



**Minutes of Meeting**  
**Board of County Commissioners**  
**St. Johns County, Florida**  
Regular Meeting  
County Administration Building  
500 San Sebastian View  
St. Augustine, Florida 32084  
August 6, 2024 - 9:00 a.m.

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**CALL TO ORDER**

Commissioner Arnold called the meeting to order at 9:00 a.m.

Present: Sarah Arnold, District 2, Chair  
Roy Alaimo, District 3, Vice Chair  
Christian Whitehurst, District 1  
Krista Joseph, District 4  
Henry Dean, District 5

Staff Present: Rich Komando, Interim County Attorney  
Brad Bradley, Deputy County Administrator  
Colin Groff, Deputy County Administrator  
Lex Taylor, Deputy County Attorney  
Kealey West, Senior Assistant County Attorney  
Saundra Hutto, Deputy Clerk

Absent: Joy Andrews, County Administrator

**ROLL CALL**

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

**INVOCATION**

Kelly Kemp, St. Johns County Sheriff's Office Chaplin, gave the invocation.

**PLEDGE OF ALLEGIANCE**

Bob Staninger, a former United States Marine and Vietnam Combat Veteran, led the Pledge of Allegiance.

## **PROCLAMATION RECOGNIZING K9 OFFICER JUDGE'S RETIREMENT AND YEARS OF SERVICE**

Arnold presented the proclamation to Deputy Scott Wright and K9 Officer Judge. Wright expressed his gratitude for all the support of K9 Officer Judge. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

Sheriff Robert Hardwick, St. Johns County Sheriff's Office, expressed his gratitude to Deputy Wright, K9 Officer Judge, and the St. Johns County K9 Unit.

## **PRESENTATION OF QUILT OF HONOR FOR K9 OFFICER JUDGE**

Debra Rhodes Gibson, St. Johns County Library Director, presented Deputy Scott Wright and K9 Officer Judge with a Quilt of Honor, followed by video presentation in honor of K9 Officer Judge.

## **ACCEPTANCE OF PROCLAMATION**

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

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

**Nay: None**

## **PUBLIC SAFETY UPDATE**

Scott Beaver, St. Johns County Sheriff's Office Patrol Division Director, reported that August 12, 2024, would be the first day of school. He discussed training that deputies had received, the Teen Driver Challenge program, and storm preparedness.

Stephanie Whaley, St. Johns County Fire Rescue Section Chief, reported St. Johns County Fire Rescues cadet program. The cadets expressed their interest in becoming firefighters.

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

No report.

## **CONSERVATION UPDATE**

Mike Roberson, Growth Management Director, and Ryan Mauch, Environmental Supervisor, reported on protected conservation lands and alternative funding options for acquiring land. Ryan Kane, Parks and Recreation Director, reported on St. Johns County Parks and Recreation's mobile app regarding ways to explore, engage and educate the community, and local partnerships.

Discussion ensued on properties that had been acquired, and developers preserving more lands. Mauch commented on the regulatory review process and working with the Land Acquisition Management Program (LAMP) Board to acquire more properties.

Adam Tecler, Intergovernmental Affairs Director, reported on conservation funding, federal and state funds, and private foundations. He also provided an update on the conservation strategy for Bailey Farm and Ranch, the Deltona property, and the Matanzas River Estuary.

Discussion ensued on Developments of Regional Impact (DRI) no longer being allowed with new development, the amount of land preserved in 2023, and the acreage that had been previously preserved.

### **DELETIONS TO THE CONSENT AGENDA**

Joseph requested that Consent Agenda Items 5, 6, 7, 19, and 28 be pulled and moved to the Regular Agenda as Items 7, 8, 9, 10, and 11, respectively.

Public Comment: Heather Harley Davidson, Joe McAnarney, Ed Slavin, Beth Breeding, Michael McDonald, and B.J. Kalaidi provided public comment.

### **APPROVAL OF CONSENT AGENDA**

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

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

**Nay: None**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2024-300**, approving the final plat for Seabrook Village, Phase 3
3. Motion to adopt **Resolution No. 2024-301**, approving the final plat for Silverleaf, Parcel 12E, Phase 1
4. Motion to adopt **Resolution No. 2024-302**, approving the final plat for Watersong at Rivertown, Phase Four-B
5. Motion to adopt a resolution approving the transfer of \$918,783.70 in road impact fee credits from the Stonehurst Plantation Planned Unit Development (PUD) to the Bridgewater PUD, finding the request consistent with Florida Statute

*Consent Agenda Item 5 was pulled and moved to the Regular Agenda as Item 7.*

6. Motion to adopt a resolution approving the transfer of \$791,168.37 in road impact fee credits from the Wingfield Glen Planned Unit Development (PUD) to the Bridgewater PUD, finding the request consistent with Florida Statute

*Consent Agenda Item 6 was pulled and moved to the Regular Agenda as Item 8.*

7. Motion to adopt a resolution approving the transfer of \$281,572 in park impact fee credits from the Marshall Creek Planned Unit Development (PUD) to the Bridgewater PUD, finding the request consistent with Florida Statute

*Consent Agenda Item 7 was pulled and moved to the Regular Agenda as Item 9.*

8. Motion to adopt **Resolution No. 2024-303**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Orchard Park 3, located off Wildwood Drive
9. Motion to adopt **Resolution No. 2024-304**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the sewer force main line extension to serve 1808 Old Beach Road
10. Motion to adopt **Resolution No. 2024-305**, accepting an Easement for Utilities and Warranty associated with the water and sewer systems to serve the Dollar Tree store, located in Palencia
11. Motion to adopt **Resolution No. 2024-306**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water, sewer, and reuse systems to serve Twin Creeks, County Road 210 West
12. Motion to adopt **Resolution No. 2024-307**, accepting two Easements for Utilities and Bills of Sale, and two Final Releases of Lien, and Warranties associated with the water, sewer, and reuse systems to serve Baptist Health Emergency Department - St. Augustine, located off State Road 16
13. Motion to adopt **Resolution No. 2024-308**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water system to serve the Digital Media Center of the Players Golf Association (PGA) Tour, located off Palm Valley Road
14. Motion to adopt **Resolution No. 2024-309**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Entrada Phase 4, Unit 7, located off State Road 207
15. Motion to adopt **Resolution No. 2024-310**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water system to serve Zaxby's at Mill Creek, located off State Road 16
16. Motion to adopt **Resolution No. 2024-311**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Grand Oaks, Phase 1C, Unit 2A, at Natureland Circle, located off State Road 16
17. Motion to approve **Resolution No. 2024-312**, to recognize and appropriate \$138,510 in unanticipated revenue related to the acquisition of North Beach Utilities, Inc., amending Utility Services Fiscal Year 2024 Budget, which includes five new full-time employees

18. Motion to authorize the county administrator, or designee, to declare 100 truckloads of clay materials from the spoils pile at Masters Tract Regional Stormwater Treatment Area as surplus and donate the material to Flagler Estates Road and Water Control District, as requested
19. Motion to adopt a Resolution authorizing the county administrator, or designee, to execute Change Order No. 06 to Master Contract No. 21-MCC-WOO-13032 with Woolpert, Inc., under RFQ No. 21-34, Digital Orthophotography, for a not-to-exceed amount of \$491,798

*Consent Agenda Item 19 was pulled and moved to the Regular Agenda as Item 10.*

20. Motion to adopt **Resolution No. 2024-313**, authorizing the county administrator, or designee, to award RFQ No. 1422; Design-Build Services for Reclaimed Watermain between State Road 16 Water Reclamation Facility to Interstate 95, and Elevation Parkway to County Road 2209 to T B Landmark Construction, Inc., as the most responsive and qualified firm, and to execute a Design-Build Contract, in substantially the same form and format as attached, for the completion of Phase 1 - Design and GMP Development at the not-to-exceed amount of \$1,267,554, Design-Build Fee of six percent, and to negotiate GMP Amendment(s) for submittal to the Board for approval to execute
21. Motion to adopt **Resolution No. 2024-314**, authorizing the county administrator, or designee, to execute SS No. 1929; Zoll Data System Software upgrade with Zoll Data Systems for five years at \$934,769.56, to continue to meet State requirements in billing and reporting for the St. Johns County Fire Rescue Department
22. 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
23. Motion to adopt **Resolution No. 2024-315**, authorizing the county administrator, or designee, to award RFQ No. 1783, Porpoise Point Shoreline Stabilization to Intera-GEC, LLC, as the top ranked firm, and execute a contract, in substantially the same form and format as attached, for completion of the services at a not-to-exceed amount of \$775,048.20, as negotiated
24. Motion to adopt **Resolution No. 2024-316**, granting host approval, pursuant to Section 147(f)(2) of the Internal Revenue Code of 1986, for the issuance by Orange County Health Facilities Authority's not to exceed \$95,000,000 Revenue Bonds (Presbyterian Retirement Communities Obligated Group Project), Series 2024, in one or more installments or series pursuant to a plan of financing (the "Bonds"), a portion of the proceeds of which relate to certain continuing care retirement community facilities owned by Wesley Manor, Inc., ("Wesley Manor") and Westminster Pines, Inc., ("Westminster Pines")
25. Motion to approve a transfer of \$35,638 from Equitable Sharing Justice Department Reserve for appropriation to the Sheriff's Office for use in accordance with federal guidelines to purchase two solar camera trailers for the Intelligence Unit

26. Motion to adopt **Resolution No. 2024-317**, providing for the County's recertification as an Urban County under the Community Development Block Grant (CDBG) program for fiscal years 2025-2027; authorizing the county administrator, or designee, to execute and deliver a Notice of Intent to Re-apply to Housing Urban Development (HUD) for the CDBG Entitlement Program for fiscal years 2025-2027, and any other forms, documents, or correspondence necessary for the County's recertification and the required Cooperation Agreements, and any subsequent amendments thereto
27. Motion to approve a reserve transfer of \$3,440 from 1200-59920 Reserves to 1200-56301 Improvements Other Than Buildings, for installation of a designated water line and Americans with Disability Act (ADA) improvements at the Ruth Harris Bennet Butterfly Garden at Alpine Groves Park
28. Motion to adopt a resolution 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 Fire Rescue and the Federal Bureau of Investigation to establish and implement a ride along training program, in substantially the same form as attached hereto

*Consent Agenda Item 28 was pulled and moved to the Regular Agenda as Item 11.*

29. Motion to adopt **Resolution No. 2024-318**, approving the terms and conditions of the Temporary Use Agreement between Kingdom Development Group, Inc., and the County, and authorizing the county administrator, or designee, to execute the agreement, in substantially the same form as attached, on behalf of the County
30. Motion to adopt **Resolution No. 2024-319**, recognizing and appropriating \$23,000 from the State of Florida, Florida Department of Law Enforcement, authorizing the county administrator, or designee, to execute and submit necessary forms and agreements, and to appropriate the funds upon receipt from the State
31. Motion to adopt **Resolution No. 2024-320**, approving the terms, conditions, and requirements of a Grant Agreement with the Florida Division of Emergency Management, in the amount of \$105,806, through the Emergency Preparedness and Assistance Grant, authorizing the county administrator, or designee, to execute the Grant Agreement, on behalf of the County, and recognizing and appropriating with the Fiscal Year 2024 General Fund Emergency Management Department
32. Motion to adopt **Resolution No. 2024-321**, authorizing the county administrator, or designee, to execute an Economic Development Incentive Agreement with Pavo, LLC, in substantially the same form as the attached, on behalf of St. Johns County
33. Motion to adopt **Resolution No. 2024-322**, approving the recognition and appropriation of an additional \$3,822 in State Aid to Libraries Grants and amending the Fiscal Year 2024 Budget

34. Motion to adopt **Resolution No. 2024-323**, approving the recognition and appropriation of library donations received in the amount of \$2,263.94, amending the Fiscal Year 2024 Budget
35. Motion to adopt **Resolution No. 2024-324**, approving the Library System's Library Programming Policy and providing an effective date of July 1, 2024
36. Approval of minutes: July 16, 2024, BCC Regular
37. Proofs:
  - a. Proof: Notice of soliciting sealed bids for Bids No. 1874, CDBG-CV Project-Construction of the EOC Annex Building, published May 31, 2024, and June 7, 2024, in *The St. Augustine Record*
  - b. Proof: Notice of proposed exchange of county property, the Board of County Commissioners will consider and may take action on a Resolution approving an exchange of real property, published June 10, 2024, and June 17, 2024, in *The St. Augustine Record*

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

Arnold requested that an emergency item regarding the turbulent transition to FCC Environmental Services be added to the Regular Agenda as the first item.

#### **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: B. J. Kalaidi, Richard Norwood (Exhibit A), Vicki Pepper, Ann Marie Evans (Exhibit B), Sherry Badger, Ann Taylor, Michael McDonald, Nicole Crosby, (Exhibit C), Heather Harley Davidson, Beth Breeding, and George Spiegel provided public comment.

Arnold recessed the meeting at 12:29 p.m. and reconvened at 1:02 p.m. with Deputy Clerk Artricia Allen present.

#### **1A. EMERGENCY ITEM: FCC ENVIRONMENTAL SERVICES TRANSITION FOR SOLID WASTE MANAGEMENT**

Greg Caldwell, Public Works Director, gave a brief history on the selection process for the County's new solid waste collection service provider. He stated that the new service provider, FCC Environmental Services (FCC), and the County began working on a transition plan in December and that service began on August 1. He explained that the transition was a failure and service levels had not met the County's expectations.

The county attorney's office crafted a Notice of Default letter to provide to FCC, regarding the specific terms of the agreement that they were in default of, 1) failure to fully comply with the transition plan, 2) the overview of the residential collection services, 3) notice of temporary delays, 4) procedures for missed collections, and 5) spillage and litter by contractor. The intent was that FCC would provide an action plan to remedy the situation as quickly as possible, and per the Agreement, FCC would reimburse the County for services that were provided by Road & Bridge staff, for picking up trash that was not picked up on schedule by FCC.

Whitehurst played a video, from last December, where he questioned what assurances were in the contract, if FCC did not meet the County's expectations for service and reliability. He outlined some of the complaints he received from residents and FCC's failure to follow through on their promises. Discussion ensued on staff's efforts to improve the situation by collecting yard waste and household garbage, and conducting route inspections, the possibility of moving forward with a new provider, and receiving reimbursement for the 900 hours that Road & Bridge staff worked collecting trash.

Charles Merkly, FCC Environmental Services Vice President Business Development, introduced his team: Mitch Dahlstrom, FCC Environmental Services Regional Vice President for Florida Operations, and Scott Floyd, FCC Environmental Services Senior District Manager for Contract Management. Merkly acknowledged that their first few days of service were subpar, said that they had made changes and adjustments, and were in contact with County staff two or three times a day. He committed to taking action to correct the deficiencies and outlined the steps to do so.

West, from the attorney's office, explained that under the terms of the contract, FCC would have seven days to cure the defect/come into compliance under the default, and that the County would be seeking liquidated damages, as well as actual costs, for the interim operations endured; if the defect was not cured, further action would be taken under the breach.

Dean, Joseph, and Alaimo expressed their desire to terminate the contract with FCC and return to using the previous haulers. Arnold explained that a new request for proposals (RFP) would have to be issued; Komando concurred.

Public Comment: Ed Slavin, Michael McDonald (Exhibit A), and Heather Harley Davidson provided public comment.

**Motion by Dean, seconded by Joseph, carried 5/0, that if staff determined that the deficiencies were not cured within seven days, the Board authorized staff to terminate the agreement [with FCC Environmental Services], and seek bids for solid waste services, in an expedited manner.**

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

**Nay: None**



1. Presentation of St. Johns County's Annual Comprehensive Financial Report (ACFR). The Clerk of the Circuit and County Comptroller's Office recently published the County's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year (FY) ending on September 30, 2023. The ACFR is prepared in accordance with Sections 218.32 and 218.39, Florida Statutes, and requires acceptance from the Board of County Commissioners. The County received an unmodified opinion on the fair presentation of its financial statements. The Board should accept the FY 2023 ACFR as audited by MSL, P.A., the County's auditing firm. This presentation will allow the Board the opportunity for further discussion with the auditors. The ACFR and Statements of Auditing Standards (SAS) 114 letter are available on the Clerk's website: [https://stjohnsclerk.com/comprehensive\\_annual\\_financial\\_report](https://stjohnsclerk.com/comprehensive_annual_financial_report). There is no formal requirement to prepare a Popular Annual Financial Report (PAFR); however, the Clerk of Courts and County Comptroller prepares one annually as an easy-to-read version of the ACFR. The PAFR is accessible on the Clerk's website: <https://stjohnsclerk.com/pafir/>

John Rundgren, Clerk Designee/Chief Information Officer, expressed appreciation to County staff and the constitutional officers for their support in preparing the PAFR. He introduced Joel Knopp, CPA, MSL Governmental Practice Group, who presented the details of the report; discussion ensued on the unexpended fund balance for building permits and the action plan to spend down the balance.

Public Comment: Heather Harley Davidson, Ed Slavin, and Joe McAnarney provided public comment.

The Board members expressed their positions on the report.

**Motion by Alaimo, seconded by Dean, carried 5/0, to accept the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2023, as by the County's independent auditing firm, MSL, P.A.**

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

**Nay: None**

2. Public Hearing - PLNAPPL 2024-02, 6345 Jack Wright Island Road Fence (Appeal of ZVAR 2023-10 Denial). Request by the property owner to appeal the Planning and Zoning Agency (PZA) denial of a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a sixteen foot portion of fence to be 9.5 feet in height in lieu of the six foot maximum requirement, and to allow for the portion of fence near the right-of-way to be six feet in height within the front yard setback in lieu of the four foot maximum requirement, located specifically at 6345 Jack Wright Island Road. Under project ZVAR 2023-10, 6345 Jack Wright Island Road Fence, the proposed Zoning Variance was heard and denied by the PZA on May 2, 2024, with a vote of 4 to 2; members for denial were Dr. Hilsenbeck, Pierre, Perkins, Peters, members opposed to denial were Matovina and Spiegel, and member Green was absent

The Board disclosed ex parte communication.

Patrick Paris, property owner and appellant, presented the details of the appeal to a decision of the PZA denying his variance request. He presented pictures (Exhibit A).

Geoffrey Bodden, adjacent property owner, outlined his issues with his neighbor's fence and the steps taken to resolve the issues. Discussion ensued on the view from the neighbor's driveway.

Public Comment: Heather Harley Davidson (Exhibit B), Michael McDonald, Joe McAnarney, B.J. Kalaidi (Exhibit C), Ben Brockman, and Greg Harrison provided public comment.

Discussion ensued regarding the various steps taken by the neighbors to resolve their issues.

**Motion by Arnold, seconded by Dean, carried 5/0, to approve PLNAPPL 2024-02, 6345 Jack Wright Island Road Fence (ZVAR 2023-10), overturning the decision of the Planning and Zoning Agency and approving ZVAR 2023-10, based upon five findings of fact and seven conditions.**

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

**Nay: None**

3. Public Hearing - REZ 2023-28, 105 Venetian Boulevard. Request to rezone approximately .75 acres of land from Industrial Warehousing (IW) to Commercial Intensive (CI) with conditions, specifically located at 105 Venetian Boulevard. The Planning and Zoning Agency heard this request during their regularly scheduled public hearing on June 20, 2024, and recommended approval with a vote of 6-0. There was no public comment. One Agency member asked the office of the county attorney about the possibility of the State of Florida overturning the condition to waive the right to develop property according to the Live Local Act. The answer is unknown at this time

There was no ex parte communication.

John Tesdorpf, owner, presented the details of the request.

Public Comment: Michael McDonald provided public comment.

**Motion by Dean, seconded by Alaimo, carried 5/0, to enact Ordinance No. 2024-36, approving REZ 2023-28, 105 Venetian Boulevard, based upon four findings of fact, as provided in the staff report.**

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

**Nay: None**

The Board recessed the St. Johns County Board of County Commissioners' regular meeting and convened the St. Johns County Community Redevelopment Agency (CRA) meeting.

4. Transfer of funds from West Augustine Historical Community Redevelopment Area Trust Fund Reserves to fund the West Augustine Affordable Housing Lot Analysis. The West Augustine Historical Community Redevelopment Area (WACRA) Steering Committee is requesting that St. Johns County transfer \$70,000 from the West Augustine Community Redevelopment Agency (CRA) Trust Fund to fund the West Augustine Affordable

Housing Lot Analysis. On August 2, 2022, the St. Johns County Board of County Commissioners (BCC) acting in its capacity as the St. Johns County CRA, approved the designation of one hundred and twenty scattered site lots within the WACRA for the development of affordable housing. (CRA Resolution No. 2022-2). The subject lot consists of approximately 27.46 acres. Upon the BCC's designation, county staff began to evaluate the lots and noted a need for a comprehensive development analysis. The staff is requesting to procure a Preliminary Engineering Analysis to investigate the suitability of the lots for the development of affordable housing. The analysis shall be based on data made available by the County or data available in the public domain. All analysis criteria will be based upon the St. Johns County Land Development Code and the regulations and policies of applicable permitting agencies, except where vesting applies. This request was not conceived during the development of the Fiscal Year 2023-2024 budget process

Shawna Novak, Health and Human Services Director, presented the details of the request.

Public Comment: Joe McAnarney (Exhibit A), Ed Slavin, Michael McDonald, Dwala Willis, Robert Nimmons, and Clay Murphy provided public comment.

**Motion by Arnold, seconded by Joseph, carried 5/0, by the St. Johns County Community Redevelopment Agency, to authorize the transfer of \$70,000 from West Augustine Historical Community Redevelopment Area Trust Fund Reserves to fund the West Augustine Affordable Housing Lot Analysis.**

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

The Board adjourned the St. Johns County Community Redevelopment Agency meeting and reconvened the regular meeting of the St. Johns County Board of County Commissioners.

5. First Reading for the amendments to the Tourist Development Plan Ordinance for the removal of program funding limits. At the June 17, 2024, meeting, the Tourist Development Council made a unanimous recommendation to remove programmatic funding limits from the Tourist Development Plan (Ordinance No. 2021-43) for the St. Augustine Amphitheater Debt Service, Nights of Lights, Annual Holiday Fireworks, The PLAYERS, and the Visitor Information Centers. The funding limits were originally included in the 2011 version of the Tourist Development Plan and have not been modified since. The funding limits are no longer reasonable as a result of program growth and inflation. The Tourist Development Council indicated a preference for the funding limits to be removed with programmatic funding requests reviewed annually as part of the budget process

Tera Meeks, Tourism and Cultural Development Director, presented the details of the amendments. Meeks responded to Joseph's questions on what the recommended budget consists of and clarified that the funding would not come from the general funds but from the Tourist Development Bed Tax in Category 4.

6. Consider appointments to the Affordable Housing Advisory Committee (AHAC). Currently, there are two vacancies on the Affordable Housing Committee due to the resignation of Lindsey Rodea and the expiring term of Jay Braxton. A vacancy ad was placed and ran for six weeks. Please find attached for your review and consideration a recommendation letter from AHAC and seven applications: Andrew Geisel, Dist. 2; Paul Morris, Dist. 3; Marvell Ford, Dist. 3; Laila Iarossi, Dist. 4; Sharon Whitcraft, Dist. 5; Polly Crabtree, Dist. 5; and Barb Puryear, Dist. 5

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

Public Comment: Joe McAnarney provided public comment. Discussion ensued on the candidates.

**Motion by Alaimo, seconded by Dean, carried 5/0, to appoint Andrew Geisel to the Affordable Housing Advisory Committee for a full four-year term, scheduled to expire August 6, 2028.**

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

**Nay: None**

7. A resolution approving the transfer of \$918,783.70 in road impact fee credits from the Stonehurst Plantation Planned Unit Development (PUD) to the Bridgewater PUD finding the request consistent with Florida Statute

*Formerly Consent Agenda Item 5.*

Regular Agenda Items 7, 8, and 9 were presented together.

Dick D'Souza, Assistant Director of Growth Management, presented the details of the requests.

Joseph questioned the impact fee credits from Fiscal Year 2001, noting that they were not within the zones; developers holding onto the impact fees; and inquired whether there was a time limit for the credits to expire.

Beth Breeding, representing the applicant, provided additional information on the development agreements and impact fee credits, and displayed a map from the Bridgewater Traffic study (Exhibit A).

Public Comment: Joe McAnarney, Michael McDonald, and Heather Studwell provided public comment.

D'Souza responded to Whitehurst's questions about how credits were created, and whether any of these credits originated from St. Johns County Property Tax dollars. Whitehurst also clarified the history of the impact fee credit transfers.

**Motion by Dean, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-325, approving the transfer of \$918,783.70 in road impact fee credits from the Stonehurst Plantation PUD to the Bridgewater PUD finding the request consistent with Florida Statute.**

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

**Nay: Joseph**

8. A resolution approving the transfer of \$791,168.37 in road impact fee credits from the Wingfield Glen Planned Unit Development (PUD) to the Bridgewater PUD finding the request consistent with Florida Statute

*Formerly Consent Agenda Item 6.*

Regular Agenda Item 8 was presented with Regular Agenda Item 7.

**Motion by Dean, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-326, approving the transfer of \$791,168.37 in road impact fee credits from the Wingfield Glen PUD to the Bridgewater PUD finding the request consistent with Florida Statute.**

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

**Nay: Joseph**

9. A resolution approving the transfer of \$281,572 in park impact fee credits from the Marshall Creek Planned Unit Development (PUD) to the Bridgewater PUD finding the request consistent with Florida Statute

*Formerly Consent Agenda Item 7.*

Regular Agenda Item 9 was presented with Regular Agenda Item 7.

**Motion by Dean, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-327, approving the transfer of \$281,572 in park impact fee credits from the Marshall Creek PUD to the Bridgewater PUD finding the request consistent with Florida Statute.**

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

**Nay: Joseph**

10. A resolution authorizing the county administrator, or designee, to execute Change Order No. 06 to Master Contract No. 21-MCC-WOO-13032 with Woolpert, Inc., under RFQ No. 21-34, Digital Orthophotography for a not-to-exceed amount of \$491,798

*Formerly Consent Agenda Item 19.*

Jamie Locklear, Purchasing Director, presented the details of the contract. Locklear and Joe Giammanco, Emergency Management Director, responded to Joseph's questions regarding the funding amount and whether the funds could be sourced from the bed tax.

Public Comment: Michael McDonald and Clay Murphy provided public comment. Discussion ensued on Federal Emergency Management Agency (FEMA) funding.

Jesse Dunn, Director of the Office of Management and Budget, provided additional information on the recurring budget for pre- and post-project expenses, and the use of Tourist Development Council (TDC) Category 5 general funds. He mentioned coordinating with the county attorney's office to determine if the funds could be appropriated into Category 5 and stated that if feasible, this would be included in the Fiscal Year 2025 Final Budget.

**Motion by Arnold, seconded by Alaimo, carried 5/0, to adopt Resolution No. 2024-328, authorizing the county administrator, or designee, to execute Change Order No. 06 to Master Contract No. 21-MCC-WOO-13032 with Woolpert, Inc., under RFQ No. 2021-34, Digital Orthophotography for a not-to-exceed amount of \$491,798.**

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

**Nay: None**

11. A resolution approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, a Memorandum of Understating (MOU) between St. Johns County Fire Rescue and the Federal Bureau of Investigation (FBI) to establish and implement a ride along training program, in substantially the same form as attached hereto

*Formerly Consent Agenda Item 28.*

Chief Sean McGee, St. Johns County Fire Rescue, presented the details of the request.

Discussion ensued on the reason for the MOU, the FBI participants, whether the FBI would have authority over the local department, and whether any benefits would be received from the FBI.

Public Comment: Ed Slavin provided public comment.

**Motion by Arnold, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2024-329, approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, a Memorandum of Understating between St. Johns County Fire Rescue and the Federal Bureau of Investigation to establish and implement a ride along training program, in substantially the same form as attached hereto.**

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

**Nay: None**

## **PUBLIC COMMENT**

Public Comment: Ed Slavin and Judy Spiegel provided public comment.

## COMMISSIONERS' REPORTS

### Commissioner Joseph

Joseph expressed gratitude to the staff for their efforts in distributing sandbags to residents on Palm Valley Road and noted that the next Board of County Commissioners meeting would be on election day.

### Commissioner Alaimo

Alaimo asked the Attorney's office for clarification on whether the Board would need to hold a special meeting before August 20, 2024, regarding the FCC's seven-day grace period, and the Request for Proposal (RFP) process. He also requested scheduling a workshop to meet with the boat captains.

### Commissioner Whitehurst

Whitehurst expressed gratitude that Monday, August 12, 2024, would mark the start of the first week of school and wished students, teachers and parents a happy new school year.

### Commissioner Dean

Dean requested Board consensus *to extend annual fishing passes by the total number of months the St. Johns County Ocean and Fishing Pier was inaccessible due to crucial beach renourishment efforts by the Corps of Engineers on St. Augustine Beach. **Consensus was given.***

### Commissioner Arnold

Arnold expressed gratitude to all the staff for their efforts over the weekend regarding Hurricane Debbie and FCC situation, as well as to the Board of County Commissioners (BCC) staff for their planning and preparation for Judge's [Police Dog] retirement celebration.

## COUNTY ADMINISTRATOR'S REPORT

Bradley expressed gratitude to the staff for their efforts with the hurricane, trash pickups, and sandbags.

## COUNTY ATTORNEY'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 2:21 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 624327-624386, totaling \$40,681.25 and Voucher Register, Voucher Nos. 80890-81092, totaling \$170,079.09 (07/17/2024)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 624387-624542, totaling \$3,420,766.13 and Voucher Register, Voucher Nos. 81093-81216, totaling \$24,217,802.73 (07/22/2024)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 624543-624552, totaling \$3,500 and Voucher Register, Voucher Nos. 81217-81223, totaling \$2,300 (07/24/2024)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 624553-624554, totaling \$2,304.98 (07/24/2024)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 624555-624566, totaling \$69,536.76 and Voucher Register, Voucher Nos. 81224-81226, totaling \$13,928.36 (07/25/2024)
6. St. Johns County Board of County Commissioners Check Register, Voucher Register, Voucher Nos. 81227-81228, totaling \$8,063.77 (07/25/2024)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 624567-624585, totaling \$631,795.57 (07/25/2024)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 624586-624738, totaling \$3,298,174.83 and Voucher Register, Voucher Nos. 81229-81329, totaling \$4,563,319.15 (07/29/2024)
9. St. Johns County Board of County Commissioners Check Register, Check No. 624739, totaling \$820.25 (07/31/2024)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 624740-624882, totaling \$2,207,258.75 and Voucher Register, Voucher Nos. 81330-81423, totaling \$3,653,190.67 (08/05/2024)

CORRESPONDENCE:

There was none.

Approved AUG 20 2024, 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: Brandon J. Patty  
Deputy Clerk

