



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
September 3, 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
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

Whitehurst gave the invocation.

PLEDGE OF ALLEGIANCE

Blair Craig, Lieutenant United States Army, Retired, led the Pledge of Allegiance.

CERTIFICATE RECOGNIZING BARBARA MOUBRAY'S RETIREMENT AND YEARS OF SERVICE

Arnold presented a certificate of recognition to Barbara Moubray on her retirement and years of service. Jamie Baccari, Parks and Recreation Assistant Director, and Ryan Kane, Parks and Recreation Director, expressed their gratitude on the services provided by Moubray, "Momma B".

Moubray spoke on her time serving St. Johns County. Additionally, Whitehurst expressed his gratitude to Moubray.

PUBLIC SAFETY UPDATE

Sean McGee, St. Johns County Fire Rescue Chief, reminded the community about the grand opening of Station 11 scheduled for September 7, 2024, at 9:00 a.m. and noted that beach lifeguard tower staffing has ended for the year.

Tara Wildes, St. Johns County Sheriff's Office General Services Division Director, spoke on beach safety and the corrections recruiting event that was held on August 30, 2024.

CLERK OF COURT'S REPORT

John Rundgren, Chief Information Officer, spoke on the Clerk of Circuit Court and County Comptroller's office being established on July 26, 1821, by Governor Andrew Jackson. He then introduced Susan Parker, Clerk Historian, who provided details on the rich history of the clerk's office.

DELETIONS TO THE CONSENT AGENDA

Joseph requested to amend the August 22, 2024, emergency meeting minutes to reflect that when she was queried as to why she did not vote to approve the School Board's request, she declined to respond. It was said that she was "taking the 5th." She clarified that she was "not taking the 5th," but felt that she did not need to explain her vote.

Motion by Joseph, seconded by Dean, carried 5/0, to amend the August 22, 2024, emergency meeting minutes, to reflect in the record that Joseph did not "take the 5th".

Yea: Joseph, Dean, Arnold, Whitehurst, Alaimo

Nay: None

APPROVAL OF CONSENT AGENDA

Public Comment: B.J. Kalaidi provided public comment.

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

Yea: Alaimo, Dean, Arnold, Whitehurst, Joseph

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2024-351**, approving the final plat for 54 North Roscoe, Phase 2

3. Motion to adopt **Resolution No. 2024-352**, authorizing the county administrator, or designee, to execute the Impact Fee Credit Agreement with Quoc Mai (IFA 2024-02), establishing a total road impact fee credit of \$30,000
4. Motion to adopt **Resolution No. 2024-353**, granting a partial County ad valorem historic property tax exemption consistent with Ordinance No. 2022-55, for the historic property located at 115 Bridge Street within the City of St. Augustine, owned by Bridge Street Estates, LLC, beginning January 1, 2025, and expiring December 31, 2034; and authorizing the county administrator, or designee, to execute the Historic Property Tax Exempt Covenant on behalf of the County
5. Motion to adopt **Resolution No. 2024-354**, accepting an Easement for Utilities, Bill of Sale, Final Release of Lien, and Warranty associated with the water system to serve North West TD, LLC, located off of Pacetti Road and Meadowlark Lane
6. Motion to adopt **Resolution No. 2024-355**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water, reclaimed water, and sewer systems to serve The Preserve at Bannon Lakes, Phase 2E
7. Motion to adopt **Resolution No. 2024-356**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the sewer system to serve Genung's Fish Camp Lift Station - FM Extension
8. Motion to adopt **Resolution No. 2024-357**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Terra Pines Reserve Subdivision, Phase 2
9. Motion to adopt **Resolution No. 2024-358**, accepting an Easement for Utilities, Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Pioneer School
10. Motion to adopt **Resolution No. 2024-359**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Trinity Episcopal North Campus, Phase 1
11. Motion to adopt **Resolution No. 2024-360**, approving the 2024-2025 Solid Waste Cost, Assessment Rates, and Non-Ad Valorem Assessment Roll for the Solid Waste Municipal Service Benefit Units (MSBU), and authorizing the chair, or designee, to certify and deliver the 2024-2025 Assessment Roll to the St. Johns County Tax Collector
12. Motion to adopt **Resolution No. 2024-361**, approving the terms, conditions, provisions, and requirements of a Supplemental Agreement to a Grant Agreement between the Florida Department of Transportation (FDOT) and St. Johns County, extending the agreement terms until December 31, 2027, for improvements at the intersection of State Road 16 and International Golf Parkway (IGP); and authorizing the county administrator, or designee, to execute the Supplemental Agreement to the Grant Agreement on behalf of the County

13. Motion to adopt **Resolution No. 2024-362**, ratifying Contract Amendment No. 01 with Overdrive, Inc., and authorizing the county administrator, or designee, to execute Contract Amendment No. 02 to the Digital Library Reserve Access Agreement with Overdrive, Inc., in substantially the same form and format as attached, increasing the contract value to an annual amount not-to-exceed \$250,000 for the remaining contract term of four years, in accordance with the contract under SS No. 2020-20
14. Motion to declare the attachments as surplus and authorize the county administrator, or designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274
15. Motion to adopt **Resolution No. 2024-363**, authorizing the county administrator, or designee, to execute Contract Amendment No. 06 for Plante and Moran, PLLC, to perform implementation advisory services at a not-to-exceed amount of \$1,677,630, for performance of the services as directed by the County, in accordance with the contract documents under RFP No. 2023-13
16. Motion to adopt **Resolution No. 2024-364**, authorizing the county administrator, or designee, to enter into the proposed System Upgrade Software Agreement for a total not-to-exceed amount of \$4,439,206 over a six-year term, and the proposed Technical Support and On-Site Response Agreement for a total not-to-exceed amount of \$1,371,483.24 over a six-year term
17. Motion to adopt **Resolution No. 2024-365**, approving the 2024-2025 Non-ad Valorem Assessment Roll for the Treasure Beach Canals Municipal Service Benefit Unit (MSBU) and to authorize the chair, or designee, to certify and deliver the assessment roll to the St. Johns County Tax Collector
18. Motion to adopt **Resolution No. 2024-366**, approving the 2024-2025 Non-ad Valorem Assessment Roll for the Moultrie Crossing Lift Station Municipal Service Benefit Unit (MSBU) and to authorize the chair, or designee, to certify and deliver the assessment roll to the St. Johns County Tax Collector
19. Motion to adopt **Resolution No. 2024-367**, whereby the St. Johns County Board of County Commissioners elects to opt out of providing an ad valorem property tax exemption to certain properties, otherwise eligible for the Live Local Act Missing Middle Property Tax Exemption, under authority granted pursuant to section 196.1978(3)(o), Florida Statutes
20. Motion to adopt **Resolution No. 2024-368**, authorizing the termination of the Interlocal Agreement subject to the execution of similar authorization by the Counties by similar resolution, and approving the transfer of any residual non-monetary assets of the Fire Watch Council to The Fire Watch Project, Inc.
21. Motion to approve **Resolution No. 2024-369**, approving and authorizing the county administrator, or designee, to execute and deliver Amendment No. 1 to the Vendor Services Master Agreement between the County and Sunshine State Health Plan, Inc., to delete and

replace Exhibit D (subcontract product attachment), in substantially the same form as attached hereto

22. Motion to approve minutes:
- August 20, 2024, BCC Regular
 - August 22, 2024, Emergency Meeting
23. Proofs:
- a. Proof: Notice of Meeting, Value Adjustment Board Meeting, held on July 22, 2024, published on July 9, 2024, in *The St. Augustine Record*
 - b. Proof: Request for Bids, Bid No. 1901; Construction of Hastings Community Center and Library - Community Development Block Grant (CDBG) Project, published on July 1, 2024, and July 8, 2024, in *The St. Augustine Record*
 - c. Proof: Request for Bids, Bid No. 1910; Marsh Landing Wastewater Treatment Facility (WWTF) Electrical Improvements, published on July 8, 2024, and July 15, 2024, in *The St. Augustine Record*
 - d. Proof: Request for Bids, Bid No. 1896; State Road 16 and Outlet Mall Boulevard Reclaimed Water Main, published on July 9, 2024, and July 15, 2024, in *The St. Augustine Record*
 - e. Proof: Request for Bids, Bid No. 1663; Sale of Real Property located at Riberia Street in St. Augustine, Florida 32084 Parcel No. 210260-0000, published on July 8, 2024, and July 15, 2024, in *The St. Augustine Record*
 - f. Proof: Request for Bids, Bid No. 1923; Hastings Water Transmission Main Project – American Rescue Plan Act (ARPA) Funded, published on July 15, 2024, and July 22, 2024, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Arnold requested that Regular Agenda Item 2 be pulled and scheduled to a date uncertain.

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 (Exhibit A), Vicki Pepper, Richard Norwood (Exhibit B), Sherry Badger, Kim Schwermer (Exhibit C), Ann Taylor, Nicole Crosby (Exhibit D), Doris Taylor, Charlie Hunt, Judy Spiegel, and Suzanne Clulow provided public comment.

Whitehurst responded to the public's concerns on the School Board half percent tax increase and addressed issues related to political attacking.

1. Presentation by The Northeast Florida Fire Watch Council regarding Veteran Suicide Prevention. The Northeast Florida Fire Watch Council is Florida's fight to end veteran suicide. The Fire Watch Council is building a life-saving network of community members and organizations trained to identify the warning signs of veterans in crisis and to direct those veterans to the help they need. To date, no city, county, or state has systemically reduced its veteran suicide rate. Modeled after cardiopulmonary resuscitation (CPR), the Fire Watch's effort is the first of its kind in the country. The Board of County Commissioners in Baker, Clay, Nassau, St. Johns County, and the City of Jacksonville (the "Counties") in 2019 sought to establish the Northeast Florida Fire Watch Council (the "Fire Watch Council") by Interlocal Agreement for the purposes of promoting programs to reduce the number of suicides among military veterans living in Northeast Florida. Effective on November 6, 2019, the counties entered into the Interlocal Agreement regarding Veterans' Suicide Prevention, which established the Fire Watch Council, a multi-jurisdictional governmental entity. In May 2020, the Fire Watch Council launched several veteran suicide prevention programs including, most notably, the Watch Stander program, an upstream, early intervention network of community volunteers trained to identify risk factors of veterans in crisis and to direct those veterans to the resources they need. In April 2024, the Watch Stander program surpassed 6,500 trained volunteers, of which more than 4,500 are residents of the counties. In its April 2024 report of 2022 vital statistics, the Florida Department of Health reported that, for the 3rd consecutive year, veteran suicides in the counties were 25 percent below the 2019 level, the year of the Council's founding, and that this decline far outpaces both veteran and non-veteran suicide decreases throughout the state. According to Florida Department of Health data, 103 fewer veterans within the counties have died by suicide since the Fire Watch Council launched its programs, compared to 2019 levels. A University of Kentucky study on suicide bereavement in veterans and military families shows that each suicide affects 135 people. This means nearly 14,000 fewer community members in the counties are now suffering the loss of a veteran, friend, or loved one. The Fire Watch Council is now transitioning into a private sector successor better structured and equipped to expand those programs geographically. The presentation today will be an update on The Fire Watch Council's successes and their transition to a non-profit that will be greatly expand the services it provides to St. Johns County and elsewhere across Florida

Michael P. Fleming, Brigadier General, The Fire Watch, presented an update on the success and expanding of their services. Nick Howland, Northeast Fire Watch Council Executive Director, provided additional information on the suicide data collected.

Discussion ensued on the data of veteran suicides and the biggest challenges faced by St. Johns County veterans. Dean provided the history of the County's working with veteran suicides.

2. North Florida Transportation Planning Organization 2050 Long Range Transportation Plan Update. The North Florida Transportation Planning Organization (TPO) is a federally mandated agency responsible for setting policy on local transportation issues, providing a forum for a coordinated, comprehensive, and continuous planning process for all transportation-related issues within the region, and determining how to prioritize State and Federal transportation dollars within the region. The Long-Range Transportation Plan (LRTP) is the vision for maintaining and enhancing the regional multimodal transportation

system for the next 20 years. The plan, updated at least every five years, identifies the region's critical needs and challenges and provides a framework that will guide decision-making for future transportation investments. The LRTP offers a comprehensive assessment of the region, reviewing where we live and work, evaluating the existing transportation network, and identifying projects that will serve residents' needs in the future

Regular Agenda Item 2 was pulled and continued to a date uncertain.

3. Public Hearing - MAJMOD 2024-05, Bannon Lakes Planned Unit Development (PUD). Request for a major modification to the Bannon Lakes PUD (Ord. No. 2015-11, as amended), to combine the permitted office and commercial development rights; revise project phasing dates based on recent emergency declaration extensions pursuant to Section 252.363 of the Florida Statutes; clarify buffering and screening; and revise the Master Development Plan (MDP) Text and Map to reflect the proposed changes, specifically located at 250 Duran Drive. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on August 1, 2024, and recommended approval with a vote of 6-0. Agency member discussion was limited and there was no public comment

The Board disclosed ex parte communication.

Ellen Avery-Smith, Esq., Rogers Towers, P.A., presented the details of the request.

Public Comment: Joe McAnarney and B.J. Kalaidi provided public comment.

Discussion ensued on the development that had been approved in 2011, the number of parking spaces, and the buffering requirements.

Motion by Dean, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2024-41, approving MAJMOD 2024-05, Bannon Lakes PUD, based upon six findings of fact, as provided in the staff report.

Yea: Dean, Whitehurst, Arnold, Alaimo

Nay: Joseph

4. Public Hearing - Second 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 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. The first reading of the proposed changes to the ordinance were included on the August 6th Board of County Commissioners regular agenda

Tera Meeks, Tourism and Cultural Development Director, presented the details of the request. Discussion ensued on the source of funding regarding tourism services and enhancements.

Public Comment: Albert Syeles, Max Royle, and Russell Adams provided public comment.

Motion by Arnold, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2024-42, amending, revising, and restating Ordinance No. 2011- 31, as amended, the St. Johns County Tourist Development Plan to remove programmatic funding limits for the St. Augustine Amphitheater Debt Service, Nights of Lights, Annual Holiday Fireworks, The PLAYERS and the Visitor Information Centers.

Yea: Arnold, Whitehurst, Dean, Alaimo, Joseph

Nay: None

5. Discussion Item - Plan for Continuity in Tourism Marketing. Since November of 2022, the Purchasing Department has issued three Request for Proposal (RFP) solicitations for Tourism Marketing Services. RFP No. 2023-19 (issued 11/29/22), received six responses, two of which were deemed responsive and evaluated by the Evaluation Committee. All proposals were rejected due to concerns related to the response. RFP No. 2023-19R (issued 3/20/23), received seven responses, four of which were deemed responsive and evaluated by the Evaluation Committee. All proposals were rejected due to concerns related to the responses. RFP No. 1824 (issued 6/18/24), received six responses, three of which were deemed responsive and forwarded to evaluators. Prior to evaluation, it was decided to reject all proposals and pursue a solicitation for management services rather than marketing services. Misc. No. 1980 (issued 8/16/24), is posted for the purposes of securing short-term marketing management services, preventing a gap in services while a marketing management solicitation and contract are established, and a marketing firm is secured by the contracted management firm. RFP No. 1976 (issued 8/29/24), is posted for the purposes of contracting with a marketing management firm as directed by the Tourist Development Council (TDC) and Administration. The existing tourism marketing contract with the Visitors and Convention Bureau expires September 30, 2024, and this is a discussion item for the Board

Jaime Locklear, Purchasing Director, presented an update on the RFP tourism marketing process.

Dean requested input from the Visitors and Convention Bureau; Arnold agreed and opened the floor for public comment.

Public Comment: Susan Phillips, Vicki Pepper, Suzanne Clulow, Benjamin Brandao, Leslee Keys, Rose Ann Points, Cynthia Garris, Danielle Anderson, Albert Syeles, Maria Alvarez, Sallie O'Hara, Leila Bedoian, Karen Zander, Paul Daum, Jason Kern, Cindy Stavely, Jim Stephen, Cathy White, Pat Dobosz, Reggie Maggs, Phil McDaniel, Ayolane Halusky, Doug Burnett (Exhibit A), Charlie Hunt, and Shannon Lake provided public comment.

Discussion ensued on the funding sources for county activities, the challenges faced by small business owners, government partnerships, strengthening the RFP process, and ensuring transparency in marketing services.

6. Public Hearing - REZ 2023-23, Osceola Lakes (WF Housing). Request to rezone approximately 145 acres of land from Open Rural (OR) and Planned Unit Development (PUD) to Workforce Housing (WH) to allow for a maximum 640 single-family, duplex, and townhouse dwelling units; specifically located south of Wildwood Drive and north of Watson Road. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, August 1, 2024, and was recommended for approval with a vote of 3-2. Agency members and members of the public discussed a range of topics, with a focus on the proposed extension of Watson Road and what its impact would be on the surrounding area. Other discussion topics included the proposal's compatibility with the surrounding communities, drainage of the area, schools, environmental impacts, and workforce housing in general

The Board disclosed ex parte communication.

Regular Agenda Items 6 and 7 were presented together.

Ellen Avery-Smith, Esq., Rogers Towers, P.A., and Greg Matovina, Matovina and Company, representing the applicant, presented the details of the request and introduced Geoffrey Young, owner, who provided the property's history. Matovina referenced the number of closed homes to date in workforce housing (Exhibit A).

Public Comment: Steve Godfrey, Paul Mayo (Exhibit B), Jerry Wilkes, Eric Reagan, Leila Batch, Ruth Hope, Lexus Kile, Rod Coupal, Siamac Mashod, Chuck Osborne, Robert Rejan, Marsha Peacock, Nancy Rawson, Joe McAnarney (PowerPoint), Theodore Benedict, Rob Gober, Greg Severt, Doug McCary, Randolph Jones (Exhibit C), Charlie Hunt (Exhibit D), Jim Wilcox (Exhibit E), Sean Hess, Kelvin Merrick (Exhibit F), Ed Slavin, Clay Murphy, Judy Spiegel (Exhibit G), Ann Taylor, Mark Evans, Melissa Mejia, Suzanne Clulow, Doris Taylor (Exhibit H), Blake Deal, Mariann Werninck, Joey Robinson, Gloria White, Bobby Stockton, Anthony Abbonizio, James Stockton, Jason Fitzpatrick, Nick Severt, Josh Severt, and Kevin Kubala provided public comment.

Avery-Smith provided rebuttal to the public's concerns regarding zoning, density requirements, proportionate share agreements with the SJC School Board and the County, public improvements, and compatibility. Matovina provided additional information on competent substantial evidence, housing cost, and public transportation benefits.

West clarified that competent substantial evidence was not limited to expert testimony and reports. Discussion ensued on higher density, the identity of the developer, home purchase costs, country roads, drainage impact, and erosion. Justin Williams, Connelly and Wicker Vice President, addressed concerns about drainage and erosion, displaying a picture of a ditch on the west side (Exhibit I) and noting that it would not impact drainage. Avery-Smith also responded to whether the price of workforce housing would increase from the time of approval until the homes were developed. Dick D'Souza, Growth Management Assistant Director of Transportation, responded to Whitehurst's concerns regarding traffic signal warranted and access points for the project. Additionally, other Board members expressed their position on the request.

Motion by Dean, seconded by Joseph, carried 4/1, with Alaimo dissenting, to deny REZ 2023-23, Osceola Lakes (WF Housing) based on five findings of fact, as provided in the staff report.

Yea: Dean, Joseph, Arnold, Whitehurst

Nay: Alaimo

West advised the Board that no action was required for Regular Agenda Item 7 because Regular Agenda Item 6 had been denied.

7. PFS AGREE 2024-05, Osceola Lakes, Concurrency and Impact Fee Agreement. Osceola Lakes, LLC, Geoffrey A. Young, and Trust No. Owner D: 5-4-2022 (collectively the Applicant) have proposed a Proportionate Fair Share Agreement (agreement) to mitigate the transportation impacts to US 1 and Wildwood Drive, pursuant to Section 11.09.04.B of the Land Development Code in order to meet transportation concurrency requirements for the proposed Osceola Lakes workforce housing rezoning for the development of 640 residential units, consisting of 180 single family units, 226 townhome units, and 324 duplex units; or other combination of unit type generating a maximum of 427 p.m. peak hour trips. The proposed development is located west of Watson Road and south of Wildwood Drive. Access is proposed directly to west Watson Road and Wildwood Drive by constructing a collector road that connects Watson Road and Wildwood Drive. The proportionate fair share is calculated to be \$8,641,173, as detailed in Exhibit B of the agreement (PFS). The agreement proposes to construct the Watson Road connector as a 2-lane collector road that connects west Watson Road to Wildwood Drive (approx. 1.3 miles), and construct improvements at the US 1/Watson Rd intersection at a total estimated cost of \$17,815,219, to satisfy the required transportation mitigation. Road impact fee credit in the amount of \$11,032,808, is included as a component of the agreement to be awarded when the proposed improvements have been completed or financial security provided. The Watson Road connector must commence prior to or concurrent with approval of the first construction plan within the development and be completed within two years of commencement, but prior to certificate of occupancy (CO) of any units within the development. The US 1/Watson Road intersection improvement must commence prior to the approval of the first plat and be completed within one year of commencement

Discussion occurred with Regular Agenda Item 6.

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

8. Community Redevelopment Agency Fiscal Year (FY) 2025 Annual Budget. Pursuant to section 163.387, Florida Statutes, moneys in the Community Redevelopment Agency Trust Funds may be expended only pursuant to an annual budget adopted by the Community Redeveloped Agency (CRA) and approved by the Board of County Commissioners. The CRA recommends the FY 2025 annual budget for the Flagler Estates, Vilano Beach, and West Augustine community redevelopment areas as attached

Jesse Dunn, Office of Management and Budget Director, presented the details of the budget.

Public Comment: Linda LaCerva, Dwala Willis, and Suzanne Clulow provided public comment.

Discussion ensued on expressing gratitude to the Community Redevelopment Agency (CRA) team, and the achievements related to Flagler Estates CRA /Hastings Main Street. Dunn responded to the public concerns about the CRA's role, explaining tax increment financing, which involves reallocating a portion of property taxes for community reinvestments and borrowing for improvements. He also outlined the plans for addressing infrastructure debts and achieving valuation improvements in each CRA area. Additionally, West provided additional information on the purpose of establishing a CRA.

Motion by Arnold, seconded by Dean, carried 5/0, to approve the Community Redevelopment Agency Fiscal Year 2025 Recommended Budget for the Flagler Estates, Vilano, and West Augustine community redevelopment areas.

Yea: Arnold, Dean, Alaimo, Whitehurst, Joseph

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.

9. Consider appointments to the Health and Human Services Advisory Council (HHSAC). The Health and Human Services Advisory Council's purpose is to evaluate human services programs in the community to ensure that the needs of the residents of St. Johns County are met. Currently, there are two vacancies due to the expired terms of Charles Daly and Kathleen Patneau. A vacancy ad was placed and ran for 60 days. Please find attached for your review and consideration, a letter of recommendation from HHSAC and 11 applications: Deanna Jones, Dist. 2; Kayla Collins, Dist. 3; Marvell Ford, Dist. 3; Kathleen Patneau, Dist. 4; Robert Douglas Will, Dist. 4; Claudia Costello, Dist. 5; Andrea Lyles, Dist. 5; Matthew Ohlson, Dist. 5; Michelle Gonzalez, Dist. 5; Nicole Patalano-Bice, Dist. 5; and Raj Vavilala, Dist. 5

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

Public Comment: There was none.

Motion by Arnold, seconded by Whitehurst, carried 5/0, to re-appoint Kathleen Patneau to the Health and Human Services Advisory Council for a four-year term, scheduled to expire September 3, 2028.

Yea: Arnold, Whitehurst, Alaimo, Dean, Joseph

Nay: None

Motion by Arnold, seconded by Whitehurst, carried 5/0, to appoint Deanna Jones to the Health and Human Services Advisory Council for a four-year term, scheduled to expire September 3, 2028.

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

PUBLIC COMMENT

Public Comment: Joe McAnarney (PowerPoint) and Ed Slavin provided public comment.

COMMISSIONERS' REPORTS

Commissioner Joseph

Joseph reported on her experience visiting Stokes Landing Townhomes in St. Augustine, Florida, as a customer. She expressed concerns about ensuring that workforce housing remained available for working individuals to own homes rather than just renting rooms.

Commissioner Alaimo

Alaimo spoke about the importance of public safety, noting that on September 7, 2024, the grand opening of Fire Station 11 and St. Johns County Sheriffs Office operation center would be a significant benefit to the County.

Commissioner Whitehurst

Whitehurst expressed gratitude to the Board of County Commissioners and the Chair for speaking out against the proposed development by the Department of Environmental Protection (DEP) at the State Parks. He informed the Board that, as a representative and member of the Northeast Florida Regional Council, the return on investment with this year dues would result in \$11 being issued back for every dollar spent, in the form of an annual hurricane exercise. Additionally, he requested the *Board's consensus to have staff bring back a discussion item on providing sign language interpreters at the Board of County Commissioners meetings for those who needed the service. Consensus was given.*

Commissioner Dean

Dean expressed his gratitude to Ann Taylor for her comments and congratulated her as the new Commissioner. He mentioned that the ribbon cutting ceremony for the West Augustine Health and Wellness Center would be held on September 13, 2024, at 10:00 a.m., and highlighted the growth and progress in the West Augustine area.

Commissioner Arnold

Arnold reported on the concerns with the St. Johns County Pier, noting that the sand had uncovered unsafe conditions that needed to be addressed. Discussion ensued on not having a complete recommendation for the unsafe conditions of the pier, coming back before the Board to seek direction on the vision, and the research on cost for the repairs. Additionally, Ryan Kane, Parks and Recreation Director, responded to the unsafe conditions not being previously noticed, and having a structural engineer provide a professional assessment on the closing of the pier.

COUNTY ADMINISTRATOR'S REPORT

Andrews reported on the Shore Drive Trail, noting that although the agreement with the Department of Environmental Protection (DEP) had been signed in February and was set to expire in March of 2025, no notice to proceed had been received from DEP. Due to the concerns of running out of time and the DEP being held back by the Florida Highway Administration, she requested *Board consensus to send an expedited letter to DEP, FWA, the congressman, the senator and speaker, and legislative lobbyists to help speed up the process. Consensus was given.*

COUNTY ATTORNEY'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 3:09 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 625189-625260, totaling \$52,734.44 and Voucher Register, Voucher Nos. 81653-81855, totaling \$171,598.96 (08/21/2024)
2. St. Johns County Board of County Commissioners Check Register, Check No. 625261, totaling \$52,734.44 (08/21/2024)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 625262-625279, totaling \$551,257.42 (08/21/2024)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 625280-625291, totaling \$69,526.36 and Voucher Register, Voucher Nos. 81856-81858, totaling \$13,928.36 (08/22/2024)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 81859-81860, totaling \$7,776.47 (08/22/2024)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 625292-625417, totaling \$597,810.70 and Voucher Register, Voucher Nos. 81861-81937, totaling \$2,695,338.10 (08/26/2024)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 625418-625420, totaling \$63,004.91 (08/27/2024)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 625421-625578, totaling \$1,126,136.92 and Voucher Register, Voucher Nos. 81938-82044, totaling \$12,010,726.34 (09/03/2024)

CORRESPONDENCE:

There was none.

Approved September 17, 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

