



**Minutes of Meeting**  
**Board of County Commissioners**  
**St. Johns County, Florida**  
Regular Meeting  
County Administration Building  
500 San Sebastian View  
St. Augustine, Florida 32084  
March 5, 2024 - 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 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  
Rich Komando, Interim 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**

Joseph (Mac) McDermott, United States Army Sergeant Major, led the Pledge of Allegiance.

**PROCLAMATION RECOGNIZING FLOOD AWARENESS WEEK**

Joseph presented the proclamation to John Brown, who spoke on the importance of flood awareness. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

## **ACCEPTANCE OF PROCLAMATION**

**Motion by Whitehurst, seconded by Dean, carried 5/0, to accept the proclamation, as submitted.**

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

**Nay: None**

## **PUBLIC SAFETY UPDATE**

Russ Martin, St. Johns County Sheriff's Office Operations Division Director, reported on the national attention to retail theft and shoplifting. He discussed how the property crime units in Duval, Clay, and St. Johns Counties have identified approximately 30 cases related to retail theft equating to about one million in stolen merchandise over the past two years. In addition, he expressed the importance of the partnerships with local retail stores and the ongoing support from the community.

Sean McGee, St. Johns County Fire Rescue Acting Chief, highlighted the events the department participated in the Battle of the Badges boxing event to support the Police Athletic League and the Guns and Hoses charity hockey event. He also provided an update on Justin Dailey, St. Johns County Fire Rescue Lieutenant, who was recently diagnosed with a brain tumor, and mentioned the fundraising efforts to support him and his family. The link to donate would be posted on the fire rescue social media platforms. Additionally, McGee responded to Joseph's question about which station Justin Bailey worked at, confirming it was Station 17.

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

Brandon J. Patty, Clerk of the Circuit Court and Comptroller, reported on Sunshine Week scheduled for March 10-16, 2024, recognizing Florida's commitment to protecting the rights to access public information, which aligns with the office's priorities. Additionally, Patty responded to Joseph's inquiry about the clerk advertisement ads in the Ponte Vedra Recorder, confirming the clerk's office's need to spread awareness of property fraud. Alaimo expressed gratitude for the successful Passport Day hosted on March 2, 2024, and mentioned the number of people they serviced that day.

## **PUBLIC INFRASTRUCTURE UPDATE**

Dick D'Souza, Assistant Director of Transportation for Growth Management, provided an update on the Intersection Signalization Projects. Discussion ensued on the timeline of the Pine Island Road signal, with additional comments from Greg Caldwell, Public Works Director, on the timing and completion.

## **DELETIONS TO THE CONSENT AGENDA**

Joseph requested that Consent Agenda Item 5 be pulled and moved to the Regular Agenda. It was added as Item 10.

Public Comment: Judy Spiegel provided public comment.

## **APPROVAL OF CONSENT AGENDA**

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

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

**Nay: None**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2024-81**, approving the final plat for Rivertown Shores, Phase 2
3. Motion to adopt **Resolution No. 2024-82**, approving the final plat for Mill Creek Forest, Phase 4
4. Motion to adopt **Resolution No. 2024-83**, granting a partial County ad valorem historic property tax exemption consistent with Ordinance No. 2022-55, for the historic property located at 30 Sanford Street in the City of St. Augustine, owned by Sanford Chase, LLC, beginning January 1, 2024, and expiring December 31, 2033; and authorizing the county administrator, or designee, to execute the Historic Property Tax Exempt Covenant on behalf of the County
5. Motion to approve PFS AGREE No. 2023-02, and authorize the county administrator to execute the State Road 207 Infill Multifamily Proportionate Fair Share Agreement, finding that the proposed agreement is consistent with Section 11.09, of the Land Development Code

*Consent Agenda Item 5 was pulled and moved to the Regular Agenda as Item 10.*

6. Motion to adopt **Resolution No. 2024-84**, accepting six Temporary Construction Easements to St. Johns County for drainage improvements in Surfwood Subdivision, located off A1A South
7. Motion to adopt **Resolution No. 2024-85**, accepting Temporary Construction Easements to St. Johns County for the Summer Haven North Stormwater Drainage Project along Old A1A
8. Motion to adopt **Resolution No. 2024-86**, accepting an Easement for Utilities for a new water transmission main to be located along North Dancy Avenue in Hastings
9. Motion to adopt **Resolution No. 2024-87**, approving the terms and conditions of an Easement and Interlocal Agreement between St. Johns County and Durbin Crossing Community Development District, and authorizing the chair to execute the easement and agreement on behalf of the County

10. Motion to adopt **Resolution No. 2024-88**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Benchip 'Parcel A' - Gas Station, located off State Road 207
11. Motion to adopt **Resolution No. 2024-89**, approving the terms and conditions of a Purchase and Sale Agreement in the amount of \$810,000, for the acquisition of property located at the Southeast corner of US 1 and Pine Island Road, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County
12. Motion to adopt **Resolution No. 2024-90**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Entrada Phase 2, Unit 3C, located off State Road 207
13. Motion to adopt **Resolution No. 2024-91**, accepting two Easements for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water system to serve Ponte Vedra Self Storage, located off State Road A1A North
14. Motion to adopt **Resolution No. 2024-92**, accepting an Easement for Utilities for a new water transmission main to be located along North Dancy Avenue in Hastings
15. Motion to direct the County Attorney's Office to prepare an amendment to the River's Edge Plantation Road Maintenance Cost Share Agreement (St. Johns County Resolution No. 2016-286) for review and approval by the Board
16. Motion to adopt **Resolution No. 2024-93**, accepting \$6,000,000 in state grant funds; approving the terms, conditions, provisions, and requirements of the State-Funded Grant Agreement with Florida Department of Transportation, for intersection improvements at County Road 210 at US 1; and authorizing the chair to execute the agreement on behalf of the County
17. Motion to adopt **Resolution No. 2024-94**, authorizing the Director of the St. Johns County Utility Department to complete and submit any required applications for the A1A Master Lift Station Project to the State of Florida, Department of Transportation, on behalf of St. Johns County, and to negotiate the terms, conditions, provisions, and requirements of any construction agreement, on behalf of the County, subject to final review and approval by the Board
18. Motion to adopt **Resolution No. 2024-95**, authorizing the county administrator, or designee, to award RFP No. 1629, Utility Well Assessment Program, and to execute a General Service Agreement, in substantially the same form and format as attached hereto, with Complete Services Well Drilling, Inc., Partridge Well Drilling Company, Inc., Thompson Well and Pump, Inc., and A.C. Schultes of Florida, Inc., to perform services in accordance with RFP No. 1629; and as authorized by task order
19. 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

20. Motion to adopt **Resolution No. 2024-96**, authorizing the county administrator, or designee, to award IFB No. 24-08R, Mussallem Beachfront Park to E.B. Morris General Contractors, Inc., as the lowest, responsive, responsible bidder, for the lump sum bid and bid alternate of \$1,084,350, for completion of the project as specified; and to approve a reserve transfer of \$450,000 from Impact Fee Zone B Reserves into the Improvements Other Than Building project line
21. Motion to adopt **Resolution No. 2024-97**, authorizing the county administrator, or designee, to execute Contract Amendment No. 04, in substantially the same form and format as attached, increasing the contract price by \$62,920, for the development of a new Chart of Accounts, in accordance with the contract under RFP No. 2023-13
22. Motion to adopt **Resolution No. 2024-98**, authorizing the county administrator, or designee, to award Bid No. 1556, Construction of A1A Master Lift Station (Bid Price, Allowance 1, Allowance 2, Allowance 3) to Sawcross, Inc., as the lowest, most responsive, and responsible bidder; and to execute a contract, in substantially the same form and format as attached hereto, at a total lump sum bid price of \$2,928,000, for completion of the specified project
23. Motion to approve **Resolution No. 2024-99**, to transfer Community Development Block Grant Disaster Recovery (CDBG-DR) grant funding in the amount of \$99,700 from CDBG-DR Affordable Housing to CDBG-DR Housing, within the Fiscal Year 2024 General Fund budget
24. Motion to adopt **Resolution No. 2024-100**, approving three applications for Major Impact Special Events to take place on March 31, 2024, at Mickler's, Crescent, and Vilano Beach, for sunrise Easter Services
25. Motion to adopt **Resolution No. 2024-101**, approving and authorizing the county administrator, or designee, to execute and deliver on behalf of the County, a Memorandum of Understanding between St. Johns County and Florida State College at Jacksonville, to establish and implement a field internship training program, in substantially the same form as attached hereto
26. Motion to adopt **Resolution No. 2024-102**, approving the terms of, and authorizing the county administrator, or designee, to execute, a contract with the PGA Tour for the County to provide public safety services which will be reimbursed by THE PLAYERS at a total cost of \$85,805, during THE PLAYERS professional golf event on the dates and times outlined in the contract
27. Motion authorizing the county administrator, or designee, to transfer an amount not to exceed \$500,000 from E-911 Communications Fund Capital Outlay Reserve, for appropriation to the St. Johns County Sheriff's Office, to defray the cost of a three-year maintenance and support contract for database services
28. Motion authorizing the county administrator, or designee, to transfer an amount not to exceed \$73,992 from E-911 Communications Fund Capital Outlay Reserve, for

appropriation to the St. Johns County Sheriff's Office to defray the cost of a three-year circuit network implementation and bandwidth expansion contract

29. Motion to adopt **Resolution No. 2024-103**, approving the recognition and appropriation of library donations received in the amount of \$16,320, amending the Fiscal Year 2024 Budget
30. Motion to approve minutes: February 20, 2024, BCC Regular
31. Proofs:
  - a. Proof: Board of County Commissioners of St. Johns County will hold a public hearing January 16, 2024, to consider adoption of the following ordinance amending Ordinance No. 2008-29, regarding the St. Johns County Affordable Housing Advisory Committee, published on January 3, 2024, in *The St. Augustine Record*
  - b. Proof: Board of County Commissioners of St. Johns County will hold a public hearing January 16, 2024, to consider adoption of the following ordinance amending Ordinance No. 2018-42, regulating the operation of golf carts, low-speed vehicles, and mini-trucks on County roads and sidewalks, published on January 3, 2024, in *The St. Augustine Record*
  - c. Proof: Board of County Commissioners of St. Johns County will hold a public hearing January 16, 2024, to consider adoption of the following ordinance amending Ordinance No. 2007-19, the St. Johns County Beach Code, published on January 3, 2024, in *The St. Augustine Record*
  - d. Proof: Board of County Commissioners of St. Johns County will hold a public hearing February 6, 2024, to consider adoption of the following ordinance amending Ordinance No. 1999-51, the St. Johns County Land Development Code, published January 26, 2024, in *The St. Augustine Record*
  - e. Proof: Request for Bids, Bid No. 1677, North Ponte Vedra Beach Restoration. All sealed bids must be submitted by or before 2:00 p.m. EST on Wednesday, January 31, 2024, or otherwise stated in an addendum, published on December 26, 2023, and January 2, 2024, in *The St. Augustine Record*
  - f. Proof: Request for Qualifications, RFQ No. 1646; Design-Build Services for State Road 16 Water Reclamation Facility Ground Storage Tank. All qualifications must be submitted by or before 4:00 p.m. EST on February 15, 2024, or otherwise stated in an addendum, published January 11, 2024, and January 18, 2024, in *The St. Augustine Record*
  - g. Proof: Request for Qualifications, RFQ No. 1422, Design-Build Services for Reclaimed Watermain between State Road 16 Water Reclamation Facility to Interstate 95 and Elevation Parkway to County Road 2209. All qualifications must be submitted by or before 4:00PM EST on February 15, 2024, or otherwise stated in an addendum, published January 11, 2024, and January 18, 2024, in *The St. Augustine Record*
  - h. Proof: Request for Bids, Bid No. 1701, Plantation Park Renovations Phase 1. All sealed bids must be submitted by or before 2:00 p.m. EST on Wednesday, February 21, 2024, or as otherwise stated in an addendum, published January 22, 2024, and January 29, 2024, in *The St. Augustine Record*

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

Dean requested to add an emergency item, for discussion, regarding hazardous conditions in Palencia from a nearby recycling plant, to the Regular Agenda as Item 1 and moved Regular Agenda Item 1 to be Item 1a.

## **APPROVAL OF REGULAR AGENDA**

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

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

**Nay: None**

## **TIME CERTAIN PUBLIC COMMENT**

Public Comment: Elena Hecht, Genevieve Mongon (Exhibit A), Delphine Sands, Ashley Smith, Elizabeth Potter (Exhibit B), Ann Taylor (Exhibit C), Gayle Cranford, Sherry Badger (Exhibit D), Lynda Kouroupis, Donna Rarraye, and Vicki Pepper provided public comment.

1. Emergency Item: Hazardous Conditions in Palencia due to Smokey Conditions from Ancient City Wood Recycling

Dean spoke about his concerns for the residents of Palencia, who reported contending with smoke inhalation and environmental risks from hazardous conditions created by a privately-owned wood processing and recycling business: Ancient City Wood Recycling.

Mike Roberson, Growth Management Director, provided details on the County's options related to the Special Use Permit (Exhibit A) that was granted by the Planning and Zoning Agency. Discussion ensued regarding the Florida Department of Environmental Protection, and County staff, working to address the residents' concerns, compliance, explicit conditions within the special use permit, and requesting Board direction to enforce the special use permit in shutting down operations if the company were in violation of the permit.

Komando advised the Board to allow the investigation to finish to have the information needed for action; with the Board members agreeing to expedite the investigation. Additionally, Dean recognized and thanked Denise Vogelgesang, Marketing Director for the Florida Association of Counties Trust, for attending the Board of County Commissioners' meeting.

Andrews provided an additional update on the emergency item, stating that the fire had been contained, and they would proceed with revoking the Special Use Permit.

- 1a. Acadia Healthcare Company, Inc., Economic Development Incentive Request. The St. Johns County Economic Development Agency has received an application from Acadia Healthcare Company, Inc., (Acadia) for economic development incentives to develop a total of 99,485 square feet of space, located near the intersection of County Road 210 and Moon Bay Parkway. Acadia is a behavioral healthcare service provider that offers

inpatient, outpatient, detoxification, and residential treatment. After Acadia submitted the application, they subsequently withdrew their request for confidentiality. The project scored 7.5 points under the new industry category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development incentive of up to 100 percent of fees paid to the County by the Applicant (impact fees), four years ad valorem taxes paid by the Applicant (general County portion) on capital improvements, and four years tangible personal property taxes paid by the Applicant (general County portion), which is an 8.3 percent reimbursement on all taxes and fees paid to the County over a 20-year period. Completion of the project is anticipated by the fourth quarter of 2025. With this schedule, the first annual reimbursement payment would be anticipated during Fiscal Year 2027. The total estimated value of the incentive is \$1,648,754. In accordance with Program requirements, the Agency was required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application

*Formerly Regular Agenda Item 1.*

Savannah Rodgers, Project Manager, presented the details of the request.

Joseph voiced her concerns regarding the location of the project and traffic impacts. Duane Kent, P.E., County Engineer, provided additional information, stating that the facility would not be opening until after the County's Capital Improvement Project on County Road 210 was completed. Discussion ensued on taking no action today, traffic, and the use of property or sales tax dollars.

Public Comment: Michael McDonald, Ed Slavin, Scott Maynard, Clay Murphy, B.J. Kalaidi, and an Acadia representative provided public comment.

**Motion by Dean, seconded by Alaimo, carried 4/1, with Joseph dissenting, to instruct the county attorney to draft an Economic Development Incentive Agreement for Acadia Healthcare Company, Inc., and place the proposed incentive agreement, for consideration by the Board, on a later regularly scheduled meeting agenda.**

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

**Nay: Joseph**

2. Land Acquisition and Management Program Conservation Board Annual Property Ranking List for Consideration for Approval by the Board of County Commissioners. The Land Acquisition and Management Program (LAMP) Ordinance No. 2021-38, requires the LAMP Conservation Board to annually submit a Ranking List of the top five properties for consideration by the Board of County Commissioners (Board) for acquisition and conservation. The action for the Board today is to consider the LAMP Recommended Properties Ranking List and to approve the Ranking List as is, approve the Ranking List with modifications, or deny the Ranking List with explanation and guidance to the LAMP Conservation Board. Upon approval of the Ranking List, County staff will proceed with initiating purchasing negotiations with the property owners. Once staff has secured a purchase price on the properties, a Purchase and Sale Agreement will be brought back to the Board for review and potential approval of the purchasing funding



Ryan Mauch, Environmental Development Division, Elizabeth Guthrie, Chair, Land Acquisition and Management Program Conservation Board, and Adam Tecler, Grants and Legislative Affairs Manager, presented the details of the Annual Property Ranking List. Additionally, Guthrie responded to Whitehurst's question regarding raising the score minimum threshold of 50 percent for higher quality properties; discussion ensued.

Dean spoke about the Shores property, Matanzas River, and the opportunity to partner with other agencies; *and requested Board support to reserve one million dollars to set aside for matching federal and state funding for the Deltona/Shores property; discussion ensued on the Bailey family property.*

Public Comment: Lisa McGlynn, Clark Bailey, Heather Harley Davidson, Jennifer Yudow, Chuck Labanowski, Justin Miller, Dirk Schroeder, Michael McDonald, Ed Slavin, Charlie Hunt, and B.J. Kalaidi provided public comment.

Andrews requested clarification on operational details with the motions if the Board was directing staff to also access LAMP funding for due diligence costs and Kealey West, Senior Assistant County Attorney, asked for additional clarification that the one million dollars set aside is for the acquisition of the Shore Boulevard property.

**Motion by Dean, seconded by Whitehurst, carried 5/0, to approve the LAMP Conservation Board Property Ranking List, finding the Property Ranking List consistent with the LAMP Ordinance and directing staff to proceed with negotiations for ranked properties for potential County acquisition, as amended, to retain one million dollars to match potential federal and state funding and to direct staff to access LAMP funding for due diligence costs.**

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

**Nay: None**

3. 24-00024 Award of Invitation for Bid (IFB) No. 1534, Shore Drive Trail – Florida Department of Environmental Protection No. T2126. The Purchasing Department issued an Invitation for Bids ("IFB") for construction of an eight-foot shared use/multi-use pathway along Shore Drive in the St. Augustine South neighborhood, St. Augustine, Florida, interconnecting two county boat ramps. Four bids were submitted, with the lowest, most responsive, and responsible bid being submitted by CGC, Inc., at a base bid not-to-exceed price of \$1,129,621, Alternate 1 not-to-exceed price of \$419,779, and Alternate 2 not-to-exceed price of \$252,332, for a total project not-to-exceed bid price of \$1,801,732. Staff recommends Board approval to award IFB No. 1534, to CGC, Inc., and to execute a contract, in substantially the same form and format as attached, for completion of the project in accordance with IFB No. 1534. Due to the size of the exhibits and attachments, they are available upon request from Jaime Locklear

Ryan Kane, Director of Parks and Recreation, presented the details of the request. He responded to Joseph's question regarding a portion of the trail that would run alongside the roadway and another portion that would go through the park, and addressing concerns about why this project couldn't become a sidewalk or be moved closer to the road.

Arnold spoke about her concerns regarding the divisiveness shown in the neighborhood for the project. She displayed a video from a 2021 Board of County Commissioners' meeting.

Public Comment: Nancy Godwin, Chantel Schreiner, Chris Ranong (Exhibit A), George Baird, Ray Kledzik, Frances Lundberg (Exhibit B), Paula Richard, Daphne Cameron, Jackie Lablanc (Exhibit C), Raymond Scales, Barbara Betus, Vicki Pepper, Michael McDonald, Dan Storch, Warren Clark, Normand Richard, Philip Mckenna, Margo Geer, Leona Penrod, Deborah James, Cyd Tanimura, Keith LaFlam, Micheline Boutin (Exhibit D), Clark Monahan, Martha Sullivan, Susan Millerick (picture displayed on phone), Speakers name not given, Heather Harley Davidson, Ruth Hope (Exhibit E), Kathryn Reynolds, Carol Gangi (Exhibit F), Justin Miller, Ron Joseph, Dorothy Shary, Suzanne Clulow, David Hankla, Careyanne Berdan (Exhibit G), Mark Millerick, Jerri Sue Dawson, Matt Lahti, Nancy Beaudoin, Ed Slavin, Mathew Moss, David Gangi, B.J. Kalaidi, and Ann-Marie Evans provided public comment.

Discussion ensued on the use of a sidewalk, the potential hiring of an arborist to protect trees, the parking demands, any changes made to the proposed grant, and the possibility of the sidewalk being along the road.

Board members expressed their positions on the proposed trail.

**Motion by Alaimo, seconded by Dean, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-104, authorizing the county administrator, or designee, to award Bid No. 1534; Shore Drive Trail – Florida Department of Environmental Protection (FDEP) No. T2126 (Base Bid, Alternate 1, and Alternate 2) to CGC, Inc., as the lowest, most responsive, and responsible bidder, and to execute a contract in substantially same form and format as attached hereto, at a total project not-to-exceed bid price of \$1,801,732, for completion of the specified project.**

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

**Nay: Joseph**

Arnold recessed the meeting at 1:19 p.m. and reconvened the meeting at 2:00 p.m., with Deputy Clerk Sandra Hutto present.

4. Public Hearing REZ 2023-16, Mills Workforce Housing (WH). Request to rezone approximately 24.31 acres of land from Residential, Single Family (RS-3) and Open Rural (OR) to WH with a condition limiting the maximum number of units to 110, located near the intersection of Lewis Speedway and Woodlawn Road. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on December 21, 2023, and recommended denial with a vote of 3 to 3. At the regularly scheduled Board of County Commissioners (BCC) hearing on February 6, 2024, the applicant requested a continuance to the March 5, 2024, BCC hearing, to allow for the submittal and review of a potential roundabout that would be located near the subject property

The Board disclosed ex parte communication.

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

Public Comment: Michael McDonald, Charlie Hunt, Sherry Badger, Judy Spiegel, Karla Quarto (Exhibit A), Debbie James (Exhibit B), Sherry Brigman, Nicole Crosby, Ed Slavin, Sara Brown (Exhibit C), and Karl Birkhimer (Exhibit D) provided public comment.

Burnett addressed the public's concerns on compatibility, traffic impacts, the construction and funding of the roundabout, and the need for workforce housing. Additionally, James Somerset, KB Home Director Forward Planning, spoke on the KB Home brand and the company's investment in the community. Discussion ensued on the commencement of the roundabout construction and the percentage of workforce housing being used.

Board members expressed their positions on the proposed project.

**Motion by Dean, seconded by Alaimo, carried 3/2, with Whitehurst and Joseph dissenting, to enact Ordinance No. 2024-9, approving REZ 2023-16, Mills Workforce Housing (WH), with conditions limiting the maximum number of units to 110 and the applicant's commitments to construction of a roundabout, based upon four findings of fact, as provided in the staff report.**

**Yea: Dean, Alaimo, Arnold**

**Nay: Whitehurst, Joseph**

5. Public Hearing - PLNAPPL 2023-04, DeArment Residence, 3780 Coastal Highway, St. Augustine, Florida, (Appeal of ZVAR 23-18 Approval). Request by neighbors to appeal the Planning and Zoning Agency (PZA) approval of a Zoning Variance (ZVAR 2023-18) to Table 6.01 of the Land Development Code, to allow for a front yard setback of 15 feet in lieu of the required 25 feet, and to allow for the placement of a swimming pool within the required second front yard setback, adjacent to the platted, unopened right-of-way. Under project ZVAR 2023-18, DeArment Residence, the proposed zoning variance was heard and approved by the PZA on November 2, 2023, with a vote of 3 to 2; members in support (Matovina, Perkins, Green) and members in opposition (Hilsenbeck, Spiegel)

The Board disclosed ex parte communication.

Ellen Avery-Smith, Esq., Rogers Towers, representing the property owner, requested that witnesses be sworn in. Avery-Smith and Cora Johnston, Generation Homes, representing the applicant, presented the details of the request and referenced a map, (Exhibit A). Avery-Smith introduced Trent DeArment, property owner, who spoke on his plans for the property.

James G. Whitehouse, Esquire, St. Johns Law Group, representing the appellants, Nancy Rey, and James Toomey, presented the details of the request in opposition. Rey referenced pictures and a multi-use trail feasibility study (Exhibit B).

Public Comment: Michael McDonald, Bob Goff, Cynthia Newell, Nicole Crosby, and Ed Slavin provided public comment.

Whitehouse provided additional information on the request.

Avery-Smith provided rebuttal information on the legal, buildable lot, traffic impacts, neighboring violations, and zoning variances. Additionally, Johnston referenced a site map of the proposed home and of a surrounding home, as well as a chart showing the square footage of surrounding homes, Exhibit C. DeArment referenced a photo of the driveway entrance, Exhibit D.

Discussion ensued on the seawall connection between the existing homes. Valliere provided information from Damon Douglas, St. Johns County Coastal Manager, regarding the necessary permits to be filed for the construction of the seawall, noting that there were no permits on file from the DeArment's regarding improvements to County property. DeArment responded that the permits had been submitted to Young Construction and is waiting for a decision from today's request for them to be submitted.

**Motion by Dean, seconded by Whitehurst, carried 5/0, to approve PLNAPPL 2023-03 of ZVAR 2023-18, overturning the decision of the Planning and Zoning Agency and denying the request for a zoning variance, to allow for a front yard setback of the required 25 feet, and to allow for the placement of a swimming pool within the required second front yard setback adjacent to a platted, unopened right-of-way, subject to four findings of fact, as provided in the staff report.**

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

**Nay: None**

6. Public Hearing - PRD 2023-01, Honey Branch Farms. Request to rezone approximately 273 acres of land from Planned Rural Development (PRD) and Open Rural (OR) to Planned Rural Development (PRD), to allow for a maximum of 54 single family homes within approximately 27 acres of Development Area, setting aside the remaining approximately 246 acres for Reserve Area; specifically located on unaddressed property on County Road 208 across from Joe Ashton Road. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on February 1, 2024, and recommended approval with a vote of 6 to 1, conditioned upon the wetland changes provided by the applicant at the hearing and adding allowance of sidewalks/driveways to the Reserve Area. Agency members and the public discussed compliance with the Land Development Code and Comprehensive Plan regarding a PRD's Reserve/Development Areas, access entrance, 30 feet shared right-of-way, traffic, overgrowth, continuance of farming the land, chemical spray in the area, proposed utilities, and compact/clustered development

The Board disclosed ex parte communication.

Ellen Avery-Smith, Esquire, Rogers Towers, P.A., representing the applicant, and Shawn McGarvey, developer, presented the details of the request.

Public Comment: Charlie Hunt, Nicole Crosby, Ann Marie Evans, Chuck Labanowski, and Ed Slavin provided public comment.

Avery-Smith provided further information on PRD's, the use of agriculture lands, school impacts, and the farmer's market. Discussion ensued on water testing and servicing, with additional comments from Matthew Lahti, Civil Engineer, on the water and sewer connections.

Board members expressed their positions on the request.

**Motion by Arnold, seconded by Dean, carried 5/0, to enact Ordinance No. 2024-10, approving PRD 2023-01, Honey Branch Farms, based upon nine findings of fact, as provided in the staff report.**

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

**Nay: None**

7. Public Hearing - REZ 2023-22, One North Commercial. Request to rezone approximately 1.01 acres of land from Commercial Intensive (CI), with conditions, to Commercial Intensive (CI), located northeast of 6236 US Highway 1 North, specifically located at 6241 West Cypress Drive, and unaddressed lots on West Cypress Drive. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on February 1, 2024, and recommended approval with a vote of 6 to 1. Agency members and the public discussed the lot sizes, reasoning behind the existing condition, wetlands, and flooding in the area

The Board disclosed ex parte communication.

Karen Taylor, Land Planner, representing the applicant, presented the details of the request.

Public Comment: Charlie Hunt provided public comment.

**Motion by Dean, seconded Whitehurst, carried 5/0, to enact Ordinance No. 2024-11, approving REZ 2023-22, One North Commercial, based upon four findings of fact, as provided in the staff report.**

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

**Nay: None**

The Board recessed the St. Johns County Board of County Commissioners' regular meeting and convened the St. Johns County Community Redevelopment Agency (CRA) meeting, as the CRA.

8. Flagler Estates Community Redevelopment Area Reserve Transfer. The Flagler Estates Community Redevelopment Area (CRA) Steering Committee is requesting that St. Johns County transfer \$2,900 from the Flagler Estates CRA Trust Fund to fund a new event, the Spring Festival, scheduled for April 20, 2024. At the time of the Fiscal Year 2023-2024 budget process, the Spring Festival was not yet conceived and therefore funding for this event was not included in a budget request. The idea for a community festival in the spring matured over the course of several Flagler Estates Steering Committee meetings, to a point that at the November Steering Committee meeting, residents voted in favor of this event. Therefore, the Flagler Estates CRA Steering Committee is requesting an additional

allocation to fund the event. This additional allocation would fund the event and pay for the cost of food, advertising, a band, event activities, and games for children. The County Parks and Recreation department is planning to team up with the Flagler Estates CRA at this event

Shawna Novak, Health and Human Services Director, presented the details of the CRA Reserve transfer request.

Public Comment: There was none.

**Motion by Arnold, seconded by Alaimo, carried 5/0, by the St. Johns County Community Redevelopment Agency, to authorize the transfer of \$2,900 from Flagler Estates CRA Trust Fund Reserves, to fund the 2024 Flagler Estates Spring Festival.**

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

**Nay: None**

The Board adjourned the St. Johns County Community Redevelopment Agency meeting and reconvened the St. Johns County Board of County Commissioners' regular meeting.

9. Consider an appointment to the Recreation Advisory Board. Currently there is one vacancy on the Recreation Advisory Board (RAB) for a District 2 Representative. This vacancy is due to the expired term of Bradley Long. A vacancy ad was placed and ran for 60 days. Please find attached for your review and consideration a recommendation letter from the Recreation Advisory Board and three qualifying applications: Christian Joransen, Dist. 2; Bradley Long, Dist. 2; and Andrew Geisel, Dist. 2

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

Public Comment: There was none.

**Motion by Whitehurst, seconded by Alaimo, carried 5/0, to re-appoint Bradley Long to the Recreation Advisory Board for a full four-year term, scheduled to expire on March 5, 2028.**

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

**Nay: None**

10. PFS AGREE 2023-02, State Road (SR) 207, Infill Multifamily, a request for approval of a Proportionate Fair Share Agreement to mitigate for transportation impacts to SR 207 for the SR 207 Infill Multifamily development

*Formerly Consent Agenda Item 5.*

Stacy Rewis, Driver McAfee Hawthorne and Diebenow, PLCC, representing the applicant, presented the details of the request.

Discussion ensued on the Live Local Act concerning workforce housing, the timeline process, proposed schools, compatibility, and traffic counts and impacts. Additionally, Dick D'Souza, Assistant Director of Growth Management, spoke on the road percentages regarding traffic.

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

Dean requested that the county attorney provide a thorough analysis at the April 2, 2024, Board of County Commissioners' meeting regarding the Live Local Act. Discussion ensued on any updates made to the Live Local Act and the next steps for moving forward. Additionally, Valliere provided legal advice on the process of approving or denying the agreement and any changes made to the Live Local Act would not affect this agreement.

**Motion by Alaimo, seconded by Whitehurst, carried 4/1, with Jospheh dissenting, to approve PFS AGREE 2023-02, and authorize the county administrator to execute the State Road 207 Infill Multifamily Proportionate Fair Share Agreement, finding that the proposed agreement is consistent with Section 11.09 of the Land Development Code.**

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

**Nay: Joseph**

## **PUBLIC COMMENT**

Public Comment: Joe McAnarney (Exhibit A), Chuck Labanowski, Charlie Hunt (Exhibit B), Suzanne Clulow, and Ed Slavin provided public comment.

## **COMMISSIONERS' REPORTS**

### Commissioner Dean

Dean requested that the Board have a discussion regarding alternative funding sources for Land Acquisition and Management Program (LAMP) purchase recommendations, in addition to Live Local Act discussions. *He requested Board consensus for staff to complete a report of recommendations with alternative funding options for the LAMP program. **Consensus was given.***

### Commissioner Whitehurst

Whitehurst referenced Dean's discussion request on the Land Acquisition and Management Program (LAMP), regarding federal and state funding.

### Commissioner Alaimo

Alaimo expressed gratitude to all who attended the Comprehensive and Strategic Planning meeting, acknowledging staff's excellent work and community engagement efforts.

Commissioner Joseph

Joseph suggested adding an option to tax bills to request donations for LAMP. She congratulated the Ponte Vedra High School and Creekside High School girls' soccer teams for winning state championships. She wished Joel Lewis good luck on running the steeplechase at the United States of America Track and Field Nationals.

Commissioner Arnold

Arnold wished every parent a fun and safe spring break and encouraged residents to attend The Players Championship (TPC) happening next week.

**COUNTY ADMINISTRATOR'S REPORT**

Andrews provided an update regarding Pastor Sands's public safety concerns for West Augustine, particularly regarding the youth program. Staff reached out to the City of St. Augustine and Sheriff Hardwick to collaborate on resolving the situation, including obtaining a permit. Additionally, Andrews mentioned speaking with Ruth Hope, who also spoke during public comment but wanted Andrews to express her support for the flashing beacon in West Augustine.

**COUNTY ATTORNEY'S REPORT**

Komando commented on the significant turnout of speaking about Shore Drive. He expressed gratitude for working with the Board of County Commissioners and wished everyone a fun and safe spring break.

With there being no further business to come before the Board, the meeting adjourned at 5:31 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 620179-620354, totaling \$5,649,809.36 and Voucher Register, Voucher Nos. 77938-78015, totaling \$3,365,512.11 (02/20/2024)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 620355-620419, totaling \$57,130.62 and Voucher Register, Voucher Nos. 78016-78223, totaling \$164,524.81 (02/21/2024)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 620420-620437, totaling \$552,416.74 (2/21/2024)
4. St. Johns County Board of County Commissioners Check Register, Check No. 620438, totaling \$125 (2/22/2024)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 620439-620450, totaling \$67,255.67 and Voucher Register, Voucher No. 78224, totaling \$455.11 (02/22/2024)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 78225-78226, totaling \$8,707.82 (02/22/2024)



7. St. Johns County Board of County Commissioners Check Register, Check Nos. 620451-620576, totaling \$938,622.84 and Voucher Register, Voucher Nos. 78227-78278, totaling \$1,301,207.16 (02/26/2024)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 620577-620721, totaling \$3,183,225.30 and Voucher Register, Voucher Nos. 78279-78345, totaling \$5,799,465.54 (03/04/2024)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 620722-620745, totaling \$52,293.37 and Voucher Register, Voucher Nos. 78346-78368, totaling \$59,248.70 (03/06/2024)

CORRESPONDENCE:

1. Letter dated March 1, 2024, regarding the original Petition to Amend the Boundaries of the Entrada Community Development District.

Approved March 19, 2024

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Sarah Arnold, Chair

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

By: Crystal Smith  
Deputy Clerk

