



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 19, 2024 - 9:00 a.m.

CALL TO ORDER

Commissioner Joseph called the meeting to order at 9:30 a.m.

Present: Krista Joseph, Chair
Clay Murphy, Vice Chair
Christian Whitehurst, District 1
Sarah Arnold, District 2
Ann Taylor, District 5

Staff Present: Joy Andrews, County Administrator
Brad Bradley, Deputy County Administrator
Jesse Dunn, Deputy County Administrator
Rich Komando, Interim County Attorney
Kealy West, Senior Assistant County Attorney
Lex Taylor, Deputy County Attorney
Saundra Hutto, Deputy Clerk

ROLL CALL

The clerk called the roll. Commissioners Joseph, Murphy, Taylor, Arnold, and Whitehurst were present.

PUBLIC SAFETY UPDATE

Jason Caban, St. Johns County Sheriff's Office Corrections Division Director, spoke about the upcoming holidays, highlighting the importance of children's safety and being aware of scammers. He provided an update on the jail maintenance.

CONSTITUTIONAL OFFICER'S UPDATE

Tatum Wang, read a letter on behalf of State Representative Kim Kendall, District 18, regarding traffic improvements in the World Golf Village (WGV) area (Exhibit A). She requested that the Board take the necessary actions to promote the Florida Department of Transportation's (FDOT) Concept 2 to address traffic issues at the WGV exit.

The Board members expressed their positions on the request. Discussion ensued on updating the concept plan, funding, and whether the project was on the top five priority list. Joseph requested *Board consensus to direct staff to prepare a discussion item regarding moving forward and bring the item back to the Board. Consensus was given.*

DELETIONS TO THE CONSENT AGENDA

Komando requested that Consent Agenda Item 4 be pulled. Murphy requested that Consent Agenda Item 5 be pulled and placed on the Regular Agenda. Joseph requested that Consent Agenda Items 5, 6, and 14 be pulled.

APPROVAL OF CONSENT AGENDA

Public Comment: Joe McAnarney (Exhibit A), Charlie Hunt, Ellen Avery-Smith, Chuck Labanowski, B.J. Kalaidi, Ed Slavin, Nicole Crosby, Doris Taylor, Mike Mc Collum, John Metcalf, and Robert Martinez provided public comment.

Komando provided legal advice on postponing an item.

Whitehurst requested clarification on the motion. Discussion ensued on the postponement of the requested items to a future meeting.

Motion by Joseph, seconded by Taylor, carried 5/0, to approve the Consent Agenda, as amended, pulling Consent Agenda Item 4, postponing Consent Agenda Items 5 and 14 to a future date, and moving Consent Agenda Item 6 to the December 3, 2024, meeting.

Yea: Joseph, Taylor, Arnold, Whitehurst, Murphy

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2024-496**, approving the final plat for Whisper Creek, Phase 12, Unit C
3. Motion to adopt **Resolution No. 2024-497**, approving the final plat for Silver Falls (Silverleaf Parcel 22A), Phase 1A, Replat
4. A resolution approving the final plat for Beach at Vilano

Consent Agenda Item 4 was pulled.

5. A resolution authorizing the county administrator, or designee, to execute the Second Amendment to Amended Impact Fee Credit Agreement with White's Ford Timber, LLC; Longleaf Partners, LLC; Bocage Ventures, LLC; Trout Creek Venture, LLC; and White's Ford Investments, LLC, (IFAM 2024-01), to increase the total road impact fee credit to \$109,060,292

Consent Agenda Item 5 was pulled.

6. A resolution authorizing the county administrator, or designee, to execute the Impact Fee Agreement with WFC Ashford Mills Owner, VII, LLC, establishing a total road impact fee credit of \$300,000

Consent Agenda Item 6 was pulled and moved to the December 3, 2024, meeting.

7. Motion to adopt **Resolution No. 2024-498**, accepting a Final Release of Lien and Warranty associated with the water and sewer systems, to serve St. Johns County Fire Station 11 and Sheriff's Office Southwest Command Center, located off Cypress Links Boulevard
8. Motion to adopt **Resolution No. 2024-499**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Purchase and Sale Agreement for additional right-of-way, to serve the Kings Estate Road Corridor Improvements Project
9. Motion to adopt **Resolution No. 2024-500**, accepting an Easement Agreement for Utilities, 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; and authorizing the county administrator, or designee, to execute the Easements on behalf of the County
10. Motion to adopt **Resolution No. 2024-501**, accepting a Grant of Easement for future maintenance of equipment that serves the traffic signal, located at the intersection of Old Moultrie Road and Southpark Boulevard
11. Motion to adopt **Resolution No. 2024-502**, accepting an Easement for Utilities for the lift station improvements to serve Tradewinds Condominium, located off A1A South
12. Motion to adopt **Resolution No. 2024-503**, approving and authorizing the chair of the Board, on behalf of the County, to execute an Easement to Florida Power and Light Company to install electrical service for the Public Service Center at San Sebastian View
13. Motion to adopt **Resolution No. 2024-504**, accepting three Easements for Utilities, a Bill of Sale, Final Release of Lien, and Warranty, associated with the water and reuse systems to serve Silver Meadows Road
14. A resolution authorizing the county administrator, or designee, to execute and issue Change Order No. 06 to Master Contract No. 20-MAS-ENG-12227 with England Thims and Miller, Inc., under RFQ No. 20-10, design of intersection and widening improvements for State Road (SR) 16 at International Golf Parkway (IGP) to San Giacomo Road, for a not-to-exceed amount of \$128,363.38

Consent Agenda Item 14 was pulled.

15. Motion to declare the attachments as surplus and authorize the county administrator, or designee, to dispose of same in accordance with Purchasing Policy 308 and Florida Statute 274
16. Motion to adopt **Resolution No. 2024-505**, authorizing the county administrator, or designee, to award IFB No. 1973, Hastings Water Treatment Plant Expansion Project – American Recovery Plan (ARPA) Funded to SGS Contracting Services, Inc., as the lowest, most responsive, and responsible bidder, at a total base bid lump sum price of \$4,576,150.80, for the completion of the specified project
17. Motion to adopt **Resolution No. 2024-506**, authorizing the county administrator, or designee, to award IFB No. 1974, Countywide Aquatic Maintenance and Inspection Services to Florida Waterways, Inc., as the responsive and responsible bidder, and to execute a contract, in substantially the same form and format as attached, for performance of the specified services at an annual price of \$64,760.88, through the initial term, and in accordance with the contract for any exercised renewal terms
18. Motion to approve **Resolution No. 2024-507**, amending the Fiscal Year 2024 Revenues within the Flexible Savings Account (FSA) Medical Fund and appropriating to FSA Medical Claims and approving the Fiscal Year 2024 end-of-year fund reserve transfers, per the attached schedule to ensure fiscal year-end positive department balances, per the St. Johns County Administrative Code
19. Motion to approve a reserve transfer of \$183,584 from Golf Club Reserves into the Golf Club Maintenance line
20. Motion to re-appoint Thomas Baker, Glenn Hettinger, and Alison McCallum to the Architectural Review Committee for a full four-year term, scheduled to expire November 19, 2028; and to appoint Kurt von der Osten to the Architectural Review Committee for a full four-year term, scheduled to expire November 19, 2028
21. Motion to appoint Mark Nickerson to the Ponte Vedra Zoning and Adjustment Board for a full four-year term, scheduled to expire on November 19, 2028
22. Motion to adopt **Resolution No. 2024-508**, authorizing the chair, or designee, to execute local government certifications for State’s Fiscal Year (SFY) 2021-2022 and 2022-2023 State Housing Initiative Partnership (SHIP) Annual Reports
23. Motion to adopt **Resolution No. 2024-509**, authorizing the county administrator, or designee, to execute a Non-Exclusive Permissive Use Agreement, in substantially the same form and format as attached hereto, authorizing temporary use of County-owned property
24. Motion to adopt **Resolution No. 2024-510**, recognizing and appropriating unanticipated revenue in the amount of \$356.76, into the Golf Club Maintenance Supplies Budget

25. Motion to allocate \$50,000 of funds from Tourist Development Tax, Category 4 Reserves (1148 – 59920) to Category 4 Advertising (1148 – 54900), for the promotion of St. Johns County, as the location for the Florida Museum of Black History
26. Motion to adopt **Resolution No. 2024-511**, increasing the General Fund Library Donations budget by \$240, and appropriating to the Library Services Department Donation Expenditure account; and authorizing a General Fund Reserve transfer of library donations received in Fiscal Year 2024, in the amount of \$325 to the Library Services department
27. Motion to adopt **Resolution No. 2024-512**, approving the Library’s Annual Plan of Service 2024-2025, as required by the State Library of Florida, in order to receive annual State Aid to Libraries Grant funding
28. Motion to adopt **Resolution No. 2024-513**, authorizing the county administrator, or designee, on behalf of the St. Johns County Public Library System, to submit an application, and any other associated paperwork, for a Library Services and Technology Grant, in the amount of \$ 68,190, from the Florida Department of State, Division of Library and Information Services
29. Motion to approve minutes: November 5, 2024, BCC Regular

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

APPROVAL OF REGULAR AGENDA

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

Yea: Joseph, Murphy, Arnold, Whitehurst, Taylor

Nay: None

1. Discussion Item - Accessibility Needs for the Deaf and Hard of Hearing Community. Presentation by Calvin Britt of SeaMe Systems. Currently, there are no emergency alert notification systems on beaches in Florida that provide immediate and on-demand information to the deaf and hard of hearing (DHH) community at public beaches during an emergency evacuation. Discuss information about the accessibility tools in public spaces, such as beaches, public parks, etc., that may assist the deaf and hard-of-hearing community in the event of an emergency. Highlight a system similar to the Beach Emergency Evacuation Lights System (BEELS) at public beaches. BEELS is an emergency alert notification system that incorporates programmed audio loudspeakers and LED lights that provide real-time alerts on beaches for the general public and the deaf and hard-of-hearing community. The system alerts the public of shark sightings, lightning, rip currents, etc.

Calvin Britt, President of the Florida Association of the Deaf, and Tracy Daniels, Colleague, presented the details of the systems.

The Board members expressed their positions on the emergency alert system, and more information was requested.

2. Public Hearing - CPA(SS) 2024-10, St. Augustine Marketplace. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately five acres of land from Residential-B to Mixed Use District, specifically located at 390 Resort Way. This request is a companion application to REZ 2024-17, St. Augustine Marketplace. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on October 17, 2024, and recommended approval with a vote of 7-0. One member of the public spoke in favor of both applications

Regular Agenda Items 2 and 3 were presented together.

The Board disclosed ex parte communication.

Ellen Avery-Smith, Rogers Towers, representing the applicant, presented the details of the request and addressed the Live Local Act.

Public Comment: There was none.

Motion by Murphy, seconded by Joseph, carried 5/0, to enact Ordinance No. 2024-57, approving CPA(SS) 2024-10, St. Augustine Marketplace, based upon four findings of fact, as provided in the staff report.

Yea: Murphy, Joseph, Whitehurst, Taylor, Arnold

Nay: None

3. Public Hearing - REZ 2024-17, St. Augustine Marketplace. Request to rezone approximately five acres of land from Open Rural (OR) to Commercial Intensive (CI), specifically located at 390 Resort Way. This request is a companion application to CPA(SS) 2024-10, St. Augustine Marketplace. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on October 17, 2024, and recommended approval with a vote of 7-0. One member of the public spoke in support of both applications

Discussion occurred with Regular Agenda Item 2.

Motion by Murphy, seconded by Taylor, carried 5/0, to enact Ordinance No. 2024-58, approving REZ 2024-17, St. Augustine Marketplace, based upon four findings of fact, as provided in the staff report.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph

Nay: None

COMMISSIONERS' REPORTS

Commissioner Whitehurst

Whitehurst expressed appreciation to his fellow commissioners and welcomed the new commissioners.

Commissioner Arnold

Arnold welcomed the new commissioners and requested *Board consensus to direct staff to explore creating an advisory board of farmers regarding active agriculture lands in St. Johns County. Consensus was given.* Discussion ensued on supporting farmers and agricultural lands.

Public Comment: Ed Slavin, Nicole Crosby, Doris Taylor, Michel Pawlowski, Suzanne Clulow, Charlie Hunt, and B.J. Kalaidi provided public comment.

Commissioner Taylor

Taylor expressed appreciation to her fellow commissioners and requested *Board consensus to explore the possibility of evening Board meetings. Consensus was given.* She then stated she would like to start the search process for a county attorney. She recognized Colin Drafts, Nease High School's head football coach, and his team for their undefeated season and upcoming playoff games. Additionally, she announced that Nights of Lights would begin on November 23, 2024, and expressed holiday sentiments.

Commissioner Murphy

Murphy expressed appreciation to his fellow commissioners, welcomed the new commissioners, and extended his appreciation to former Commissioner Roy Alaimo.

Commissioner Joseph

Joseph requested that the search for a new county attorney begin, that public comment be moved to the beginning of the meeting, that the minutes be more detailed, and that evening meetings be considered.

Komando provided legal advice on setting the agenda.

PUBLIC COMMENT

Public Comment: Judy Spiegel, Kim Schwermer (Exhibit A), Michel Pawlowski (Exhibit B), Zach Schwermer, Nicole Crosby, Joe McAnarney (Exhibit C), Trey Asner, Chuck Labanowski (Exhibit D), Doris Taylor, Ed Slavin, Suzanne Clulow, Sherry Badger, Elsa Whitehurst, Veronica Rivera, B.J. Kalaidi, and Elijah Paradis provided public comment.

COUNTY ADMINISTRATOR'S REPORT

Andrews welcomed the new commissioners to the Board.

COUNTY ATTORNEY'S REPORT

Komando welcomed the new commissioners to the Board and stated that the County Attorney's office would continue to provide legal counsel and support to the Board.

With there being no further business to come before the Board, the meeting adjourned at 11:32 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 626931-626955, totaling \$264,971.21 and Voucher Register, Voucher Nos. 83342-83377, totaling \$6,144,724.38 (11/05/2024)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 626956-626976, totaling \$27,290.35 and Voucher Register, Voucher Nos. 83378-83403, totaling \$97,960.33 (11/05/2024)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 626977-626988, totaling \$5,984.67 and Voucher Register, Voucher Nos. 83404-83408, totaling \$7,639 (11/07/2024)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 626989-627127, totaling \$1,260,214.26 and Voucher Register, Voucher Nos. 83409-83492, totaling \$2,416,797.58 (11/12/2024)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 627128-627140, totaling \$70,049.66 and Voucher Register, Voucher Nos. 83493-83495, totaling \$13,863.28 (11/14/2024)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 83496-83497, totaling \$7,799.60 (11/14/2024)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 83498, totaling \$545,481.50 (11/14/2024)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 627141-627256, totaling \$649,304.23 and Voucher Register, Voucher Nos. 83499-83586, totaling \$12,772,441.86 (11/18/2024)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 627257-627258, totaling \$650, and Voucher Register, Voucher No. 83587, totaling \$500 (11/18/2024)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 627259-627261, totaling \$10,533.36 (11/19/2024)

CORRESPONDENCE:

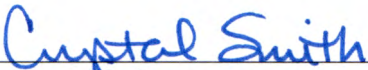
There was none.

Approved December 3, 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

