maximum of \$1,000,000. The total estimated value of the incentive, over an anticipated two-year period, would be \$2,341,410. In accordance with the program, the agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application

Joy Andrews, Deputy County Administrator, presented the details of the request, via PowerPoint.

David Kiernan, County Economist, provided further information on the economic impacts that KeHE would provide with the current and additional jobs, labor income, and gross county product.

Discussion ensued on the location, taxes, ad valorem tax revenue, promoting economic development, the deficit in infrastructure development, jobs remaining in the county, zoning, and the support that staff had provided.

Public Comment: Ed Slavin, Beth Tate, Charlie Hunt, and B.J. Kalaidi provided public comment.

Whitehurst supported the incentive request due to the net benefit to the county.

**Motion by Dean, seconded by Arnold, carried 5/0, to approve the recommended incentive packet and instruct the county attorney to draft an Economic Development Grant Agreement for KeHE Distributors, LLC, and place the proposed Grant Agreement for consideration by the Board at a later regularly scheduled meeting.**

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

**Nay: None**

3. Public Hearing - PUD 2023-03, Big Oak RV and Boat Storage

*Regular Agenda Item 3 was pulled.*

4. Public Hearing - CPA (SS) 2021- 24, The Cottages at St. Johns. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 20.82 acres of land from Residential-C (Res-C) to Residential-D (Res-D), located on State Road 16, west of International Golf Parkway. This request is a companion application to PUD 2021-18. The Planning and Zoning Agency recommended approval of CPA (SS) 2021-24, The Cottages at St. Johns, with a 4-2 vote at its May 4, 2023, meeting. Individual members discussed that Residential-D may not be an appropriate evolution of land use in this area due to lack of infrastructure, road, and school capacity; other members expressed that Residential-D is compatible with the area, due to the commercial mix of uses located at the International Golf Parkway and State Road 16 intersection, which may be walkable to some of the residents of the new community. Residents who spoke in opposition discussed increased traffic, density, and incompatibility with the surrounding area

Regular Agenda Items 4 and 5 were presented together.

The Board disclosed ex parte communication.

Thomas O. Ingram, Sodl and Ingram, PLLC, presented the details of the request, via PowerPoint. Discussion followed on school overcrowding, the rezoning request, and traffic impacts.

Teresa Bishop, Growth Management Planning Division Manager, provided an explanation of the units per acre in Residential-C versus Residential-D zoning.

Public Comment: Chuck Labanowski (Exhibit A), Charlie Hunt (Exhibit B), Ed Slavin, Judy Spiegel (Exhibit C), Kevin Carroll, Doris Taylor (Exhibit D), Keith Bowen, Layla Prevatt, and Marc Sokolay provided public comment.

Ingram provided further information on the Comprehensive Plan Amendment, road improvements, traffic impacts, and compatibility.

Arnold stated she was in support of the development; however, due to the timing with road improvements, she would be voting against it.

**Motion by Arnold, seconded by Dean, carried 5/0, to deny CPA(SS) 2021-24, The Cottages at St. Johns, based upon four findings of fact, as provided in the staff report.**

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

**Nay: None**

5. Public Hearing - PUD 2021-18, The Cottages at St. Johns. Request to rezone approximately 20.8 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate the development of up to 232 residential units contained within a rental community. This request is a companion application to CPA (SS) 2021-24, The Cottages at St. Johns. The Planning and Zoning Agency recommended approval of CPA(SS) 2021-24, The Cottages at St. Johns, with a 4-2 vote. Individual members discussed that Residential-D may not be an appropriate evolution of land use in this area due to lack of infrastructure, road, and school capacity; other members expressed that Residential-D is compatible with the area, due to the commercial mix of uses located at the International Golf Parkway and State Road 16 intersection, which may be walkable to some of the residents of the new community. Residents who spoke in opposition discussed increased traffic, density, and incompatibility with the surrounding area

Discussion occurred with Regular Agenda Item 4.

**Motion by Arnold, seconded by Dean, carried 5/0, to deny PUD 2021-18, The Cottages at St. Johns, subject to ten findings of fact, as provided in the staff report.**

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

**Nay: None**

Ingram requested that the Board grant a waiver to the one-year limitation to file another application on this property. Whitehurst responded that that was not appropriate at this time, Arnold concurred.

Valliere left the meeting.

The Board moved to time certain public comment.

6. Special Public Meeting and Special Private Meeting of the Board of County Commissioners. The Board of County Commissioners will hold a special public meeting on Tuesday, June 6, 2023, beginning at 1:00 p.m., in the County Administration complex located at 500 San Sebastian View, St. Augustine, Florida. The public meeting will be held in the County Auditorium. The purpose of the special public meeting will be to announce and to hold a special private attorney-client meeting. The special private attorney-client meeting will be held in accordance with Section 286.011(8), Florida Statutes, and will be confined to settlement negotiations and litigation expense strategy pertaining to the pending lawsuit between St. Johns County v. Carr, Riggs and Ingram, LLC, Case No. CA20-1331. St. Johns County is a party to the lawsuit. The special private attorney-client meeting will be held in the BCC Executive Conference Room adjacent to the Auditorium.

Whitehurst called the special public/private meeting to order. David Migut, County Attorney, provided the timeline for the hearing; Whitehurst provided information on the special meeting and listed those who would be in attendance.

Whitehurst adjourned the public/private meeting and reconvened the regular meeting at 2:06 p.m. The Board moved to Regular Agenda Item 8.

7. Public Hearing - PLNAPPL 2023-02, Strickland Carport

*Regular Agenda Item 7 was pulled.*

8. Public Hearing - COMPAMD 2022-07, Workforce Housing, Adoption. Comprehensive Plan Text Amendment – Adoption Hearing. The attached ordinance proposes modifications to the text of A - Future Land Use Element (Policy A.1.11.1.m) of the Comprehensive Plan. These amendments amend Policy A.1.11.1.m regarding the minimum required percentage of units offered for sale in the Workforce Housing Zoning designation. This item has been transmitted to required state and regional agencies and is returning to the Board for the required adoption hearing. At the regularly scheduled Board of County Commissioners (BCC) meeting on May 2, 2023, the Board voted 5-0 to postpone hearing this item and its companion Land Development Code (LDC) amendment to the June 6, 2023, BCC meeting

Regular Agenda Items 8 and 9 were presented together.

Amy Ring, Special Projects Manager, presented the details of the request, via PowerPoint.

Joseph questioned the decrease in the percentage for workforce housing and requested an explanation. Ring responded that the percentage decrease came from the Northeast Florida Builders Association. Discussion ensued on the percentage decrease, the need for more workforce housing, developer participation in the program being voluntary, lowering the prices to accommodate single salaries, and the developer buying down interest rates.

Ring continued, presenting the details of the request on the LDCA, via PowerPoint.

Public Comment: Austin Nicklas, Northeast Florida Builders Association (PowerPoint), Bob Porter, Northeast Florida Builders Association, Beth Tate, St. Johns County Chamber of Commerce, Kerri Gustavson, Ervin Bullock, Sidney Crews, Antonina Argento, Mark Mahoney, Kenny McClain, Ed Slavin, Adam VanScoy, Nadine Hughey, Doris Taylor, Judy Spiegel, Doug Burnett, Chuck Labanowski, Suzanne Clulow, and Randle Garner provided public comment.

Dean questioned the percentage above AMI and if the Chamber of Commerce had any recommendations and suggested a higher percentage cap on the Area Median Income (AMI). Tate responded there was no recommendation and Isabelle Renault, St. Johns County Chamber of Commerce, provided an explanation on what the earners' salaries would need to be. Discussion ensued on the income requirements, rent control, addressing buyer requirements to hold the property with deed restrictions, and having a hometown heroes' exemption.

Whitehurst provided the history of workforce housing and the four-year process with the recommended amendments. Discussion ensued on having a workshop for workforce housing, lower interest rates, and not having dense development to form affordable housing. Additionally, the Board expressed its position on workforce housing development.

**Motion by Dean, seconded by Alaimo, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2023-19, to adopt Comprehensive Plan amendments revising Policy A.1.11.1.m, subject to three findings of fact.**

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

**Nay: Joseph**

9. Public Hearing - LDCA 2023-04, Workforce Housing, Second Reading. Land Development Code (LDC) Amendment - Workforce Housing. The attached ordinance proposes modifications to the LDC Section 5.11.00 Workforce Housing Zoning text, Article VI Table 6.01, and Article XII Definitions. The Planning and Zoning Agency heard this item at a regularly scheduled public hearing on December 1, 2022, and voted to recommend approval by a 4-2 vote. The first reading of the proposed amendments was considered by the Board on February 21, 2023, wherein staff was directed to incorporate the redline version authored by the Northeast Florida Builder's Association for second reading. This item was scheduled and advertised for second reading at the May 2, 2023, Board of County Commissioners (BCC) meeting, at which time the Board engaged in brief discussion and voted 5-0 to postpone the item to the June 6, 2023, BCC meeting, pending staff incorporation of additional regulations for consideration

Discussion occurred with Regular Agenda Item 8.

Discussion occurred on the language for the proposed motion. Valliere asked the Board if the motion would include removing the income qualification components. Discussion ensued on the motion and continuing the item to the next Board meeting to allow time to research all attachments.

**Motion by Joseph, seconded by Arnold, carried 5/0, to continue the item to the next Board of County Commissioners' meeting on June 20, 2023.**

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

**Nay: None**

10. Public Hearing - CPA(SS) 2023-02, McCrary Family. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 20 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of six single-family dwelling units. The subject property is located at 1660 and 1740 County Road 13A North. This request was heard before the Planning and Zoning Agency on May 4, 2023. During the hearing, agency members questioned the possibility of this site being a family farm, the possibility of deed restrictions, the creation of an enclave, and the existing rural area. Staff explained that the site does not qualify as a family farm. No public comments were made. The Planning and Zoning Agency's first motion was to recommend approval, but it was a 3 to 3 tie. The Agency then made a motion to recommend denial, but this motion died for lack of a second. According to Land Development Code Section 8.01.03.B, failure to receive a majority vote of members present shall act as a denial of the application. Based on this information, the Planning and Zoning Agency's decision was a recommendation to deny

Douglas N. Burnett, Esquire, St. Johns Law Group, presented the details of the request, via PowerPoint. Burnett introduced Carol Cooke who provided the history of the property, and the reason for the request. She displayed a photograph (Exhibit A).

Joseph suggested requesting that only family be allowed on the property and if they would consider a family farm. Burnett responded on the qualifications of a family farm and that it would not be useful for the property. Discussion ensued on subdividing the property, setting a precedence for builders or neighbors, and the zoning of the property.

Public Comment: Alyssa Mouse provided public comment.

Discussion ensued on deed modifications only allowing family, the challenges and limitations required for building, and how long the property had been in the family. The Board members expressed their positions on the development.

**Motion by Arnold, seconded by Alaimo, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2023-20, approving CPA(SS) 2023-02, McCrary Family, based upon four findings of fact, as provided in the staff report.**

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

**Nay: Joseph**

11. Public Hearing - MAJMOD 2023-05, TrailMark Recreational Pond. Request to modify the Six Mile Creek Planned Unit Development (PUD) to add approximately 33 acres of land to provide additional recreational opportunities for the community and rezone this property from Open Rural to PUD. The applicant is proposing a recreational pond

generally located off Indian Branch Ranch Road, abutting the Six Mile Creek Planned Unit Development (PUD) to the west and north. The Planning and Zoning Agency heard this request on May 4, 2023, and recommended approval with a 5-1 vote. The dissenting member discussed the need for a hydrological study to assess the potential impact on wetlands, water drawdown in the area, and Six Mile Creek. The applicant responded, a hydrological report was prepared and would be submitted with the construction plans. The agency further discussed the need for St. Johns River Water Management District permitting and St. Johns County permitting before the pond could be constructed. Two property owners, who live on Church Road and Indian Branch Ranch Road, spoke about the water drawdown and impact to the individual wells in the area. One speaker requested a fence to provide privacy to the existing residents and to be assured that people would not be traveling on Church Road to get to the pond.

The Board disclosed ex parte communication.

Lindsay Haga, AICP, Senior Planner for England-Thims and Miller, Inc., presented the details of the request, via PowerPoint.

Public Comment: There was none.

Valliere stated that section 4 of the proposed ordinance had a typo, and the changes should state that: *Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.*

**Motion by Arnold, seconded by Joseph, carried 5/0, to enact Ordinance No. 2023-21, as amended, approving MAJMOD 2023-05, TrailMark Recreational Pond, based upon six findings of fact, as provided in the staff report.**

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

**Nay: None**

12. Public Hearing - CDDAMD 2021-04, Dissolution of the Deerfield Preserve Community Development District (CDD). The Board of County Commissioners enacted Ordinance No. 2006-43, establishing the Deerfield Preserve CDD. On March 24, 2020, the Department of Economic Opportunity (DEO) notified the County, the CDD had been inactive for over two years and had not had a sufficient number of board members to constitute a quorum in over two years. DEO published a Notice of Proposed Declaration of Inactive Status of the CDD. DEO did not receive any objection to the inactive status and changed the status from active to inactive. Pursuant to Sections 189.062 and 190.046, Florida Statutes, the County is required to dissolve the CDD by repealing Ordinance No. 2006-43. There is no maintenance, operating or financial obligations the County will undertake with this dissolution

Teresa Bishop, AICP, Planning Division Manager, provided the details of the development, via PowerPoint.

Whitehurst asked Bishop if the Board dissolved the CDD would there be any liability or financial consequences to St. Johns County. Bishop responded no.

Public Comment: There was none.

**Motion by Alaimo, seconded by Dean, carried 5/0, to enact Ordinance No. 2023-22, approving the dissolution of the Deerfield Preserve CDD and repealing Ordinance No. 2006-43, subject to three findings of fact.**

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

**Nay: None**

Valliere left the meeting.

13. Mitigation Consulting Services and the Development of a Residential Flood Mitigation Program and Contract Award. The selected contractor will be utilized to assist with mitigation grant projects from application development to closeout. These consulting services will assist St. Johns County with applying for mitigation grants, on behalf of homeowners, to complete elevations, mitigation reconstructions, or acquisitions of eligible flood-prone structures. St. Johns County (SJC) Purchasing Division issued a formal Request for Proposals (RFP) solicitation for a qualified firm to perform consulting services for the mitigation programs available to the County through Federal Emergency Management Agency (FEMA), Digital Elevation Model (DEM), Department of Economic Opportunity (DEO), Housing and Urban Development (HUD), and other granting agencies. The solicitation was issued in accordance with St. Johns County Purchasing Policy, and three proposals were received and evaluated by the Evaluation Committee. Quality Engineering and Surveying, LLC, ("QES") was selected as the top ranked firm. QES submitted rates which shall be utilized for their services, however, the limitation for any administrative costs is five percent of the total assistance. Staff recommends Board approval to finalize and execute a contract with Quality Engineering and Surveying, LLC, to perform the specified services as authorized by Task Order

Joseph Giammanco, PhD, Director of Emergency Management, provided the details of the program and the award, via PowerPoint.

Joseph questioned the Tetra Tech Consulting Agency that was previously hired and if the Board should consider hiring an in-house consultant. Giammanco responded that that company was utilized for a different program and provided his recommendation to move forward.

Public Comment: There was none.

**Motion by Dean, seconded by Alaimo, carried 5/0, to adopt Resolution No. 2023-193, authorizing the county administrator, or designee, to finalize and execute a contract, in substantially the same form and format as attached, with Quality Engineering and Surveying, LLC, for performance of the specified services in accordance with RFP No. 23-39, Mitigation Consulting Services.**



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

**Nay: None**

14. Hurricanes Ian and Nicole Federal Emergency Management Agency (FEMA) Category B (Cat B) Emergency Beach Berm update and Contract Award. On February 21, 2023, the Board of County Commissioners (BOCC) directed staff to design a FEMA Category B Emergency Beach Berm and work with Purchasing to select a firm for construction. In addition, this presentation will provide specific eligible locations and discuss beach access. St. Johns County (SJC) Purchasing Division issued a formal Invitation for Bids (Bid) solicitation for qualified firms to submit bids to complete the FEMA Cat. B Post Hurricane Ian and Nicole construction of emergency berms for Butler Beach. Bids were received on June 1st, and the bid tabulation is provided as part of the presentation. Due to the size of the exhibits included in the bid documents, they are available upon request from SJC Purchasing. Staff recommends Board approval to award Bid No. 23-41, to the lowest, responsive, responsible bidder for completion of the project, in accordance with the specifications under Bid No. 23-41

Joseph Giammanco, PhD, Director of Emergency Management, presented the details of the emergency beach berm update, via PowerPoint.

Discussion ensued on modifying the motion to reflect a further descriptive location, eliminating a vendor that had not met the previous requirements, and why Bryn Mawr and Mary Street were not included in the project.

Public Comment: Marie Morrison provided public comment.

Giammanco responded to Morrison's concerns for when the project would begin.

**Motion by Alaimo, seconded by Arnold, carried 5/0, to adopt Resolution No. 2023-194, authorizing the county administrator, or designee, to award Bid No. 2023-41, Construction of Emergency Berms – FEMA Cat. B post Hurricane Ian and Nicole – South Portion Anastasia Island, to Phillips and Jordan, Inc., as the lowest, responsive, and responsible bidder, at the amount of the submitted total not-to-exceed bid price \$4,170,498.91; and authorize \$700,000 for project delivery cost; and recognize a FEMA grant reimbursement of \$3,655,124, a State of Florida Department of Emergency Management grant reimbursement of \$609,187 and to approve the transfer of General Fund Reserves in an amount equal to \$609,187 of the total bid price.**

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

**Nay: None**

Giammanco informed the Board that Crescent Beach Park would be eligible for sand, with two access points. He also asked the Board for direction to use the property at 7740 A1A as an access point.

Alaimo questioned if the residents in the condos would be notified and what the hours of construction would be. Discussion ensued.

Giammanco requested *Board consensus to use the property at 7740 AIA on Crescent Beach as an access point between 6:30 a.m. to 5:00 p.m., for areas that were eligible for sand. Consensus was given.*

15. World Golf Village Properties - Staff Assessment and Recommendations. The World Golf Foundation has informed the County that it intends to vacate on 1 World Golf Place, home of the World Golf Hall of Fame and Isotope Matter-Antimatter Experiment (IMAX) Theater, by December 31, 2023. Additionally, Professional Golfers' Association (PGA) Tour Productions, located at 21 World Golf Place, will relocate to a new facility in Ponte Vedra by December 31, 2024. At its April 18, 2023, regular meeting, the Board of County Commissioners directed staff to present an overview of the current situation and provide recommendations to address the future of the area.

Joy Andrews, Deputy County Administrator, presented the details of the properties, via PowerPoint.

Joseph asked whether the County would be responsible for running the properties or would it be best to sell. Andrews responded there were no specific recommendations, and it was at the Board's discretion to determine how the property would be used.

Public Comment: Ed Slavin, Jay Simecek, and Doris Taylor provided public comment.

Dean provided history on the Hall of Fame project. Discussion ensued on community engagement, the County buying buildings for multi-purpose usage, reallocating funds, and preserving the golf heritage.

Arnold informed the Board that developers were trying to use the Live Local Act to develop multi-family homes and asked for an update on the World Gold Village Library. Leigh Daniels, Purchasing Manager, responded that the library design was at 60 percent completion, but could be stopped if the Board wished. In addition, Arnold asked the Board to consider diverting the funds and retrofitting the space.

**Motion by Arnold, seconded by Dean, carried 5/0, to direct staff to initiate a public engagement process to collect public input on potential best future uses of 1 World Golf Place, and present outcomes to the Board.**

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

**Nay: None**

**Motion by Arnold, seconded by Alaimo, carried 5/0, to direct staff to conduct due diligence related to IMAX operations and bring back options with associated costs.**

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

**Nay: None**

**Motion by Arnold, seconded by Alaimo, carried 5/0, to direct staff to bring back some numbers and some financial analysis about public facilities that may potentially occupy the property.**

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

Deputy Clerk Allen left the meeting and Deputy Clerk Sandra Hutto entered the meeting.

Allen left the meeting and Hutto entered.

16. Consider appointments to the Contractors Review Board. Currently, there is one vacancy on the Contractors Review Board due to the expired term of the licensed pool contractor, James Batts. This vacancy was advertised for eight months. The vacancy is required to be filled by a licensed, certified, or registered Pool Contractor. Please find attached for your review and consideration two applications and a letter of recommendation from the Contractors Review Board: Gregory Lord, Dist. 2 and Darcy Stanford, Dist. 3

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

Public Comment: There was none.

**Motion by Alaimo, seconded by Arnold, carried 5/0, to appoint Darcy Stanford to the Contractors Review Board, as a licensed pool contractor, for a full four-year term, scheduled to expire on June 6, 2027.**

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

## **PUBLIC COMMENT**

Ed Slavin, Ann Sokol, Frank Lamantia, C.J. Weinman, James Hensley (Exhibit A), Suzanne Clulow, and Doris Taylor (Exhibit B) provided public comment.

## **COMMISSIONERS' REPORTS**

### Commissioner Joseph

Joseph reported on citizens who make a difference: She recognized Isabella Madaffari, Ponte Vedra High School, who won the state championship in javelin throw.

### Commissioner Alaimo

Alaimo reported on the homeowners' association meeting with the Rock Springs Farms community. He voiced his concerns on liability, responsibility of the maintenance, waiving the major modification fees, and closing the park. Ryan Kane, Director, St. Johns County Parks and Recreation, responded on the responsibility of maintenance and said he would need legal advice regarding closing the park. Migut responded that the terms of the agreement would determine the park closing and staff would need to review them. Discussion ensued on the legality of closing the park.

### Commissioner Dean

Dean spoke on the Rock Springs Farms community and voiced his support of relieving the homeowners' association from the maintenance and insurance responsibility. Migut provided legal advice on a major modification for the area that would be presented before the Board in a staff report, including recommendations from the Planning and Zoning Agency, and suggested allowing discussion at that time.

### Commissioner Arnold

Arnold reported on the new Capital County logo and the approval of funds for Ability Housing. *She requested Board consensus to pause the library plans for World Golf Village to reevaluate the status. **Consensus was given.*** Conrad commented on the process for pausing the library plans. She also expressed her condolences to the Kunovich family, on the passing of St. Johns County Sheriff Deputy, Sergeant Michael Kunovich.

### Commissioner Whitehurst

Whitehurst reported on a member of the community, Pat Laurencelle, who had served on the Library Advisory Board and provided a background of her accomplishments. He also reported on conserving and preserving tree canopies, green space, and wetlands in state parks.

## **COUNTY ADMINISTRATOR'S REPORT**

Conrad reported on not receiving any bids for the unsolicited proposal for a public-private partnership to manage cultural events for St. Johns County and *requested Board consensus to enter into contract negotiations with St. Johns County Cultural Events, Inc. The contract would be brought back to the Board at a later date. **Consensus was given.*** He also reported on the Vilano Coastal Storm Risk Management (CSRM) and *requested Board consensus to direct Staff to draft a letter to the United States Army Corps of Engineers informing them that St. Johns County was willing to commit to the funding for that portion of those three hold out parcels for the Vilano CSRM project. **Consensus was given.***

## **COUNTY ATTORNEY'S REPORT**

No report.

With there being no further business to come before the Board, the meeting adjourned at 5:37 p.m.

### REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 612246-612259, totaling \$63,917.22 and Voucher Register, Voucher No. 72867, totaling \$455.11 (05/18/2023)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 72868-72869, totaling \$8,346.96 (05/18/2023)
3. St. Johns County Board of County Commissioners Check Register, Check No. 612260, totaling \$6,665 (05/18/2023)

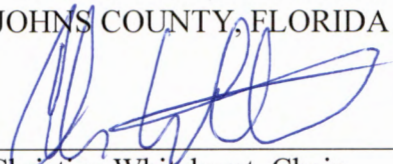
4. St. Johns County Board of County Commissioners Check Register, Check No. 612261, totaling \$4,777.99 (05/18/2023)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 612262-612459, totaling \$7,177,129.91 and Voucher Register, Voucher Nos. 72870-72958, totaling \$2,880,987.71 (05/22/2023)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 612460-612461, totaling \$585 (05/24/2023)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 612462-612463, totaling \$15,881 (05/26/2023)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 612464-612663, totaling \$3,147,798.46 and Voucher Register, Voucher Nos. 72959-73059, totaling \$5,507,578.32 (05/30/2023)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 612664-612681, totaling \$577,798.20 (05/30/2023)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 612682-612688, totaling \$2,391.90 and Voucher Register, Voucher No. 73060, totaling \$455.11 (06/01/2023)
11. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 73061-73062, totaling \$8,459.53 (06/01/2023)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 612689-612828, totaling \$1,368,455.68 and Voucher Register, Voucher Nos. 73063-73141, totaling \$2,300,559.31 (06/05/2023)

CORRESPONDENCE:

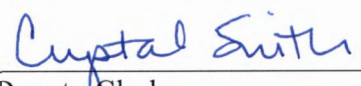
Letter dated May 11, 2023, regarding Turnbull Creek Community Development District.

Approved June 20, 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

