



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
November 07, 2023 - 9:00 a.m.

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: Joy Andrews, County Administrator
David Migut, County Attorney
Brad Bradley, Deputy County Administrator Chief of Staff
Sarah Taylor, Assistant County Administrator
Colin Groff, Interim Assistant County Administrator
Lex Taylor, Deputy County Attorney
Artricia K. Allen, Deputy Clerk

ROLL CALL

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

INVOCATION

Kyle Cubbedge, St. Johns County Sheriff's Office Sergeant, gave the invocation.

PLEDGE OF ALLEGIANCE

Bill Dudley, St. Johns County Veterans Council Chairman, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING NOVEMBER 11, 2023, AS VETERANS DAY

Whitehurst presented the proclamation to Bill Dudley and Joseph "Mac" McDermott. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation. Bill Dudley, St. Johns County Veterans Councils spoke about the importance of recognizing veterans' day and

presented pendants to the Board of County Commissioners, County Administration, and the County Attorney for their support of veterans.

PROCLAMATION RECOGNIZING NOVEMBER 2023, AS NATIONAL ADOPTION MONTH

Joseph presented the proclamation to Director Shawna Novak, and the St. Johns County Health and Human Services Group. Novak who spoke on the importance of recognizing National Adoption month. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING NOVEMBER 15-17, 2023, AS ENTREPRENEURSHIPS WEEK AT THE LINK

Whitehurst stated that this item would not be presented during the meeting, but the proclamation would be mailed to the link business.

CERTIFICATION OF RECOGNITION FOR 10 YEARS OF WEST AUGUSTINE'S PARTICIPATION IN KEEP CALM AND WALK FOR CANCER

Arnold presented the certificate of recognition to Robert Nimmons, Dwala Willis, and the West Augustine Community Redevelopment Agency Steering Committee. Lashawnda Pinkney spoke about the importance of recognizing the Keep Calm and Walk for Cancer event. Nimmons honored Commissioner Dean for his personal dedication and presented a plaque to Vernon Pinkney Jr., Lieutenant Colonel Retired, in remembrance of his mother.

ACCEPTANCE OF PROCLAMATIONS AND THE CERTIFICATE

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

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

PUBLIC SAFETY UPDATE

Skip Cole, St. Johns County Sheriff's Office Criminal Investigation Division Director, reported on the incident that occurred on Saturday, November 4, 2023, by Davis Park. He encouraged the community to be vigilant and to pay attention to your surroundings. He also spoke about attending the first annual Tristyn Bailey Foundation Gala hosted on Sunday, November 5, 2023, at the St. Johns Golf and Country Club and highlighted the services the foundation offered.

Discussion ensued on thanking the St. Johns County Sheriff's Office response team for their actions.

Jeremy Robshaw, St. Johns County Fire Rescue Communication Director, reported on the Ancient City Fire Expo, two-day, training event. He spoke about an incident where the team provided cardiac arrest patient care services to a patient experiencing cardiac arrest at their home.

CLERK OF COURT'S REPORT

Dwala Anderson, St. Johns County Chief Financial Officer, reported on the Clerks Office role in National Adoption Day and hosting an adoption ceremony on Friday, November 17, 2023, at the courthouse annex. In addition, she stated that the clerk's office was honoring veterans and military by providing free services throughout November.

PUBLIC INFRASTRUCTURE UPDATES

Dick D'Souza, St. Johns County Growth Management Assistant Director, Joe Giammanco, SJC Emergency Management Director, and Neal Shinkre, St. Johns County Utility Assistant Director, presented the details of the County Road 2209 Extension and International Golf Parkway/State Road 16 Intersection, 2023 Pavement Management Program, Ponte Vedra Nourishment Project, State Road 207 Water Reclamation Facility, State Road 207 Water Reclamation Facility overview, off-site pipelines, and the Infrastructure delivery timeline.

Dean spoke about the reduction and demand for freshwater and the long-term water supply in Northeast Florida.

LEGISLATIVE AFFAIRS UPDATES

Adam Tecler, Grants and Legislative Affairs Manager, provided the details of the 2024 Legislative Session and committee weeks, State appropriations, budget and policy opportunities, and the federal affairs.

DELETIONS TO THE CONSENT AGENDA

There were none.

Public Comment: B.J. Kalaidi provided public comment.

APPROVAL OF CONSENT AGENDA

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

Yea: Dean, Alaimo, Whitehurst, Arnold, Joseph

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to authorize the replenishment of the Clerk of the Circuit Court Reserves, by allocating an amount up to \$500,000, bringing the reserve balance up to \$1,515,000 or approximately 15 percent of annual expenditures
3. Motion to adopt **Resolution No. 2023-417**, granting a 10-year historic property partial ad valorem tax exemption consistent with Ordinance No. 2022-55, for 301 North Main Street, Hastings, beginning January 1, 2024, and expiring December 31, 2034; authorizing the county administrator, or designee, to execute the Historic Property Tax Exempt Covenant on behalf of the County
4. Motion to adopt **Resolution No. 2023-418**, granting a 10-year historic property partial ad valorem tax exemption consistent with Ordinance No. 2022-55, for 316 North Main Street, Hastings, beginning January 1, 2024, and expiring December 31, 2034; authorizing the county administrator, or designee, to execute the Historic Property Tax Exempt Covenant on behalf of the County
5. Motion to approve the Browning Subdivision School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2023-07)
6. Motion to adopt **Resolution No. 2023-419**, authorizing the county administrator to execute the Impact Fee Credit Agreement, with Ancient City Coastal Properties, LLC, (IFA 2023-03), establishing a total road impact fee credit of \$52,020
7. Motion to adopt **Resolution No. 2023-420**, approving the terms of and authorizing the county administrator, or designee, to execute a Temporary Construction and Access Easement Agreement to be able to clear, grade, and stabilize a portion of the County parcel and construct improvements for a 10-acre public park
8. Motion to adopt **Resolution No. 2023-421**, accepting a Temporary Construction Easement and a Grant of Easement to St. Johns County for the Summer Haven North Stormwater Drainage Project along Old A1A
9. Motion to adopt **Resolution No. 2023-422**, declaring certain county-owned property located off Iberia Street, as surplus property, and authorizing advertisement for sealed bids pursuant to Florida Statute 125.35; recognizing any potential sale of surplus property as unanticipated revenue; and appropriating such funds within the fiscal year 2024 General Fund Housing Department Affordable Housing Trust Fund Budget
10. Motion to adopt **Resolution No. 2023-423**, accepting two Corrective Easements for Utilities associated with the sewer force mains systems to serve 2580 A1A South
11. Motion to adopt **Resolution No. 2023-424**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water, sewer, and reuse systems to serve Bannon Lakes, Phase 2D, located off International Golf Parkway

12. Motion to adopt **Resolution No. 2023-425**, accepting three Easements for Utilities, Bill of Sale, Final Release of Lien, and Warranty associated with the water system to serve Binninger Northwood, Phase 1, located off Holmes Boulevard
13. Motion to adopt **Resolution No. 2023-426**, accepting an Easement for Utilities, a Special Warranty Deed, Bill of Sale, Final Release of Lien, and Warranty associated with the water, sewer, and sewer force mains systems to serve Grand Oaks, Phase 2, Spine Road, located off State Road 16
14. Motion to adopt **Resolution No. 2023-427**, accepting an Easement for Utilities from West Saint Augustine Land and Timber, LLC, for a reclaimed water transmission main to be located near County Road 214 and Water Plant Road
15. Motion to adopt **Resolution No. 2023-428**, accepting an Easement for Utilities associated with the water system to serve Heartland Dental, located off State Road 207
16. Motion to adopt **Resolution No. 2023-429**, approving the terms of and authorizing the chair, or designee, to execute the Sovereignty Submerged Lands Fee Waived Lease Renewal, associated with the Usina Boat Ramp Park
17. Motion to adopt **Resolution No. 2023-430**, accepting Easements for Utilities, Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve International Golf Parkway Commerce Center, located off International Golf Parkway
18. Motion to adopt **Resolution No. 2023-431**, approving the terms and conditions of a Non-Exclusive Communication Tower Lease Agreement, along with the provisions of a Memorandum of Lease, with T-Mobile South, LLC, and authorizing the county administrator, or designee, to execute the lease agreement and memorandum on behalf of the County
19. Motion to adopt **Resolution No. 2023-432**, accepting an Easement for ingress and egress associated with the water, sewer, and reuse systems to serve Marketplace Drive, located off State Road 207
20. Motion to adopt **Resolution No. 2023-433**, accepting an Easement for Utilities, a Bill of Sale, Final Releases of Lien, and Warranties associated with the water and water reuse systems to serve Silverlake Drive (aka Silverleaf Parkway Loop Road Completion), located off St. Johns Parkway
21. Motion to adopt **Resolution No. 2023-434**, accepting an Easement for Utilities and a Temporary Construction Easement from Anastasia Mosquito District of St. Johns County for a reclaimed water transmission main, to be located near Law Enforcement Way
22. Motion to adopt **Resolution No. 2023-435**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water system to serve Summer Bay Amenity Center, located off State Road 16

23. Motion to adopt **Resolution No. 2023-436**, authorizing the county administrator, or designee, to award RFQ NO. 23-49, Construction Engineering and Inspection (CEI) Services for County Road 210 between CE Wilson Road and Twin Creeks Development to England-Thims and Miller, Inc., as the highest-ranked respondent, and to execute a contract in substantially the same form and format as attached hereto, for completion of the specified services, for a not-to-exceed amount of \$985,545, in accordance with RFQ NO. 23-49
24. Motion to adopt **Resolution No. 2023-437**, authorizing the county administrator, or designee, to award RFP No. 23-88, Operations and Management of Community Centers to St. Johns County Council on Aging, Inc., as the qualified respondent, and to execute a contract in substantially same form and format as attached hereto, for the performance of the specified services, for a total annual cost of \$175,739, as negotiated
25. Motion to declare the attachments as surplus and authorize the county administrator, or designee, to dispose of same in accordance with Purchasing Policy 308 and Florida Statute 274
26. Motion to adopt **Resolution No. 2023-438**, authorizing the county administrator, or designee, to award Bid No. 23-82, Countywide Generator Maintenance and Services to TAW Jacksonville Service Center, Inc., as the lowest, responsive, responsible bidder, and to execute a contract in substantially the same form and format as attached, for the performance of services provided in Bid No. 23-82, for a total annual price of \$356,241.09, for inspection and maintenance; and reserve transfers totaling \$139,281 per attached Exhibit D
27. Motion to adopt **Resolution No. 2023-439**, authorizing the county administrator, or designee, to award IFB No. 24-03, County Road 2209 Extension Central Segment to JB Coxwell Contracting, Inc., as the lowest, responsive, responsible bidder, for the base bid and all alternates, for a total not-to-exceed price of \$38,033,964.36, for completion of the specified project
28. Motion to adopt **Resolution No. 2023-440**, authorizing the county administrator, or designee, to execute a Consent to Assignment Agreement, in substantially the same form and format as attached hereto, providing for an assignment of Master Contract 20-MCC-SWA-12556, to Granicus, LLC
29. Motion to approve the extension of the 2023 tax roll prior to completion of the parcels included in the Property Value Adjustment Board hearings
30. Motion to adopt **Resolution No. 2023-441**, approving the terms, conditions, and requirements of the contract between St. Johns County and EPIC Community Services for the expansion of youth prevention programs and services, including THINK! for Success, in an amount not to exceed \$50,000; and, authorizing the county administrator, or designee, to execute the contract substantially in the same form as attached, on behalf of the County

31. Motion to adopt **Resolution No. 2023-442**, approving the terms, conditions, and requirements of Amendment No. 0006, to the Homelessness Unified Contract between St. Johns County and Flagler Hospital, the Continuum of Care (CoC) Lead Agency, and authorizing the county administrator, or designee, to execute the amendment substantially in the same form and format as attached, on behalf of the County; and recognizing and appropriating the grant, in the amount of \$30,000, into the General Fund Social Services Department for Fiscal Year 2024
32. Motion to adopt **Resolution No. 2023-443**, recognizing \$6,700 in additional grant funds within the County's fiscal year 2023-2024 budget as unanticipated revenue, appropriating the grant funds to the Housing Department for the housing counseling program, and approving and authorizing the county administrator, or designee, to execute and deliver an amendment to the Fiscal Year 2022 Housing Counseling Grant Agreement between the County and Housing of Urban Development
33. Motion to adopt **Resolution No. 2023-444**, authorizing the county administrator, or designee, to execute a Cooperative Management Agreement, in substantially the same form and format as attached, for improvements to the Fort Matanzas Beach Ramp and to recognize and appropriate \$800,000 in reimbursement funds from The National Park Service for expenses
34. Motion to adopt **Resolution No. 2023-445**, recognizing and appropriating the \$47,408 grant awarded from THE PLAYERS Annual Grant Program as unanticipated revenue into the Fire Rescue Department budget, and authorizing its expenditure for the purchase of a drone
35. Motion to adopt **Resolution No. 2023-446**, approving the terms, conditions, and requirements of a Grant Agreement with the Florida Division of Emergency Management, in the amount of \$94,486, through the Emergency Management Performance Grant, authorizing the county administrator, or designee, to execute the Grant Agreement, on behalf of the County, substantially in the same form as attached, and recognizing and appropriating within the Fiscal Year 2024 General Fund Emergency Management Department
36. Motion to adopt **Resolution No. 2023-447**, authorizing the execution of a Statewide Mutual Aid Agreement (SMAA) for major, catastrophic, or minor disaster response with the State of Florida
37. Motion to adopt **Resolution No. 2023-448**, recognizing and appropriating \$54,785.66 in grant funding awarded by the U.S. Department of Veterans Affairs to the County, under the Adaptive Sports Programs for Disabled Veterans and Disabled Members of the Armed Forces Grant Program as unanticipated revenue within the Fiscal Year 2024 General Fund Parks and Recreation Department budget, and approving and authorizing the county administrator, or designee, to execute the Grant Agreement, on behalf of the County, in substantially the same form as attached hereto

38. Motion to adopt **Resolution No. 2023-449**, approving the Library’s Annual Plan of Service 2023-2024, as required by the State Library of Florida, in order to receive annual State Aid to Libraries Grant funding
39. Motion to adopt **Resolution No. 2023-450**, approving the waiving of library fines through the collection of non-perishable food items during the 2023 Library Food for Fines program
40. Motion to approve minutes: October 17, 2023, BCC Regular
41. Proofs:
 - a. Proof: Notice of Value Adjustment Board Meeting, 2023 Organizational Meeting, published on August 10, 2023, in *The St. Augustine Record*
 - b. Proof: Notice of public hearing on August 15, 2023, amending the land development code, Ordinance No. 99-51
 - c. Proof: Notice of sealed bid solicitation, Bid No. 23-81, Countywide Bridge Repairs; published on July 25, 2023, and August 1, 2023, in *The St. Augustine Record*
 - d. Proof: Notice of sealed bid solicitation, Bid No. 23-84, Construction of Traffic Signal CR 210 West at Badger Park Drive Intersection; published on July 28, 2023, and August 4, 2023, in *The St. Augustine Record*
 - e. Proof: Notice of sealed bid solicitation, Bid No. 23-89, Construction of Emergency Berms - FEMA CAT B Post Hurricane Ian and Nicole - Crescent Beach and South Ponte Vedra Beach; published on August 11, 2023, and August 18, 2023, in *The St. Augustine Record*
 - f. Proof: Notice of sealed bid solicitation, Bid No. 23-76, St. Johns County Courthouse and Service Center Roof Replacement; published on August 23, 2023, and August 30, 2023, in *The St. Augustine Record*
 - g. Proof: Notice of a Special Meeting, to hold a public hearing to consider and adopt the tentative millage rates and budget for Fiscal Year 2024; published on August 31, 2023, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

APPROVAL OF REGULAR AGENDA

Motion by Dean, seconded by Alaimo, carried 5/0, to approve the Regular Agenda, as submitted.

Yea: Dean, Alaimo, Whitehurst, Dean, Joseph

Nay: None

1. Total earned unused and undistributed revenue. In compliance with Florida Statute, 218.36, the St. Johns County Tax Collector, Dennis W. Hollingsworth, will present a report of unused revenue collected for the 2022-2023 Fiscal Year. Please note that these unused

revenues have already been estimated as a part of the County budget process and therefore they do not necessarily represent additional County revenue

Dennis W. Hollingsworth, St. Johns County Tax Collector, presented the details of the request.

Public Comment: Susan Verason and Paul Mayo provided public comment.

Hollingsworth provided clarification on the public concerns regarding property tax values.

Motion by Arnold, seconded by Alaimo, carried 5/0, to approve the total earned unused and undistributed revenue collected for the 2022-2023 tax year.

Yea: Arnold, Alaimo, Whitehurst, Dean, Joseph

Nay: None

2. Approval and recognition of F.I.N.D. Grant Project Agreement for Genovar Land Acquisition. On February 7, 2023, the Board approved the submission of a Florida Inland Navigation District (F.I.N.D.) grant application for reimbursement of Genovar land acquisition costs. F.I.N.D. awarded a \$1,055,500 grant for acquisition of the 31 acres of Genovar property, located North of State Road 312 and South of Nix Boat Yard, and situated along the San Sebastian River, with deep water access, for a public boat ramp, parking, and passive recreation. Parks and Recreation is requesting authorization to sign F.I.N.D. Project Agreement No. SJ-23-217, for Genovar Land Acquisition

Ryan Kane, Director, St. Johns County Parks and Recreation Department, Matt Brown, St. Johns County Port, Waterway and Beach District Chair, and Carl Blow, Commissioner St. Johns County Florida Inland Navigation District, presented the details of the grant project agreement.

Discussion ensued on when the acquisition would be available for recreational use, the number of F.I.N.D. members along the intracoastal, and how many years Blow has served on the F.I.N.D. Board. Blow spoke on continuously working to bring back tax dollars to St. Johns County.

Public Comment: Clay Murphy provided public comment.

Motion by Dean, seconded by Arnold, carried 5/0, to adopt Resolution No. 2023-451, approving the terms, conditions, provisions, and requirements of a Grant Agreement between the Florida Inland Navigation District and St. Johns County, Florida, and authorizing the county administrator, or designee, to execute the contract on behalf of St. Johns County.

Yea: Dean, Arnold, Whitehurst, Alaimo, Joseph

Nay: None

3. Public Hearing - REZ 2023-10, 135 Nix Boat Yard. Request to Rezone approximately 0.59 acres of land from Open Rural (OR) to Commercial Warehouse (CW) with conditions, specifically located at 135 Nix Boat Yard Road. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on October 5, 2023, and recommended approval with a vote of 5-0. Agency members discussed the previous

daycare facility and when it relocated. There was one public comment that questioned the buffering, traffic, parking, and proposed clientele. In response, the applicant discussed a proposed 20/B buffer; since the Planning and Zoning Agency hearing, the applicant has included an additional condition to the rezoning that states a 20/B buffer will be installed and maintained on the west side of the property adjacent to the existing commercial office

There was no ex parte communication.

Gary Davenport, representing the applicant, presented the details of the request.

Joseph questioned the water quality with respect to manufacturing. Davenport responded that the water would be contained and not affected.

Public Comment: B.J. Kalaidi provided public comment.

Davenport provided a response to the public's concerns regarding whether the 20/B buffer would be included in the future development and private parking.

Motion by Dean, seconded by Alaimo, carried 5/0, to enact Ordinance No. 2023-49, approving REZ 2023-10, 135 Nix Boat Yard, based upon four findings of fact and five conditions, as provided in the staff report.

Yea: Dean, Alaimo, Whitehurst, Arnold, Joseph

Nay: None

4. Public Hearing - NZVAR 2023-11 - State Road 207 Lot 12 and 14. Request for a Non-Zoning Variance to sections 6.02.01.B.3 and 6.04.07.B.1 of the Land Development Code, to allow for the use of an easement for access within a platted subdivision

There was no ex parte communication.

Chris Reese, Land Development Manager Director, representing the applicant, presented the details of the variance.

Public Comment: Rebecca Wiseman and Susan Verason provided public comment.

Reese provided a response to the public concerns regarding having access to the sidewalks, complying with the Land Development Code, and working with staff on drainage. Additional comments provided by Mike Roberson, St. Johns County Growth Management Director, on the setback chart displayed, (Exhibit A), and Eric Clark, Growth Management Department Engineer, spoke about the drainage plan within the surrounding properties, (Exhibit B).

Motion by Alaimo, seconded by Dean, carried 5/0, to approve NZVAR 2023-11, State Road 207 Lot 12 and 14, request for a Non-Zoning Variance to Sections 6.02.01.B.3 and 6.04.07.B.1 of the Land Development Code to allow for the use of an easement for access within a platted subdivision; based on six findings and subject to four conditions, as listed in the staff report.

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

5. First Reading of Proposed Amendments to St. Johns County Ordinance No. 2007-19, St. Johns County Beach Code. At its regularly scheduled meeting on October 3, 2023, the Board of County Commissioners authorized the Parks and Recreation Department, to prepare proposed amendments to St. Johns County Ordinance No. 2007-19, the St. Johns County Beach Code. The proposed amendments to this ordinance (attached to this item) would include adding definitions, clarifying provisions in the ordinance, and incorporating a section regarding electric motorized devices

Ryan Kane, Director, Parks and Recreation Department, presented the details of the proposed amendments.

Joseph questioned if the use of power wheelchairs would be restricted. Kane responded that all electric motorized devices were approved if operated in a professional manner.

Public Comment: Chuck Labanowski provided public comment. Whitehurst suggested that staff explore the option of requiring stickers for electrical bikes.

6. Consider appointments to the Contractors Review Board. Currently, there are three vacancies on the Contractors Review Board due to the expired term of a licensed Plumber, General Contractor, and Class II Contractor. This vacancy was advertised for six weeks. Please find attached for your review and consideration 10 applications and a letter of recommendation from the Contractors Review Board: Erick Saks, Dist. 1; Brandon Scofield, Dist. 2; Tyler Lee, Dist. 2; Douglas Macke, Dist. 3; Kirk Blevins, Dist. 3; Heather Harley-Davidson, Dist. 3; Anthony Peduto, Dist. 4; Kylee Turner, Dist. 5; Kyle Jones, Dist. 5; and Amber Reeder, Dist. 5

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

Public Comment: There was none.

Motion by Arnold, seconded by Dean, carried 5/0, to re-appoint Kyle Jones to the Contractors Review Board, as a licensed Plumber for a full four-year term, scheduled to expire on November 7, 2027.

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

Motion by Arnold, seconded by Dean, carried 5/0, to re-appoint Tyler Lee to the Contractors Review Board, as a General Contractor for a full four-year term, scheduled to expire on November 7, 2027.

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

Motion by Arnold, seconded by Dean, carried 5/0, to re-appoint Kylee Turner to the Contractors Review Board, as a Class II Contractor for a full four-year term, scheduled to expire on November 7, 2027.

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

7. Consider appointment to the Cultural Resource Review Board. Currently, there is one vacancy on the Cultural Resource Review Board (CRRB). This vacancy is due to the expiring term of Robert Olson. A vacancy ad was placed and ran for six weeks. Please see for your review and consideration, a recommendation letter from the CRRB and six qualifying applications: Dirk Lobenbruck, Dist. 1; Eli Gillmore, Dist. 3; Anila Lahiri, Dist.3; Ann Breslauer, Dist. 5; Garrett Colton, Dist. 5; and Robert Olson, Dist. 5

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

Public Comment: There was none.

Motion by Joseph, seconded by Dean, carried 5/0, to appoint Robert Olson to the Cultural Resource Review Board for a full four-year term, scheduled to expire on November 7, 2027.

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

Public Comment: There was none.

8. Public Hearing - PUD 2023-02, Ponte Vedra Resort. Request to rezone approximately 90.5 acres of land from Open Rural (OR), Single Family Residential District (R-1-B), Single Family Residential District (R-1-C), Multiple Family Residential District (R-2), Commercial District (R-3), and Recreational District (R-4), to Planned Unit Development (PUD), to allow the redevelopment of resort lodging, restaurant, recreational, commercial, and office facilities within the Ponte Vedra Inn and Club and the Lodge Property

Valliere briefed the Board on the proposed public hearing template and swore in the witnesses.

The Board disclosed ex parte communication.

Ellen Avery-Smith, Rogers Towers, PA, representing the applicant; John Peyton, President of Gate Petroleum Company; Lindsay Haga, AICP, Senior Planner for England-Thims and Miller, Inc.; and Brad Davis, Civil Engineer with Prosser, presented the details of the PUD.

Discussion ensued on one PUD instead of two, the part of the property that the Planning and Zoning Agency approved, the height of the buildings following the Land Development Code, and the five-foot setbacks; with additional comments from Mike Roberson, Growth Management Director, on the PUD.

Doug Burnett, St. Johns Law Group, representing the appellant, presented the details of the PUD and spoke about the height of the buildings with respect to Federal Emergency Management Agency (FEMA) regulations.

Jane Rollison, Ponte Vedra Zoning and Adjustment Board (PVZAB) Chair, provided the details from the meeting that was held on September 11, 2023. She also spoke about the PUD denial, amendments to the application, building heights, setbacks, the spa parking garage, and the expansion of the PUD and the community. She referenced building heights and maps (Exhibit A) and responded on how the heights were obtained.

Elaine Ashourian requested to present a 20-minute presentation, due to her residency being 600 feet from the proposed project. Whitehurst requested legal advice and Valliere responded on her recommendation and stated she was allotted 10 minutes.

Motion by Joseph to allow Elaine Ashourian a 20-minute presentation. The motion failed for lack of second.

Ashourian spoke in opposition of the PUD with regards to setbacks, complying with the Comprehensive Plan, traffic impacts, variances, height of buildings, architectural renderings, the Live Local Act, and overcrowding of schools. She also referenced photos (Exhibit B).

Alaimo requested for the Live Local Act to be incorporated in the PUD. Valliere spoke about the requirements.

Public Comment: Rob Franco, Karen Elizabeth, Robert Natter, Nancy Huang, Clay Perry, Craig Walker, Max Gainer, Ron Autrey, Chip Greene, Berta Odom, Alex Cranberg, Archie Jenkins, Curt Benham, Philip Green, Renee Hotes, Jeff Reel, Gail Cooper (Exhibit C), Stephen Milo, Timothy McGarvey, Jennifer Carper, Ryan Schwartz, Dale Pirkle, Stephanie McCullough, Robert McVay (Exhibit D), Andrew Linn, Jack Buckley, Glenn Palmer, Jay McGarvey, Robert Maxwell, James Stockton, Bill Jeter, John Clegg, Judy Spiegel, Michael Traynor, Steve Diebenow, Jim Gribbon, James Staman, Jr., Megan McKinley, Paul Helow, Meg Hixon (Exhibit E), Ed Slavin, Brad Wester, Mark Nickerson (Exhibit F), Zimmermann Boulos, and Michael Orr provided public comment.

Burnett provided rebuttal information on the opposition of the PUD, the master development plan map, and the house between the PUD and the Jenkins residence.

Avery-Smith and Haga provided rebuttal information on the proposed PUD, the PUD map series and text, and the setback requirements. She also referenced a letter of recommendation from county staff (Exhibit G).

Joseph expressed her position on the proposed PUD and offered a motion with amendments.

Motion by Joseph to accept the PUD under the following conditions: 1. Use the definition of the St. Johns County and Ponte Vedra zoning code in measuring height and take out the definition used by the applicant; 2. The Ponte Vedra Inn and Club - no building, or renovations to exceed 43 feet in height; 3. The Lodge and Club front hotel space - 35 feet

high and existing resort space 43 feet high, and resort space and garage on the west side of Ponte Vedra Boulevard - 35 feet high; 4. The setbacks - the lesser of existing conditions or code requirements; 5. No garage built in the spa parking lot, at the corner of Ponte Vedra Boulevard and Miranda Road, surface parking is a condition of that property and abuts residential property of the south and west; 6. The PUD may not be expanded with additional residential property and that no other resort uses besides short term rentals shall be permitted on these locations: 301, 303, 305 Ponte Vedra Boulevard; and 7. A more detailed Master Development Plan. The motion failed for lack of second.

Discussion ensued on the motion, with additional comments from Migut on procedures. The Board members expressed their positions on the PUD.

Motion by Arnold, seconded by Dean, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2023-50, to approve PUD 2023-02, Ponte Vedra Resort, based upon nine findings of fact, as provided in the staff report.

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

PUBLIC COMMENT

Public Comment: Chuck Labanowski and Ed Slavin provided public comment.

PUBLIC COMMENT

Public Comment: Joe McAnarney, Michael Dunlop (Exhibit A), and Raynald Lemieux, II (Exhibit B) provided public comment.

Whitehurst provided directions to Mike Roberson, Growth Management Director, to investigate safe transportation access options for COMM2023-43, Retail Center at Julington Creek. Dean spoke about the opportunity to address the median on the public right-of-way and saving trees. Migut reminded the Board that the information provided today was valuable information, but it couldn't be used as evidence in a future decision for a quasi-judicial hearing.

Whitehurst recessed the meeting at 11:28 a.m. and reconvened the meeting at 1:00 p.m., with Deputy Clerk Sandra Hutto present.

COMMISSIONERS' REPORTS

Commissioner Joseph

Jospeh expressed her appreciation to the growth management staff.

Commissioner Arnold

No report

Commissioner Dean

No report

Commissioner Alaimo

Alaimo stated that the special/joint meeting with the St. Johns County School Board members was an informative meeting.

Commissioner Whitehurst

Whitehurst reported on being appointed to negotiate a contract with the new county administrator and suggested that the next chairman enter the negotiation process. Andrews requested additional time to research a proposal.

Public Comment: There was none.

Motion by Alaimo, seconded by Dean, carried 5/0, to delegate the next chair to negotiate the contract for Joy Andrews.

Yea: Alaimo, Dean, Whitehurst, Arnold, Joseph

Nay: None

COUNTY ADMINISTRATOR'S REPORT

No report.

COUNTY ATTORNEY'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 5:25 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 75900, totaling \$588,155.07 (10/17/2023)
2. St. Johns County Board of County Commissioners Check Register, Check No. 616912, totaling \$212,478.71 (10/17/2023)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 616913-616976, totaling \$37,164.56 and Voucher Register, Voucher Nos. 75901-76111, totaling \$164,804.50 (10/18/2023)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 616977-616988, totaling \$63,462.69 and Voucher Register, Voucher No. 76112, totaling \$910.22 (10/19/2023)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 76113-76114, totaling \$8,819.14 (10/19/2023)

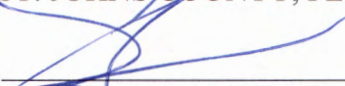
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 616989-616990, totaling \$1,400 (10/20/2023)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 616991-617171, totaling \$5,174,351.41 and Voucher Register, Voucher Nos. 76115-76178, totaling \$2,961,206.71 (10/23/2023)
8. St. Johns County Board of County Commissioners Check Register, Check No. 617172, totaling \$3,133.96 (10/23/2023)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 617173-617191, totaling \$816,600.07 (10/26/2023)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 617192-617464, totaling \$9,934,934.53 and Voucher Register, Voucher Nos. 76179-76271, totaling \$11,232,176.26 (10/30/2023)
11. St. Johns County Board of County Commissioners Check Register, Check No. 617465, totaling \$214,867.20 (10/31/2023)
12. St. Johns County Board of County Commissioners Check Register, Check No. 617466, totaling \$1,000 (11/01/2023)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 617467-617470, totaling \$1,682.89 and Voucher Register, Voucher No. 76272, totaling \$455.11 (11/02/2023)
14. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 76273-76274, totaling \$8,756.78 (11/02/2023)
15. St. Johns County Board of County Commissioners Check Register, Check Nos. 617471-617622, totaling \$1,129,083.32 and Voucher Register, Voucher Nos. 76275-76345, totaling \$3,456,902.18 (11/06/2023)

CORRESPONDENCE:

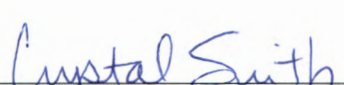
1. Letter dated October 3, 2023, for the City of St. Augustine, annexation of property, regarding Ordinance No. 2023-26, amending Ordinance No. 2023-10, for scrivener's error
2. Letter dated October 3, 2023, for the City of St. Augustine, annexation of property, regarding Ordinance No. 2023-26, amending Ordinance No. 2023-18, for scrivener's error

Approved November 21, 2023

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Sarah Arnold, Chair

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

By: 
Deputy Clerk

