



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
June 18, 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
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 Mike Krulick, Anchor Faith, gave the invocation.

PLEDGE OF ALLEGIANCE

Morgan Hughes, Second Lieutenant United States Army National Guard, led the Pledge of Allegiance.

PROCLAMATION DESIGNATING JULY AS PARKS AND RECREATION MONTH

Whitehurst presented the proclamation to Ryan Kane, Parks and Recreation Director, and Jamie Baccari, Parks and Recreation Assistant Director. Kane and Baccari spoke on the importance of parks and recreation. Baccari invited the Watson Family to join them and recognized Bert Watson

as the 2024 St. Johns County Parks and Recreation Hall of Fame Inductee. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING THE AMERICAN FLAG RESCUE PROGRAM

Joseph presented the proclamation to John Benton and Chris Benjamin who introduced the program participants. Benton, Jennifer Ravan, Assistant Tax Collector-Tax Collector Elector, Dan Wier, Veteran of Foreign Wars, and Bill Dudley, Veteran Council President, spoke on drop off locations and destruction ceremonies, and the importance of rescuing and repurposing American flags. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

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

Yea: Dean, Whitehurst, Arnold, Alaimo, Joseph

Nay: None

PUBLIC SAFETY UPDATE

Scott Beaver, St. Johns County Sheriff's Office Patrol Division, provided an update on safety measures for the beginning of hurricane season, maintaining beach cleanliness, and continued support for public safety initiatives.

Sean McGee, St. Johns County Fire Rescue Chief, provided an update on fire safety due to the dry conditions and announced the graduation of 33 new recruits to staff Station 11. McGee also provided an update on the status of Station 11 which is planned to open in early August.

CLERK OF COURT'S REPORT

John Rundgren, Chief Information Officer, reported on the vendor management system, PaymentWorks, that actively safeguarded county government from a recent scam attempt.

PUBLIC INFRASTRUCTURE UPDATE

Greg Caldwell, Public Works Director, provided an update on transportation improvements within the county. He also spoke on the *SJC 101* program that allows staff to provide information on County departments, operations, programs, services and advisory boards to the public. Caldwell addressed concerns regarding burying powerlines as part of the County Road 210 East widening project and the annual collection of tons of trash along the roadways.

LEGISLATIVE AFFAIRS UPDATE

Adam Tecler, Intergovernmental Affairs Director, provided an update on Florida's Fiscal Year 2025 Budget, items that were vetoed, State appropriations of \$26.5 million for County projects, the conservation budget, and Federal funding requests. He also responded to questions regarding the short-term rental bill.

Dean requested that the County participate in the Rural and Family Lands Protection Act, aiming to collaborate with farmers and ranchers to preserve agricultural lands through the acquisition of permanent agricultural land conservation easements.

DELETIONS TO THE CONSENT AGENDA

Public Comment: Michael McDonald, B.J. Kalaidi, Judy Spiegel, and Heather Harley Davidson provided public comment.

Joseph requested that Consent Agenda Item 17 be pulled and moved to the Regular Agenda. It was added as Item 1 and Regular Agenda Item 1 was moved to Regular Agenda Item 1a.

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. 2024-245**, approving the final plat for Watersong at Rivertown, Phase Four-A
3. Motion to adopt **Resolution No. 2024-246**, approving the final plat for North Roscoe
4. Motion to adopt **Resolution No. 2024-247**, approving the final plat for Shearwater, Phase 3H
5. Motion to adopt **Resolution No. 2024-248**, approving the final plat for Silverleaf, Parcel 44
6. Motion to adopt **Resolution No. 2024-249**, approving the final plat for Silverleaf, Parcel 29B-1, Lots 153, and 154 Replat
7. Motion to approve PFS AGREE 2024-04 and authorize the county administrator, or designee, to execute the Secession Proportionate Fair Share Agreement, finding that the proposed agreement is consistent with Section 11.09 of the Land Development Code
8. Motion to adopt **Resolution No. 2024-250**, recognizing and appropriating \$123,802.60 from St. Johns County Council on Aging to the Transit Revenue budget, to be used for the purchase of a replacement bus; and amending the fiscal year 2024 budget to reflect this appropriation in the Transit Revenues budget (1274-34602), and the expenditure in the Transit Expenditure budget (1275-56415)

9. Motion to adopt **Resolution No. 2024-251**, approving the terms and conditions of a Purchase and Sale Agreement for the acquisition of property, located off Inman Road, for future growth and expansion of the St. Johns County Utility Department, and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County; and motion to transfer \$3,300,000 from Utility Enterprise Fund Capital Outlay Reserves to Utility Department Unrestricted Capital Projects for the acquisition of property, located off Inman Road
10. Motion to adopt **Resolution No. 2024-252**, authorizing the county administrator, or designee, to issue a non-exclusive franchise agreement for the collection and transportation of construction and demolition debris to the 36 existing franchise holders qualified for renewal
11. Motion to adopt **Resolution No. 2024-253**, authorizing the county administrator, or designee, to issue a Non-Exclusive Franchise Agreement to Cowford Can Company, FCC; Environmental Services Florida, LLC; and GFL Environmental, for the collection and transportation of non-residential solid waste, of the type specified in the agreement
12. Motion to adopt **Resolution No. 2024-254**, approving the terms, conditions, provisions, and requirements of Supplemental Agreement No. 1, to a Grant Agreement between the Florida Department of Transportation and St. Johns County for intersection improvements on State Road A1A, to extend the term of the Grant Agreement to December 31, 2025; authorizing the county administrator, or designee, to execute the Supplemental Agreement, on behalf of the County
13. Motion to adopt **Resolution No. 2024-255**, approving the terms, conditions, provisions, and requirements of Supplemental Agreement No. 1, to a Grant Agreement between Florida Department of Transportation and St. Johns County for intersection improvements on State Road A1A and Mickler Road, to extend the term of the Grant Agreement to December 31, 2025; authorizing the county administrator, or designee, to execute Supplemental Agreement No. 1, on behalf of the County
14. Motion to adopt **Resolution No. 2024-256**, approving the terms, conditions, provisions, and requirements of the Construction Agreement between St. Johns County and the Florida Department of Transportation, and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County, in substantially the same form and format as attached hereto
15. Motion to adopt **Resolution No. 2024-257**, approving the terms, provisions, conditions, and requirements of the State Revolving Fund (SRF) loan amendment and authorizing the execution and delivery of the SRF loan amendment
16. Motion to transfer \$1,046,759 from 2022 Taxable Special Obligation Note Department Reserve and \$665,834 from 2020 Special Obligation Revenue Note Department Reserve; and to adopt **Resolution No. 2024-258**, recognizing unanticipated revenue in the amount of \$153,241, increasing the 2022 Taxable Special Obligation Revenue Note Fund revenue budget and appropriating these funds toward a partial prepayment of principal on the 2022

Taxable Special Obligation Revenue Note; and recognizing unanticipated revenue in the amount of \$669,166, increasing the Florida Special Obligation Revenue Note, Series 2020 revenue budget, and appropriating these funds toward a complete repayment of Series 2020B Issuance and a transfer to the Coastal Storm Risk Management Fund

17. Motion to approve a transfer in the amount of \$800,000 from General Fund Reserve to the County Attorney account to cover outside legal expenses

Consent Agenda Item 17 was pulled and moved to the Regular Agenda as Item 1.

18. Motion to adopt **Resolution No. 2024-259**, authorizing the Sheriff of St. Johns County, Florida, or designee, to submit an application seeking funding assistance through the Office of Criminal Justice Grants - Florida Department of Law Enforcement - Edward Byrne Memorial Justice Assistance Grant - Countywide (JAG-C) Program fiscal year 2023, on behalf of the County
19. Motion to adopt **Resolution No. 2024-260**, authorizing the county administrator, or designee, to participate in the funding opportunity from United Way of St. Johns County for the Federal Emergency Management Agency, Emergency Food and Shelter Program.
20. Motion to adopt **Resolution No. 2024-261**, recognizing and appropriating \$21,707 in Housing Urban Development (HUD) Housing Counseling Grant Program funds to be used for the County's Housing and Financial Counseling Program; amending the Fiscal Year (FY) 2024 budget to reflect this appropriation; authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, Grant Agreement (HC230421035), HUD Form 1044, Expression of Interest in FY 2024 Housing Counseling Grant Program Funds letter, and any other documents necessary to effectuate the grant; authorizing the county administrator, or designee, to execute subsequent amendments, modifications, or revisions, to the grant agreement, without further Board action, that do not propose to amend, modify, revise, or otherwise change the material terms, conditions, provisions, or requirements of the grant agreement
21. Motion to adopt **Resolution No. 2024-262**, approving, and authorizing the county administrator, or her designee, to execute and deliver the contract between the Florida Department of Children and Families and the County, in substantially the same form as attached hereto; authorizing the county administrator, or designee, to execute any subsequent amendments to the contract, without further Board action, that do not propose to amend, modify, or otherwise change the material terms, conditions, provisions, or requirements of the contract
22. Motion to adopt **Resolution No. 2024-263**, approving, and authorizing the county administrator, or designee, to execute and deliver, the Third Amendment to the contract between St. Johns County and National Youth Advocate Program, Inc., in substantially the same form as attached hereto, to extend the term of the contact for one additional year, commencing on July 1, 2024, modify certain manner of service provisions, and reduce the not to exceed amount of the contract for the second renewal term from \$454,729 to \$381,375

23. Motion to adopt **Resolution No. 2024-264**, approving the terms, conditions, and requirements of Grant Agreement DMS-24/25-153 with the Florida Department of Management Services through the Local Government Cybersecurity Grant, authorizing the county administrator, or designee, to execute the Grant Agreement, on behalf of the County
24. Motion to approve a reserve transfer of \$81,000 from Golf Club Reserves into the Golf Club Equipment line
25. Motion to adopt **Resolution No. 2024-265**, approving, and authorizing the county administrator, or designee, to execute and deliver, that certain Blood Services Agreement between the County and LifeSouth Community Blood Centers, Inc., in substantially the same form as attached hereto, to provide blood products as a component of emergency medical services
26. Motion to adopt **Resolution No. 2024-266**, approving, and authorizing the county administrator, or designee, to execute and deliver, that certain Cooperative Equipment Loan Agreement between the County and the Department of Agriculture and Consumer Services, Florida Forest Service, in substantially the same form as attached hereto, for the continued use of two brush truck apparatus for wildland and brush fire mitigation
27. Motion to adopt **Resolution No. 2024-267**, approving the library's updated Interlocal Agreement extending reciprocal borrowing privileges between the St. Johns County Public Library System, and other participating Florida county library systems, as outlined in the agreement
28. Motion to approve minutes: June 4, 2024, BCC Regular
29. Proofs:
 - a. Proof: Notice of Intent, St. Johns County Board of County Commissioners (BoCC) to comply with F.S. 121.055 to designate the position of Chief Performance and Transparency Officer in the Senior Management Service Class under the Florida Retirement System for retirement purposes, published on May 15, 2024, and May 22, 2024, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Consent Agenda Item 17 was pulled and added to the Regular Agenda as Item 1, and Regular Agenda Item 1 was moved to Item 1a.

APPROVAL OF REGULAR AGENDA

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

Yea: Dean, Whitehurst, Arnold, Alaimo, Joseph

Nay: None

TIME CERTAIN PUBLIC COMMENT

Public Comment: Zachary Schwermer (Exhibit A), Bill Hennessy, Michael McDonald, Kim Donaldson, Kim Schwermer, Heather Harley Davidson, Judy Spiegel, B.J. Kalaidi, Paras Desai (Exhibit B), Nicole Crosby, Sherry Badger, and John Rice (Exhibit C) provided public comment.

1. A transfer in the amount of \$800,000 from General Fund Reserve to the County Attorney account to cover outside legal expenses

Formerly Consent Agenda Item 17.

Komando provided the details of the legal expenses being used for outstanding litigation bills. Discussion ensued on future bills, the history of developers being held accountable, and the management of expenditure funds.

Public Comment: Chuck Labanowski, Michael McDonald, Heather Harley Davidson, and B.J. Kalaidi provided public comment.

Dean requested *Board consensus for staff to bring a discussion item back to the Board regarding what constitutes an item being on the regular or consent agenda. Consensus was given.*

Motion by Dean, seconded by Joseph, carried 5/0, to approve a transfer in the amount of \$800,000 from the General Fund Reserve to the County Attorney account to cover outside legal expenses.

Yea: Dean, Joseph, Arnold, Alaimo, Whitehurst

Nay: None

- 1a. Constitutional Officers' Fiscal Year 2025 Budget Presentations - Supervisor of Elections. Presentation of the Constitutional Officer's tentative budgets for Fiscal Year 2025. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector is fee-based, it is not required for the Tax Collector's budget to be submitted to the BCC at this time. The Supervisor of Elections will make a brief oral presentation to the BCC relative to her tentative budget

Formerly Regular Agenda Item 1.

Jesse Dunn, Office of Management and Budget Director, provided an update on the budget process and introduced Vicky Oaks, Supervisor of Elections, who provided an update on the Election's office. She presented her Fiscal Year 2025 Budget and her five-year strategic plan. Discussion ensued on the voting software used, the system used for programming and tabulating election results, the logistics of handling multiple votes across different counties, and the County's participation in the Electronic Registration Information Center, a multi-state organization program.

2. Public Hearing - NZVAR 2024-03, Julington Creek Plantation Bald Eagle Management Plan Amendments. The subject properties currently consist of three developed parcels, parcel 11 (Plantation Park), parcel 18 (Administration Building), and parcel 19 (Plantation Recreational Facility), of the Julington Creek Master Development Plan. These parcels are part of the Julington Creek Planned Unit Development (PUD) and have a Future Land Use of Julington Creek Development of Regional Impact. The properties are located east of State Road 13 North and south of Race Track Road, directly abutting Davis Pond Boulevard and Durbin Creek Boulevard. The Bald Eagle Nest, SJ-07, is located southwest of the properties within a St. Johns River Water Management District Conservation Easement (O.R.B. 929 PG. 684) approximately 221 feet from Davis Pond Boulevard to the north. The applicant desires to amend and restate the Julington Creek Bald Eagle Management Plan (BEMP) text to allow construction of recreational or commercial improvements within parcels 11, 18, and 19 of the Julington Creek Master Development Plan to be completed during the Bald Eagle Nesting Period. Specifically, the applicant desires to update, expand, and remodel within Parcels 11, 18, and 19. The text amendment now includes prohibition of the use of bright color schemes on the exteriors of the proposed recreational and commercial buildings which could create a visual impact on the bald eagle. The proposed amendment also includes that bald eagle monitoring shall be conducted pursuant to current Fish and Wildlife Service Guidelines, for any construction activities within the subject parcels during the nesting period, as described, within Section VI. Monitoring, part F, of the revised BEMP

The Board disclosed ex parte communication.

Ellen Avery-Smith, Rogers Towers, P.A., representing the applicant, presented the details of the requested amendments. Discussion ensued on the request being only for the management plan of the bald eagle, the establishment of the nest, and the steps necessary if the nest becomes disturbed, with additional comments from Michelle Hendrix, Terracon Project Manager, on the nest being monitored and disturbed. Additionally, Jeff Gibson, Director of Operations at ELM, Inc., provided details on park lighting, building heights, and planning construction outside of the nesting season.

Public Comment: Heather Harley Davidson, Michael McDonald, and Daniel Haydu provided public comment.

Motion by Whitehurst, seconded by Dean, carried 5/0, to approve NZVAR 2024-03, an Alternate Bald Eagle Management Plan text amendment for Bald Eagle Nest SJ-07, for the Julington Creek Plantation PUD, based on five findings of fact, as provided in the staff report.

Yea: Whitehurst, Dean, Alaimo, Arnold, Joseph

Nay: None

3. Public Hearing - SUPMAJ 2023-16, Jacksonville Electric Authority (JEA) Blackford Water Reclamation Facility (WRF). Request for a Special Use Permit pursuant to Section 2.03.25 of the Land Development Code, to allow for the expansion of the existing JEA Wastewater Treatment Facility within Open Rural (OR) and Industrial Warehousing (IW) zoning, specifically located at 1245 Reclamation Drive. This request was heard by the

Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, May 16, 2024, and was recommended for approval, by the vote of 7-0

The Board disclosed ex parte communication.

Autumn Martinage, Senior Planner Matthews Design Group, representing the applicant, presented the details of the request. Katie Templeton, JEA, provided further information on the odor concerns, the variance request, and referenced an odor and noise mitigation contact information sheet (Exhibit A). Discussion ensued on the expansion plans with the ongoing odor concerns.

Public Comment: Michael McDonald provided public comment.

Dean provided a history on the WRF being owned by JEA.

Motion by Whitehurst, seconded by Dean, carried 4/1, with Joseph dissenting, to adopt SUPMAJ 2023-16, JEA Blacksford WRF, based on nine findings of fact, and subject to seven conditions, as provided in the staff report.

Yea: Whitehurst, Dean, Arnold, Alaimo

Nay: Joseph

4. Public Hearing - REZ 2024-02, GSLR Enterprises. Request to rezone approximately 0.43 acres of land, located along the eastern side of A1A South, north of Treasure Beach Road, from Commercial Neighborhood (CN) to Residential Manufactured/Mobile Home or Single Family [RMH(S)], to allow for one single family home on each of the two platted lots of record that comprise the overall property. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, May 2, 2024, and was recommended for approval, by a vote of 6-0

There was no ex parte communication.

Bill Miller, Coldwell Banker Premier Properties, representing the applicant, presented the details of the request.

Public Comment: Michael McDonald provided public comment.

Motion by Alaimo, seconded by Dean, carried 5/0, to enact Ordinance No. 2024-33, approving REZ 2024-02, GSLR Enterprises, based on four findings of fact, as provided in the staff report.

Yea: Alaimo, Dean, Arnold, Whitehurst, Joseph

Nay: None

5. Public Hearing - NZVAR 2024-02, Cantio Avenue Driveway. Request for a Non-Zoning Variance to Section 6.04.05.C.3 of the Land Development Code, to allow for more than one driveway for a single-family residential unit, located at 241 State Road 16

There was no ex parte communication.

Autumn Martinage, Senior Planner Matthews Design Group, representing the applicant, presented the details of the request.

Public Comment: There was none.

Motion by Alaimo, seconded by Dean, carried 5/0, to approve NZVAR 2024-02, Cantio Avenue Driveway, request [for a non-zoning variance to Section 6.04.05.C.3] of the Land Development Code to allow for more than one driveway for a single-family residential unit upon six findings of fact and four conditions, as provided in the staff report.

Yea: Alaimo, Dean, Whitehurst, Arnold, Joseph

Nay: None

PUBLIC COMMENT

Public Comment: There was none.

COMMISSIONERS' REPORTS

Commissioner Joseph

Joseph reported on Parks and Recreation's Geocaching program and the Library of Things Collection program, that makes miscellaneous items available to the public, through the public library.

Commissioner Alaimo

Alaimo requested that staff provide an update on the progress of the Genovar Property. Andrews responded, stating that she would get some information together to provide to the Board.

Commissioner Whitehurst

Whitehurst reported that the State of Florida passed a \$15 billion total budget for the Florida Department of Transportation this year.

Whitehurst expressed his appreciation and support for Brandon Patty, Clerk of Courts, who is currently serving in the Navy overseas as a Naval Officer. He wished all a happy Fourth of July.

Commissioner Dean

Dean also expressed his support for the Clerk of Courts, Brandon Patty, as he serves overseas.

Commissioner Arnold

Arnold requested *Board consensus to make Friday, July 5, 2024, a paid staff holiday. Consensus was given.*

COUNTY ADMINISTRATOR'S REPORT

Andrews requested *Board consensus for the chair to sign two letters of support for the County's request for an Army Corps feasibility study, regarding the Matanzas Inlet and related areas. One letter would be addressed to District Commander Booth and the other to Director Reed. Consensus was given.*

COUNTY ATTORNEY'S REPORT

Komanda reminded the Board members to submit their Financial Disclosure Forms and expressed holiday sentiments.

With there being no further business to come before the Board, the meeting adjourned at 12:18 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 623221-623378, totaling \$2,125,054.37 and Voucher Register, Voucher Nos. 80067-80141, totaling \$3,834,308.99 (06/10/2024)
2. St. Johns County Board of County Commissioners Check Register, Check No. 623379, totaling \$4,725 (06/11/2024)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 623380-623394, totaling \$10,770.57 and Voucher Register, Voucher Nos. 80142-80146, totaling \$7,639 (06/12/2024)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 623395-623398, totaling \$1,678.89 and Voucher Register, Voucher Nos. 80147-80149, totaling \$13,642.29 (06/13/2024)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 80150-80151, totaling \$7,938.96 (06/13/2024)
6. St. Johns County Board of County Commissioners Check Register, Check No. 623399, totaling \$4,165.81 (06/13/2024)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 623400-623561, totaling \$1,668,662.74 and Voucher Register, Voucher Nos. 80152-80271, totaling \$8,585,243.95 (06/17/2024)

CORRESPONDENCE:

1. Letter dated May 31, 2024, regarding the Bridgewater North Community Development District Proposed Fiscal Year 2024/2025 Budget
2. Letter dated June 11, 2024, for the City of St. Augustine, Annexation of Property, regarding Ordinance No. 2024-08, Ordinance No. 2024-11, and Ordinance No. 2024-14, into the City Limits of St. Augustine

Approved July 16, 2024

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Sarah Arnold, Chair

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

By: Crystal Smith
Deputy Clerk

