



**Minutes of Meeting**  
**Board of County Commissioners**  
**St. Johns County, Florida**  
Regular Meeting  
County Administration Building  
500 San Sebastian View  
St. Augustine, Florida 32084  
December 5, 2023 - 9:00 a.m.

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**CALL TO ORDER**

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

Present: Sarah S. Arnold, District 2, Chair  
Roy Alaimo, District 3, Vice Chair  
Christian Whitehurst, District 1  
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  
Colin Groff, Deputy County Administrator  
Lex Taylor, Deputy County Attorney  
Artricia K. Allen, Deputy Clerk

**ROLL CALL**

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

**INVOCATION**

Chaplin Kelly Kemp, St. Johns County Sheriff's Office, gave the invocation.

**PLEDGE OF ALLEGIANCE**

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

Dean spoke in remembrance of Sargeant Major Ray Quinn, Retired United States Army.

## **PRESENTATION IN REMEMBRANCE OF PAUL WALDRON, BELOVED DISTRICT 3 COUNTY COMMISSIONER**

Whitehurst invited the other commissioners to the floor and presented a video. Jeb Smith spoke in recognition of Paul Waldron's life and history in St. Johns County. He invited the Waldron family to come forward and presented them with an award in remembrance of Paul Waldron. The Waldron family thanked the commissioners for the award.

## **PUBLIC SAFETY UPDATE**

Jason Caban, Director of the Correction Division of St. Johns County Sheriff's Office, reported on an increase in shopping and traffic during the holiday season, and recommended that the residents stay alert to scams and frauds. In addition, he provided an update on the St. Johns County jail renovation.

Sean McGee, St. Johns County Fire Rescue Chief, reported on Recruit Class 22-3 and their training accomplishments, and announced their graduation ceremony would be on Friday, December 15, 2023, at 6:00 p.m.

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

Brandon J. Patty, Clerk of the Circuit Court and Comptroller, reported on the property fraud alert system and encouraged residents to sign up. He also stated that the clerk's office was actively exploring additional opportunities to raise awareness.

## **PUBLIC INFRASTRUCTURE UPDATE**

Jaime Locklear, St. Johns County Purchasing Director, presented the details of the current capital improvement budget, current Utility Capital Improvement Projects (CIP) contracts, Public Works Capital Improvement Projects contracts, Fiscal Year 2024 procurement activity, active goods/services contracts, and construction on County Road 2209.

## **LEGISLATIVE AFFAIRS UPDATE**

Adam Tecler, Grants and Legislative Affairs Manager, provided the details of the legislative updates on Senate Bill 7002: Deregulation of Public Schools - Facilities Planning Components; House Bill 163/Senate Bill 608: Dredging and Beach Restoration Projects; and Emergency Responders Presumptive Disability expansion. In addition, he responded to questions regarding not being aware of any current legislative presumptions.

## **DELETIONS TO THE CONSENT AGENDA**

There were none.

Public Comment: There was none.

## APPROVAL OF CONSENT AGENDA

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

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

**Nay: None**

1. Motion to approve the Cash Requirement Report
2. Motion to authorize the transfer of \$83,129, from General Fund Clerk of Circuit Court Reserves, in order for the St. Johns County Clerk of the Circuit Court and Comptroller to contract with Payment Works, for a third-party Automated Clearing House payment verification
3. Motion to adopt **Resolution No. 2023-470**, approving the final plat for Silver Falls (Silverleaf Parcel 22A), Phase 1, Replat
4. Motion to adopt **Resolution No. 2023-471**, approving the transfer of \$349,452, in park impact fee credits from the Twin Creeks Development of Regional Impact to the Fountains East Apartments within the Fountains East Planned Unit Development, finding the request consistent with Florida Statute
5. Motion to adopt **Resolution No. 2023-472**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Rolling Hills Subdivision, located off Rolling Hills Drive
6. Motion to adopt **Resolution No. 2023-473**, accepting two Temporary Construction Easements for property required for the County Road 210 widening project from Cimarrone Boulevard to Greenbriar Road
7. Motion to adopt **Resolution No. 2023-474**, accepting four easements to St. Johns County, to serve construction of a portion of County Road 2209, located between International Golf Parkway and Silverleaf Parkway
8. Motion to adopt **Resolution No. 2023-475**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Trailmark (Phase 11A), located off Pacetti Road
9. Motion to adopt **Resolution No. 2023-476**, accepting an Easement for Utilities associated with the water and reuse systems to serve Panera Shell No. 6247, at Parkway Village, located off International Golf Parkway
10. Motion to adopt **Resolution No. 2023-477**, accepting an Easement for Utilities associated with the water system to serve Hyundai at St. Johns, located off State Road 207

11. Motion to adopt **Resolution No. 2023-478**, accepting a Deed of Dedication from Southeast Investments, Inc., to St. Johns County, as required in the Concurrency and Impact Fee Credit Agreement for Ferber State Road 16 Planned Unit Development, for right-of-way to widen Four Mile Road
12. Motion to adopt **Resolution No. 2023-479**, accepting a Deed of Dedication right-of-way from Elevation Pointe, LLC, to St. Johns County, as required in the Concurrency and Impact Fee Credit Agreement, for Elevation Pointe at Anderson Park Planned Unit Development, for a portion of Toms Road right-of-way
13. Motion to adopt **Resolution No. 2023-480**, approving and authorizing the chair of the Board, on behalf of the County, to execute an easement to Florida Power and Light Company to provide electrical service to a booster pump station, located off Agricultural Center Drive
14. Motion to adopt **Resolution No. 2023-481**, approving an exchange of real property pursuant to Section 125.37, Florida Statutes, in connection with 210 East, LLC, retail development, located on the south side of County Road 210 West
15. Motion to adopt **Resolution No. 2023-482**, accepting a Temporary Construction Easement from Tolomato Community Development District to St. Johns County for pedestrian improvements at Preservation Trail and Town Plaza Avenue
16. Motion to adopt **Resolution No. 2023-483**, approving an exchange of real property pursuant to Section 125.37, Florida Statutes, in connection with Fairfield Inn and Suites, St. Johns Development, located at the northwest intersection of County Road 210 and Interstate 95
17. Motion to adopt **Resolution No. 2023-484**, approving an exchange of Real Property pursuant to Section 125.37, Florida Statutes, in connection with property in Armstrong
18. Motion to adopt **Resolution No. 2023-485**, approving the terms, conditions, provisions, and requirements of the State-Funded Grant Agreement with Florida Department of Transportation for intersection improvements at US 1 and Pine Island Road; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County
19. Motion to adopt **Resolution No. 2023-486**, approving the terms, conditions, provisions, and requirements of the State-Funded Grant Agreement with Florida Department of Transportation for intersection improvements on State Road A1A corridor; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County
20. Motion to adopt **Resolution No. 2023-487**, authorizing the county administrator to execute a Utility Cost Share Reimbursement Agreement, in the form provided, between St. Johns County, Florida, and Pulte Home Company, LLC, for the upsizing of the sewer force main along Rolling Hills Drive

21. Motion to adopt **Resolution No. 2023-488**, authorizing the county administrator, or designee to execute contracts, in substantially the same form and format as attached with Asphalt Paving Systems, Inc., Hubbard Construction Company, Kudzue 3 Trucking, Inc., Pavement Technology, Inc., and Preferred Materials, Inc., as responsive, responsible bidders, to perform the work in accordance with Invitation for Bids (IFB) No. 24-01, countywide pavement maintenance and rehabilitation services
22. Motion to authorize the transfer of \$44,363, from General Fund Reserves, to ensure appropriation within Fiscal Year (FY) 2024 for vehicles ordered but not received in FY 2023
23. Motion to adopt **Resolution No. 2023-489**, approving the terms, conditions, provisions, and requirements of St. Johns County's State E-911 State Grant Application for Geographic Information System services for indoor mapping, and authorizing the chair of the Board of County Commissioners to execute the grant application on behalf of the County
24. Motion to adopt **Resolution No. 2023-490**, approving the terms, conditions, provisions, and requirements of St. Johns County's State E-911 State Grant Application for a Geographic Information Systems project and equipment for E-911, and authorizing the chair of the Board of County Commissioners to execute the grant application on behalf of the County
25. Motion to adopt **Resolution No. 2023-491**, approving the terms, conditions, provisions, and requirements of St. Johns County's State E-911 State Grant Application for a Management Information System and services for 911, and authorizing the chair of the Board of County Commissioners to execute the grant application on behalf of the County
26. Motion to adopt **Resolution No. 2023-492**, approving the terms, conditions, provisions, and requirements of St. Johns County's State E-911 State Grant Application for a Mobile 12 Position Crash Kit (MEVO), and authorizing the chair of the Board of County Commissioners to execute the grant application on behalf of the County
27. Motion to adopt **Resolution No. 2023-493**, approving for purposes of the Housing Finance Authority (HFA) Ordinance, the County HFA Resolution and Section 147(f) of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Finance Authority of St. Johns County, Florida, of multifamily housing revenue debt obligations, in one or more series, to finance or refinance all or a portion of the costs of the rehabilitation of a multifamily housing project, to be known as The Oaks at St. John
28. Motion to adopt **Resolution No. 2023-494**, authorizing the chair to execute local government certifications for State Fiscal Year 2020-2021 and 2021-2022 State Housing Initiatives Partnership Annual Reports
29. Motion to adopt **Resolution No. 2023-495**, approving and authorizing the county administrator, or designee, to execute the First Amendment to the contract between St.

Johns County and The Devereux Foundation, Inc., in substantially the same form as attached hereto, on behalf of the County

30. Motion to adopt **Resolution No. 2023-496**, approving and authorizing the county administrator, or designee, to execute and deliver the Second Amendment to the contract between St. Johns County and National Youth Advocate Program, Inc., in substantially the same form as the attached hereto, on behalf of the County
31. Motion to adopt **Resolution No. 2023-497**, authorizing the county administrator, or designee to execute and submit an application to the First Responders Children's Foundation Community Engagement Grant Program, on behalf of the County, for projects that may qualify for funding
32. Motion authorizing a General Fund Reserve transfer of library donations received in Fiscal Year 2023 in the amount of \$6,891.48, to the Library Services Department
33. Motion to adopt **Resolution No. 2023-498**, approving the Library System's revised Interlibrary Loan policy, with an effective date of January 2, 2024
34. Motion to approve **Resolution No. 2023-499**, authorizing the county administrator, or designee, to execute a second amendment to the Economic Development Grant Agreement, extending the construction completion term of the original Economic Development Grant Agreement, and adjusting the other dates in the agreement in accordance with the extension, substantially in the same form as attached, with Industrial Tractor Parts Co., Inc., on behalf of St. Johns County
35. Motion to authorize the transfer of \$10,945, in St. Johns Pet Center donations, from General Fund Reserves to the Fiscal Year 2024 Animal Control Department budget
36. Motion to approve minutes:
  - November 21, 2023, BCC Special
  - November 21, 2023, BCC Regular
37. Proofs:
  - a. Proof: Notice of Public Workshop and Hearing, Erosion Control Line, for the purpose of considering evidence bearing on the location of a proposed Erosion Control Line at Ponte Vedra Beach, FL, project known as Ponte Vedra Beach, FL, Beach Nourishment Project, published on October 12, 2023, October 19, 2023, and October 26, 2023, in *The St. Augustine Record*
  - b. Proof: Notice of cancelled meetings of the St. Johns County Administrator Selection Committee, published on October 12, 2023, in *The St. Augustine Record*
  - c. Proof: Notice of a Special Meeting of the St. Johns County Commissioners, the purpose of the Special Meeting will be to interview the final candidates selected for the County Administrator position, published on October 25, 2023, in *The St. Augustine Record*
  - d. Proof: Notice of a Joint Meeting of the St. Johns County Board of Commissioners and St. Johns County School Board, the purpose of this meeting is to have an

overview of the school construction funding process and a presentation of school-related infrastructure projects. The Board of County Commissioners may also consider and take action on any other business that may lawfully come before it during the joint meeting, published on October 26, 2023, in *The St. Augustine Record*

- e. Proof: Notice is hereby given that St. Johns County is soliciting bids under invitation, for Bids No. 24-08, Mussallem Beachfront Park, published on September 27, 2023, and October 4, 2023, in *The St. Augustine Record*
- f. Proof: Notice is hereby given that St. Johns County is soliciting qualifications and separate sealed cost proposals for RFQ No. 1374, Design-Build Services for Wells, published on October 6, 2023, and October 13, 2023, in *The St. Augustine Record*
- g. Proof: Notice is hereby given that St. Johns County is soliciting sealed bids under invitation for Bids No. 1550, Sawgrass Water Reclamation Facility (WRF) Redevelopment, published October 9, 2023, and 16, 2023, in *The St. Augustine Record*
- h. Proof: Notice is hereby given that St. Johns County is soliciting sealed bids under invitation for Bids No. 1536, CR214 to SR207, published on October 9, 2023, and October 16, 2023, in *The St. Augustine Record*
- i. Proof: Notice is hereby given that St. Johns County is soliciting sealed bids under invitation for Bids No. 24-05, Treaty Park Improvements, published on October 12, 2023, and October 19, 2023, in *The St. Augustine Record*
- j. Proof: Notice is hereby given that St. Johns County is soliciting sealed bids for Bid No. 1534, Shore Drive Trail, published October 12, 2023, and October 19, 2023, in *The St. Augustine Record*
- k. Proof: Notice is hereby given that St. Johns County is soliciting sealed bids for Bid No. 1538, Alpine Groves Park Shoreline Restoration - FDEP No. 23FRP10, published on October 16, 2023, and October 23, 2023
- l. Proof: Notice is hereby given that St. Johns County is soliciting sealed bids under invitation for Bids No. 1520, Surfwood Subdivision Roadway, and Drainage Improvements, published on October 20, 2023, and October 27, 2023, *The St. Augustine Record*

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

There were none.

#### **APPROVAL OF REGULAR AGENDA**

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

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

**Nay: None**

## TIME CERTAIN PUBLIC COMMENT

Public Comment: B.J. Kalaidi, Joe McAnarney (Exhibit A), Ann-Marie Evans (Exhibit B), Doris Taylor (video on phone), Ed Slavin, Clark Monaham and Francis Lundberg (Exhibit C), Nicole Crosby, Carol Gangi, Susan Millerick (Exhibit D), and David Gangi (Exhibit E) provided public comment.

1. Approval of a Memorandum of Understanding (MOU) between St. Johns County and Twin Creeks Development Associates, LLC, and award of IFB No. 23-94, County Road 210 Widening from Trinity Way to Beachwalk Boulevard. The Board of County Commissioners approved the Twin Creeks Development Order on August 9, 2005, which was amended on August 18, 2015, and September 1, 2021. Since the approval of the Development Order, a good faith dispute has arisen in relation to the responsibility for the widening of the gap on County Road 210 and the financial responsibility for such widening. In an effort to resolve this dispute, this Memorandum of Understanding (MOU) sets forth their common understanding and interpretation as to the manner in which construction of the 6-lane roadway will be performed. The purpose of the project is to complete the 6-lane widening of County Road 210 from Trinity Way to Beachwalk Boulevard and includes improvements of the roadway, drainage, signage, pavement markings, and maintenance of traffic. The Purchasing Department issued an Invitation for Bids ("IFB") in accordance with St. Johns County Purchasing Policy, and four bids were submitted, with the lowest, responsive, responsible bid being submitted by Watson Civil Construction, Inc., at the lump sum bid price of \$12,586,631.05, for the base bid, and Alternate No. 1, for the Temporary Traffic Control Plan. Additional funding, in the amount of \$2,100,000, from Transportation Trust Fund Reserves is needed to award the contract. The MOU provides a resolution of a good faith dispute concerning the responsibility for the widening of the gap on County Road 210 from the western boundary of the Development of Regional Impact to C.E. Wilson Road, and the financial responsibility for such widening. Staff recommends Board approval to award IFB No. 23-94, to Watson Civil Construction, Inc., and to execute a contract in substantially the same form and format as attached, for completion of the project as specified in the IFB

Greg Caldwell, Public Works Director, presented the details of the memorandum of understanding and responded to questions regarding bid changes and tracking the construction plan throughout the project.

Public Comment: John Watson and Patrick Hunter provided public comment.

Caldwell responded to public concerns regarding the bid cost of the project. Additional information provided by Whitehurst on road widening projects and bid cost.

**Motion by Dean, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2023-500, approving a Memorandum of Understanding (MOU) between St. Johns County, Florida, and Twin Creeks Development Associates, LLC, (TCDA) and Twin Creeks Ventures, LLC, (TCV) regarding a resolution of a good faith dispute concerning the responsibility for the widening of the gap on County Road 210 from the western boundary of the Development of**



**Regional Impact to C.E. Wilson Road, and the financial responsibility for such widening; and authorizing the county administrator, or designee, to execute the MOU on behalf of the County.**

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

**Motion by Dean, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2023-501, authorizing the county administrator, or designee, to award IFB No. 23-94, County Road 210 Widening from Trinity Way to Beachwalk Boulevard to Watson Civil Construction, Inc., as the lowest, responsive, responsible bidder, for the base bid and Alternate No. 1, for a lump sum bid price of \$12,586,631.05, for completion of the project as specified in IFB No. 23-94.**

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

**Motion by Dean, seconded by Whitehurst, carried 5/0, to approve a transfer, in the amount of \$2,100,000, from Transportation Trust Fund Reserves.**

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

2. Public Hearing - MAJMOD 2023-17, New Twin Creeks Light Industrial Access. Request for a Major Modification to the Twin Creeks Planned Unit Development (Ordinance No. 2015-52, as amended) to add a new access connection point along County Road 210 West, for the light industrial parcel located to the south. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, November 2, 2023, and was recommended for approval, 5-0

There was no ex parte communication.

Neal Brockmeier, Project Director at Prosser, Inc., representing the applicant, presented the details of the request.

Public Comment: There was none.

John Kinsey thanked the current and past staff for their involvement in the project.

**Motion by Dean, seconded by Alaimo, carried 5/0, to enact Ordinance No. 2023-53, approving MAJMOD 2023-17, New Twin Creeks Light Industrial Access, based on six findings of fact, as provided in the staff report.**

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

3. Public Hearing - MAJMOD 2023-06, Race Track Road Planned Unit Development (PUD). Request for a Major Modification to the Race Track Road PUD (Ordinance 2006-61) to

revise currently allowed commercial and office square footage to accommodate construction of a Personal Property Mini-Warehouse (Self-Storage) facility, which is an allowable use within the PUD. The project is specifically located at 3635 Race Track Road. The Planning and Zoning Agency heard this request at the October 19, 2023, regular scheduled meeting and recommended approval with a 5-1 vote

The Board disclosed ex parte communication.

Kathryn Whittington, Hunter Dawkins, Four Rivers Property Group, and Bill Schilling, Kimley-Horn and Associates, Inc., representing the applicant, presented the details of the major modification and submitted an updated Master Development Plan (Exhibit A).

Discussion ensued on the waiver, square footage changes, and on the enforceability of the decision. Christine Valliere, Senior Assistant County Attorney, provided legal advice on the motion stating that the motion, if approved, should include the following addition to Section F of the Master Development Plan: commercial uses are limited to self-storage. Additional information provided by Mike Roberson, Growth Management Director, on reviewing the subsequent Planned Unit Development or Major Modification changes.

Alaimo spoke on email correspondence from St. Johns County School Board regarding Gabby's Law. Whittington responded on the correspondence received and explained Gabby's Law, with additional comments from Taylor regarding the email correspondence (Exhibit B).

Public Comment: Ed Slavin, Joe McAnarney, Alex Kaplan, Theresa Cruz (Exhibit C), Sherry Badger, Beth Tate, Koce Gjorgjiev, and Liliya Gofaizen provided public comment.

Whittington responded to the public's concerns regarding traffic and referenced existing storage facilities (Exhibit D). Discussion ensued on the largest storage room and the narrow parking lot; with additional comments provided by Dick D'Souza, Assistant Director of Transportation, on the usage, data to support trip counts, and compacity.

**Motion by Whitehurst, seconded by Dean, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2023-54, approving MAJMOD 2023-06, Race Track Road Planned Unit Development, based on six findings of fact, and the condition that the only thing that would be allowed is 115,000 square feet of personal property mini-warehouse space.**

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

**Nay: Joseph**

4. Public Hearing - NZVAR 2023-16, Bennett Road Easement. Request for a Non-Zoning Variance to Section 6.04.07.B.2.c of the Land Development Code to allow relief from the required local roadway design standards for an existing access easement (Bennett Road) which is already serving more the five homes to add one additional access (home) to the easement

There was no ex parte communication.

Amanda Arnett Edwards, Real Estate advisor, representing the owner, presented the details of the variance.

Public Comment: There was none.

Whitehurst questioned Linda Hartley, Owner, regarding the intended property use.

**Motion by Arnold, seconded by Joseph, carried 5/0, to approve NZVAR 2023-16, Bennett Road Easement Request to the Land Development Code, to allow relief from the required local roadway design standards, for an existing access easement, based upon six findings of fact and four conditions, as provided in the staff report.**

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

**Nay: None**

5. Public Hearing - NZVAR 2022-15, 5697 Big Pine Drive. Request for a Non-Zoning Variance, to Section 6.04.07.M.2 of the Land Development Code, for the use of an existing non-paved private roadway to access a non-residential development

The Board disclosed ex parte communication.

Doug Burnett, St. Johns Law Group, representing the applicant, presented the details of the variance and responded to questions regarding the developer's intent with not paving the roadway.

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

**Motion by Dean, seconded by Alaimo, carried 4/1, with Joseph dissenting, to approve NZVAR 2022-15, 5697 Big Pine Drive, request to allow relief from Section 6.04.07.M.2 of the Land Development Code for the use of an existing non-paved private roadway to access a non-residential development, based upon six findings of fact and three conditions, as provided in the staff report.**

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

**Nay: Joseph**

6. Public Hearing - MAJMOD 2023-15, Villages of St. Augustine. Request for a Major Modification to the Villages of St. Augustine Planned Unit Development (Ordinance No. 2007-35, as amended) to add Class III Geriatric Acute Care Psychiatric Specialty Hospital for seniors 55 and older as an allowed use within the Planned Unit Development. The property is located at 150 Village Crossing Court. The Planning and Zoning Agency heard this request at the October 19, 2023, regular scheduled meeting, and recommended approval with a 6-0 vote

The Board disclosed ex parte communication.

Brenna M. Durden, Esquire, on behalf of Birnban Care, LLC, representing the applicant, presented the details of the request *and noted that the application date should be [June 29, 2023] in the first whereas statement on page one of the ordinance.*

Public Comment: There was none.

**Motion by Dean, seconded by Alaimo, carried 5/0, to enact Ordinance No. 2023-55, approving MAJMOD 2023-15, Villages of St. Augustine, based on six findings of fact, as provided in the staff report, [to include the revision to the application date of the ordinance, as amended].**

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

*Arnold requested Board consensus to continue hearing the remaining Agenda Items after Time Certain Public Comment. Consensus was given.*

7. Consider appointment to the Recreation Advisory Board. Currently, there is one vacancy on the Recreation Advisory Board (RAB) for a District 4 Representative. This vacancy is due to the resignation of Deborah Chapin. A vacancy ad was placed and ran for 30 days. Please find attached for your review and consideration a recommendation letter from the Recreation Advisory Board and two qualifying applications: Kate Beck, Dist. 4; and Marithza Ross, Dist. 4

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

Public Comment: There was none.

Whitehurst questioned whether the motion should only reflect the recommendation from the Recreation Advisory Board. Jalisa Ferguson, Assistant County Attorney, responded that the two motions being presented were sufficient.

**Motion by Joseph, seconded by Whitehurst, carried 5/0, to appoint Marithza Ross to the Recreation Advisory Board, to fill a vacancy set to expire on February 4, 2024.**

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

**Motion by Arnold, seconded by Whitehurst, carried 5/0, to re-appoint Marithza Ross to the Recreation Advisory Board, for a full four-year term, scheduled to expire on February 4, 2028.**

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

8. Consider appointments to the Planning and Zoning Agency. Currently, there are two vacancies on the Planning and Zoning Agency due to the expired terms of Dr. Richard Hilsenbeck and Meagan Perkins. A vacancy ad was placed and ran for three months. Please see attached for your review and consideration, a recommendation letter and 17 applications: Brian Clark, Dist. 1; Edward Ortelli, Dist. 2; Charles Labanowski, Dist. 2; Douglas Macke, Dist. 3; Richard Hilsenbeck, Dist. 3; John Ruggeri, Dist. 3; Jennifer Cook, Dist. 3; Robert Lambert, Dist. 4; Sairo Kola, Dist. 4; Leah Provenson, Dist. 4; Meagan Perkins, Dist. 4; Mike Koppenhafer, Dist. 4; Dick Williams, Dist. 4; Matthew Ohlson, Dist. 5; Amber Reeder, Dist. 5; Mike Griffin, Dist. 5; and Timothy White, Dist. 5

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

Public Comment: Meagan Perkins and Joe McAnarney provided public comment. Discussion ensued on the list of applicants.

**Motion by Joseph, seconded by Dean, carried 3/2, with Arnold and Whitehurst dissenting, to appoint Richard Hilsenbeck to the Planning and Zoning Agency, for a full four-year term, scheduled to expire on December 5, 2027.**

**Yea: Joseph, Dean, Alaimo**

**Nay: Arnold, Whitehurst**

**Motion by Alaimo, seconded by Dean, carried 4/1, with Joseph dissenting, to appoint Megan Perkins, to the Planning and Zoning Agency, for a full four-year term, scheduled to expire on December 5, 2027.**

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

**Nay: Joseph**

## **PUBLIC COMMENT**

Public Comment: Judy Spiegel provided public comment.

## **COMMISSIONERS' REPORTS**

### Commissioner Joseph

Joseph honored a citizen of the community, Dr. Ron Joseph, who was elected to the United States Hall of Fame, as an Olympic medalist in figure skating.

### Commissioner Alaimo

Alaimo spoke about the Shore Drive trail. He also congratulated the St. Augustine High School football team on advancing to the state championship game.

Commissioner Whitehurst

Whitehurst spoke on the passing of Sargeant Major Ray Quinn, Retired United States Army.

Commissioner Dean

Dean spoke on a political speech made during the Board of County Commissioner's meeting that violated the Florida Election Law; and recommended to censure Commissioner Krista Joseph and seek outside council to determine the violation.

Public Comment: Ed Slavin, Doris Taylor, Ann-Marie Evans, Chuck Labanowski, B.J. Kalaidi, Susan Miller, and Ann Taylor provided public comment.

Joseph read the First Amendment of the United States Constitution. Discussion ensued on Board Rules, State Statutes, and Florida Statute 104.31.

**Motion by Dean, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to censure Commissioner Krista Joseph, and to seek outside council to work with the commission to determine on whether this violated State Law, and to come back with a recommendation, and depending on the recommendation on what should be done if anything.**

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

**Nay: Joseph**

Commissioner Arnold

No report.

**COUNTY ADMINISTRATOR'S REPORT**

No report.

**COUNTY ATTORNEY'S REPORT**

Migut reported on the County Canvassing Board. He stated that an alternate member needed to be appointed for the presidential preference primary, general primary, and general election.

Arnold stated she would uphold the duty to serve on both Boards, and recommended to appoint Commissioner Christian Whitehurst, to the presidential, and direct the attorney to send a letter to the circuit judge to look into selecting an alternate.

Migut also spoke about the rules and policies that prohibited campaigning inside county buildings. He stated that the policies were located in several documents and for clarity, requested to synthesize the language into a single document, for ease of reference. *He requested Board consensus authorizing the County Attorney to bring back a consolidated policy for Board approval. Consensus was given.*

With there being no further business to come before the Board, the meeting adjourned at 12:49 p.m.

REPORTS:

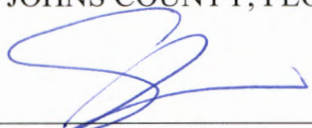
1. St. Johns County Board of County Commissioners Check Register, Check Nos. 617914-618050, totaling \$5,984,695.99 and Voucher Register, Voucher Nos. 76654-76710, totaling \$2,317,466.99 (11/20/2023)
2. St. Johns County Board of County Commissioners Check Register, Check No. 618051, totaling \$52,608.89 (11/20/2023)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 618052-618068, totaling \$526,215.58 (11/22/2023)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 618069-618211, totaling \$4,859,348.77 and Voucher Register, Voucher Nos. 76711-76759, totaling \$1,130,656.36 (11/27/2023)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 618212-618215, totaling \$1,630 (11/30/2023)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 618216-618219, totaling \$1,682.89 and Voucher Register, Voucher No. 76760, totaling \$455.11 (12/01/2023)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 76761-76762, totaling \$8,819.14 (12/01/2023)
8. Per an email from Donna Echegoyen, Accounts Payable Supervisor, Check No. 618220, was voided. (12/04/2023)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 618221-618348, totaling \$2,413,347.33 and Voucher Register, Voucher Nos. 76763-76817, totaling \$4,584,355.56 (12/04/2023)

CORRESPONDENCE:

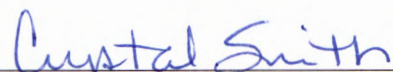
There was none.

Approved \_\_\_\_\_ December 19 \_\_\_\_\_, 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

