



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
May 7, 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
Artricia K. Allen, Deputy Clerk

ROLL CALL

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

INVOCATION

Pastor Jason Cullum, Christ's Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Mike Roberson, United States Air Force Captain, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING JUROR APPRECIATION WEEK

Joseph presented the proclamation to Brandon J. Patty, Clerk of the Circuit Court and Comptroller, and group. Juror representative and Judge Howard Maltz, St. Johns County Seventh Judicial Circuit Court, spoke on the importance of juror appreciation. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING NATIONAL DRUG COURT MONTH

Alaimo presented the proclamation to Judge Alexander Chritine, Jr., St. Johns County, and group. Christine spoke on the importance of the drug court. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING CORRECTIONAL OFFICERS AND EMPLOYEES WEEK

Whitehurst presented the proclamation to Sheriff Robert A. Hardwick, St. Johns County Sheriff's Office, and Group. Hardwick, Jessica Earl, Marine Rescue, and Joshua Underwood, Lieutenant of St. Johns County Fire Rescue Marine Rescue Division, spoke on the importance of correctional officers and employees. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING WATER SAFETY MONTH

Arnold presented the proclamation to Jeremy Robshaw, St. Johns County Fire Rescue Communication Director, who spoke on the importance of water safety. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

ACCEPTANCE OF PROCLAMATIONS

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

Yea: Whitehurst, Dean, Arnold, Alaimo, Joseph

Nay: None

PUBLIC SAFETY UPDATE

Jeremy Robshaw, St. Johns County Fire Rescue Communication Director, reported on the increased lithium-ion battery fires and he encouraged residents to follow the manufacturer's recommendations when charging. Additionally, he stated with Memorial Day approaching, beach lifeguard staffing in St. Johns County would begin.

Joseph expressed gratitude to the St. Johns County Fire Rescue for ensuring the safety of boaters.

Skip Cole, St. Johns County Sheriff's Office Director of the Criminal Investigation Division, reported that they would be hosting the Florida Sheriffs Association Teen Driver Challenge. Additionally, he invited everyone to the Law Enforcement Memorial on May 9, 2024, to remember the ones who made sacrifices to our community and recognized the following week as National Police Week.

CLERK OF COURT'S REPORT

No report.

PUBLIC INFRASTRUCTURE UPDATE

Jesse Dunn, Director of the Office of Budget and Management; Wade Schroeder, Assistant Director Office of Budget and Management; and Dick D'Souza, Growth Management Assistant Director, provided an overview of the past and current capital investments from fiscal year 2021 through 2024, and on the mid-year budget transfers.

Discussion ensued on the funding sources and taxes used for beach renourishing projects, past investments staying within budget, the percentage of taxes being contributed by taxpayers and on active projects in St. Johns County listed on the Northeast Florida Roads website.

DELETIONS TO THE CONSENT AGENDA

Komando requested that Consent Agenda Item 8 be pulled and moved to the Regular Agenda as Item 13. Andrews requested that Consent Agenda Item 21 be pulled and continued to a future meeting.

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

Discussion ensued on the public's concerns regarding wetlands and Board appointments being included on the consent agenda.

APPROVAL OF CONSENT AGENDA

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

Yea: Whitehurst, Dean, Arnold, Alaimo, Joseph

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2024-176**, approving the final plat for Shearwater, Phase 3G
3. Motion to adopt **Resolution No. 2024-177**, approving the final plat for Shearwater, Phase 3D-2
4. Motion to adopt **Resolution No. 2024-178**, approving the final plat for Brook Forest, Phase 1B, Silverleaf, Parcel 9
5. Motion to adopt **Resolution No. 2024-179**, approving the final plat for Silverleaf, Parcel 8B, Phase 1
6. Motion to adopt **Resolution No. 2024-180**, approving the final plat for Grand Oaks, Phase 1C, Unit 2A

7. Motion to adopt **Resolution No. 2024-181**, approving the final plat for Entrada, Phase 3, Unit 6A
8. Motion to adopt a Resolution approving the final plat for Vilano Beach Townhomes

Consent Agenda Item 8 was pulled and moved to the Regular Agenda as Item 13.

9. Motion to adopt **Resolution No. 2024-182**, approving the transfer of \$332,968, in park impact fee credits, from the Durbin Crossing Development of Regional Impact (DRI) to the Durbin Park West Multi-family, within the Durbin Park Planned Unit Development (PUD), finding the request consistent with Florida Statute
10. Motion to adopt **Resolution No. 2024-183**, approving the proposed program of projects, approving submission of the 5307/5339 grants for federal public transportation funding assistance based on the approved program of projects, authorizing the county administrator, or designee, to execute the grant agreement and any supplemental documentation upon approval of the application, and to recognize the funds of \$1,899,508 in the County's Fiscal Year 2024 budget
11. Motion approving the Memorandum of Understanding (MOU) extending the timeline of completion for Veterans Parkway and establishing the calculation for reimbursement between Mattamy and the County for work performed by the County within the County Road 210 right-of-way
12. Motion to adopt **Resolution No. 2024-184**, authorizing the chair of the Board, on behalf of the County, to execute a Memorandum of Understanding for use of county-owned property by and between St. Johns County and the St. Johns County Sheriff's Office
13. Motion to adopt **Resolution No. 2024-185**, accepting two Easements for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Mill Creek Crossing infrastructure only, located off State Road 16
14. Motion to adopt **Resolution No. 2024-186**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water, sewer, and sewer force mains systems associated with Terra Pines Reserve Subdivision, Phase 1B, located off County Road 208.
15. Motion to adopt **Resolution No. 2024-187**, accepting a Final Release of Lien with Schedule of Values and a Warranty for work performed at St. Johns County Utility Lab relocation, located off State Road 16
16. Motion to adopt **Resolution No. 2024-188**, accepting a Bill of Sale with Schedule of Values, Final Release of Lien, and Warranty associated with the water system to serve Bozard parking lot, located off Outlet Mall Boulevard
17. Motion to adopt **Resolution No. 2024-189**, approving and authorizing the chair of the Board, on behalf of the County, to execute an Easement to Florida Power and Light

Company to provide primary electrical service to the Water Reclamation Facility, located off State Road 207.

18. Motion to adopt **Resolution No. 2024-190**, approving the terms, conditions, provisions, and requirements of a Supplemental Agreement to a Grant Agreement, in the amount of \$2,000,000, between the Florida Department of Transportation (FDOT) and St. Johns County, extending the agreement terms until December 22, 2025, for intersection and roadway improvements on County Road 2209 and International Golf Parkway (IGP); and authorizing the chair to execute the Supplemental Agreement to the Grant Agreement on behalf of the County
19. Motion to adopt **Resolution No. 2024-191**, authorizing the county administrator, or designee, to award RFQ No. 1530, Construction Manager at Risk (CMAR) for multiple parks to Wharton-Smith, Inc., as the top ranked firm, and to execute a Construction Manager Contract, in substantially the same form and format as attached, which establishes a construction manager fee of 4.9 percent, and requires completion of Phase 1, pre-construction services at the not-to-exceed amount of \$405,250
20. 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
21. Motion authorizing the county administration, or designee, to authorize, award, and execute a contract, in substantially the same form and format as attached hereto, to Motorola Solutions, Inc., for the services as specified in the contract documents

Consent Agenda Item 21 was pulled.

22. Motion to adopt **Resolution No. 2024-192**, authorizing the county administrator, or designee, to execute and issue a purchase order to Sensus USA, Inc., for the purchase of the specified water meter equipment at a total price of \$1,172,825
23. Motion to adopt **Resolution No. 2024-193**, authorizing the county administrator, or designee, to piggyback Florida Sheriff's Association Contract No. FSA23-VEF17.01, and to issue a purchase order for the purchase of two ambulances, as specified herein, from Ten-8 Fire Equipment, Inc., for a total purchase price of \$632,580, in accordance with the terms of the contract
24. Motion to adopt **Resolution No. 2024-194**, authorizing the county administrator, or designee, to piggyback the State of Florida Alternate Contract Source (ACS) No: 43230000-23-NASPO-ACS, National Association of State Procurement Officials (NASPO) contract for software value added reseller (SVAR), to execute and issue a Purchase Order to SHI International, Corp., for the purchase of Microsoft 365 and associated software for county users, for the remainder of Fiscal Year 2024, at a cost up to \$423,798.10, and to proceed with purchases of the specified software, for the next two fiscal years, from SHI, or the most cost effective supplier, without further Board action,

provided the purchase price is equal to or less than the amount proposed by SHI, as provided herein, and within the appropriated budget

25. Motion to approve the Fiscal Year 2024 Capital Improvement Program re-appropriation and associated budget transfers, and authorizing the use of Utility and Building Services reserves per the attached schedule
26. Motion to adopt **Resolution No. 2024-195**, authorizing the county administrator, or designee, to execute and submit an application to Florida Commerce for the Community Planning Technical Assistance Grant Program, on behalf of the County, for projects that may qualify for funding
27. Motion to adopt **Resolution No. 2024-196**, approving the terms, conditions, and requirements of Amendment No. 4 to the contract between St. Johns County Board of County Commissioners and ElderSource for the Emergency Home Energy Assistance Program, and authorizing the county administrator, or designee, to execute the amendment on behalf of the County
28. Motion to adopt **Resolution No. 2024-197**, a resolution by the Board of County Commissioners of St. Johns County, Florida, amending the Local Housing Assistance Plan for Fiscal Years 2023/2024, 2024/2025 and 2025/2026, as required by the State Housing Initiatives Partnership Program Act, subsections 420.907- 420.9079, Florida Statutes, and rule chapter 67-37, Florida Administrative code; authorizing the submission of the amendment to the Local Housing Assistance Plan for review and approval by the Florida Housing Finance Corporation; authorizing and directing the Board chair to execute any necessary documents and certifications needed by the state; authorizing the county administrator to do all things necessary and proper to carry out the terms and conditions of the State Housing Initiatives Partnership program; and providing an effective date
29. Motion to adopt **Resolution No. 2024-198**, accepting \$1,121,735 in grant funds from the United States Department of Housing and Urban Development for St. Johns County Community Development Block Grant Program; approving and authorizing the county administrator, or designee, to execute and deliver the Funding Agreement, in substantially the same form as attached hereto, on behalf of the County
30. Motion to adopt **Resolution No. 2024-199**, authorizing the county administrator, or designee, to execute an agreement, in substantially the same form and format as attached, to provide transportation to local children participating in the annual summer camp activities, facilitated by the Parks and Recreation Department
31. Motion 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 St. Johns County Firefighters Benevolent Fund, Inc., for the construction of a Fallen Firefighter Memorial Garden at fire headquarters, in substantially the same form as attached hereto

32. Motion to adopt **Resolution No. 2024-200**, approving the terms and conditions of Amendment No. 2 to Florida Department of Environmental Protection (FDEP) Agreement No. 22SJ2, the State cost share of the post-construction monitoring South Ponte Vedra Dune Restoration project, and authorizing the county administrator, or designee, to execute the agreement, along with any supplemental documentation on behalf of the County; and to recognize and appropriate an additional \$42,120 for FDEP Agreement No. 22SJ2, within the Fiscal Year 2024 budget year to bring the total agreement amount to \$135,135
33. Motion to adopt **Resolution No. 2024-201**, approving the terms and conditions of an agreement between the Florida Inland Navigation District and St. Johns County for the handling and storage of any excess shell material produced during the construction of the Ponte Vedra Beach Restoration Project, and authorizing the county administrator, or designee, to execute the agreement, along with any supplemental documentation on behalf of the County
34. Motion to re-appoint Jackson Burney to the Construction Board of Adjustment and Appeals for a full four-year term, scheduled to expire May 7, 2028; and motion to re-appoint Scott Lilley to the Construction Board of Adjustment and Appeals, as a regular member, for a full four-year term, scheduled to expire May 7, 2028; and motion to re-appoint Alex Clay to the Construction Board of Adjustment and Appeals, as a regular member, for a full four-year term, scheduled to expire May 7, 2028
35. Motion to appoint Judy Spiegel to the Affordable Housing Advisory Committee for a term scheduled to expire on October 10, 2027
36. Motion to adopt **Resolution No. 2024-202**, approving the recognition and appropriation of library donations received, in the amount of \$15,265, amending the Fiscal Year 2024 Budget
37. Motion to approve minutes: April 16, 2024, BCC Regular
38. Proofs:
 - a. Proof: Notice of Meeting, Value Adjustment Board of St. Johns County, held March 27, 2024, published on March 11, 2024, in *The St. Augustine Record*
 - b. Proof: Request for Bids, Bid No. 1710, Design Build Services for Silverleaf Fire Station No. 23, and Sheriff's Operation Center, published on February 28, 2024, and March 6, 2024, in *The St. Augustine Record*
 - c. Proof: Request for Bids, Bid No. 1719, Dobbs Road and Old Moultrie Forcemain and Reclaimed Water Forcemain Installation, published on March 11, 2024, and March 18, 2024, in *The St. Augustine Record*
 - d. Proof: Request for Bids, Bid No. 1718, St. Johns County Jail Fire Protection Renovation, published on March 15, 2024, and March 22, 2024, in *The St. Augustine Record*
 - e. Proof: Request for Bids, Bid No. 1728, St. Johns County Jail Recreation Yard Structure Repairs, published on March 22, 2024, and March 29, 2024, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

APPROVAL OF REGULAR AGENDA

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

Yea: Whitehurst, Alaimo, Arnold, Dean, Joseph

Nay: None

TIME CERTAIN PUBLIC COMMENT

Public Comment: Vicki Pepper, Ervin Bullock, B.J. Kalaidi, Elizabeth Potter, Pat Phillips, Lewis Phillips, Gabriel Buckholz, Brittany Flores, Michele McDonnell, Sherry Badger, Bobbie Yerkes, Heather Harley Davidson, Heather Lane Neville (Exhibit A), Charlie Hunt, and Ann-Marie Evans (Exhibit B) provided public comment.

Komando addressed the public's concerns on the code enforcement process regarding drainage, and informed the residents that they wouldn't need to take any action.

1. St. Johns County (SJC) Ordinance amending SJC Ordinance No. 2022-22, 2nd Reading. In September 2023, staff brought a discussion item to the Board for consideration of the County's Local Preference Policy. The Board's direction at that meeting was to get input from the Chamber of Commerce and to bring back recommendations. This item includes the recommended edits to the SJC Purchasing Policy relative to the Local Preference Policy, and other edits necessary due to organizational changes and administrative needs

Jaime Locklear, Director of Purchasing, presented the details of the ordinance.

Public Comment: Ed Slavin, Michele McDonnell, Heather Harley Davidson, and Isabelle Renault provided public comment.

Motion by Whitehurst, seconded by Dean, carried 5/0, to enact Ordinance No. 2024-21, amending SJC Ordinance No. 2022-22, the SJC Purchasing Policy.

Yea: Whitehurst, Dean, Arnold, Alaimo, Joseph

Nay: None

2. Public Hearing - Public Hearing on Acquisition of North Beach Utilities, Inc., Water and Wastewater System. At its regular meeting on March 19, 2024, the Board of County Commissioners ("Board") authorized the Utility Department ("SJCUD") to continue to negotiate the purchase of North Beach Utilities, Inc. ("NBU"), a private water and wastewater utility system within St. Johns County, and to schedule the public hearing required under Section 125.3401, Florida Statutes, on such purchase. The NBU system provides water and wastewater services to approximately 1,400 customers in Vilano Beach.

As reflected in the report attached to this agenda item, SJCUD has analyzed existing operational and financial feasibility information to determine that the acquisition meets all County requirements under Resolution No. 2005-39, related to the Utility Acquisition Policy, and is in the public interest as required by Section 125.3401. SJCUD requests approval of a Purchase and Sale Agreement to acquire NBU for \$6,025,000, and to adopt NBU's current rates, fees, and charges for this service area upon closing of the acquisition. SJCUD will also present future plans for the Utility upon acquisition, including a recommendation for capital improvement plan ("CIP") projects and to transition the service area to the countywide utility rates in the near future. Finally, SJCUD requests the purchase and related CIP projects be funded through existing Utility reserves, but requests adoption of a resolution (attached) that would authorize a financing contingency to evaluate future debt issuance to be presented to the BOCC in the future

Neal Shinkre, Utility Department Director, presented the details of the request.

Discussion ensued on the chance of the purchase not going through and homeowners having assistance with managing the private grinder pump stations.

Public Comment: Charlie Hunt (Exhibit A), Michele McDonnell, Patti Atwill, Ed Slavin, Bob Yerkes, Heather Harley Davidson, Vivian Browning, and Clay Murphy provided public comment.

Shinkre addressed the public's concerns regarding buffers, water tanks, soliciting community feedback, and grinder pumps. Bradley Bulhuis, Senior Assistant St. Johns County Attorney, requested that the Board refer to the motion in the meeting package. Additionally, Dean provided historical context on wastewater and noted that the County had already met the standard for unanticipated capital costs in deferred maintenance.

Motion by Dean, seconded Whitehurst, carried 5/0, to adopt Resolution No. 2024-205, determining that the purchase of the water and wastewater system of North Beach Utilities, Inc., by St. Johns County is in the public interest; approving the agreement for the Purchase and Sale of Utility Assets by and between North Beach Utilities, Inc., and St. Johns County, Florida; authorizing the chair to execute the agreement, on behalf of the County, and to close the acquisition; and establishing the rates, fees, charges, deposits, and costs to be charged upon acquisition.

Yea: Dean, Whitehurst, Arnold, Alaimo, Joseph

Nay: None

Motion by Dean, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2024-206, expressing the County's intent to reimburse from the proceeds of tax-exempt debt various costs and expenditures relating to the acquisition of certain water and sewer utility facilities and the acquisition, construction, and equipping of various capital improvements to the water and sewer utility system.

Yea: Dean, Whitehurst, Arnold, Alaimo, Joseph

Nay: None

Motion by Dean, seconded by Whitehurst, carried 5/0, to transfer \$6,025,000 from Utility Enterprise Fund Capital Outlay Reserves to Utility Department Unrestricted Capital Projects for the acquisition of North Beach Utility.

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

3. Public Hearing - CPA(SS) 2023-09, Preserve at Wards Creek. Request for a Small-Scale Comprehensive Plan Amendment to amend the Future Land Use Map designation from Agricultural-Intensive (A-I) to Residential-D (Res-D), with a text amendment limiting development to 15 units per net developable acre, for approximately 19.22 acres of land, located at 6351 County Road 16A. This application is a companion item to PUD 2023-18. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on February 1, 2024, and recommended approval with a vote of 4 to 3. Agency members discussed compatibility with the surrounding communities and impacts on the existing roadways, schools, and other means of infrastructure

Regular Agenda Items 3 and 4 were presented together.

The Board disclosed ex parte communication.

Thomas Ingram, Sodl and Ingram, PLLC, representing the applicant, presented the details of the request and introduced Katessa Archer, Senior Development Associate Dominion, who spoke on the housing diversity needs; Bill Schilling, Professional Engineer Kimley-Horn, who spoke on traffic impacts; and Mark Shelton, Kimley-Horn Associates, American Institute of Certified Planner (AICP), who spoke on land use and compatibility.

Discussion ensued on whether there were any policies or qualifications for the community benefits agreement, traffic impacts, and compatibility.

Public Comment: Michele McDonnell, Heather Harley Davidson, Rene Gobeyn, Frank Oliva, Chase Ellison, Meghan Craig (Exhibit A), Jeff Strumco (Exhibit B), Jim Goodfriend, Lisa Walker, John Walker, Scott Craig, Katherine Considine, Alyssa Litzo, Milt Chrissovergis, Ernie Wilder, Charlie Sizemore, Nicole Crosby, Vanessa Sizemore (Exhibit C), George Olsen, Ervin Bullock, Michelle Casale, Jim Davis, Joe McAnarney (PowerPoint), Bill Lazar, Shannon Nazworth, Viv Helwig, Vicki Pepper, Beth Breeding, Heidi Rice, Ed Slavin, Cliff Roberts, Chuck Labanowski, and Charlie Hunt (Exhibit D) provided public comment.

Ingram provided further information regarding school capacity for elementary and middle schools; Schilling spoke on the road impacts; and Archer spoke on the project's amenities, affordability, and being a community member.

Whitehurst questioned the configuration of numbers for capacity, particularly regarding single family homes. Mike Roberson, Growth Management Director, and Dick D'Souza, Growth Management Assistant Director, spoke on impact fees in comparison to school concurrency and how it would affect the school district.

Board members expressed their positions on the project, with Dean referencing ariel maps (Exhibit E).

Motion by Arnold, seconded by Whitehurst, carried 5/0, to deny CPA(SS) 2023-09, Preserve at Wards Creek, based upon four findings of fact, as provided in the staff report.

Yea: Arnold, Whitehurst, Alaimo, Dean, Joseph

Nay: None

4. Public Hearing - PUD 2023-18, Preserve at Wards Creek. Request to rezone approximately 19.22 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 288-unit multi-family apartment community, meeting the requirements for affordable housing pursuant to Florida Statutes. The property is located at 6351 County Road 16A. This application is a companion to CPA (SS) 2023-09. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on February 1, 2024, and recommended approval with a vote of 4 to 3. Agency members discussed compatibility with the surrounding communities and impacts on the existing roadways, schools, and other means of infrastructure

Discussion occurred with Regular Agenda Item 3.

Motion by Arnold, seconded by Whitehurst, carried 5/0, to deny PUD 2023-18, Preserve at Wards Creek, based upon ten findings of fact, as provided in the staff report.

Yea: Arnold, Whitehurst, Alaimo, Dean, Joseph

Nay: None

Arnold recessed the meeting at 2:27 p.m. and reconvened at 2:57 p.m. with Deputy Clerk Sandra Hutto present.

5. Public Hearing - MAJMOD 2023-16, Pappy and 210 Commercial. Request for a Major Modification to Phase III of the Fiore Industrial Park Planned Unit Development (PUD) (Ord. No. 1987-56, as amended) to accommodate several changes to the Master Development Plan (MDP) Text and Map, specifically located at 1460 County Road 210 West. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on March 21, 2024, and recommended approval, with a vote of 5 to 1. Agency members and the public discussed the increase in building square footage, placement of the proposed storage, combination of uses for the site, and traffic in the area

The Board disclosed ex parte communication.

Douglas N. Burnett, St. Johns Law Group, representing the applicant, presented the details of the request. Discussion ensued on keeping the natural buffer, the height of the buildings, and the impacts on wetlands.

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

Motion by Dean, seconded by Alaimo, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2024-22, approving MAJMOD 2023-16, Pappy and 210 Commercial, based upon six findings of fact, as provided in the staff report.

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

6. Public Hearing - VACROA 2023-04, Ferrell-Becker Petition - Public hearing to vacate a portion of Second Street North right-of-way. The applicant has requested the vacation of a portion of unopened and unimproved Second Street North right-of-way. The right-of-way vacation being requested is located within the Sun Valley Subdivision/plat in Ponte Vedra Beach. Based on staff's review thus far, no party will be unreasonably affected by the requested vacation

Jeffrey Ferrel, Terra Innovations Vice President, representing the applicant, presented the details of the requested road vacation.

Public Comment: There was none.

Motion by Joseph, seconded by Alaimo, carried 5/0, to adopt Resolution No. 2024-203, approving VACROA 2023-04, Ferrell-Becker Petition - a petition to vacate a portion of Second Street North right-of-way.

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

7. Public Hearing - VACROA 2023-03, 3rd Street and Knowlton Street - Public hearing to vacate a portion of unopened West 3rd Street right-of-way, located within the Clark's Addition Subdivision. The applicant has requested the vacation of a portion of unopened West 3rd Street right-of-way. The right-of-way vacation being requested is located between Knowlton Street and South Nassau Street within Clark's Addition, south of West King Street. Based on staff's review thus far, no party will be unreasonably affected by the requested vacation

Willie and Barbara Mitchell, applicant, presented the details of the requested road vacation.

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

Motion by Alaimo, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2024-204, approving VACROA 2023-03, 3rd Street and Knowlton Street - a petition to vacate a portion of unopened West 3rd Street right-of-way, located within the Clark's Addition Subdivision.

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

8. Public Hearing - REZ 2023-30, Mai Office Complex. Request to rezone approximately 1.65 acres from OR (Open Rural) to CN (Commercial Neighborhood) to allow for an office complex on the north side of the property. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on April 4, 2024, and recommended approval, with a vote of 5 to 1. Agency members discussed the extent of wetland impacts on the subject parcel with the applicant. The applicant provided a site plan showing the extent of wetland impacts approved by the St. Johns River Water Management District (SJRWMD)

The Board disclosed ex parte communication.

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

Discussion ensued on whether there would be a buffer off Old Moultrie Road, the height of the building, and waiving the Live Local Act.

Public Comment: Michele McDonnell provided public comment.

Motion by Alaimo, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2024-23, approving REZ 2023-30, Mai Office Complex, based on four findings of fact, as provided in the staff report, and adding the condition of waiving the Live Local Act exemption.

Yea: Alaimo, Whitehurst, Arnold, Dean, Joseph

Nay: None

9. Public Hearing - PUD 2023-24, St. Marks Industrial Park. PUD 2023-24, St. Marks Industrial Park, request to rezone approximately 7.43 acres of land from Industrial Warehousing (IW) to Planned Unit Development (PUD) to allow a maximum 78,000 square feet of Business Commerce, light manufacturing, warehousing, and outdoor storage uses. The property is located at the corner of St. Marks Boulevard and International Golf Parkway, west of US 1 North

The Board disclosed ex parte communication.

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

Joseph asked if the Live Local Act would be waived for this project, as a condition.

Public Comment: Chuck Labanowski, Charlie Hunt, Joe McAnarney, and Michele McDonnell provided public comment.

Taylor responded to the public's concerns regarding the egress and ingress of the project, and the permitted uses under the zoning regulations.

Board members expressed their positions on the request.

Motion by Dean, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2024-24, approval of PUD 2023-24, St. Marks Industrial Park, based on nine findings of fact, as provided within the staff report, adding the condition of waiving the right to develop under the Live Local Act.

Yea: Dean, Whitehurst, Arnold, Joseph, Alaimo

Nay: None

10. Public Hearing - CPA(SS) 2023-07, Burchfield Property. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 7.89 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of two dwelling units. The property is located on an unaddressed parcel, to the north of 1511 St. Marks Pond Boulevard. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on March 21, 2024, and recommended approval, with a vote of 6 to 0. Agency members discussed the quiet road, how nice the property seemed, and preserving the native plants. This request has a companion application (NZVAR 2023-19)

Regular Agenda Items 10 and 11 were presented together.

The Board disclosed ex parte communication.

Michael and Julie Burchfield, owners, presented the details of the request.

Public Comment: Michele McDonnell, Charlie Hunt, and Clay Murphy provided public comment.

Motion by Dean, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2024-25, approving CPA(SS) 2023-07 Burchfield Property, based upon four findings of fact, as provided in the staff report.

Yea: Dean, Whitehurst, Alaimo, Arnold, Joseph

Nay: None

11. Public Hearing - NZVAR 2023-19, Burchfield Property. Request for a Non-Zoning Variance to Section 6.04.07.B of the Land Development Code to allow relief from roadway and easement requirements

Discussion occurred with Regular Agenda Item 10.

Motion by Dean, seconded by Whitehurst, carried 5/0, to approve NZVAR 2023-19, Burchfield Property, request for a Non-Zoning Variance to Section 6.04.07.B of the Land Development Code to allow relief from roadway and easement requirements, based upon six findings of fact, and five conditions, as provided in the staff report.

Yea: Dean, Whitehurst, Alaimo, Arnold, Joseph

Nay: None

12. Public Hearing - LDCA 2023-07, Amendments to the Land Development Code for Special Care Housing- Second Reading. At the Board of County Commissioners (BCC) meeting on September 19, 2023, staff received direction to draft an amendment to the Land Development Code regarding Assisted Living Facilities (ALFs) within Open Rural (OR) zoning. Land development regulations categorize ALFs under the broader term of Special Care Housing. Additional clarifications to Special Care Housing regulations were identified by staff and are included in the proposed amendment. The first hearing of these amendments took place at the BCC meeting on February 6, 2024. The Planning and Zoning Agency heard this item on March 21, 2024, and voted 6-0 to recommend approval of the item, with a revision to the way in which Floor Area Ratio (FAR) is expressed as a percentage. That change has been made. Additionally, the maximum FAR for Special Care Housing Level III allowed by right has been increased to 50 percent to better align with the Comprehensive Plan.

Amy Ring, Growth Management Special Projects Manager, presented the details of the amendments, and clarified that she was the main writer of the amendments.

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

Motion by Dean, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2024-26, amending the Land Development Code for Special Care Housing, as presented.

Yea: Dean, Whitehurst, Arnold, Joseph, Alaimo

Nay: None

13. Approval of final plat for Vilano Beach Townhomes, PLAT 2023-03

Formerly Consent Agenda Item 8.

Kelly Schley, Growth Management Application Review Supervisor, presented the details of the final plat.

Public Comment: There was none.

Motion by Dean, seconded by Joseph, carried 5/0, to adopt Resolution No. 2024-207, approving the final plat for Vilano Beach Townhomes.

Yea: Dean, Joseph, Whitehurst, Arnold, Alaimo

Nay: None

PUBLIC COMMENT

Public Comment: Joe McAnarney (PowerPoint), Ed Slavin, and Judy Spiegel (Exhibit A) provided public comment.

COMMISSIONERS' REPORTS

Commissioner Joseph

Commissioner Joseph asked the Board to address a garage structure, in the Palm Valley area, that was not built to Code. Mike Roberson, Growth Management Director, outlined the Board's options: 1) Allowing staff to make an administrative interpretation that would be reviewed by the county administrator, or 2) staff could take direction from the Board on how to proceed. ***Consensus was given for staff to look into the permitting and code regulations of the structure.*** Andrews stated she would draft a white paper to bring all the commissioners up to date on the issue.

Commissioner Alaimo

Alaimo reported that today was National Teachers Day, and that May 2, 2024, had been the National Day of Prayer, and congratulated the entire county on the successful move of the Canright House.

Alaimo wished Bradley Bulthuis, from the County Attorney's Office, good luck with his new job and he wished Shayna Keller, in the Commission Office, a happy birthday.

Commissioner Whitehurst

Whitehurst expressed his gratitude to Bradley Bulthuis and wished Ms. Keller a happy birthday. He reported on attending a meeting with Paul Renner, Speaker of the Florida House of Representatives, regarding the legalization of gambling in Florida. He said that \$750 million of anticipated revenue could be coming to the State and that it would be used for environmental resources.

Whitehurst spoke on the three-year anniversary of Tristan Bailey's passing and requested all to keep the Bailey family in their thoughts.

Commissioner Dean

Dean commented on development in the county since he became a commissioner.

Commissioner Arnold

Arnold reported that the St. Johns County Fire Department Communications Center lost its therapy dog, Shea, this morning. She congratulated David Stevens, the Fire Union President, for being honored as a Hometown Hero at the Florida Governor's Mansion.

Arnold congratulated the Hastings Main Street group on the success of the Cabbage, Potato, and Bacon Festival, and reported that St. Johns County was once again ranked No.1 in the state as the prime location for the Black History Museum. She thanked the community for its overwhelming support.

COUNTY ADMINISTRATOR'S REPORT

Andrews reported that the annual administrative budget workshops would begin on Friday, May 10, 2024. She reminded the Board that the results of the public engagement surveys would be presented at tomorrow's retreat.

COUNTY ATTORNEY'S REPORT

Taylor reported on a request from Alaimo to have Summerhouse added to the Summer Haven study. *Alaimo requested Board consensus to add Summerhouse into the Summer Haven River study. Consensus was given.*

Taylor recognized Bradley Bulthuis for his service to the County, as an assistant county attorney, and wished him well in his new position.

With there being no further business to come before the Board, the meeting was adjourned at 5:03 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 621930-921994, totaling \$39,305.39 and Voucher Register, Voucher Nos. 79040-79246, totaling \$172,109.47 (04/17/2024)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 621995-622005, totaling \$67,747.54 and Voucher Register, Voucher No. 79247, totaling \$455.11 (04/18/2024)
3. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 79248-79249, totaling \$8,768.52 (04/18/2024)
4. St. Johns County Board of County Commissioners Check Register, Check No. 622006, totaling \$1,934.21 (04/19/2024)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 622007-622157, totaling \$3,679,884.13 and Voucher Register, Voucher Nos. 79250-79309, totaling \$2,844,978.64 (04/22/2024)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 622158-622176, totaling \$553,030.47 (04/22/2024)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 622177-622328, totaling \$3,549,013.52 and Voucher Register, Voucher Nos. 79310-79381, totaling \$2,829,204.43 (04/29/2024)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 622329-622352, totaling \$88,454.40 and Voucher Register, Voucher Nos. 79382-79405, totaling \$2,829,204.43 (05/01/2024)
9. St. Johns County Board of County Commissioners Check Register, Check No. 622353, totaling \$20.00 (05/01/2024)

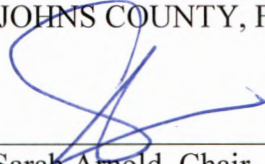
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 622354-622357, totaling \$1,682.89 and Voucher Register, Voucher No. 79406, totaling \$455.11 (05/02/2024)
11. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 79407-79408, totaling \$8,733.47 (05/02/2024)
12. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 79409, totaling \$21,012 (05/02/2024)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 622358-622482, totaling \$4,093,602.94 and Voucher Register, Voucher Nos. 79410-79483, totaling \$7,048,558.30 (05/06/2024)
14. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 79484-79487, totaling \$19,354.75 (05/06/2024)

CORRESPONDENCE:

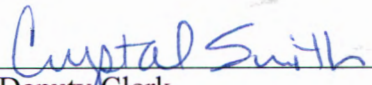
1. Letter dated April 16, 2024, regarding the World Commerce Community Development District Proposed Fiscal Year 2024/2025 Budget
2. Letter dated April 9, 2024, regarding the Annual Financial Audit Report of the Glen St. Johns Community Development District
3. Letter dated April 29, 2024, regarding the Annual Financial Audit Report of the Heritage Landing Community Development District
4. Letter dated April 29, 2024, regarding the Annual Financial Audit Report of the Southaven Community Development District

Approved May 21, 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

