



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
October 15, 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
Brad Bradley, Deputy County Administrator
Rich Komando, Interim County Attorney
Kealey West, Senior Assistant County Attorney
Lex Taylor, Deputy County Attorney
Artricia K. Allen, Deputy Clerk

ROLL CALL

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

INVOCATION

Reverend Eluit Alicea, Bridge of Life Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Sue Weatherington, United States Army, Sergeant First Class Retired, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING NOVEMBER 8, 2024, AS ST. JOHNS COUNTY ISREAL FRIENDSHIP DAY

Dean presented the proclamation to Rabbi Mendel Sharfstein and others. Sharfstein expressed gratitude for St. Johns County's support. Shayna Keller, Assistant to the Board of County

Commissioners, read the proclamation. Owen Perry, spoke about his experience and expressed the need for support from St. Johns County. Additionally, Ayellet Black, Israeli Deputy Consul General, highlighted the communities' shared values, the attacks on Israel, and expressed gratitude for the aid received from Florida.

HONORING COMMISSIONER HENRY DEAN FOR HIS SERVICE ON THE FLORIDA ASSOCIATION OF COUNTIES TRUST (FACT) BOARD OF TRUSTEES

Commissioner Larry Harvey, Putnam County, and Denise Vogelgesang, Marketing Representative FACT, presented a certificate of honor to Commissioner Dean. Dean expressed gratitude for the recognition and honor of serving on the FACT Board of Trustees and thanked the team for its support.

PUBLIC SAFETY UPDATE

Howard “Skip” Cole, St. Johns County Sheriff's Office Criminal Investigation Division Director, reported that Hurricanes Helene and Milton required an all-agency response. He stated that the Sheriff's Office remained vigilant and was prepared for the remainder of hurricane season. Additionally, he provided updates on a missing swimmer, a child abduction, and four juveniles who escaped from the Hastings Youth Academy.

Jeremy Robshaw, St. Johns County Fire Rescue Administration Services Chief, reported on the hurricane response, highlighting support from St. Johns County and collaboration with other municipalities. He discussed the launch of the Full Agency Response, known as Total Recall, which involved activating all personnel. Additionally, he responded to Joseph's question regarding the importance of residents heeding beach flag warnings, noting that dangerous conditions could lead to tragic outcomes. He also mentioned that it was currently the off-season for full lifeguard coverage, but assured that if 911 was contacted, a certified trained individual would be dispatched to assist in an emergency.

CONSTITUTIONAL OFFICER'S UPDATE

There was none.

PUBLIC INFRASTRUCTURE UPDATE

Adam Teclar, Grants and Legislative Affairs Director, reported on the October's grant awards that would be allocated to the Workforce Training Center that was intended to generate high-wage jobs, economic expansion, and reinvest in the regional economy, as well as support education workforce development infrastructure in the community. He said the program was a collaborative project involving St. Johns County and the St. Johns County School District.

Whitehurst expressed gratitude for the apprenticeships and highlighted the public benefits of having an educational facility like the Workforce Training Center in St. Johns County.

HURRICANE UPDATE

Joe Giammanco, Emergency Management Director, provided an update on Hurricanes Debby, Helene, and Milton. He expressed gratitude to the staff and community partners who assisted residents in St. Johns County. He mentioned that residents could seek Federal funding through the Federal Emergency Management Agency (FEMA). Greg Caldwell, Public Works Director, shared information about engaging with emergency contractors to bring in additional resources, noting that trash trucks would be operating that week. He also addressed Joseph's question regarding internal resources, FCC, and AshBritt would be used to utilize every available resource for storm debris pickup.

Whitehurst emphasized hurricane fatigue and thanked the St. Johns County team members for their tireless work day and night. He highlighted a Road and Bridge video of the storm debris pickup, showcasing the hard work, time, and efforts involved in removing tree logs from the street and loading them into trucks.

Andrews expressed gratitude for the leadership of Joe Giammanco and the collaborative team. She highlighted a video created by Susan Phillips, President and CEO, St. Augustine, Ponte Vedra and the Beaches Visitors and Convention Bureau, which encouraged residents with the message "We Are Here For You."

DELETIONS TO THE CONSENT AGENDA

Joseph requested that Consent Agenda Items 5 and 8 be pulled and added to the end of the Regular Agenda, and that Consent Agenda Item 9 be tabled.

Public Comment: Lori Becker provided public comment.

APPROVAL OF CONSENT AGENDA

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

Yea: Alaimo, Whitehurst, Arnold, Dean, Joseph

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2024-435**, approving the final plat for Sabal Estates, Phase Two
3. Motion to adopt **Resolution No. 2024-436**, approving the final plat for Lot 107, St. Johns Forest, Unit Two
4. Motion to adopt **Resolution No. 2024-437**, approving the final plat for Brook Forest, Phase 2, Silverleaf Parcel 9

5. Motion to adopt a resolution approving the final plat for Deerfield Meadows Tract "I", Replat

Consent Agenda Item 5 was pulled and moved to the Regular Agenda as Item 14.

6. Motion to adopt **Resolution No. 2024-438**, approving the final plat for Landings at St. Johns, Phase 1
7. Motion to adopt **Resolution No. 2024-439**, authorizing the county administrator, or designee, to enter into a Locally Funded Agreement with Florida Department of Transportation (FDOT) to transfer funds, in the amount of \$722,000, from a separate liability account for the purpose of funding FDOTs Financial Project No. 424026-4-32-01 in St. Johns County, Florida, which will, as part of the project scope, widen Interstate 95 (State Road 9) from North of the First Coast Expressway interchange to the Duval County line
8. Approval of the draft Conceptual Management Plan for the Land Acquisition Management Program (LAMP) preservation property, located at 5960 Don Manuel Road

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

9. Motion to adopt a resolution approving the transfer of \$150,000 in park impact fee credits from the Twin Creeks Development of Regional Impact (DRI) to the Multifamily at St. Augustine Centre Planned Unit Development (PUD), finding the request consistent with Florida Statute

Consent Agenda Item 9 was pulled and continued to a date uncertain.

10. Motion to adopt **Resolution No. 2024-440**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water, sewer, and reuse system to serve River Reach Parkway
11. Motion to adopt **Resolution No. 2024-441**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water reuse system to serve Beacon Lake, Phase 1
12. Motion to adopt **Resolution No. 2024-442**, accepting a Bill of Sale and Final Release of Lien associated with the water reuse system to serve Beacon Lake, Phase 2A
13. Motion to adopt **Resolution No. 2024-443**, accepting a Bill of Sale and Final Release of Lien associated with the water reuse system to serve Beacon Lake, Phase 2B
14. Motion to adopt **Resolution No. 2024-444**, accepting a Bill of Sale and Final Release of Lien associated with the water reuse system to serve Beacon Lake, Phase 2C
15. Motion to adopt **Resolution No. 2024-445**, accepting a Bill of Sale and Final Release of Lien associated with the water reuse system to serve Beacon Lake, Phase 3A

16. Motion to adopt **Resolution No. 2024-446**, accepting a Bill of Sale and Final Release of Lien associated with the water reuse system to serve Beacon Lake, Phase 3B
17. Motion to adopt **Resolution No. 2024-447**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Third Amendment to Lease Agreement with Home Again St. Johns, Inc., for temporary use of a portion of County-owned property, located off South Holmes Boulevard
18. Motion to adopt **Resolution No. 2024-448**, approving the terms of, and authorizing the county administrator, or designee, to execute, a State of Florida Agreement Modification with Children and Families, for space located in the St. Johns County Health and Human Services building
19. Motion to adopt **Resolution No. 2024-449**, authorizing the county administrator, or designee, to execute and issue a Franchise Agreement to American Rolloff's, LLC, and Veteran's Commercial Corporation, for the collection and transportation of construction and demolition debris in unincorporated St. Johns County, in substantially the same form as the Non-Exclusive Construction and Demolition Debris Franchise Agreement attached hereto
20. Motion to adopt **Resolution No. 2024-450**, authorizing the county administrator, or designee, to execute a Consent to Assignment Agreement, in substantially the same form and format as attached hereto, providing for an assignment of Master Contract No. 24-GSA-INT-19726 to Pavion Corporation
21. Motion to adopt **Resolution No. 2024-451**, authorizing the county administrator, or designee, to execute Change Order No. 01 to Construction Manager Agreement No. 24-MCA-WHA-19753 with Wharton-Smith, Inc., for the inclusion of the purchase of infill dirt as part of the direct purchase program, and to execute a purchase order with Grovin Construction, in the amount of \$7,121,049.62
22. Motion to adopt **Resolution No. 2024-452**, authorizing the county administrator, or designee, to execute Task Order No. 26 for A.W.A. Contracting Company, Inc., for the provision of all labor, equipment, and materials required for site improvements at Rivertown Park Two, for an amount not-to-exceed \$816,907.66 under Bid No. 2022-112, and as-needed construction services for countywide roadway drainage and infrastructure maintenance (Master Contract No. 22-MCA-AWA-16963)
23. Motion to adopt **Resolution No. 2024-453**, authorizing the chair, or designee, to execute a contract between St. Johns County and Jacksonville Legal Aid, Inc. (JALA), to provide legal aid services to indigent persons residing within St. Johns County
24. Motion to adopt **Resolution No. 2024-454**, approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, the Pipeline Safety Information Grants to Communities: Technical Assistance Grants (TAG) Grant Agreement (Award No. 693JK32440008PTAG) between the County and the Pipeline and Hazardous Materials Safety Administration, in substantially the same form as attached

hereto, and recognizing and appropriating the unexpected grant revenue in the Fiscal Year 2025 Fire Services budget

25. Motion to adopt **Resolution No. 2024-455**, recognizing and appropriating \$9,494,029 in grant funds from the United States Department of Commerce Economic Development Administration, for the design and construction of the First Coast Technical College Workforce Training Facility in Hastings; approving and authorizing the county administrator, or designee, to execute and deliver the Notice of Award; and authorizing the county administrator, or designee, to enter into and execute a Sub-Recipient Agreement with St. Johns County School District, for implementation of the project
26. Motion approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, a Memorandum of Understanding between St. Johns County and the St. Johns County Sheriff's Office, in substantially the same form as attached hereto, reference the tactical medical team program known as the Tactical Emergency Medical Support (TEMS) team
27. Motion to adopt **Resolution No. 2024-456**, recognizing and appropriating \$52,000 awarded to the Fire Rescue department under the Florida Department of Law Enforcement Drone Replacement Grant Program to the Fire District fund as unanticipated revenue; and authorizing the county administrator, or designee, to execute and submit any necessary forms and agreements for the disbursement of the funds
28. Motion to adopt **Resolution No. 2024-457**, approving the terms, conditions, and requirements of a Grant Agreement with the Florida Division of Emergency Management in the amount of \$87,645, through the Emergency Management Performance Grant, authorizing the county administrator, or designee, to execute the Grant Agreement, on behalf of the County, substantially in the same form as attached, and recognizing and appropriating within the Fiscal Year 2025 General Fund Emergency Management Department
29. Motion to adopt **Resolution No. 2024-458**, approving and authorizing the county administrator, or Chief Medical Examiner, to execute a Memorandum of Understanding between the Medical Examiner Office and LifeNet Health Corporation for a tissue donation program
30. Motion to reappoint Ms. Susan Ponder-Stansel as the St. Johns County representative on the Health Planning Council of Northeast Florida, Inc., for a two-year term scheduled to expire October 2028
31. Motion to adopt **Resolution No. 2024-459**, approving the waiving of library fines through the collection of non-perishable food items during the 2024 Library Food for Fines program
32. Motion to adopt **Resolution No. 2024-460**, approving the Library System's revised Collection Development Policy and Plan 2025-2030, with an effective date of November 1, 2024

33. Motion to adopt **Resolution No. 2024-461**, approving the terms, conditions, provisions, and requirements of a Grant Agreement between the Florida Inland Navigation District and St. Johns County, Florida, authorizing the county administrator, or designee, to execute the contract, on behalf of St. Johns County, and to recognize and appropriate the grant match funding from Florida Inland Navigation District (FIND) as unanticipated revenue
34. Motion to approve minutes: October 1, 2024, BCC Regular

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Joseph requested that Regular Agenda Item 7 be pulled and tabled to a time uncertain. She then expressed her position on Regular Agenda Item 12 and requested to table the item to a time uncertain.

Motion by Joseph, to table Regular Agenda Item 7 to a time uncertain. The motion failed for the lack of a second.

Motion by Joseph, to table Regular Agenda Item 12 to a time uncertain. The motion failed for lack of a second.

APPROVAL OF REGULAR AGENDA

Motion by Alaimo, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to approve the Regular Agenda, as amended.

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

TIME CERTAIN PUBLIC COMMENT

Public Comment: Kim Schwerner (Exhibit A), Marie Colee, Sally O'Hara, Doris Taylor, Charlie Hunt, and B.J. Kalaidi provided public comment.

Arnold recessed the meeting at 12:00 p.m. and reconvened at 12:44 p.m.

1. St. Johns County Park Foundation Funding Request. The St. Johns County Parks Foundation, Inc., initially entered into an agreement with the St. Johns County Board of County Commissioners in Fiscal Year 2022 for funding to support initiatives with The Parks and Recreation Department. The Foundation requests a continuation of financial support, in the amount of \$120,000, as the non-profit pursues initiatives and opportunities that align with its goals and objectives. The Parks and Recreation Department supports the request for the continuation of funding and was included in the adopted Fiscal Year 2025 budget

Marithza Ross, Executive Director, presented the details of the funding request.

Public Comment: There was none.

Motion by Dean, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2024-462, to approve a funding agreement with St. Johns County Parks Foundation, Inc., providing funding in the amount of \$120,000, as part of the agreement.

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

2. Public Hearing - REZ 2024-16, Auto Pros Consulting. Request to rezone approximately 0.20 acres of land from Commercial General (CG) to Commercial Intensive (CI) to allow for used automobile sales; specifically located on First Avenue, approximately .5 miles south of the Northeast Florida Regional Airport. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on September 19, 2024, and recommended approval with a vote of 4 to 0. Agency members and the applicant agreed to add a condition that the only Commercial Intensive (CI) use allowed on the property would be for automotive sales

There was no ex parte communication.

Matthew Moss, applicant, presented the details of the request. He responded to Alaimo's questions about how many cars he would be selling per month and that the cars would be displayed inside the building as a showroom.

Public Comment: There was none.

Motion by Dean, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2024-50, approving REZ 2024-16, Auto Pros Consulting, based upon four findings of fact and one condition, as provided in the staff report.

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

3. Public Hearing - CPA(SS) 2024-05, 4 Lakes Campground. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture and Agricultural-Intensive to Rural Commercial for approximately 19.97 acres of land, and to change the Future Land Use Map designation from Rural/Silviculture to Agricultural-Intensive for approximately 20 acres of land; specifically located at 9749 County Road 13 South and portions of 9855 County Road 13 South. This request is a companion application to REZ 2024-12. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on September 19, 2024, and recommended approval with a vote of 4 to 0. Agency members and public discussion was limited; discussion was made regarding remote work habits and that the expansion was a good plan for the parcel

Regular Agenda Items 3 and 4 were presented together.

The Board disclosed ex parte communication.

Karen M. Taylor, Land Planner, representing the applicant, presented the details of the amendment. She responded to Joseph's questions about how the development held up during the storms, if the bike trail was near the site, and fire services. Jerry Herring, owner, provided additional information about a pipe that goes into the lake, which the Fire Department would use to pump water.

Public Comment: Suzanne Clulow and William Fisher provided public comment.

Motion by Alaimo, seconded by Dean, carried 5/0, to enact Ordinance No. 2024-51, approving CPA(SS) 2024-05, 4 Lakes Campground, based upon four findings of fact, as provided in the staff report.

Yea: Alaimo, Dean, Arnold, Whitehurst, Joseph

Nay: None

4. Public Hearing - REZ 2024-12, 4 Lakes Campground. Request to rezone approximately 19.97 acres of land from Open Rural (OR) to Commercial Rural (CR) with conditions, specifically located, at 9749 County Road 13 South and portions of 9855 County Road 13 South. This request has a companion application CPA(SS) 2024-05. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on September 19, 2024, and recommended approval with a vote of 4 to 0. Agency member and public discussion was limited; discussion was made regarding remote work habits and that the expansion was a good plan for the parcel

Discussion occurred with Regular Agenda Item 3.

Motion by Alaimo, seconded by Dean, carried 5/0, to enact Ordinance No. 2024-52, approving REZ 2024-12, 4 Lakes Campground, based upon four findings of fact and one condition, as provided in the staff report.

Yea: Alaimo, Dean, Arnold, Whitehurst, Joseph

Nay: None

5. Public Hearing - CPA(SS) 2024-08, Russell Sampson Boat and Recreational Vehicle (RV) Storage. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 31.87 acres of land from Rural/Silviculture and Residential-B to Neighborhood Commercial, specifically located on the northern side of Russell Sampson Road. This is a companion item to PUD 2024-05. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on October 3, 2024, and recommended denial with a vote of 7 - 0

Regular Agenda Items 5 and 6 were presented together.

The Board disclosed ex parte communication.

Beth Breeding, representing the applicant, presented the details of the request and discussed the added conditions, which included a left turn lane to address traffic concerns, an additional 15 feet

of wooded buffer from Dr. Rasul's garage, exceeding the screening standards to meet 30/c, and lighting within the property. She also displayed a master development plan map (Exhibit A).

Jeff Creamer, Traffic Expert, provided information on traffic impacts, and Ben Cullop, Esquire, provided goals for the project, including property management and the buffers. He also displayed an RV storage picture to illustrate what the facility would not look like (Exhibit B).

Public Comment: Ron Warwick (PowerPoint), Susan Warwick (PowerPoint), Pam Kimmel, Brian Eisenmenger, Terry Brickhouse, James Brickhouse, Mark Diamond, Charlie Hunt, Freddy Rowling, Ed Slavin, and B.J. Kalaidi provided public comment.

Dr. Imtiaz Rasul spoke in support of the project and as an advocate for the neighborhood. Breeding responded to the public's concerns regarding sound, RV parking, environmental impacts, and she displayed a video from the Fish and Wildlife website on her phone.

Dick D'Souza, Assistant Director of Transportation, responded to Whitehurst's question regarding traffic concerns by addressing the current peak hour traffic and its origin from the Twin Creeks project. Whitehurst then asked Warwick what she would like to see on the parcel off Russell Sampson Road, to which she expressed her support for single-family homes. Board members expressed their positions on the request.

Motion by Dean, seconded by Joseph, carried 5/0, to deny CPA(SS) 2024-08, Russell Sampson Boat and RV Storage, based upon four findings of fact, as provided in the staff report.

Yea: Dean, Joseph, Arnold, Alaimo, Whitehurst

Nay: None

6. Public Hearing - PUD 2024-05, Russell Sampson Boat and RV Storage

Discussion occurred with Regular Agenda Item 5. No action was taken on Agenda Item 6.

7. Public Hearing - DEVAGREE 2024-02, Robinson Improvement Company Development Agreement. The Robinson Improvement Company (RIC) has proposed a Development Agreement to provide mitigation for the transportation impacts associated with the proposed Robinson Improvement Company Planned Unit Development (PUD) for the development of 3,332 residential units on 2,673 acres located west of I-95 between County Road 208 and County Road 214. RIC proposes to construct a segment of County Road 2209 from County Road 208 to County Road 214 as two lanes of a future four-lane. The construction is proposed in two phases coinciding with the PUD phasing. RIC is required to donate the right-of-way for County Road 2209 pursuant to the Agreement for Donation of Right-of-Way and Stormwater Sites between the Robinson Improvement Company and St. Johns County, dated January 17, 2019. Executed in conjunction with a Comprehensive Plan Amendment for the subject property from Rural Silviculture (R/S) to Residential B future land use. This is the first of two required public hearings for consideration of a Development Agreement. The second public hearing is scheduled before the Board of County Commissioners on November 5, 2024, along with the proposed PUD

Zach Miller, Esquire, representing the applicant, presented the details of the agreement. Discussion ensued regarding the development agreement, trip capacity, phasing of the roads including how many homes would be allowed to be built in Phase 1, the estimated cost of the roads, and what portion of the roads would be constructed.

Public Comment: Joe McAnarney (PowerPoint), Chuck Labanowski, B.J. Kalaidi, Amelia Harvey (Exhibit A), Suzanne Clulow, Charlie Hunt, and Ed Slavin provided public comment.

Arnold announced that the second required public hearing was scheduled for November 5, 2024.

8. First Reading - San Juan Drive Parking Amendment. First reading of a proposed amendment to the Ponte Veda Zoning District Regulations (PVZDR) Ordinance No. 2003-05, as amended; amending Section IX.D, “off-street parking-general provisions” to modify San Juan Drive Parking Requirements and limitations. The Ponte Veda Zoning and Adjustment Board voted to recommend approval of this item with a vote of 4/1, Mr. Peduto dissented

Brad Wester, Municipal Service District (MSD) Trustee, applicant, presented the details of the parking amendment. He responded to Joseph’s concerns regarding special exceptions for parking related to specific meetings that occurred during the week.

Public Comment: Claudia Thomas (Exhibit A), Jim Middleton, and John Cellucci provided public comment.

The Board members expressed their positions on the amendment. Discussion ensued on addressing the public's concerns and working with the community to address all parking concerns.

9. Public Hearing - SJC Acquisitions, LLC - Brownfield Designation. The Florida Brownfields Redevelopment Act, sections 376.77- 376.85, Florida Statutes, requires the local government with jurisdiction over a proposed Brownfield area to designate such area, by resolution, pursuant to the administrative process and criteria set forth in the Act. The primary goals of the Brownfields Redevelopment Act are to reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused, create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites, and derive appropriate cleanup target levels. St. Johns County (SJC) Acquisitions, LLC, is requesting a resolution designating approximately 39.60 acres of real property off Agricultural Center Drive (Parcel Nos. 095574-0010 and 095574-0020) in unincorporated St. Johns County a Brownfield Area as authorized under the Florida Brownfields Redevelopment Act. The property was previously used as a gun range and for agricultural uses which may have resulted in elevated concentrations of lead, other metals, and contaminants. SJC Acquisitions plans to conduct further assessment and remediation activities on the property to achieve regulatory site closure from the Florida Department of Environmental Protection. SJC Acquisitions is pursuing the Brownfield designation to benefit from the State of Florida’s Voluntary Cleanup Tax Credit program and cleanup liability protection from the State

Trey Mills, Driver McAfee Hawthorne and Diebenow, presented the details of the project and referenced a map (Exhibit A).

Discussion ensued on any potential downsides or liabilities to the County and the rezoning of the property.

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

Mills responded to the public's concerns about soil contamination. Dean provided additional information on the property, working with the Florida Department of Environmental Protection, and spoke in support of the project.

10. Consider appointments to the Library Advisory Board. There were two vacancies on the Library Advisory Board due to expired terms of Catherine St. Jean, Dist. 3, Rep; and John Cellucci, Dist. 4, Rep. A vacancy ad was placed and ran for thirty days. Please see attached for your review and consideration, a recommendation letter and seven applications: Paul Morris, Dist. 3; Heather Shaw-Stillman, Dist. 3; Erin Nilon, Dist. 3; Luis Miguel, Dist. 3; Melissa Jurgens, Dist. 4; Kristi Vega, Dist. 4; and John Cellucci, Dist. 4

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

Public Comment: John Cellucci provided public comment.

Motion by Joseph, seconded by Alaimo, carried 5/0, to re-appoint John Cellucci to the Library Advisory Board for a full four-year term, scheduled to expire October 15, 2028.

Yea: Joseph, Alaimo, Dean, Arnold, Whitehurst

Nay: None

The Board members expressed their positions regarding Luis Miguel.

Motion by Joseph, seconded by Alaimo, failed 0/5, with Joseph, Alaimo, Dean, Whitehurst, and Arnold dissenting, to appoint Luis Miguel to the Library Advisory Board for a full four-year term, scheduled to expire October 15, 2028.

Yea: None

Nay: Joseph, Alaimo, Dean, Whitehurst, Arnold

Motion by Dean, seconded by Whitehurst, carried 5/0, to appoint Heather Shaw-Stillman to the Library Advisory Board for a full four-year term, scheduled to expire October 15, 2028.

Yea: Dean, Whitehurst, Alaimo, Dean, Joseph

Nay: None

11. Consider appointment to the Affordable Housing Advisory Committee (AHAC). There was one vacancy on the Affordable Housing Committee due to the resignation of Lindsey

Rodea. A vacancy ad was placed and ran for thirty days. Please find attached for your review and consideration a recommendation letter from AHAC and six applications: Randolph Jones, Dist. 3; Paul Morris, Dist. 3; Marvell Ford, Dist. 3; Laila Iarossi, Dist. 4; Polly Crabtree, Dist. 5; and Barb Puryear, Dist. 5

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

Public Comment: There was none.

Motion by Alaimo, seconded by Whitehurst, carried 5/0, to appoint Polly Crabtree to the Affordable Housing Advisory Committee for a partial term scheduled, to expire March 16, 2025.

Yea: Alaimo, Whitehurst, Arnold, Dean, Joseph

Nay: None

12. Public Hearing - St. Johns County Administrator Ordinance Amendment. Second Reading to reinstate and amend Ordinance No. 2010-47, to require a majority plus one vote of the Board of County Commissioners to further change any of the provisions of this St. Johns County Administrator Ordinance. The Purpose of this Ordinance is to provide for a form of County administration that best assures the adequate and efficient provision of services to the citizens of St. Johns County, Florida; provide for coordinated administration of County departments to better protect the health, welfare, safety, and quality of life of the residents of St. Johns County, Florida; and place in the hands of a county administrator the multitude of details which must necessarily arise from the operation of the County as a unit of local government and thus, enable the Board of County Commissioners to perform, without unnecessary interruption, its fundamental intended purpose of making policies and providing direction to the county administrator pertaining to administration within the framework of law applicable to County government in this state. Further, the purpose of this Ordinance is to provide a structure for the economic and efficient conduct of County affairs by making the county administrator responsible for handling all matters necessary to accomplish and bring to fruition the policies and directives established by the Board of County Commissioners

Rich Komando, Interim County Attorney, presented the details of the ordinance amendment.

Public Comment: Joe McAnarney, Charlie Hunt, Ed Slavin, B.J. Kalaidi, and Denver Cook provided public comment.

Motion by Dean, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2024-53, to restate and amend Ordinance No. 2010-47, to require a majority plus one vote of the Board of County Commissioners to further change any of the provisions of this St. Johns County Administrator Ordinance.

Yea: Dean, Whitehurst, Arnold, Alaimo

Nay: Joseph

13. Draft Land Acquisition Management Program (LAMP) Conceptual Management Plan for 5960 Don Manuel Road property acquisition

Formerly Consent Agenda Item 8.

Ryan Mauch, Environmental Supervisor, presented the details of the property acquisition and explained the Floyd Tract.

Public Comment: Chuck Labanowski (Exhibit A) provided public comment.

Arnold requested confirmation of the correct address of the property.

Motion by Joseph, seconded by Dean, carried 5/0, to approve the Draft Conceptual Management Plan for the Land Acquisition Management Program (LAMP) preservation property, located at 5960 Don Manuel Road

Yea: Joseph, Dean, Alaimo, Arnold, Whitehurst

Nay: None

14. PLAT 2024-40 Deerfield Meadows Tract "I" Replat

Formerly Consent Agenda Item 5.

Kelly Schley, Application Review Supervisor, presented the details of the replat.

Public Comment: There was none.

Motion by Dean, seconded by Alaimo, carried 5/0, to adopt Resolution No. 2024-463, approving the final plat for Deerfield Meadows Tract "I" Replat.

Yea: Dean, Alaimo, Arnold, Whitehurst, Joseph

Nay: None

PUBLIC COMMENT

Public Comment: Suzanne Clulow, George Spiegel (Exhibit A), Judy Spiegel (Exhibit B), and Ed Slavin provided public comment.

COMMISSIONERS' REPORTS

Commissioner Joseph

Joseph requested that staff bring back a presentation item on the signage overlay for the Hastings area. Mike Roberson, Growth Management Director, provided the history of the overlay and mentioned working with Sally O'Hara. She expressed gratitude to Florida Power and Light (FPL) for restoring power to the community and recognized the Landrum High School Cross Country Team for finishing second in a recent meet.

Commissioner Alaimo

Alaimo expressed his gratitude to county staff and Florida Power and Light (FPL) for their efforts related to Hurricanes Helene and Milton.

Commissioner Whitehurst

Whitehurst expressed his sympathy to western North Carolina, eastern Tennessee, the Gulf Coast, and the surrounding counties regarding Hurricanes Helene and Milton.

Commissioner Dean

Dean requested *Board consensus to direct staff to prepare an agenda item to outline the process that the County could adopt to proceed in developing a croquet court for St. Johns County for a date uncertain. Consensus was given.*

Commissioner Arnold

Arnold expressed her gratitude to County staff, the St. Johns County School District, Council on Aging, First Responders, and Florida Senator Jay Collins for their support during the past few weeks regarding Hurricanes Helene and Milton. She also recognized Aaron Farrar, News4Jax Weekend Anchor, for his Emmy nomination for “After the Smoke Clears” regarding the push to add neurological diseases for disability coverage for firefighters.

COUNTY ADMINISTRATOR’S REPORT

Andrews provided a traffic update regarding a water main break at Racetrack Road and Durbin Creek Boulevard, causing the closure of all westbound lanes of Racetrack.

COUNTY ATTORNEY’S REPORT

Komando stated that a new Assistant County Attorney, Carly Meek, would be starting next week.

With there being no further business to come before the Board, the meeting adjourned at 2:53 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 626228, totaling \$1,066.99 (10/02/2024)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 626229-626232, totaling \$1,663.89 and Voucher Register, Voucher Nos. 82673-82675, totaling \$13,863.28 (10/03/2024)
3. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 82676-82677, totaling \$7,837.17 (10/03/2024)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 626233-626234, totaling \$632 (10/03/2024)

5. St. Johns County Board of County Commissioners Check Register, Check Nos. 626235-626394, totaling \$1,355,944.18 and Voucher Register, Voucher Nos. 82678-82783, totaling \$3,793,115.73 (10/07/2024)
6. St. Johns County Board of County Commissioners Check Register, Check No. 626395, totaling \$58,431.04 (10/07/2024)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 626396-626406, totaling \$4,432 and Voucher Register, Voucher Nos. 82784-82788, totaling \$7,639 (10/07/2024)
8. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 82789, totaling \$3,440 (10/14/2024)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 626407-626503, totaling \$3,054,551.19 and Voucher Register, Voucher Nos. 82790-82879, totaling \$5,901,212.80 (10/15/2024)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 626504-626571, totaling \$44,639.16 and Voucher Register, Voucher Nos. 82880-83081, totaling \$173,073.88 (10/16/2024)

CORRESPONDENCE:

There was none.

Approved November 5, 2024

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Sarah Arnold, Chair

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

By: 
Deputy Clerk

