



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
April 16, 2024 - 9:00 a.m.

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
Saundra Hutto, Deputy Clerk

ROLL CALL

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

INVOCATION

Pastor Brandon Hicks, Anchor Faith, gave the invocation.

PLEDGE OF ALLEGIANCE

Larry Mull, Petty Officer First Class, United States Navy, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

Alaimo presented the proclamation to Sheriff Hardwick, St. Johns County Sheriff's Office, and Chief Sean McGee, St. Johns County Fire Rescue, who spoke on the importance of telecommunicators. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING APRIL 27TH AS AMERICAN LEGION FAMILY DAY

Whitehurst presented the proclamation to Bridgette Greene and Lena Heredia-Perez, who spoke on the importance of the American Legion. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING MAY AS MENTAL HEALTH AWARENESS MONTH

Arnold presented the proclamation to Lisa Taliaferro, who spoke on the importance of mental health awareness. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING APRIL AS WATER CONSERVATION MONTH

Dean presented the proclamation to Doug Conkey, Tony Cabbage, Barry Stewart, and Saniya Aleem, who spoke on the importance of water conservation. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

ACCEPTANCE OF PROCLAMATIONS

Motion by Joseph, seconded by Whitehurst, carried 5/0, to accept the proclamations, as submitted.

Yea: Joseph, Whitehurst, Arnold, Dean, Alaimo

Nay: None

PUBLIC SAFETY UPDATE

Jason Caban, St. Johns County Sheriff's Office Corrections Division Director, expressed his gratitude for the proclamation recognizing National Public Safety Telecommunicators week. He provided an update on the recent shooting within in the county, noting that the suspects had been apprehended. Additionally, he discussed improvements being made to the jail and the establishment of a non-profit organization as part of the Re-Entry Program in collaboration with the Sheriff's Office.

Dusty Wilson, St. Johns County Fire Rescue Logistics Chief, spoke about the opening of Station 11. He invited the community to come and visit the station and spoke on the support of County staff working through the delays. Dean expressed his support for the station.

CLERK OF COURT'S REPORT

Brandon J. Patty, Clerk of the Circuit Court and Comptroller, provided a recap on operation greenlight and provided the history behind the event.

LEGISLATIVE AFFAIRS UPDATE

Adam Tecler, Grants and Legislative Affairs Manager, provided an update on the 2024 Legislative Session overview, regarding the Fiscal Year 2025 Florida budget, and on the intergovernmental affairs. He also spoke about significant legislations bills; engagement strategy regarding a medical examiner regional office; public safety station; all hazards regional fire training facility; State Road 16 improvements; County Road 2209 improvements; South Ponte Vedra Beach (SPVB) dune restoration; Lincolnville Museum; and the Vilano Beach main street improvements.

Discussion ensued on the regional medical examiner's office and fire training facility having funding participation from surrounding counties, the SPVB project being federally funded, and the medical examiners funding coming from the State of Florida.

SERVICE DELIVERY TEAM UPDATE

Shawna Novak, Director of Health and Human Services, and Greg Caldwell, Public Works Director, provided information on the St. Johns County Sheriff's Office Re-Entry Program Collaboration.

DELETIONS TO THE CONSENT AGENDA

Joseph requested that Consent Agenda Item 4 be moved to the Regular Agenda as Item 3a.

Public Comment: Bill Dudley, Ed Slavin, Robert Wilson, Emily James, David Glabb, Troy Blevins, Brandon Patty, Joseph McDermott, and Michele McDonnell provided public comment.

Alaimo expressed his support for the Veteran's Village with Arnold agreeing.

APPROVAL OF CONSENT AGENDA

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

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2024-149**, approving the final plat for Rivertown Vista

3. Motion to adopt **Resolution No. 2024-150**, approving the terms and conditions of a Joint Participation Agreement, Financial Project 418441-1-84-24, for receiving a State of Florida Public Transit Block Grant for \$636,098, and to recognize the funds for the St. Johns County Transit Revenue and Expenditure budget for Fiscal Year 2024, and to authorize the county administrator, or authorized designee, to execute any other documents or Supplemental Joint Participation Agreements, for the purpose of scope changes and/or funding adjustments and all other documents as may be required
4. Motion to approve PFS AGREE 2024-02, and authorize the county administrator to execute the Madison St. Augustine Muti-family Proportionate Fair Share Agreement, finding that the proposed agreement is consistent with Section 11.09 of the Land Development Code

Consent Agenda Item 4 was pulled and moved to the Regular Agenda as Item 3a.

5. Motion to adopt **Resolution No. 2024-151**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Palencia, Parcel MUA5, located off US 1 North
6. Motion to adopt **Resolution No. 2024-152**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the sewer force main system to serve Palm Valley Gardens, Phase 2 (force main), located off North Roscoe Boulevard
7. Motion to adopt **Resolution No. 2024-153**, accepting a Quit-Claim Deed, Grant of Easement, and Temporary Construction Easement in connection with the Regalo Road Improvement Project
8. Motion to adopt **Resolution No. 2024-154**, accepting an Easement for Utilities for a new water transmission main to be located along West George Miller Road in Hastings
9. Motion to adopt **Resolution No. 2024-155**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water system to serve 8165 State Road 207
10. Motion to adopt **Resolution No. 2024-156**, approving application to the State of Florida Department of Transportation for donation of surplus lands necessary for public purposes, located at State Road 207 and Hilltop Road
11. Motion to adopt **Resolution No. 2024-157**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Agricultural Center Warehouse, located off Agricultural Center Drive
12. Motion to adopt **Resolution No. 2024-158**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve A.W.A. Office – Warehouse, located off Agricultural Center Drive

13. Motion to adopt **Resolution No. 2024-159**, accepting two Easements for Utilities, two Bills of Sale, two Final Releases of Lien, and two Warranties associated with the water, sewer, and reuse systems to serve Beacon Lake, Phase 4A and 4B, located off County Road 210
14. Motion to adopt **Resolution No. 2024-160**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and reuse systems to serve Fifth Third Bank – Beachwalk, located off County Road 210
15. Motion to adopt **Resolution No. 2024-161**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve World Golf Village Office Condos Infrastructure, located off Pacetti Road
16. Motion to adopt **Resolution No. 2024-162**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve St. Augustine Lakes, Phase 2A, located off Homes Boulevard
17. Motion to adopt **Resolution No. 2024-163**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Old Moultrie Apartments, located off Old Moultrie Road
18. Motion to adopt **Resolution No. 2024-164**, approving the terms, provisions, conditions and requirements of the utility work by Highway Contractor Agreements between St. Johns County, Florida, and the Florida Department of Transportation relating to the financial project numbers 422938-8-52-01 and 422938-8-56-01, in the amount of \$4,504.50, and \$11,870, respectively; approving the terms, provisions, conditions, and requirements of Three Party Escrow Agreement between St. Johns County Utilities, the Florida Department of Transportation, and the State of Florida, Department of Financial Services, Division of Treasury; and authorizing the chair to execute the agreements on behalf of the County
19. Motion to adopt **Resolution No. 2024-165**, approving a template Utility Service Agreement setting forth the terms, conditions, provisions, and requirements of for the line extension project between County Road 206 and Cypress Point II; authorizing the county administrator, or designee, to execute individual agreements on behalf of the County; instructing the Clerk to file executed agreements in the public records; and authorizing the Utility Department to accept the required payments and proceed with construction of the project
20. Motion to adopt **Resolution No. 2024-166**, approving the terms, conditions, provisions, and requirements of the Utility Cost-Share Agreement between HDG Cypress Point, LLC, and St. Johns County; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County
21. Motion to adopt **Resolution No. 2024-167**, authorizing the county administrator, or designee, to award IFB No. 1724, Public Service Center, to STG Contracting Group, Inc., as the lowest, most responsive, and responsible bidder, at a total lump sum bid price of \$9,454,652.50, for the completion of the specified project, including Bid Alternate No. 1

22. Motion to declare the attachments as surplus and authorize the county administrator, or designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274
23. Motion to adopt **Resolution No. 2024-168**, authorizing the county administrator, or designee, to award Bid No. 1572, Tillman Ridge Transfer Station tipping floor repairs, to Cornerstone Construction Services, Inc., as the responsive, and responsible bidder, and to execute a contract in substantially same form and format as attached hereto, at a total negotiated lump sum bid price of \$886,690, for completion of the specified project
24. Motion to adopt **Resolution No. 2024-169**, authorizing the county administrator, or designee, to award Olsen Associates, Inc., as the top ranked firm, and execute a Professional Services Contract for a Beach Management Plan under RFQ No. 23-47, in the not-to-exceed amount of \$540,484
25. Motion to adopt **Resolution No. 2024-170**, authorizing the county administrator, or designee, to award RFQ No. 1528, Construction Engineering and Inspection (CEI) Services for County Road 2209 Extension Central Segment with Eisman and Russo, as the top ranked firm, and execute a contract in substantially the same form and format as attached, for completion of the services at a not-to-exceed contract price of \$993,168
26. Motion to adopt **Resolution No. 2024-171**, authorizing the county administrator, or designee, to execute and submit an application to the National Fish and Wildlife Foundation 2024 National Coastal Resilience Fund, on behalf of the County, to support the acquisition of the Shores Boulevard parcel
27. Motion to adopt **Resolution No. 2024-172**, allocating \$124,652 from the Veteran Services Homeless Veterans Housing Assistance Program to Home Again St. Johns, Inc., to provide case management and wrap around services to veterans residing in Veterans Village; and approving and authorizing the county administrator, or designee, to execute the Grant Agreement, on behalf of the County, in substantially the same form and format as attached
28. Motion to appoint Chris Brazda to the Ponte Vedra Architectural Review Committee for a full four-year term, scheduled to expire April 16, 2028
29. Motion to adopt **Resolution No. 2024-173**, recognizing and appropriating unanticipated revenue, in the amount of \$4,020, into the Golf Club Equipment Maintenance budget
30. Approval of minutes: April 2, 2024, BCC Regular

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Arnold announced that there was a red folder item that would be placed on the Regular Agenda as Item 1, and Regular Agenda Item 1 would be moved to Item 1a.

APPROVAL OF REGULAR AGENDA

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

Yea: Alaimo, Dean, Whitehurst, Arnold, Joseph

Nay: None

TIME CERTAIN PUBLIC COMMENT

Public Comment: Kim Kendall, B. J. Kalaidi (Exhibit A), Elizabeth Potter, Richard Norwood (Exhibit B), Nicole Crosby (Exhibit C), Heather Harley Davidson, Charlie Hunt (Exhibit D), Michele McDonnell (Exhibit E), Svetlana Dobritchani, and Bill Hennessy provided public comment.

1. Florida Black History Museum

Tera Meeks, Director of Tourism and Cultural Development, provided the details on the museum.

Whitehurst expressed his support for the museum.

Public Comment: Ed Slavin, Robert Clark, Greg White, Dawala Willis, Heather Harley Davidson, Vicki Pepper, Bridgette Greene, Marty Mc Eachean, Charlie Hunt, Sheria Glasgow, Michele McDonnell, and Ervin Bullock provided public comment.

Whitehurst questioned if there would be any impacts to millage rates within the County. Andrews responded that it would be a policy decision made by the Board.

Motion by Arnold, seconded by Dean, carried 5/0, to direct staff to draft and negotiate a purchase and sales agreement with Florida Memorial University, for a site for the State of Florida's selection, for the Florida Museum of Black History in St. Augustine, Florida.

Yea: Arnold, Dean, Whitehurst, Joseph, Alaimo

Nay: None

- 1a. Public Safety Facility Plan. Review of a plan to construct up to four fire stations and a Fire Rescue training facility. The plan will include concepts for each facility and a financing plan that does not necessitate new County revenues

Formerly Regular Agenda Item 1.

Sean McGee, Fire Rescue Chief, and Robert Hardwick, Sheriff, presented the details of the plan. Jessie Dunn, Office of Management and Budget Director, presented the details of the financing plan.

Discussion ensued on the training facility being at the First Coast Technical College and the community's homeowner's insurance being reduced with new fire stations being built. Andrews

provided additional comments on the number of homes and commercial spaces that would be covered by the new stations.

Joseph expressed her position on the plan.

Public Comment: Ed Slavin, Heather Harley Davidson, Shirley Lassiter, William Fisher, Nicole Crosby, Charlie Hunt, Michele Berg, Robert Mckiernan, Michele McDonnell, Ann-Marie Evans, and Clay Murphy provided public comment.

Alaimo expressed his position on the upcoming fire stations.

Motion by Arnold, seconded by Dean, carried 5/0, to authorize the county administrator to move forward with the public safety plan and assemble a county financing team, to present a financing package to the Commission under a subsequent agenda item.

Yea: Arnold, Dean, Whitehurst, Alaimo, Joseph

Nay: None

Motion by Arnold, seconded by Dean, carried 5/0, to authorize the use of up to \$800,000 from Fire/EMS Impact Fee Fund toward the design of the Fire Stations 21 and 22.

Yea: Arnold, Dean, Whitehurst, Alaimo, Joseph

Nay: None

2. Confirmation of Intergovernmental Affairs Director. Adam Tecler has served as the Grants and Legislative Affairs Manager for St. Johns County (SJC) since 2022, securing more than \$168 million in funding to advance critical infrastructure projects throughout the county. Prior to joining SJC, Mr. Tecler gained extensive federal, state, and local government experience in the executive, legislative, and judicial branches of government

Joy Andrews, County Administrator, presented the details of the confirmation.

Public Comment: Ed Slavin, Michele McDonnell, and Charlie Hunt provided public comment.

Dean addressed the public's concerns regarding a contract.

Joseph questioned whether he would be salary based or receive incentives based on grant approvals. Andrews responded that he would be salary based.

Motion by Whitehurst, seconded by Dean, carried 5/0, to confirm Adam Tecler as the Intergovernmental Affairs Director.

Yea: Whitehurst, Dean, Arnold, Alaimo, Joseph

Nay: None

3. Purchase and Sales Agreement for World Golf Foundation, Inc., real property and improvements and Lease Back Agreement for a portion of real property to PGA Tour, Inc. In June 2023, the World Golf Foundation notified St. Johns County (SJC) of its intention to move the World Golf Hall of Fame and the World Golf Hall of Fame Image Maximum (IMAX) theater out of the World Golf Village, and to relocate the Professional Golfers Association (PGA) Tour Productions to a new building on the Global Home Campus. These departures and relocations provide a turning point for the SJC community, offering a unique opportunity to shape the development of these properties that align with the community's vision and needs. The Foundation owns the PGA Tour Production building and leases it to the PGA Tour, Inc., and owns all the parking area, common area, and other improvements within the core of the World Golf Village. The County requested two appraisals for the real property which are attached as exhibits. The average appraised value from the two appraisals is \$5,297,500. The Foundation has agreed to a purchase price of \$5,297,500 for the real property and \$202,500 for the inventory in the Hall of Fame, IMAX Theater, the PGA Tour Production Building, and the World Golf Village Marks for a total purchase price of \$5,500,000. The negotiated purchase price complies with Ordinance No. 2011-17. The estimated cost for property closing is estimated at \$50,000. The total funding requirement is \$5,550,000. This agreement also is a negotiated agreement to terminate the Tourist Development Agreement dated November 26, 1991, and the Ground Lease for the Hall of Fame dated May 10, 1995, with the World Golf Foundation providing a clear title to the County for the Hall of Fame. PGA Tour, Inc., and World Golf Foundation, Inc., have also requested to lease back the tour production building until March 2025, to facilitate an efficient move of the production group to their new headquarters at The Players Championship (TPC) in Ponte Vedra. Attached is a Ground Lease for consideration which includes an agreement with the Foundation to continue to operate the IMAX Theater and the responsibility to maintain the common space through the Property Owners Association until March 2025. The County will be responsible for the insurance costs for the property as part of the agreement. The recommendation for funding includes the reallocation of \$2 million in American Rescue Plan Act Funding, and \$2 million from the 2019 Capital Improvements Fund approved for the construction of a library

Corey Bowens, Land Management Director, and Lex Taylor, Deputy County Attorney, presented the details of the request.

Public Comment: Ed Slavin, Heather Harley Davidson (Exhibit A), Charlie Hunt, Nicole Crosby, Chuck Labanowski (Exhibit B), and Ann-Marie Evans provided public comment.

Discussion ensued on the estimated cost of a previous library being built on Pacetti Road with the funds being appropriated and not spent, the history behind the World Gold Hall of Fame and community input of the area, the countywide survey, and waiving the right to a jury trial, with additional comments from Komando providing legal advice on jury trials.

Andrews provided additional history on the World Golf Village Hall of Fame and the upcoming uses of the area, and Taylor provided additional information on the purchase of the production building and its potential uses.

The Board members expressed their positions on the purchase and sale agreement.

Motion by Arnold, seconded by Dean, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-174, authorizing the county administrator, or designee, to execute the Purchase and Sale Agreement.

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

Motion by Arnold, seconded by Dean, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-175, authorizing the county administrator, or designee, to execute the Ground Lease.

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

Motion by Arnold, seconded by Dean, carried 4/1, with Joseph dissenting, to authorize the use of \$1,550,000 from Public Building Impact Fee Reserves to execute the Purchase and Sale Agreement.

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

Arnold recessed the meeting at 12:55 p.m. and reconvened at 1:32 p.m. with Deputy Clerk Artricia Allen.

3a. Motion to approve PFS AGREE 2024-02, and authorize the county administrator to execute the Madison St. Augustine Multifamily Proportionate Fair Share Agreement, finding that the proposed agreement is consistent with Section 11.09 of the Land Development Code

Formerly Consent Agenda Item 4.

Staci Rewis, Land Use Attorney, presented the details of the request.

Joseph questioned the capacity percentage of the roads in that specific area. Dick D'Souza, Growth Management Assistant Director of Transportation, responded that State Road 16 was at 102 percent compacity, while County Road 214 was below compacity in that section. Discussion ensued on the Live Local Act and the projects that had been approved by both the previous and current Board of County Commissioners.

Public Comment: Suzanne Clulow, Svetlana Dobritchandin, Ed Slavin, Joe McAnarney, Charlie Hunt, Beth Breeding, B.J. Kalaidi, and Michele McDonnell provided public comment.

Motion by Alaimo, seconded by Arnold, carried 4/1, with Joseph dissenting, to approve PFS AGREE 2024-02 and authorize the county administrator to execute the Madison St. Augustine Multi-Family Proportionate Fair Share Agreement, finding that the proposed agreement is consistent with Section 11.09 of the Land Development Code.

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

4. Public Hearing - CPA (SS) 2023-10, County Road 208 Multi-family. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 23.17 acres of land from Rural/Silviculture to Residential-D, with a site specific text amendment stating that the subject property shall be entitled to a maximum density of 15 dwelling units per net acre, pursuant to Policy A.1.11.1(m)(7) of the 2025 Comprehensive Plan regarding the Affordable Housing Density Bonus, provided that at the time of initial development until the date that is 15 years from the issuance of the first Certificate of Occupancy, 40 percent of the residential units on the property shall be income-restricted for affordable housing. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, March 21, 2024, and was recommended for approval, 4-2

Regular Agenda Items 4 and 5 were presented together.

The Board disclosed ex parte communication.

Thomas Ingram, Sodl and Ingram, PLLC, Paul Bertozzi, B and L Capital Group, and Christina Evans, Matthews Design Group Land Planner, representing the applicant, presented the details of the request. In addition, Ingram discussed a chart of the medium household income in the area, (Exhibit A).

Discussion ensued on reduced buffers, an age restricted community, growth, and traffic impacts. Dick D'Souza, Growth Management Assistant Director of Transportation, provided response to Dean's questions regarding the interchange improvement timeline and the Florida Department of Transportation's (FDOT) plan not to exceed passed State Road 16 from 313. Arnold requested clarification from Mike Roberson, Growth Management Director, about the development boundary line.

Public Comment: Joe McAnarney (Exhibit B), Beth Breeding, Michele McDonnell, Vicki Pepper, B.J. Kalaidi, Svetlana Dobritchianin, Suzanne Clulow, Ed Slavin, Charlie Hunt, Chuck Labanowski, Ann-Marie Evans, and Clay Murphy provided public comment.

Ingram provided response to the public's concerns regarding stopping growth, workforce community, infrastructure, maximum rent, and the endorsement from the St. Johns County Chamber of Commerce. Discussion ensued on the appropriateness of Residential-D zoning, density bonuses, waiting for the completion of the comprehensive plan, and estimated rental rates per unit. Christina Valliere, Senior Assistant County Attorney, responded that the applicant requested moderate-income levels at 120 percent.

In addition, Ingram and Bertozzi addressed the market rates, the demand for moderate-income housing, and the income limit provided by Florida Housing. Discussion ensued on the comprehensive plan process; Andrews responded on the process of waiting for the comprehensive

plan. Ingram agreed to participating in the comprehensive planning process and requested that the Board continue the item indefinitely.

Motion by Arnold, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to continue [CPA (SS) 2023-10, County Road 208 Multi-family] indefinitely.

Yea: Arnold, Whitehurst, Dean, Alaimo

Nay: Joseph

5. Public Hearing - PUD 2023-19, County Road 208 Multi-family. Request to rezone approximately 23.17 acres of land, located on the north side of County Road 208, approximately two miles west of the State Road 16/Interstate 95 interchange, from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 180 multi-family residential dwelling units. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, March 21, 2024, and was recommended for approval, 4-2

Discussion occurred with Regular Agenda Item 4.

6. Request to Withdraw PUD 2023-15, Sunset View Planned Unit Development (PUD). The applicant has requested to withdraw PUD 2025-15, Sunset View PUD. The Sunset View PUD is an advertised public hearing item. Section 9.00.03 of the Land Development Code (LDC) requires the Board of County Commissioners to approve the withdrawal of this application. LDC Section 9.00.03 states: Withdrawal of Applications - An application for any action under this Article may be withdrawn at any time so long as no notice has been given that the application will be reviewed at a public hearing. An application may be withdrawn thereafter, with the consent of the Board of County Commissioners or Planning and Zoning Agency, as applicable. The Planning and Zoning Agency heard PUD 2023-15, at its regular scheduled March 7, 2024, meeting and recommended denial with a 7-0 vote. The applicant has determined, they will pursue alternatives in developing the property under the current zoning and has requested the PUD application be withdrawn from review and public hearing

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

Public Comment: B.J. Kalaidi and Michele McDonnell provided public comment.

Taylor responded to the public's concerns regarding the recommendations from the planning and zoning agency and clarified that there were no changes planned for the project. Additionally, Taylor responded to Alaimo's question about the possibility of bringing the project back as a PUD.

Motion by Alaimo, seconded by Joseph, carried 5/0, to approve withdrawal of PUD 2023-15, Sunset View PUD.

Yea: Alaimo, Joseph, Arnold, Whitehurst, Dean

Nay: None

7. 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 their 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

The Board disclosed ex parte communication.

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

Public Comment: Kelly Simmons (Exhibit A), Ron Sailor, Kayla Peloquin, Carly Beasley, Evelyn Peloquin, Timothy Glaser, Lyndsee Harrison, Sheria Glasgow, George Haynes (Exhibit B), Kay Quam, Michele McDonnell, Gail Haynes (Exhibit C), Charlie Hunt, Ed Slavin, and B.J. Kalaidi provided public comment.

Burnett and Rick Rhoads, Vice President of Sales and Operations at Master Construction Products, Inc., provided rebuttal information on the comprehensive plan, the Ashby Landing Planned Unit Development (PUD), conducting a community meeting, concrete block manufacturing and plant operations, and on traffic reductions. They also spoke on a letter from Michael Whisonant, PE, M.A.W. Engineering, LLC, regarding noise decibels. Burnett provided case law regarding circumstantial evidence regarding a proposed fourth condition stipulating that the machine would only operate from 7 a.m. to 7 p.m. Additionally, Board members expressed their positions on the request.

Motion by Alaimo, seconded by Dean, carried 5/0, to deny REZ 2023-20, Dobbs Road Plant Rezoning, based upon five findings of fact, as provided in the staff report.

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

8. Public Hearing - CPA(SS) 2023-08, Pine Island. Request for a Small Scale Comprehensive Plan Amendment to change the future land use map designation of approximately 20.67 acres of land from Rural/Silviculture (R/S) to Mixed Use District (MD); specifically located at 9050, 9060, and 9080 US Hwy 1 North, along with unaddressed parcels, located on US Hwy 1 North and Old Dixie Highway. This request is a companion application to PUD 2023-17. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on March 7, 2024, and recommended approval, with a vote of 5 to 1. Agency members discussed the amount of legal lots of record, housing alternatives, apartment types, existing apartments in the area, compatibility with the area, and wetlands

Regular Agenda Items 8 and 9 were presented together.

The Board disclosed ex parte communication.

Curtis Hart, Hart Resources, LLC, applicant, presented the details of the request.

Whitehurst requested two conditions; 1.) *holding the first certificate of occupancy until the light at Pine Island Road and US1 is operational, and 2.) the commercial building would not allow any vape shops or adult bookstores or anything related.* Hart agreed to these conditions.

Discussion ensued on the height of the buildings and elevator accessibility.

Public Comment: Joe McAnarney (Exhibit A), Charlie Hunt, and Suzanne Clulow provided public comment.

Hart responded to the publics' concerns on traffic impacts, the selling of alcohol, and responsibility for funding improvements on Old Dixie Highway.

Motion by Joseph, seconded by Dean, carried 5/0, to enact Ordinance No. 2024-18, approving CPA(SS) 2023-08, Pine Island, based upon four findings of fact, as provided in the staff report, to include holding the first certificate of occupancy until the light at Pine Island Road and US1 is operational, as amended.

Yea: Joseph, Dean, Alaimo, Arnold, Whitehurst

Nay: None

9. Public Hearing - PUD 2023-17, Pine Island. Request to rezone approximately 20.67 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 50,000 square feet of commercial uses and 202 multi-family units; specifically located at 9050, 9060, and 9080 US Hwy 1 North, along with unaddressed parcels located on US Hwy 1 North and Old Dixie Highway. This request is a companion application to CPA(SS) 2023-08. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on March 7, 2024, and recommended approval with a vote of 5 to 1, with the condition that the applicant revise the height of buildings. Agency members discussed building heights, compatibility with the area, and wetlands. As a result of the agency discussion, the applicant has provided a revised text and map with maximum height of residential buildings at 45 feet and commercial buildings at 35 feet

Discussion occurred with Regular Agenda Item 8.

Motion by Joseph, seconded by Dean, carried 5/0, to enact Ordinance No. 2024-19, approving PUD 2023-17, Pine Island, based upon nine findings of fact, as provided in the staff report, to include the commercial building will not allow vape shops or adult bookstores or anything related, as amended.

Yea: Joseph, Dean, Alaimo, Arnold, Whitehurst

Nay: None

10. Second Reading of proposed ordinance to establish a boating restricted area at the double-blind curve on Pablo Creek. At its March 19, 2024, regular meeting, the Board of County

Commissioners heard the first reading of a proposed ordinance to establish a slow speed, minimum wake boating restricted area on Pablo Creek at the double-blind curve. 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, Senior Assistant County Attorney, presented the details of the ordinance.

Arnold expressed her support of the ordinance.

Public Comment: Denny Doyle provided public comment.

West provided additional information on the timeline of the approval regarding signage requirements and the effective date of the ordinance.

Motion by Arnold, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2024-20, establishing a slow speed, minimum wake boating restricted area on Pablo Creek at the double-blind curve, as depicted on Exhibit A, to the attached ordinance.

Yea: Arnold, Whitehurst, Alaimo, Dean, Joseph

Nay: None

11. Transmittal Hearing for COMPAMD 2024-01, a Comprehensive Plan Amendment to amend the Comprehensive Plan Goals, Objectives, and Policies to comply with Section 163.3177, Florida Statutes (FS), as revised by House Bill (HB) 1379. HB 1379 revised existing FS related to environmental protection, becoming effective on July 1, 2023. HB1379 added specific requirements to FS Section 163.3177, related to pollutant load reduction projects for the Basin Management Action Plan (BMAP) areas in the County’s jurisdiction and for considering the feasibility of providing sanitary sewer service to developments of 50 or more lots with more than one onsite sewage treatment and disposal systems (OSTDS) per one acre. These provisions were explicitly described in the revised statute as requiring an amendment to the County’s Comprehensive Plan to include by July 1, 2024. Two new policies have been developed to address the requirements of HB 1379. One policy will require the County to list applicable pollutant load projects for the lower St. Johns River (LSJR) BMAP in its Five-Year Capital Improvement Plan as needed. A second policy will require the County to consider the feasibility or providing sanitary sewer service to developments of 50 or more lots with more than one OSTDS per one acre and include applicable projects in its five-year schedule of capital improvements as needed.

This Comprehensive Plan amendment is required for compliance with the applicable provisions of HB 1379, under the requirements of s. 163.1377, F.S.

Gordon Smith, Assistant Utility Director - Engineering, presented the details of the amendment.

Public Comment: Charlie Hunt provided public comment.

Smith responded to the public's concerns on sewer hookups.

Motion by Dean, seconded by Whitehurst, carried 5/0, to approve transmittal of COMPAMD 2024-01, to add new Policies D.1.3.6 and D.1.4.9 to address the requirements of HB 1379, subject to three findings of fact, as provided in the staff report.

Yea: Dean, Whitehurst, Alaimo, Joseph, Arnold

Nay: None

12. Consider appointment to the Construction Board of Adjustment and Appeals. Currently, there are six vacancies on the Construction Board of Adjustment and Appeals due to expired terms. A vacancy ad was placed in August of 2023 and remains open. Please find attached for your review and consideration a recommendation letter from the Construction Board of Adjustment and Appeals and three applications: Amber Reeder, Dist. 5, Michael Saxe, Dist. 5, and Adrienne Reed, Dist. 5

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

Public Comment: There was none.

Motion by Whitehurst, seconded by Joseph, carried 5/0, to appoint Adrienne Reed to the Construction Board of Adjustment and Appeals, as an alternate member, for a full four-year term, scheduled to expire on April 16, 2028.

Yea: Whitehurst, Joseph, Arnold, Alaimo, Dean

Nay: None

Motion by Whitehurst, seconded by Joseph, carried 5/0, to appoint Michael Saxe to the Construction Board of Adjustment and Appeals, as a regular member, for a full four-year term, scheduled to expire on April 16, 2028.

Yea: Whitehurst, Joseph, Arnold, Alaimo, Dean

Nay: None

PUBLIC COMMENT

Public Comment: Suzanne Clulow and Judy Spiegel provided public comment.

COMMISSIONERS' REPORTS

Commissioner Joseph

Jospeh expressed anniversary sentiments to her husband.

Commissioner Alaimo

No report.

Commissioner Whitehurst

Whitehurst highlighted championships won from the high schools within the County. He also encouraged the community to participate in the long-range Transportation Plan survey for the North Florida Transportation Organization 2050 Path Forward.

Commissioner Dean

Dean reported on the one percent sale tax increase regarding the voters having a say, and acknowledged Jesse Dunn, Office of Management and Budget, and his staff on their efforts in securing funding for the County.

Commissioner Arnold

Arnold reported on the support that has been provided for the Black History Museum and mentioned the release of Andrews' first community newsletter. Arnold requested *Board consensus for a letter of support to be drafted regarding Ancient City Baptist Church and Trinity Parrish Episcopal Church seeking grants from the State Legislature for repairs to be made from hurricane damage. Consensus was given.*

COUNTY ADMINISTRATOR'S REPORT

No report.

COUNTY ATTORNEY'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 6:04 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 621517-621539, totaling \$51,612.29 and Voucher Register, Voucher Nos. 78870-78893, totaling \$63,340.90 (04/03/2024)

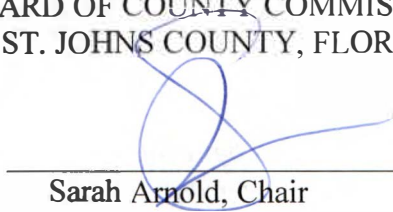
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 621540-621543, totaling \$1,682.89 and Voucher Register, Voucher No. 78894, totaling \$455.11 (04/04/2024)
3. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 78895-78896, totaling \$8,751.97 (04/04/2024)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 621544-621716, totaling \$1,855,260.06 and Voucher Register, Voucher Nos. 78897-78957, totaling \$1,509,830.08 (04/08/2024)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 621717-621732, totaling \$11,750.96 and Voucher Register, Voucher Nos. 78958-78962, totaling \$7,639 (04/10/2024)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 621733-621929, totaling \$5,658,724.09 and Voucher Register, Voucher Nos. 78963-79039, totaling \$9,591,421.83 (04/15/2024)

CORRESPONDENCE:


There was none.

Approved May 7, 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

