



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
November 5, 2024 - 9:00 a.m.

CALL TO ORDER

Commissioner Arnold called the meeting to order at 9:03 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
Jesse Dunn, Deputy County Administrator
Rich Komando, Interim County Attorney
Kealey West, Senior Assistant County Attorney
Lex Taylor, Deputy County Attorney
Saundra Hutto, Deputy Clerk

ROLL CALL

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

INVOCATION

Pastor Earl Glisson, Anchor Faith Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Tom Hayward, Specialist First Class United States Army, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING NOVEMBER 2024 AS NATIONAL ADOPTION MONTH

Joseph presented the proclamation to Maggie Litchney. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation. Litchney spoke on the importance of adoption.

PROCLAMATION RECOGNIZING NOVEMBER 11, 2024, AS VETERANS DAY

Whitehurst presented the proclamation to Bill Dudley and Joseph McDermott. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation. Dudley spoke on the importance of veterans and recognized the Commissioners and County staff for their support.

RECOGNITION OF COMMISSIONER ALAIMO AND COMMISSIONER DEAN FOR THEIR YEAR(S) OF SERVICE

Whitehurst and Arnold recognized Dean and Alaimo for their years of service. They played a video and presented awards. Dean and Alaimo expressed their appreciation for the opportunity to serve the Board.

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

Yea: Joseph, Dean, Arnold, Alaimo, Whitehurst

Nay: None

PUBLIC SAFETY UPDATE

Sean McGee, St. Johns County Fire Rescue Chief, announced the delivery of two new rescue units, the hosting of an Incident Command class through the National Fire Academy, and the completion of new hire interviews and agility testing for the class that starts in January 2025. He also highlighted the support that Commissioners Dean and Alaimo had provided to Fire Rescue.

Russ Martin, St. Johns County Sheriff's Office Operations Division Director, highlighted the partnership with the Tristin Bailey Foundation and efforts to provide education to the community through Project iGuardian and hosting the Citizen Law Enforcement Academy (CLEA). He stated that Sheriff Hardwick was appointed as chair of the Florida Model and Jail Standards Commission. He also spoke about the partnership with the Supervisor of Elections on election day.

CONSTITUTIONAL OFFICER'S UPDATE

No report.

PUBLIC INFRASTRUCTURE UPDATE

Paul Hutchinson, P.E., presented updates on the improvement to Nocatee South reclaimed water, Nocatee Parkway, and Crosswater Parkway. Dean spoke in support of the reclaimed water facilities.

SERVICE DELIVERY UPDATE

Gabe Pellicer, St. Johns County Cultural Events CEO and President, and Dianya Markovits, St. Johns County Cultural Events Director of Public Relations, spoke on the Fiscal Year 2024 year-end report that included the operational report, program highlights, and community impact and partnerships. They highlighted efforts to raise awareness for protecting Wild Florida and

announced they had raised \$160,240 for land conservation. Dean spoke in support of the community leaders in the County. Additionally, Ryan Mauch, Environmental Supervisor and staff liaison to the Land Acquisition Management Program (LAMP) Board, expressed his appreciation for the donation.

Debra Gibson, Library System Director, spoke on the Food for Fines program and the process for clearing fines.

DELETIONS TO THE CONSENT AGENDA

Komanda requested that Consent Agenda Item 14.

Public Comment: There was none.

APPROVAL OF CONSENT AGENDA

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

Yea: Whitehurst, Alaimo, Dean, Arnold, Joseph

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2024-464**, authorizing the county administrator, or designee, to execute the Impact Fee Credit Agreement, with Red Apple at Brinkhoff, LLC, establishing a total road impact fee credit of \$374,000
3. Motion to adopt **Resolution No. 2024-465**, approving the transfer of \$1,228,184.30 in road impact fee credits from the Stonehurst Plantation Planned Unit Development (PUD) to the Six Mile Creek PUD, finding the request consistent with Florida Statute
4. Motion to adopt **Resolution No. 2024-466**, approving the transfer of \$3,646,036 in road impact fee credits from the Bartram Park Planned Unit Development (PUD) to the Six Mile Creek PUD, finding the request consistent with Florida Statute
5. Motion to adopt **Resolution No. 2024-467**, recognizing and appropriating a donation received from St. Johns County Cultural Events, Inc., in the amount of \$80,120, amending the Fiscal Year 2025 Land Acquisition Management Program (LAMP) Fund Budget
6. Motion to adopt **Resolution No. 2024-468**, accepting Temporary Construction Easements and Grants of Easement associated with the construction and future maintenance of a sidewalk to serve the public along Palm Valley Road between Canal Boulevard and State Road A1A in Ponte Vedra
7. Motion to adopt **Resolution No. 2024-469**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the sewer system to serve St. Johns Academy Lift Station

8. Motion to adopt **Resolution No. 2024-470**, accepting an Easement associated with the water, sewer, and reuse systems to serve Silver Landing, Phase 2A
9. Motion to adopt **Resolution No. 2024-471**, approving the terms of and authorizing the county administrator, or designee, to execute a Lease Agreement, with Hastings Main Street, Inc., for storage space situated within the Utility Department Building, located off North Main Street in Hastings
10. Motion to adopt **Resolution No. 2024-472**, accepting an Easement associated with the water and/or sewer systems to serve Tire Service Center - St. Augustine, located off State Road 207
11. Motion to adopt **Resolution No. 2024-473**, accepting an Easement for Utilities, for the fire hydrant system, and a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve St. Augustine Storage, located off US 1 South
12. Motion to adopt **Resolution No. 2024-474**, authorizing the chair of the Board, or designee, on behalf of the County, to execute and deliver, to the State of Florida Department of Transportation a Perpetual Easement conveying easement rights over a portion of Saint Johns Parkway for maintenance of a box culvert
13. Motion to adopt **Resolution No. 2024-475**, accepting three Easements for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Pinnacle A1A
14. A resolution accepting an Easement Agreement for Utilities and a Temporary Access and Construction Easement from First Coast Land and Timber, LLC, and First Coast Osceola Lakes LLC, for a reclaimed water transmission main to be located west of Watson Road

Consent Agenda Item 14 was pulled

15. Motion to adopt **Resolution No. 2024-476**, adopting the terms, provisions, conditions, and requirements of the attached Utility Work by Highway Contractor (UHWC) Agreement, between the Board of County Commissioners of St. Johns County, Florida, and the Florida Department of Transportation, relating to the Financial Project No. 210269-4-52-01
16. Motion to adopt **Resolution No. 2024-477**, approving the terms, provisions, conditions, and requirements of the State Revolving (SRF) Loan Amendment and authorizing the execution and delivery of the SRF Loan Amendment
17. Motion to adopt **Resolution No. 2024-478**, authorizing the county administrator, or designee, to execute purchase orders for the purchase of the vehicles budgeted in Fiscal Year 2025, through the use of solicitations or piggyback of the Florida Sheriff's Association Contracts FSA24-VEL32.0, FSA23-VEL31.0 or State of Florida Contract No: 25100000-21-STC or 25101600-21-STC, as appropriate, in order to serve the best interest of the County, without further Board approval

18. Motion to declare the attachments as surplus and to authorize the county administrator, or designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274
19. Motion to adopt **Resolution No. 2024-479**, authorizing the county administrator, or designee, to award IFB No. 1959, Repair of Scale Damage and Removal of Channel Debris on County Road 13 Six Mile Creek Bridge (No. 784026) to Titan Construction Management, LLC, as the lowest, most responsive and responsible bidder, at a lump sum bid price of \$650,876, for the completion of the specified project
20. Motion to adopt **Resolution No. 2024-480**, authorizing the county administrator, or designee, to award RFQ No. 1581 Design Services for County Road 2209 and County Road 210 Intersection Improvements, to Osiris 9 Consulting, LLC, as the top-ranked respondent, and to execute a contract, in substantially the same form and format as attached, for completion of the services, at a not-to-exceed amount of \$998,589.70
21. Motion to adopt **Resolution No. 2024-481**, amending the Fiscal Year 2025 Budget to recognize and appropriate federal Equitable Sharing proceeds of \$1,949.81 as revenue within the Fiscal Year 2025 Equitable Sharing Justice Trust Fund Budget
22. Motion to approve the extension of the 2024 tax roll prior to completion of the parcels included in the Property Value Adjustment Board hearings
23. Motion to approve the calendar year 2025 holiday schedule for the Board of County Commissioners and amend section 408.4 Holidays of the Human Resources Section of the Administrative Code
24. Motion to adopt **Resolution No. 2024-482**, recognizing and appropriating \$9,836.07, in grant funding, from Firehouse Subs Public Safety Foundation in the Fiscal Year 2025 Fire District Fund Budget for the purchase of public safety equipment; and authorizing the county administrator, or designee, to execute any documents necessary to accept and implement the awarded funds and equipment
25. Motion to adopt **Resolution No. 2024-483**, approving and authorizing the county administrator, or designee, to execute and deliver Amendment No.1 to Grant Agreement 24PLN25, between the County and Florida Department of Environmental Protection, revising certain terms and conditions and extending the time for completion of the County's Adaptation Plan under the Resilient Florida Grant Program, in substantially the same form as attached hereto
26. Motion to adopt **Resolution No. 2024-484**, approving three applications for Major Impact Special Events to take place on April 20, 2025, at Mickler's, Crescent, and Vilano Beach, for sunrise Easter services
27. Motion to adopt **Resolution No. 2024-485**, approving the terms, conditions, and requirements of the contract, between St. Johns County and EPIC Community Services Recovery Center, to provide and expand access to inpatient services for adults with a

substance use disorder, in an amount not-to-exceed \$415,000; and authorizing the county administrator, or designee, to execute the contract substantially in the same form as attached, on behalf of the County

28. Motion to adopt **Resolution No. 2024-486**, approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, the Accreditation Agreement, between the County and the Council on Accreditation to reaccredit the Community Based Care Program, Housing Department, and Social Services Department, in substantially the same form as attached hereto
29. Motion to adopt **Resolution No. 2024-487**, approving the terms, conditions, and requirements of the contract, between St. Johns County and Education, Prevention, Intervention, and Counseling (EPIC) Community Services for youth prevention programs and services, including THINK! for Success, in an amount not-to-exceed \$50,000; and authorizing the county administrator, or designee, to execute the contract substantially in the same form as attached on behalf of the County
30. Motion to adopt **Resolution No. 2024-488**, recognizing and appropriating \$25,304, in grant funding from the U.S. Department of Housing and Urban Development, Comprehensive Housing Counseling Program to provide housing counseling services in St. Johns County; and approving and authorizing the county administrator, or designee, to execute and deliver on behalf of the County, the Award Agreement, in substantially the same form as attached hereto
31. Motion to adopt **Resolution No. 2024-489**, awarding \$400,000 to St. Augustine Youth Services, Inc., for the development of its Community Outpatient Children's Treatment Center Project; and approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, a Grant Agreement, in substantially in the same form as attached hereto
32. Motion to adopt **Resolution No. 2024-490**, awarding \$100,000 from Opioid Settlement funds to Education, Prevention, Intervention, and Counseling (EPIC) Community Services, Inc., for the down payment and purchase of land for a sober living transitional housing village; and approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, the Grant Agreement, in substantially in the same form as attached hereto
33. Motion to adopt **Resolution No. 2024-491**, recognizing unanticipated insurance proceeds, in the amount of \$43,974.25, increasing the Fire District Fund Revenue Budget and appropriating this revenue to the St. Johns County Fire Rescue - Fire Division department for the replacement of a Battalion Chief vehicle
34. Motion to approve minutes: October 15, 2024, BCC Regular

35. Proofs:

- a. Proof: Notice of Special Meeting, Special Meeting to hold a public hearing to consider and adopt the final millage rates and budget for Fiscal Year 2025, held on September 17, 2024, published on September 5, 2024, in *The St. Augustine Record*
- b. Proof: Notice of Value Adjustment Board Meeting, for the purpose of certifying the 2024 tax roll on Thursday, October 10, 2024, published on September 26, 2024, in *The St. Augustine Record*
- c. Proof: Request for Bids, Bid No. 1955; St. Johns County Jail Restroom Renovations, published on August 28, 2024, and September 4, 2024, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

APPROVAL OF REGULAR AGENDA

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

Yea: Whitehurst, Alaimo, Dean, Arnold, Joseph

Nay: None

TIME CERTAIN PUBLIC COMMENT

Public Comment: Doris Taylor, Sherry Badger, Kim Schwermer (Exhibit A), Zach Schwerner (Exhibit B), B.J. Kalaidi (Exhibit C), Dylan Rumrell, Juliet Mandler, Charlie Hunt, Beth Breeding, and Eddie Marrero provided public comment.

1. Total earned unused and undistributed revenue. In compliance with Florida Statute 218.36, the St. Johns County Tax Collector, Dennis W. Hollingsworth, will present a report of unused revenue collected for the 2023-2024 Fiscal Year. Please note that these unused revenues have already been estimated as part of the County budget process, and therefore they do not necessarily represent additional County revenue

Dennis W. Hollingsworth, St Johns County Tax Collector, presented the details of the report.

The Board expressed their appreciation for the services Hollingsworth provided to the community.

Public Comment: Charlie Hunt provided public comment.

Motion by Dean, seconded by Whitehurst, carried 5/0, to approve the total earned unused and undistributed revenue collected for the 2023-2024 tax year.

Yea: Dean, Whitehurst, Alaimo, Arnold, Joseph

Nay: None

2. Public Hearing - PUD 2024-09, Robinson Improvement Company Planned Unit Development (PUD). Request to rezone approximately 2,673 acres of land from Open Rural (OR) to PUD to allow for a maximum of 3,332 residential dwelling units for property located on the north side of County Road 214, south of County Road 208, and between Interstate 95 and County Road 13A North

Regular Agenda Items 2 and 3 were presented together.

The Board disclosed ex parte communication.

Zach Miller, Esquire; Doug Miller, England-Thims and Miller, Inc., CSO and Founder; and Lindsay Haga, AICP England-Thims and Miller, Inc., representing the applicant, presented the details of the request, the transportation plan for County Road 2209, the legal standard review, and the right-of-way agreement, with additional comments from Lynn Carter, applicant, who provided the history and process of developing the property.

Public Comment: Joe McAnarney (Exhibit A), Jessie Howell (PowerPoint), Chuck Labanowski (Exhibit B), Cole Roske (Exhibit C), Beth Breeding, Randy Lavery (Exhibit D), Keto Burns, Racquel Gregory, Amelia Harvey, Dan Palmer, Rick Meling, Judy Spiegel, Linda Lee, Karla Maxwell Quarto, Diann Wilson, Charlie Hunt, Cindy Long, Evelyn Fletcher, Jay Kamys, B.J. Kalaidi, Mark Turner, Ed Slavin, and Suzanne Clulow provided public comment.

D. Miller provided additional information on the capacity of the surrounding roads, infrastructure, public participation, and drainage impacts. Additionally, Haga spoke on the uses of the project, and Z. Miller provided the due process involved in a quasi-judicial decision.

Mike Roberson, Growth Management Director, clarified the open comments regarding the waivers and stated for the record that if the item were denied, the verbiage in number 10 of the findings of fact would be incorrect. *It should reference "Open Rural" instead of "Industrial Warehouse" for the existing zoning.*

The Board members expressed their positions on the request. Discussion ensued on the expectation for the first available home, transportation impacts, the right to access County Road 305 and the Tupelo Parcel, the request not being a leapfrog development, the lack of a detailed site plan for waiver no. 5, and the obligation of either denying or approving the request.

Motion by Arnold, seconded by Joseph, carried 5/0, to deny PUD 2024-09, Robinson Improvement Company, based on ten findings of fact, as listed in the staff report.

Yea: Arnold, Joseph, Dean, Alaimo, Whitehurst

Nay: None

3. 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 to the proposed Robinson Improvement Company Planned Unit Development (PUD) for the development of 3,332 residential units on 2,673 acres, located west of Interstate 95 between County Road (CR) 208 and CR 214. RIC proposes to construct CR 2209 from CR 208 to the

project boundary as 2-lanes of a future 4-lane; and construct a 4-lane from the project boundary to CR 214. The construction is proposed in two phases coinciding with the PUD phasing: Phase 1 from CR 208 to PUD Phase 1 and Phase 2 from Phase 1 boundary to CR 214. RIC is required to donate the right-of-way for CR 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. The agreement includes a request for road impact fee credit for the total cost of the proposed transportation mitigation, in the amount of \$61,543,187, to be awarded in increments as proposed improvements are bonded or constructed, subject to documentation of actual costs. This is the second of two required public hearings for consideration of a Development Agreement. The first public hearing was held on October 15, 2024, before the Board of County Commissioners

Discussion occurred with Regular Agenda Item 2.

No action was taken on Regular Agenda Item 3.

Arnold recessed the meeting at 1:22 p.m. and reconvened at 2:04 p.m., with Deputy Clerk Artricia Allen present.

4. Public Hearing - DRIMOD 2024-02, New Twin Creeks Development of Regional Impact (DRI). Request to amend the Twin Creeks DRI Development Order, Resolution No. 2021-410, for property it owns within the DRI boundaries to (i) allow an increase in the number of hotel rooms in exchange for a reduction in Commercial square footage; and (ii) reflect phasing and other date extensions pursuant to Section 252.363, Florida Statutes, generally located on the north and south sides of County Road 210 West, between Interstate 95 (I-95) and US 1 North. This is a companion application to MAJMOD 2024-06. The Planning and Zoning Agency heard this item at its regularly scheduled public hearing on October 17, 2024, and recommended approval of the application with a vote of 5-2; members in support: Peter, Perkins, Matovina, Pierre, and Green, and members opposed: Spiegel and Hilsenbeck

Regular Agenda Items 4 and 5 were presented together.

The Board disclosed ex parte communication.

Ellen Avery-Smith, Esquire of Rogers Towers, P.A., representing the applicant, presented the details of the request. She stated on the record *that the maximum number of hotel cottages would be 68, with none of the cottages having 6 bedrooms; a maximum of 17 cottages would be 5 bedrooms; 17 cottages would be 4 bedrooms; and the remaining cottages would be 2 or 3 bedrooms.*

Discussion ensued on the hotel amenities, access to the lagoon, clarification on extended hotel rooms, and parking. Alfonso Costa, Jr., co-owner, provided additional information about the location of the amenities, square footage of cottages, and the number of bathrooms.

Public Comment: Tina Hope (Exhibit A), Claire Karp (PowerPoint), West Benwick, Amanda Roccia, Ed Slavin, Joe McAnarney (Exhibit Cand Mark Kuper provided public comment.

Avery-Smith provided rebuttal information on the public's concerns. She stated that there would be no changes to the comprehensive plan, activity center, or its permitted use. She explained that the Planned Unit Development (PUD) text would be revised to allow a new hotel cottage and activity center, subject to applicable standards. She also noted that the owners had agreed to *provide one parking space per room, to increase commercial square footage from 7,900 to 16,000, and to coordinate with staff to ensure compliance with Florida law.* Further information was provided by Costa and Evan Rosenblatt, co-owners, to address the public's concerns.

Discussion ensued on the accuracy of the traffic impacts calculations, whether the parking provided met code requirements, whether a single family unit located on a hotel property could be considered a hotel room, and the fact that the road had not yet been built. Dick D'Souza, addressed the traffic concerns, while Cynthia May, Planning and Zoning, responded to the parking concerns.

Motion by Dean, seconded by Whitehurst, carried 3/2, with Arnold and Joseph dissenting, to adopt Resolution No. 2024-492, DRIMOD 2024-02, New Twin Creeks DRI, based on five findings of fact, as provided in the staff report.

Yea: Dean, Whitehurst, Alaimo

Nay: Arnold, Joseph

5. Public Hearing - MAJMOD 2024-06, Beachwalk Retail Center. Request for a Major Modification to the New Twin Creeks Planned Unit Development (PUD) (ORD. No. 2015-52, as amended) to permit an increase in the maximum number of allowed hotel rooms from 150 to 200 in exchange for a reduction of 7,900 square feet of permitted commercial entitlements, and to update phasing and other date extensions pursuant to Section 252.363, Florida Statutes, generally located on the north and south sides of County Road 210 West, between Interstate 95 (I-95) and US 1 North. This is the companion to DRIMOD 2024-02. The Planning and Zoning Agency heard this item at its regularly scheduled public hearing on October 17, 2024, and recommended approval of the application with a vote of 5-2; members in support: Peter, Perkins, Matovina, Pierre, and Green, and members opposed: Spiegel and Hilsenbeck

Discussion occurred with Regular Agenda Item 4.

Motion by Dean, seconded by Whitehurst, carried 3/2, with Arnold and Joseph dissenting, to enact Ordinance No. 2024-54, MAJMOD 2024-06, Beachwalk Retail Center, based on six findings of fact, as provided in the staff report.

Yea: Dean, Whitehurst, Alaimo

Nay: Arnold, Joseph

6. IFT 2024-26, Park Impact Fee Credit Transfer - Twin Creeks Development Regional Impact (DRI) to the Multi-family at St. Augustine Centre Planned Unit Development (PUD). The standard language in the County's proportionate fair share and impact fee agreements

allows for the assignment of unused impact fee credits with the approval of the County. Section 13 of the County's impact fee ordinances also provides that credit cannot be transferred without approval of the County. Recent amendments to Section 163.31801(10), Florida Statute (F.S.), of the Impact Fee Statute, allow impact fee credit holders to assign and transfer unused credits to development projects under certain circumstances. This option applies to all unused impact fee credits regardless of whether they were established before the statutory amendment. Twin Creeks Ventures, LLC, and Twin Creeks Development Associates, LLC, have requested the transfer of \$150,000 of the remaining park impact fee credit to the Multifamily at St. Augustine Centre PUD. Park impact fee credit was awarded to the Twin Creeks DRI pursuant to the Twin Creeks DRI Development Order (Resolution No. 2015-240), as amended; and that certain Impact Fee Agreement (Agreement) between Twin Creeks Development Associates, LLC, Twin Creeks Ventures LLC, and St. Johns County, approved June 21, 2016 (attached for reference), for the dedication of a 22 acre park site and construction of the access road to the park. The Twin Creek DRI, which is located on County Road 210 east of Interstate 95(I-95) in Impact Fee District 2 (Northeast), currently has an unused park impact fee credit balance of \$209,108.16. The St. Augustine Centre PUD is located in the northeast quadrant of the State Road 16/I-95 interchange, also in Impact Fee District 2 (Northeast). Staff has no objection to the requested transfer and finds the request meets the purpose of the Agreement, the Park Impact Fee Ordinances, and the requirements of Florida Statute. This item was pulled from the October 15, 2024, Board of County Commissioners (BCC) Consent Agenda for discussion; however, the applicant could not be present and requested to be scheduled on the November 5, 2024, BCC

Bryan Kinsey, applicant, presented the details of the request.

Discussion ensued on whether the developers had met their obligations for the fields and the construction timeline. Ryan Kane, Parks and Recreation Director, presented a picture of the current site conditions of the park (Exhibit A).

Public Comment: Justin Palesotti (Exhibit B), Beth Breeding, Claire Karp, and Ed Slavin provided public comment.

The Board members expressed their positions on the request.

No action was taken on Agenda Item 6.

7. Public Hearing - DEVAGRMOD 2024-01, First Amendment to Greenbriar Helow HBIS Development Agreement. Greenbriar Property Holdings, LLC (Developer), has proposed a modification to the Greenbriar Helow HBIS Development Agreement (Agreement) to: 1) allow the County to utilize mitigation funds for the County Road 210/Greenbriar Road/Veterans Parkway intersection improvements, in addition to the widening of Longleaf Pine Parkway, as originally contemplated in the Agreement; 2) to allow the developer additional time to complete the Greenbriar Road widening; and 3) to provide for wetland mitigation credits for Greenbriar Road widening in the County's Reginal Offsite Mitigation Area (ROMA), if needed. There are no changes proposed to the approved development or limits on platting based on the completion of mitigation. This is the second

of two required public hearings to modify a Development Agreement. The first public hearing was held on October 1, 2024, before the Board of County Commissioners

Ellen Avery-Smith, Esquire, Rogers Towers, representing the applicant, presented the details of the request.

Public Comment: There was none.

Motion by Whitehurst, seconded by Alaimo, carried 5/0, to approve the First Amendment to Greenbriar Helow HBIS Development Agreement (DEVAGRMOD 2024-01), finding that the proposed modification is consistent with the St. Johns County Comprehensive Plan and Land Development Code.

Yea: Whitehurst, Alaimo, Arnold, Dean, Joseph

Nay: None

8. Public Hearing - DRIMOD 2024-01, Silverleaf Development of Regional Impact (DRI). DRIMOD 2024-01, SilverLeaf DRI - Request for a modification to the SilverLeaf DRI, (Resolution No. 2006-65, as amended) to amend mitigation requirements, the Master Development Plan (Map H) and other exhibits, and project phasing, build out and expiration dates, generally located north and south of the planned First Coast Expressway, extending west of Interstate 95, south and east of County Road 210 West, and south of County Road 13 North to Trout Creek. This is companion to MAJMOD 2024-04, SilverLeaf PUD. The Planning and Zoning Agency (PZA) heard this item at its regularly scheduled public hearing on October 3, 2024, and voted 6-1 in favor of recommending approval

Regular Agenda Items 8 and 9 were presented together.

The Board disclosed ex parte communication.

Ellen Avery-Smith, Esquire, Rogers Towers, representing the applicant, presented the details of the request.

The Board members expressed their positions on the request.

Public Comment: Vicki Pepper, Ed Slavin, Chuck Labanowski (Exhibit A), Charlie Hunt, Suzanne Clulow, Tracy Considine, and Cindy Long provided public comment.

Discussion ensued on the density of the houses, the 75-foot scenic edge buffer, and the location of the gated connection. Casey Carlson, Project Planner, Roger Towers, provided additional information about the commercial retailers related to the PUD.

Motion by Arnold, seconded by Alaimo, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-493, DRIMOD 2024-01, Silverleaf DRI, based on five findings of fact, as provided in the staff report.

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

9. Public Hearing - MAJMOD 2024-04, SilverLeaf Planned Unit Development (PUD). MAJMOD 2024-04, SilverLeaf PUD - Request for Major Modification to the Silverleaf PUD (ORD. No. 2006-117, as amended) to revise land uses within certain parcels without changing any of the previously approved development rights for the project, increase the maximum size of retail buildings to 125,000 square feet, update the Master Development Plan map to reflect the revised land uses, and amend the phasing, buildout, and expiration dates, pursuant to Florida law, generally located north and south of the planned First Coast Expressway, extending west of Interstate 95, south and east of County Road 210 West, and south of County Road 13 North to Trout Creek. This is a companion application to DRIMOD 2024-01, SilverLeaf Development Regional Impact (DRI). The Planning and Zoning Agency (PZA) heard this item at its regularly scheduled public hearing on October 3, 2024, and voted 6-1 in favor of recommending approval

Discussion occurred with Regular Agenda Item 8.

Motion by Arnold, seconded by Alaimo, carried 5/0, to enact Ordinance No. 2024-55, MAJMOD 2024-04, Silverleaf PUD, based on six findings of fact, as provided in the staff report.

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

10. Public Hearing - CDD AMD 2024-02, Elevation Pointe Community Development Council (CDD). A petition to amend the Elevation Pointe CDD, in order to remove approximately 74.94 acres from the district boundary

There was no ex parte communication.

Johnathon T. Johnson, Kutak Rock LLP, applicant, presented the details of the request.

Public Comment: There was none.

Motion by Arnold, seconded by Alaimo, carried 5/0, to enact Ordinance No. 2024-56, approving CDD AMD 2024-02, Elevation Pointe Community Development District, based upon three findings of fact, as provided in the staff report.

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

11. Public Hearing - ADMA 2024-01 and ADMA 2024-02, Marsh Landing Linkside Lots Appeals. This is an appeal of an administratively approved small adjustment application, SMADJ 24-32, Marsh Landing Linkside Lots, approved by the Growth Management Department Planning and Zoning Division on August 12, 2024. The small adjustment added two residential lots along the northeast corner of the Linkside Circle and Marsh

Landing Parkway intersection. Two separate appeals were filed against the approval of SMADJ 24-32, both appeals, ADMA 24-01 and ADMA 24-02, are made part of this staff report

The Board disclosed ex parte communication.

West explained the appeal process that would be presented by the appellants and the applicant.

Chris Golding (Exhibit A), and Edward Pike, appellants, presented the details of their appeals. Zachary Miller, Esquire, Law Office of Zach Miller, representing the applicant, presented the details of the request. Discussion ensued on the drainage and questioned how the property was listed on the property appraiser's website.

Public Comment: Ed Slavin provided public comment.

Motion by Whitehurst, seconded by Alaimo, carried 5/0, to deny ADMA24-01, Marsh Landing Linkside Lots, upholding the approval of SMADJ24-32, based on two findings of fact, as provided in the staff report.

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

Motion by Whitehurst, seconded by Alaimo, carried 5/0, to deny ADMA24-02, Marsh Landing Linkside Lots, upholding the approval of SMADJ24-32, based on two findings of fact, as provided in the staff report.

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

12. Public Hearing - SJC Acquisitions, LLC, - Brownfield Designation. The Florida Brownfields Redevelopment Act, sections 37677- 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. 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, representing the applicant, presented the details of the request.

Public Comment: There was none.

Motion by Arnold, seconded by Alaimo, carried 5/0, to adopt Resolution No. 2024-494, designating the real property, located at Agriculture Center Drive, a Brownfield, pursuant to section 376.80, Florida Statute.

Yea: Arnold, Alaimo, Dean, Joseph, Whitehurst

Nay: None

13. Consider appointments to the Industrial Development Authority (IDA). Currently, there is one vacancy on the IDA due to the expired term of Viv Helwig. A vacancy ad was posted and ran for 30 days. Please see attached for your review and consideration, a recommendation letter from the IDA and eight applications: Dirk Lobenbruck, Dist. 1; Boris Lyubomirsky, Dist. 1; Sarah Hoff, Dist. 2; Nick Primrose, Dist. 2; Heather Harley-Davidson, Dist. 3; Paul Morris, Dist. 3; Kyle Sawchuk, Dist. 4; and Michael Kelly, Dist. 5

Joanne Spencer, Senior Assistant to the Board of County Commissioners, presented the details of the vacancy. Discussion ensued regarding the potential applicant's residence.

Public Comment: Boris Lyubomirsky provided public comment.

Motion by Whitehurst, seconded by Alaimo, carried 5/0, to appoint Boris Lyubomirsky to the Industrial Development Authority for a full four-year term, set to expire on November 5, 2028.

Yea: Whitehurst, Alaimo, Dean, Arnold, Joseph

Nay: None

14. Croquet at Rock Springs Park. Parks and Recreation is presenting the existing Capital Improvement Plan (CIP) for croquet at Rock Springs Park. The plan includes design of a croquet field, park entrance, parking, and other park like amenities at Rock Springs. The Rock Springs Croquet CIP is not currently funded for Fiscal Year 2025. This agenda item is requesting \$100,000 in funding from Impact Fees Zone C reserves

Ryan Kane, Parks and Recreation Director, presented the details of the request. Discussion ensued on the responsibility for maintaining the pond and buffer zones.

Public Comment: Bill Simmons, Noreen Rice, John Rice (Exhibit A), Mary Ellen Zydell, Roseann Drew, Suzanne Clulow, and Charlie Hunt provided public comment.

Discussion ensued on the public's concerns about funding the Field of Dreams Park improvements.

Motion by Dean, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2024-495, approving funding of \$100,000, from Impact Fees Zone C Reserves, for the Rock Springs Croquet CIP.

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

PUBLIC COMMENT

Public Comment: Ed Slavin, Chuck Labanowski, Suzanne Clulow, John Rice, and Joanne Spencer provided public comment.

COMMISSIONERS' REPORTS

Commissioner Joseph

Joseph requested \$5,000 for the Parks and Recreation Department to operate the Palm Valley Christmas Boat Parade launch party.

Public Comment: Charlie Hunt provided public comment.

Motion by Joseph, seconded by Whitehurst, carried 5/0, to approve the Parks and Recreation [Department] to operate the launch party as part of the Palm Valley Boat Parade.

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

Joseph also recognized the “Get Hooked” litter campaign for receiving the Diamond Award and the Go Green Communication Program Efforts awards for its communications and marketing processes.

Commissioner Alaimo

Alaimo expressed his appreciation, for the privilege, of serving as a County Commissioner, thanked the staff for their support, and welcomed Clay Murphy as the District 3 Commissioner.

Commissioner Whitehurst

Whitehurst stated that the St. Augustine Triathlon would be rescheduled to November 17, 2024, at Vilano Beach. He expressed his appreciation to Commissioners Dean and Alaimo for their service on the Board.

Commissioner Dean

Dean expressed his appreciation, for the privilege, of serving as a County Commissioner and thanked the staff for their support.

Commissioner Arnold

Arnold reported that the Board would be looking for specific requirements for applicants or developers applying for development in the State Road 16 area development. She then requested County staff to explore what a pause around the International Golf Parkway (IGP) and State Road 16 until a full comprehensive analysis of the impacts of traffic, fair share, concurrency and a realistic timeline of infrastructure improvements, both planned and under construction could be presented to the Board.

Public Comment: Charlie Hunt, Chuck Labanowski, Ed Slavin, and Suzanne Clulow provided public comment.

The Board members expressed their positions on the request.

Motion by Arnold, seconded by Dean, carried 4/1, with Joseph dissenting, to direct staff to explore a full comprehensive analysis of the impacts of traffic, fair share, concurrency, and a realistic timeline of infrastructure improvements, both planned and under construction, for the IGP and State Road 16 area.

Yea: Arnold, Whitehurst, Alaimo, Dean

Nay: Joseph

Arnold then expressed her appreciation to Commissioners Alaimo and Dean for their service on the Board.

COUNTY ADMINISTRATOR'S REPORT

Andrews expressed her appreciation to Commissioners Dean and Alaimo for their service on the Board. She then announced that Jesse Dunn had accepted the position of Deputy County Administrator.

COUNTY ATTORNEY'S REPORT

Komando expressed his appreciation to Commissioners Dean and Alaimo for their service on the Board.

With there being no further business to come before the Board, the meeting adjourned at 6:35 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 626572-626582, totaling \$69,185.96 and Voucher Register, Voucher Nos. 83082-83084, totaling \$13,863.28 (10/17/2024)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 83085-83086, totaling \$8,062.68 (10/17/2024)

- 3. St. Johns County Board of County Commissioners Check Register, Check Nos. 626583-626675, totaling \$1,533,015.30 and Voucher Register, Voucher Nos. 83087-83169, totaling \$5,198,392.88 (10/24/2024)
- 4. St. Johns County Board of County Commissioners Check Register, Check No. 626676, totaling \$3,250 (10/24/2024)
- 5. St. Johns County Board of County Commissioners Check Register, Check Nos. 626677-626783, totaling \$1,118,834.48 and Voucher Register, Voucher Nos. 83170-83248, totaling \$8,259,132.85 (10/17/2024)
- 6. St. Johns County Board of County Commissioners Check Register, Check Nos. 626784-626801, totaling \$766,889.14 (10/29/2024)
- 7. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 83249, totaling \$126,104.59 (10/30/2024)
- 8. St. Johns County Board of County Commissioners Check Register, Check Nos. 626802-626805, totaling \$1,663.89 and Voucher Register, Voucher Nos. 83250-83252, totaling \$13,898.32 (11/01/2024)
- 9. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 83253-83254, totaling \$7,808.83 (11/01/2024)
- 10. St. Johns County Board of County Commissioners Check Register, Check Nos. 626806-626930, totaling \$1,952,550.17 and Voucher Register, Voucher Nos. 83255-83341, totaling \$9,070,542.42 (11/04/2024)

CORRESPONDENCE:


- 1. Letter dated October 2, 2024, regarding Bridgewater North Community Development District identifying the Annual Financial Audit Report for the Fiscal Year ended September 30, 2024
- 2. Letter dated November 1, 2024, regarding Turnbull Community Development District identifying the Annual Financial Audit Report for the Fiscal Year ended September 30, 2024

Approved _____ November 19 _____, 2024

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Krista Joseph, Chair

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

By: 
Deputy Clerk

