



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 21, 2024 - 9:00 a.m.

CALL TO ORDER

Commissioner Arnold called the meeting to order at 9:01 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 Bob Appleby, Colonial Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Alan Flood, Sargeant United States of America National Guard, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING NATIONAL EMERGENCY MEDICAL SERVICES WEEK

Whitehurst presented the proclamation to Jeremy Robshaw, St. Johns County Fire Rescue Chief Administrative Services. Robshaw spoke on the importance of emergency medical services. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING NATIONAL PUBLIC WORKS WEEK

Alaimo presented the proclamation to Greg Caldwell, Public Works Director, Ben Bright, and Duane Kent. Caldwell spoke on the importance of Public Works. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING FOSTER PARENT APPRECIATION MONTH

Joseph presented the proclamation to Claire Dickson. Dickson spoke on the importance of foster parents. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING NATIONAL HISTORIC PRESERVATION MONTH

Arnold presented the proclamation to Jena Baker Dennis, Sallie O'Hara, Leslee Keys, and Tom Leek, Florida House of Representatives, District 28. They spoke on the importance of historic preservation and displayed a video. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

ACCEPTANCE OF PROCLAMATIONS

Motion by Whitehurst, seconded by Alaimo, carried 5/0, to accept the proclamations.

Yea: Whitehurst, Alaimo, Arnold, Dean, Joseph

Nay: None

PUBLIC SAFETY UPDATE

Russ Martin, St. Johns County Sheriff's Office Operations Division Director, provided an update on safety, specifically focusing on boaters and swimmers in distress during the Memorial Day weekend. He invited everyone to the Law Enforcement Torch Run for Special Olympics on June 1, 2024, at 8:00 a.m. on Francis Field. Additionally, he highlighted the Human Resources, General Services, and Recruiting Team for their work in processing applications.

Jeremy Robshaw, St. Johns County Fire Rescue Chief Administrative Services, provided an update on safety regarding Memorial Day weekend. He extended an invitation for the upcoming graduation of firefighters on June 7, 2024, at Colonial Church.

CLERK OF COURT'S REPORT

Brandon J. Patty, Clerk of the Circuit Court and Comptroller, reported on May being National Historic Preservation month. He highlighted a core operational duty of the clerk's office serving as the record custodian for St. Johns County's Court, Official and Board records. He then announced that he had been selected to be involuntarily mobilized in support of overseas contingency operations and that he requested a leave of absence from the Governor. He appointed John Rundgren, Chief Information Officer, to fulfill the responsibilities starting on May 24, 2024.

The Board expressed their gratitude to the clerk for his service.

Arnold announced that she was excusing herself and Andrews from the meeting and *requested Board consensus to appoint Vice Chair Alaimo as acting chair, Whitehurst as acting Vice Chair, and her and Andrews to participate remotely. Consensus was given.*

Arnold recessed the meeting at 9:38 a.m. and Alaimo reconvened the meeting at 9:48 a.m.

SERVICE DELIVERY UPDATE

No report.

DELETIONS TO THE CONSENT AGENDA

There were none.

Public Comment: There was none.

APPROVAL OF CONSENT AGENDA

Motion by Joseph, seconded by Whitehurst, carried 5/0, via roll call vote, to approve the Consent Agenda, as submitted.

Yea: Arnold, Dean, Alaimo, Whitehurst, Joseph

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to approve PFS AGREE 2024-01, and authorize the county administrator to execute the amended and restated Concurrency and Impact Fee Agreement for the Landings at Greenbriar and the Landings at St. Johns, finding that the proposed agreement is consistent with Section 11.09 of the Land Development Code
3. Motion to adopt **Resolution No. 2024-208**, approving the terms of and authorizing the county administrator, or designee, to execute a Purchase and Sale Agreement, for acquisition of property necessary for construction of right-of-way improvements, along Kings Estate Road

4. Motion to adopt **Resolution No. 2024-209**, accepting a Grant of Easement and Temporary Construction Easement, and authorizing the chair of the Board to execute a Termination and Release of Easement, on behalf of the County, in connection with the Porpoise Point Drainage Improvement Project
5. Motion to adopt **Resolution No. 2024-210**, accepting a Temporary Construction Easement for installation of a new water transmission main, to be located along North Dancy Avenue in Hastings
6. Motion to adopt **Resolution No. 2024-211**, accepting a Deed of Dedication and authorizing the county administrator, or designee, to execute an Access Easement Agreement, for property to be used for a combined fire station and sheriff facility off of County Road 210 on Accolade Avenue from Twin Creeks, SPE, LLC, Florida, a limited liability company to St. Johns County as required in the development order to donate up to three acres of property for a fire station and sheriff facility
7. Motion to adopt **Resolution No. 2024-212**, accepting a Non-Exclusive Assignment of Easement, Bill of Sale, Final Release of Lien, and Warranty associated with the offsite sewer system, to serve Hammock Oaks Subdivision
8. Motion to adopt **Resolution No. 2024-213**, accepting a Bill of Sale and Final Release of Lien associated with the sewer force main extension with the 5th Street right-of-way
9. Motion to adopt **Resolution No. 2024-214**, authorizing the chair of the Board, on behalf of the County, to execute a Termination of Easement forms and accept Temporary Coastal Management Easements, in connection with the Ponte Vedra Beach Restoration Project
10. Motion to adopt **Resolution No. 2024-215**, authorizing the chair to execute a Subordination Agreement and an Easement Agreement related to the State of Florida Department of Transportation's donation of a pond site, near the intersection of State Road 207 and Coquina Crossing Drive
11. Motion to adopt **Resolution No. 2024-216**, approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, the Maintenance Agreement Amendment, in sustainably the same form as attached hereto; and further authorizing the county administrator to execute any subsequent amendments to the Maintenance Agreement, without further Board action, that do not propose to amend, modify, or otherwise change the material terms, conditions, provisions, or requirements of the maintenance agreement
12. Motion to adopt **Resolution No. 2024-217**, approving the terms, conditions, provisions, and requirements of an agreement with the Florida Department of Transportation (FDOT) and St. Johns County for the transfer of property and maintenance requirements for roadways crossing State Road 23
13. Motion to adopt **Resolution No. 2024-218**, authorizing the county administrator, or designee, to award RFP No. 1596, Family Stabilization Services to Bay Area Youth

Services, Inc., and execute an agreement for Family Stabilization Services under RFP No. 1596, in the not-to-exceed amount of \$305,000 per year, for a period of three years

14. Motion to adopt **Resolution No. 2024-219**, authorizing the county administrator, or designee, to award IFB No. 1719, Dobbs Road to Old Moultrie Road Forcemain and Reclaimed Water Forcemain Installation (Base Bid, Allowance 1, Allowance 2, Alternate) to T.G. Utility Company, Inc., as the lowest, most responsive, and responsible bidder; and to execute a contract, in substantially same form and format as attached hereto, at a total lump sum bid price of \$1,796,547, for completion of the specified project
15. 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
16. Motion to adopt **Resolution No. 2024-220**, authorizing the county administrator, or designee, to execute a Consent to Assignment Agreement, in substantially the same form and format as attached hereto, providing for an assignment of Master Contract No. 22-MCA-BAK-17610, to C.W. Matthews Contracting Company, Inc.
17. Motion to adopt **Resolution No. 2024-221**, amending the Fiscal Year 2024 budget to recognize and appropriate federal equitable sharing proceeds of \$31,713.58, as revenue within the Fiscal Year 2024 Equitable Sharing Justice Trust Fund budget
18. Motion to adopt **Resolution No. 2024-222**, amending the Fiscal Year 2024 Law Enforcement Trust Fund budget to recognize and appropriate \$7,600 in receipts from the sale of confiscated property; and approving a transfer of \$16,709.31 from the Law Enforcement Trust Fund to the Sheriff's Office, for use in accordance with Section 932.7055, Florida Statute to purchase equipment
19. Motion to adopt **Resolution No. 2024-223**, recognizing and appropriating \$200,000 in grant funding from the Florida Department of Environmental Protection Resilient Florida Grant Program as unanticipated revenue within the Fiscal Year 2024 Office of Intergovernmental Affairs budget; approving and authorizing the county administrator, or designee, to execute and deliver Grant Agreement No. 24PLN25, on behalf of the County, in substantially the same form as attached hereto
20. Motion to adopt **Resolution No. 2024-224**, authorizing the county administrator, or designee, to execute and submit an application to Firehouse Subs Public Safety Foundation, on behalf of the County, for fire safety equipment
21. Motion to adopt **Resolution No. 2024-225**, approving a substantial amendment to the 2022-2023 Community Development Block Grant (CDBG) Annual Action Plan to reallocate \$427,041.96, in CDBG funds to the Hastings Community Center and Library Project, to fund the Debt Service Reserve Fund required by the Housing and Urban Development (HUD) Section 108 loan, in substantially the same form as attached hereto; authorizing the chair to execute and deliver a letter to HUD detailing the substantial

amendment; and authorizing the county administrator, or designee, to submit the substantial amendment through HUD's Integrated Disbursement and Information System

22. Motion to adopt **Resolution No. 2024-226**, authorizing the county administrator, or designee, to execute a Cooperative Management Agreement, in substantially the same form and format as attached, for improvements to the Fort Matanzas Beach Ramp and to recognize and appropriate up to \$1,000,000 in reimbursement funds from the National Park Service for expenses
23. 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 the St. Johns County Sheriff's Office, in substantially the same form as attached hereto, reference the tactical medical team program known as the Tactical Emergency Medical Support (TEMS) team
24. Motion to adopt **Resolution No. 2024-227**, approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, Standard Contract No. RP945, between Florida Department of Environmental Protection and the county for St. Johns County Marine Rescue to provide lifeguard services for Anastasia State Park during peak summer season, in substantially the same form as attached hereto
25. Motion to approve minutes: May 7, 2024, BCC Regular

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

APPROVAL OF REGULAR AGENDA

Motion by Dean, seconded by Whitehurst, carried 5/0, via roll call vote, to approve the Regular Agenda, as submitted.

Yea: Arnold, Dean, Alaimo, Whitehurst, Joseph

Nay: None

TIME CERTAIN PUBLIC COMMENT

Public Comment: Joe McAnarney (PowerPoint), Doris Taylor, Vicki Pepper, Heather Harley Davidson (Exhibit A), Carol Gangi (Exhibit B), Ann Taylor, Ann-Marie Evans (Exhibit C), Kim Schwermer, Nicole Crosby (Exhibit D), Michele McDonnell, and Bruce Milliken (Exhibit E) provided public comment.

Alaimo recessed the meeting at 12:01 p.m. and reconvened at 12:30 p.m. with Deputy Clerk Artricia Allen present.

1. Live Wildly Foundation Presentation. Founded in 2022, the Live Wildly Foundation is a 501(c)3 family foundation that applies an entrepreneurial approach to protecting Florida's natural resources while seeking to balance smart growth, a robust economy, and a connected, resilient landscape. Live Wildly is committed to working across the state of Florida and is excited to be partnering with Sing Out Loud for the "Live Wildly Showcase" in St. Augustine this year. As in years past, collaborations with non-profit organizations remain a pillar of Sing Out Loud, and a portion of ticket sales from the Live Wildly Showcase will be dedicated to conservation efforts within St. Johns County. With the Sing Out Loud partnership, Live Wildly is focused on engaging with local stakeholders in St. Johns County to amplify conservation efforts in the Northeast region of the state

Meredith Budd, Director of Live Wildly Foundation, presented the details of the foundation. Discussion ensued on developers clear cutting lands, working with other land conservationists to partner and secure funds, and the support provided.

2. World Golf Village Survey Analysis and Strategic Recommendations. As the County moves forward with the Purchase and Sale Agreement (PSA) due diligence stage for the assets of the World Golf Foundation, staff are seeking direction from the Board on the next steps. The County engaged TPMA, Inc., to conduct a series of citizen input sessions and a survey to gather information on what residents would like to see for the future of World Golf Village. Brett Wiler, Senior Director, Economic Development and Strategic Planning, will present the findings from this work, along with recommended strategies for the next step in this process

Colin Groff, Deputy County Administrator, spoke on the survey and introduced Brett Wiler, Senior Director, Economic Development and Strategic Planning with TPMA, Inc., who presented the details of the recommendation. Discussion ensued on the number of residents in the community, marketing to the residence of the community or reaching out, the goal for the area, fine tuning the restaurants and retail with community outreach, residential density, and the viability of the plan.

The Board members expressed their positions on the request.

Public Comment: Heather Harley Davidson, Lance Williams, Jim Pavone, Ed Slavin, Michele McDonnell, B.J. Kalaidi, Joe McAnarney (Exhibit A), and Charlie Hunt provided public comment.

Mike Roberson, Growth Management Director, provided the number of residents in the area (Exhibit B). Groff provided further information on the Board's direction.

*Arnold requested Board consensus to move forward with the strategic recommendation put forth and to direct staff to bring back a request for qualification (RFQ), which would allow the county to control the vision and quality of the project. **Consensus was given.***

3. Pavo, LLC, Economic Development Incentive Request. The St. Johns County Economic Development Agency has received an application from Pavo, LLC, for economic development incentives to develop a total of 22,680 square feet of speculative industrial/office space, located near the intersection of I-95 and International Golf Parkway. The project scored five points under the speculative space category of the

County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development incentive of up to 100 percent of fees paid to the County by the applicant (impact fees and water/sewer connection fees) and four years ad valorem taxes paid by the applicant (general County portion) on capital improvements. Completion of the project is anticipated by the third quarter of 2025. With this schedule, the first annual incentive payment would be anticipated during Fiscal Year 2027. The total estimated value of the incentive is \$107,224. In accordance with program requirements, the agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application

Colin Groff, Deputy County Administrator, presented the details of the request. Discussion ensued on the owner of Pavo, LLC, the owner presenting the project, and ordinance requirements.

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

Dean suggested tabling the item until the owner could provide a presentation. Additionally, Groff provided information on meeting with the owner.

The Board members expressed their positions on the request.

Motion by Dean, seconded by Joseph, carried 5/0, via roll call vote, to table the item until further explanation could be provided.

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

Alaimo announced that Commissioner Arnold would not be participating remotely for the remainder of the meeting.

4. A presentation by the St. Johns County Affordable Housing Advisory Committee (AHAC) regarding Missing Middle Housing. During the March meeting of the Affordable Housing Advisory Committee (AHAC), a unanimous motion was passed requesting that Greg Burke, the principal architect and President of Gregory John Burke-Architect, PA, present his findings on Missing Middle Housing to the St. Johns County Board of County Commissioners (BCC). Mr. Burke, who is actively involved in residential housing development, serves as a committee member on the AHAC. The AHAC convenes on the third Wednesday of each month at 3:00 p.m. in the Muscovy Conference room at the St. Johns County Health and Human Services Building. Missing Middle Housing is a housing typology that bridges the gap between single family homes and large apartment complexes. It includes smaller-scale structures like duplexes, triplexes, fourplexes, courtyard apartments, and townhouses. These diverse housing choices are designed to fit within existing neighborhoods, promote walkability, and contribute to community integration. By providing more options, Missing Middle Housing aims to enhance affordability and sustainable development patterns

Joseph Cone, Health and Human Services Assistant Director, introduced Greg Burke, Architect, who spoke on Missing Middle Housing. Additionally, he responded to Whitehurst's question regarding his prospective on the Live Local Act.

5. Public Hearing - REZ 2023-24, Contentment Park. Request to rezone approximately 3.87 acres of land from Open Rural (OR) to Commercial Highway Tourist (CHT), located on the eastern side of Resort Way and west of State Road 207. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on April 18, 2024, and recommended approval, with a vote of 4 to 1. Agency members discussed with the applicant the proposed impacts to traffic on State Road 207 and how the site would be cleared

The Board disclosed ex parte communication.

Karen Taylor, Land Planner, presented the details of the request. Discussion ensued on traffic concerns off County Road 207, 20-foot buffers, and adding two conditions to the proposed motion: *not developing under the Live Local Act and implementing 20-foot tree buffers*. In addition, Mike Roberson, Growth Management Director, responded to Joseph's concerns regarding traffic capacity, existing traffic, and total commitments.

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

Taylor responded to the public's concerns regarding zoning and the traffic study.

Valliere asked for clarification on the buffer's specific location. Taylor confirmed that the buffers would be placed on the front-end parcel.

Motion by Alaimo, seconded by Whitehurst, carried 3/1, with Joseph dissenting and Arnold absent, to enact Ordinance No. 2024-27, approving REZ 2023-24, Contentment Park, based on four findings of fact, with the two conditions: waiving the rights to develop under the Live Local Act and maintaining a 20-foot buffer, as provided in the staff report.

Yea: Alaimo, Whitehurst, Dean

Nay: Joseph

Absent: Arnold

PUBLIC COMMENT

Public Comment: Ed Slavin, Charlie Hunt, B.J. Kalaidi, and Suzanne Clulow provided public comment.

COMMISSIONERS' REPORTS

Commissioner Dean

No report.

Commissioner Whitehurst

Whitehurst wished the residents of St. Johns County, as well as his wife and mother, a belated Happy Mother's Day. He also extended anniversary wishes to his wife. Additionally, he congratulated County staff on their efforts during this year's budget workshop process and the numerous national awards that had been received by County staff.

Commissioner Joseph

Joseph reported on looking into recovering gas tax money and expressed support for holding some Board meetings in the evenings. She also shared a letter she received from a resident regarding the efforts of the Ponte Vedra Fire Department. Additionally, Joseph expressed her gratitude and support for the Fire Department.

Commissioner Alaimo

Alaimo congratulated Ancient City Soccer on their 40th Anniversary and mentioned attending their gala on May 10, 2024. He also spoke about the Shore Drive Trail meeting scheduled for May 21, 2024, at the St. Augustine South Improvement Association Community Center. He asked if the Board would agree to meet with community members concerning the project; discussion ensued on being accessible for meetings, deferring to district commissioners, engaging with residents, and the Board members expressing their positions on the request.

Alaimo requested that the attorney address where the County currently was in the Shore Drive Trail process. Taylor explained that the County was under contract and that stopping the project would constitute a breach of contract and could result in a loss of grant funds. Additionally, Joseph proposed that relocating the Trail closer to the road would result in more support.

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 1:38 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 622483, totaling \$14,449.24 (05/07/2024)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 622484-622500, totaling \$12,429.46 and Voucher Register, Voucher Nos. 79488-79493, totaling \$8,019.24 (05/08/2024)

3. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 79494, totaling \$188,202.20 (05/10/2024)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 622501-622660, totaling \$3,003,550.32 and Voucher Register, Voucher Nos. 79495-79607, totaling \$11,670,359.06 (05/13/2024)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 622661-622671, totaling \$67,931.46 and Voucher Register, Voucher No. 79608, totaling \$455.11 (05/16/2024)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 79609-79610, totaling \$8,583.90 (05/16/2024)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 622672-622833, totaling \$1,649,927.45 and Voucher Register, Voucher Nos. 79611-79689, totaling \$5,791,334.08 (05/20/2024)

CORRESPONDENCE:

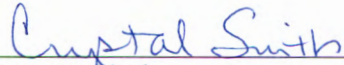
1. Letter dated May 2, 2024, regarding the Southaven Community Development District Proposed Fiscal Year 2024/2025 Budget
2. Letter dated May 13, 2024, regarding the Heritage Landing Community Development District Proposed Fiscal Year 2024/2025 Budget
3. Letter dated May 15, 2024, regarding the Glen St. Johns Community Development District Proposed Fiscal Year 2024/2025 Budget

Approved June 4, 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

