



**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 19, 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  
Christine Valliere, Assistant County Attorney  
Lex Taylor, Deputy County Attorney  
Saundra Hutto, Deputy Clerk

**ROLL CALL**

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

**INVOCATION**

Reverend Eluit Alicea, Bridge of Life Church, gave the invocation.

**PLEDGE OF ALLEGIANCE**

Lori Chapman, United States Air Force Airman First Class, led the Pledge of Allegiance.

**CERTIFICATE OF RECOGNITION WELCOMING THE OPEN WORLD ARMENIAN DELEGATION TO ST. JOHNS COUNTY**

Arnold presented the certificate to Jennifer Logue, who spoke on the Open World Armenian Delegation.

## **PUBLIC SAFETY UPDATE**

Jason Caban, St. Johns County Sheriff's Office Corrections Division Director, reported on spring break, including assisting the Jacksonville Beach Sheriff's Office with a mutual aid request; and on The Players Championship (TPC) traffic impacts. He also provided an update on the Corrections Division facility and medical inspections. Additionally, he announced the opening of the local Opened Arms Recovery office.

Jeremy Robshaw, St. Johns County Fire Rescue Chief of Communications, provided an update on Lieutenant Justin Dailey's progress, the services provided at The Players Championship, and spring break safety.

The Board members expressed their gratitude for the services provided by law enforcement and first responders.

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

Brandon J. Patty, Clerk of the Circuit Court and Comptroller, announced that it was Government Finance Professionals Week and introduced Dwala Anderson, Chief Financial Officer, who spoke about her finance team and their responsibilities.

## **SERVICE DELIVERY UPDATE**

Ryan Kane, St. Johns County Parks and Recreation Director, reported on beach walkovers, playground upgrades, and the launch of the Anti-Vandalism Campaign: "Enjoy. Don't Destroy". Kane stated that the event would be held at 10:00 a.m., on April 5, 2024, at Julington Creek Plantation Park. Debra Gibson, St. Johns County Library Services Director, spoke on the Little Free Library Initiative.

## **DELETIONS TO THE CONSENT AGENDA**

Joseph requested that Consent Agenda Item 8 be pulled and moved to the Regular Agenda. Arnold stated that *Consent Agenda Item 8 would be moved to the Regular Agenda as Item 1a.*

Public Comment: William McQuilkin (Exhibit A) provided public comment.

## **APPROVAL OF CONSENT AGENDA**

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

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

**Nay: None**

1. Motion to approve the Cash Requirement Report

2. Motion to adopt **Resolution No. 2024-105**, approving the final plat for Reverie at Silverleaf, Phase 2
3. Motion to adopt **Resolution No. 2024-106**, approving the final plat for Watersong at Rivertown - Replat No. 1
4. Motion to adopt **Resolution No. 2024-107**, approving the final plat for Silver Meadows (Silverleaf Parcel 33), Phase 4
5. Motion to adopt **Resolution No. 2024-108**, approving the final plat for Watersong at Rivertown - Replat No. 2
6. Motion to adopt **Resolution No. 2024-109**, approving the final plat for Cordera Townhomes
7. Motion to adopt **Resolution No. 2024-110**, approving the final plat for Brook Forest, Phase 1A – Silverleaf Parcel 9
8. Motion authorizing the notice required by Section 336.10, Florida Statute, for a public hearing on April 16, 2024, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of unopened Second Street North right-of-way (VACROA 2023-04, Ferrell-Becker Petition)

*Consent Agenda Item 8 was pulled and moved to the Regular Agenda as Item 1a.*

9. Motion to adopt **Resolution No. 2024-111**, authorizing the notice required by Section 336.10, Florida Statute, for a Public Hearing on April 16, 2024, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of unopened West 3rd Street right-of-way (VACROA 2023-03, 3rd Street and Knowlton Street)
10. Motion to adopt **Resolution No. 2024-112**, approving the transfer of \$109,450 in road impact fees credit; and **Resolution No. 2024-113**, approving the transfer of \$17,525 in park impact fees credit from the Twin Creeks Development of Regional Impact to the Brookside Preserve Planned Unit Development finding the request consistent with Florida Statute
11. Motion to adopt **Resolution No. 2024-114**, approving the transfer of \$779,094 in road impact fees credit; and **Resolution No. 2024-115**, approving the transfer of \$124,732 in park impact fees credit from the Twin Creeks Development of Regional Impact to the Stonecrest Planned Unit Development finding the request consistent with Florida Statute
12. Motion to adopt **Resolution No. 2024-116**, authorizing the county administrator to execute the First Amendment to Amended Impact Fee Credit Agreement with Twin Creeks Development Associates, LLC

13. Motion to adopt **Resolution No. 2024-117**, accepting an Easement for Utilities, Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Trailmark East Parcel - Phase 2C, located off Pacetti Road
14. Motion to adopt **Resolution No. 2024-118**, approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, the light-emitting diode (LED) Lighting Agreement between St. Johns County and Florida Power and Light Company, in substantially the same form as attached hereto
15. Motion to adopt **Resolution No. 2024-119**, authorizing the county administrator, or designee, to execute and issue a Franchise Agreement to Capital Waste Services, LLC, for the collection and transportation of construction and demolition debris in unincorporated St. Johns County, in substantially the same form as the Non-Exclusive Construction and Demolition Debris Franchise Agreement attached hereto
16. Motion to adopt **Resolution No. 2024-120**, authorizing the county administrator, or designee, to execute Change Order No. 07, to Master Contract No. 19-MAS-OLS-11278, with Olsen Associates, Inc., under RFQ No. 19-51, Ponte Vedra Beach Management Project, to add Phase II for construction phase and post-construction phase services for a Not-To-Exceed amount of \$738,733
17. Motion to adopt **Resolution No. 2024-121**, authorizing the county administrator, or designee, to award IFB No.1620, manhole rehabilitation project to RCM Utilities, LLC, as the lowest, responsive, responsible bidder, and to execute a contract, in substantially the same form and format as attached, for completion of the project for a total lump sum amount of \$760,670
18. Motion to declare as surplus a Puc Buggy Sailboat and trailer, and authorize the county administrator, or designee, to donate this equipment to the Bartram Trail Society
19. Motion to adopt **Resolution No. 2024-122**, authorizing the county administrator, or designee, to award IFB No. 23-76, St. Johns County Courthouse and Service Center Roof Replacement to Childers Roofing and Sheetmetal, a Tecta America Company, LLC, as the lowest, responsive, responsible bidder, and to execute a contract, in substantially the same form and format as attached, for completion of the project, for a total lump sum amount of \$2,361,000, which includes Bid Alternate No. 1
20. Motion to adopt **Resolution No. 2024-123**, amending the Fiscal Year 2024 budget to recognize and appropriate federal equitable sharing proceeds of \$9,041.48, as revenue within the Fiscal Year 2024 Equitable Sharing Treasury Trust Fund budget
21. Motion to adopt **Resolution No. 2024-124**, approving and authorizing the county administrator, or designee, to submit Bass Pro Shops and Cabela's Grant and Donation Program application, on an on-going basis, on behalf of St. Johns County Parks and Recreation Department, for fishing equipment for park programs

22. Motion to adopt **Resolution No. 2024-125**, approving and authorizing the county administrator, or designee, to submit a completed Fishing Equipment Donation Program Grant Application, on behalf of St. Johns County Parks and Recreation Department, fishing equipment for park programs
23. Motion to adopt the recommendation by the Tourist Development Council to approve the proposed Arts, Culture and Heritage Funding Program Guidelines attached hereto, with said guidelines being effective for the Fiscal Year 2025 program
24. Approval of minutes: March 5, 2024, BCC Regular

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

Arnold requested *that Regular Agenda Item 3 be pulled and continued to the April 16, 2024, meeting*. Alaimo expressed his concerns on continuing the item.

#### **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**

1. Request for approval to continue the acquisition process for North Beach Utilities, Inc., Water/Wastewater System, and to schedule the required public hearing. On August 23, 2023, North Beach Utilities, Inc. (NBU), a private water and wastewater utility system in St. Johns County, expressed its interest in selling to St. Johns County Utility (SJCUD). The NBU franchise provides water and wastewater services to approximately 1,400 customers in Vilano Beach (service area and location map attached). SJCUD has reviewed operational and financial feasibility information and determined that the acquisition meets all County requirements outlined in Resolution No. 2005-39, related to the utility acquisition policy. SJCUD requests approval from the Board of County Commissioners (Board) to continue the acquisition process by completing its utility assessments; noticing a public hearing to determine whether the acquisition is in the public interest, as required by Section 125.3401, Florida Statute, to be held on May 7, 2024; and negotiating and preparing a proposed Purchase and Sale Agreement for acquisition of the NBU system, subject to Board approval as part of the presentation on May 7

Neal Shinkre, St. Johns County Utilities Director, presented the details of the request.

Dean spoke on the history of private water and wastewater facilities, the importance of supporting the project for the long-term integrity of the system, and funding concerns.

Public Comment: Carol Anderson and B.J. Kalaidi provided public comment.

**Motion by Dean, seconded by Whitehurst, carried 5/0, to authorize the county administrator, or designee, to complete utility assessments for the proposed acquisition of North Beach Utilities, Inc., by St. Johns County; to negotiate and prepare a proposed Purchase and Sale Agreement for said acquisition, with the assistance of the county attorney and subject to Board approval; and to notice the public interest hearing required under Section 125.3401, Florida Statutes, for the regularly scheduled Board of County Commissioners meeting on May 7, 2024.**

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

- 1a. Notice required by Section 336.10, Florida Statute (F.S.), for a public hearing on April 16, 2024, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of unopened Second Street North right-of-way (VACROA 2023-04, Ferrell-Becker Petition)

*Formerly Consent Agenda Item 8.*

Dick D'Souza, Assistant Director of Growth Management Transportation, presented the details of the request. Discussion ensued on the owner's intent for the land, the development of homes, and the hearing notice for the Ponte Vedra Zoning and Adjustment Board.

Public Comment: Judy Spiegel provided public comment.

**Motion by Joseph, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2024-126, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on April 16, 2024, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of unopened Second Street North right-of-way (VACROA 2023-04, Ferrell-Becker Petition).**

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

2. Confirmation of Sean McGee as Fire Chief. Acting Fire Chief Sean McGee is a 25-year member of St. Johns County Fire Rescue who has served the department in the operational ranks of Firefighter, Engineer, Lieutenant, Captain, and Battalion Chief. Prior to being appointed Acting Fire Chief in October of 2023, Sean held the rank of Battalion Chief for 11 years. Chief McGee holds a bachelor's degree from Northern Michigan University in Public Relations/Communications. In addition, Chief McGee holds an extensive list of fire service and public safety specific certifications

Joy Andrews, County Administrator, presented the details of the St. Johns County Fire Chief confirmation.

Sean McGee, St. Johns County Fire Rescue Chief, expressed his gratitude for the privilege to serve the community of St. Johns County.

Public Comment: Ed Slavin, Michele McDonnell, and William Fisher provided public comment.

**Motion by Arnold, seconded by Dean, carried 5/0, to confirm Sean McGee as the Fire Chief for St. Johns County Fire Rescue.**

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

**Nay: None**

3. Public Hearing - REZ 2023-20, Dobbs Road Plant Rezoning. Request to rezone approximately 3.85 acres of land from Industrial Warehousing (IW) to Heavy Industrial (HI), with conditions to allow for all uses currently allowed within the IW zoning district in addition to Concrete Block Manufacturing, specifically located at 2035 Dobbs Road. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on February 15, 2024, and recommended denial, with a vote of 5 to 1 (Green dissenting). Agency members and the public discussed compatibility with the adjacent properties and mitigation of noise, traffic, and air pollution from the subject site

*Regular Agenda Item 3 was continued to April 16, 2024.*

4. Public Hearing - PUD 2023-20, State Road 16 Medical and Commercial Planned Unit Development (PUD). Request to rezone approximately two acres of land from Residential Single-Family 3 (RS-3) to PUD to allow for a maximum 19,000 square feet of freestanding emergency room, medical office, and ancillary commercial/office space. The property is located on the northeastern corner of Woodlawn Road and State Road 16. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on February 15, 2024, and recommended approval, with a vote of 6 to 0, agency member Peter was absent

The Board disclosed ex parte communication.

Ellen Avery-Smith, Esq., Rogers Towers, P.A., representing the applicant, presented the details of the request. She responded to concerns regarding overnight beds/stays and ambulance transfers.

Public Comment: There was none.

**Motion by Dean, seconded by Alaimo, carried 5/0, to enact Ordinance No. 2024-12, PUD 2023-20, State Road 16 Medical and Commercial PUD, based upon nine findings of fact, as provided in the staff report.**

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

**Nay: None**

5. Public Hearing - REZ 2023-31, Biera Mar Lots. Request to rezone approximately .47 acres of land, located along the eastern side of A1A South, north of East Palmetto Avenue, from Commercial General (CG) to Residential Single-Family (RS-3), to allow for three single-family homes on each of the three platted lots. This request was heard by the Planning and

Zoning Agency at its regularly scheduled public hearing on Thursday, February 15, 2024, and was recommended for approval, 6-0

There was no ex parte communication.

Bill Miller, Coldwell Banker Premier Properties, representing the applicant, presented the details of the request. Miller responded to the intended use of the homes.

Public Comment: Heather Harley Davidson, Charlie Hunt, Michele McDonnell, Ed Slavin, and Suzanne Clulow provided public comment.

Miller responded to the public's concerns on other zoning in the area, the homes being used as Airbnb rentals, and the removal of the billboard when the home is built.

Joseph expressed her concerns on the zoning and traffic impacts.

**Motion by Alaimo, seconded by Dean, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2024-13, approving REZ 2023-31, Biera Mar Lots, based on four findings of fact, as provided in the staff report.**

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

**Nay: Joseph**

6. First Reading of proposed ordinance to establish a boating restricted area at the double-blind curve on Pablo Creek. Section 327.46(1)(c), Florida Statutes (F.S.), authorizes the Board of County Commissioners to establish certain boating restricted areas, by ordinance, on waterways of the state within the county subject to a finding by the Florida Fish and Wildlife Conservation Commission (FWC) that the boating restricted area is necessary to protect public safety. Specifically, Section 327.46(1)(c) 2.a., F.S. provides for a slow speed, minimum wake boating restricted area, if the area is within 300 feet of a confluence of water bodies presenting a blind corner, a bend in a narrow channel or fairway, or such other area if an intervening obstruction to visibility may obscure other vessels or other users of the waterway. At its October 3, 2023, meeting, the Board gave consensus to proceed with the FWC application to establish a slow speed, minimum wake boating restricted area at the double-blind curve on Pablo Creek. On February 20, 2024, FWC approved the application and attached ordinance. Pursuant to section 125.66(3), F. S., a business impact estimate was prepared

Kealey West, Assistant County Attorney, presented the details of the proposed ordinance.

7. County Administrator Contract. The Board engaged GovHR United States of America (USA) to conduct a national search to hire a new county administrator. The Board appointed a selection committee to interview top-tier candidates and make a recommendation to the Board regarding which candidates to interview. GovHR USA provided the selection committee with the list of all applicants, as well as a recommended shortlist. The selection committee met in a public meeting to review this information and provided its guidance regarding which candidates are recommended for in-person



interviews with the Board. On October 31, 2023, the Board selected Joy Andrews as County Administrator. This item represents the contract between Joy Andrews and the County to serve as County Administrator

Sarah Arnold, Chair of the Board of County Commissioner, presented the details of the contract.

Public Comment: B.J. Kalaidi, Charlie Hunt, Ann-Marie Evans (Exhibit A), Ed Slavin, Heather Harley Davidson, Michele McDonnell, Nicole Crosby, Suzanne Clulow, and Carol Anderson provided public comment.

The Board members expressed their positions on the contract.

Joseph requested Brandon J. Patty, Clerk of the Circuit Court and Comptroller, to explain the ordinance that handles contract provisions. Patty responded that he would refer to the county attorney for information on the history. Discussion ensued on County Ordinance No. 2010-47, regarding the history and language, concerns about political influences, the contract negotiation, and compliance with the Sunshine Law disclosure.

**Motion by Arnold, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to approve the terms and conditions of the Professional Services Agreement between St. Johns County and the County Administrator Joy Andrews, and to authorize the chairman, or designee, to execute the agreement on behalf of the County.**

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

**Nay: Joseph**

## **PUBLIC COMMENT**

Public Comment: B.J. Kalaidi (Exhibit A), Judy Spiegel, Elizabeth Potter (Exhibit B), Richard Norwood (Exhibit C), Charlie Hunt, Michele McDonnell, Ed Slavin, Bruce Talcott, Robert Wylie, Sherry Badger, Heather Harley Davidson, Suzanne Clulow, and William Hennessy (Exhibit D) provided public comment.

## **COMMISSIONERS' REPORTS**

### Commissioner Joseph

Joseph reported on the St. Johns County Book Mobile.

### Commissioner Alaimo

Alaimo congratulated Chief McGee and Joy Andrews on their new positions. He also reported that The Players Championship was a success.

Commissioner Whitehurst

Whitehurst reported on the public's concerns regarding their ability to contact him and make the best decisions for the community. He mentioned the Presidential Preference Primary Election and commended Vickey Oaks and her staff for their hard work. He also spoke on perception versus reality regarding the development of St. Johns County, and expressed holiday sentiments.

Commissioner Dean

Dean reported on working with Bill Sadowski and provided a history of his accomplishments regarding establishing the State Housing Initiatives Partnership (SHIP), which serves as the revenue source for affordable housing.

Commissioner Arnold

Arnold congratulated Sean McGee and Joy Andrews on their new positions, thanked the public safety teams for their contributions to the success of The Players Championship, and expressed holiday sentiments.

**COUNTY ADMINISTRATOR'S REPORT**

Andrews reported on three additional meetings scheduled for the Strategic and Comprehensive Plan: March 26, 2024, at W.E. Harris Community Center from 6:00-7:30 p.m.; March 27, 2024, at the Water Works building from 6:00-7:30 p.m.; and March 28, 2024, at Creekside Highschool from 6:00-7:30 p.m.

She also expressed her gratitude to the Board members for their support as the county administrator.

**COUNTY ATTORNEY'S REPORT**

Komando congratulated Chief McGee and Administrator Andrews on their new positions.

With there being no further business to come before the Board, the meeting adjourned at 11:41 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 620746-620750, totaling \$1,710.58 and Voucher Register, Voucher No. 78369, totaling \$455.11 (03/07/2024)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 78370-78371, totaling \$8,768.52 (03/07/2024)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 620751-620931, totaling \$1,834,292.77 and Voucher Register, Voucher Nos. 78372-78449, totaling \$1,088,608.87 (03/11/2024)

4. St. Johns County Board of County Commissioners Check Register, Check Nos. 620932-620944, totaling \$9,807 and Voucher Register, Voucher Nos. 78450-78454, totaling \$7,639 (03/13/2024)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 620945-621092, totaling \$5,041,293.02 and Voucher Register, Voucher Nos. 78455-78522, totaling \$6,290,889.01 (03/18/2024)

CORRESPONDENCE:


There was none.

Approved April 2, 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:   
Deputy Clerk

