



**Minutes of Meeting**  
**Board of County Commissioners**  
**St. Johns County, Florida**  
Regular Meeting  
County Administration Building  
500 San Sebastian View  
St. Augustine, Florida 32084  
December 3, 2024 - 9:00 a.m.

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**CALL TO ORDER**

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

Present: Krista Joseph, District 4, Chair  
Clay Murphy, District 3, Vice Chair  
Christian Whitehurst, District 1  
Sarah Arnold, District 2  
Ann Taylor, District 5

Staff Present: Joy Andrews, County Administrator  
Rich Komando, Interim County Attorney  
Brad Bradley, Deputy County Administrator  
Jesse Dunn, Deputy County Administrator  
Lex Taylor, Deputy County Attorney  
Artricia Allen, Deputy Clerk

**ROLL CALL**

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

**INVOCATION**

Pastor Hunter Conrad, Turning Point Calvary Church, gave the invocation.

**PLEDGE OF ALLEGIANCE**

Dennis Hollingsworth, St. Johns County Tax Collector, led the Pledge of Allegiance.

Jennifer Raven, Assistant Tax Collector, recognized Hollingsworth for the services he provided to St. Johns County. Hollingsworth thanked the citizens of St. Johns County for their support and expressed his honor to serve.

## DELETIONS TO THE CONSENT AGENDA

There were none.

Public Comment: There was none.

## APPROVAL OF CONSENT AGENDA

**Motion by Murphy, seconded by Taylor, carried 5/0, to approve the Consent Agenda, as submitted.**

**Yea: Murphy, Taylor, Joseph, Arnold, Whitehurst**

**Nay: None**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2024-514**, approving the final plat for Claiborne Lane, Parcel 37 (Minor Collector)
3. Motion to adopt **Resolution No. 2024-515**, 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
4. Motion to adopt **Resolution No. 2024-516**, accepting two Easements for Utilities associated with the sewer system and a Bill of Sale, Final Release of Lien, and Warranty associated with the water, sewer, and reclaimed water systems to serve Reverie at Silverleaf Phase 1, Parcel 22C
5. Motion to adopt **Resolution No. 2024-517**, accepting an Easement for Utilities, Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Briarwood Apartment Improvements, located off A1A South
6. Motion to adopt **Resolution No. 2024-518**, accepting an Easement for Utilities, Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Entrada, Phase 3, Unit 6A, located off State Road 207
7. Motion to adopt **Resolution No. 2024-519**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water system to serve Family Kia Remodel
8. Motion to adopt **Resolution No. 2024-520**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Trailmark, Phase 12A, located off County Road 208
9. Motion to adopt **Resolution No. 2024-521**, approving an Agreement between North Beach Investment, Inc., and St. Johns County for the acquisition of property needed to construct a sidewalk along Euclid Avenue and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

10. Motion to adopt **Resolution No. 2024-522**, approving the terms of and conditions and authorizing the county administrator, or designee, to execute a Basic Ordering Agreement with the Federal Bureau of Investigation to collocate communication equipment on a County-owned tower
11. Motion to adopt **Resolution No. 2024-523**, approving and authorizing the county administrator, or designee, to execute and deliver an Interlocal Agreement between the City of St. Augustine and St. Johns County, Florida, as authorized by Section 163.01, Florida Statutes, regarding maintenance for roadway, utilities, and drainage improvements on West King Street
12. Motion to adopt **Resolution No. 2024-524**, authorizing the county administrator, or designee, to execute and issue a Franchise Agreement to Sim's Trucking, Inc., 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
13. Motion to adopt **Resolution No. 2024-525**, approving the terms, provisions, conditions, and requirements of the State Revolving Fund (SRF) loan amendment and authorizing the execution and delivery of the SRF loan amendment
14. Motion to adopt **Resolution No. 2024-526**, authorizing the county administrator, or designee, to award Misc No. 1831, operation and management of the food and beverage services at the St. Johns Golf Club to HZIP, LLC., as the most responsive and responsible respondent a revenue-based contract with five percent of gross profit and a minimum of \$1200 a month to the county
15. Motion to adopt **Resolution No. 2024-527**, authorizing the county administrator, or designee, to award IFB No. 1997, North Beach Park Renovations (Base Bid, Alternate 1, Alternate 2, Alternate 3) to Saboungi Construction, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract, in substantially same form and format as attached hereto, at a total project lump sum bid price of \$2,101,380, for completion of the specified project
16. Motion to adopt **Resolution No. 2024-528**, authorizing the county administrator, or designee, to award IFB No. 1993, collection, transportation and disposal of wastewater sewage sludge to Revinu, Inc., as the lowest, 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 \$196,275 through the initial term, and in accordance with the contract for any exercised renewal terms
17. Motion to adopt **Resolution No. 2024-529**, authorizing the county administration, or designee, to issue a Purchase Order to Nations Bus Corporation in the amount of \$597,707.92, for the purchase of four new Chevy 4500 Turtle Top Terra Transit MD 23' Cutaway Buses under the Florida Department of Transportation (FDOT) Public Transit Office's Contract No. TRIPS-22-CA-MB-LF-NBC

18. Motion to adopt **Resolution No. 2024-530**, authorizing the county administrator, or designee, to piggyback Florida Sheriff's Association Contract No. FSA23-VEF17.01, Item No. 490, and to issue a Purchase Order for the purchase of two ambulances, as specified herein, from Ten-8 Fire Equipment, Inc., for a total purchase price of \$720,536, in accordance with the terms of the contract
19. Motion to adopt **Resolution No. 2024-531**, approving the terms, conditions, and requirements of the Rural Emergency Medical Services (EMS) Training Award No. 1H79TI087153-01 between United States Department of Health and Human Services, Substance Abuse and Mental Health Services Administration; and St. Johns County Board of County Commissioners, and authorize the county administrator, or designee, to execute the agreement, on behalf of the County, and recognizes and appropriates \$47,499 in Federal Funds, within the Fiscal Year 2025 Fire Rescue Services budget
20. Motion to adopt **Resolution No. 2024-532**, recognizing and appropriating \$500 in grant funding from the Federal Emergency Management Agency, Emergency Food, and Shelter Program to provide interim housing for families whose homes are undergoing necessary repairs funded by other grants; 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
21. Motion to adopt **Resolution No. 2024-533**, approving Amendment No. 2 to Contract No. NJ211 between St. Johns County and Florida Department of Children and Families; ratifying the county administrator's, or designee's, execution of the amendment on behalf of the County; and recognizing and appropriating the additional \$27,877 within the County Fiscal Year 2025 Community Based Care Fund
22. Motion to adopt **Resolution No. 2024-534**, authorizing the county administrator, or designee, to execute a Non-exclusive Permissive Use Agreement, in substantially the same form and format as attached hereto, and authorizing temporary use of County-owned property
23. Motion to adopt **Resolution No. 2024-535**, approving the terms, conditions, provisions, and requirements of a Grant Agreement between the Florida Communities Trust and St. Johns County, Florida, authorizing the county administrator, or designee, to execute the contract on behalf of the county
24. Motion to adopt **Resolution No. 2024-536**, approving and authorizing the county administrator, or designee, to submit a completed Supporting Healthy Aging Through Parks and Recreation 4.0 Grant Application on behalf of St Johns County Parks and Recreation Department
25. Motion to adopt **Resolution No. 2024-537**, authorizing the county administrator, the director of emergency management, or designee to execute agreements between St. Johns County Board of County Commissioners and the State of Florida Division of Emergency Management for Hurricane Debby

26. Motion to authorize the transfer of \$10,812, in St. Johns Pet Center donations from General Fund Reserves to the Fiscal Year 2025 Animal Control Department budget
27. Motion to approve minutes:
  - November 19, 2024, BCC Regular
  - November 19, 2024, BCC Special
28. Proofs:
  - a. Proof: Notice of Value Adjustment Board Meeting (Cancellation); Cancelled its meeting for Thursday, October 10, 2024, due to the threat of Hurricane Milton, published on October 9, 2024, in *The St. Augustine Record*
  - b. Proof: Notice of Meeting; Value Adjustment Board will hold a meeting for the purpose of certifying the 2024 tax roll on October 14, 2024, published on October 11, 2024, in *The St. Augustine Record*
  - c. Proof: Notice of Public Hearing, Amending Ordinance No. 2010-47, published on October 3, 2024, in *The St. Augustine Record*
  - d. Proof: Request for Bids, Bid No. 1997; North Beach Park Renovations, published on September 26, 2024, and October 3, 2024, in *The St. Augustine Record*
  - e. Proof: Request for Bids, Bid No. 2016; Flagler Estates Fire Station No. 21, published on October 7, 2024, and October 14, 2024, in *The St. Augustine Record*
  - f. Proof: Request for Bids, Bid No. 2010; County Road 208 Over Town Branch Bridge Replacement, published on October 7, 2024, and October 14, 2024, in *The St. Augustine Record*
  - g. Proof: Request for Bids, Bid No. 2004; DeLeon Shores No. 1 Lift Station to Vickers Landing Force Main Project, published on October 9, 2024, and October 16, 2024, in *The St. Augustine Record*

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

There were none.

#### **APPROVAL OF REGULAR AGENDA**

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

**Yea: Murphy, Taylor, Joseph, Whitehurst, Arnold**

**Nay: None**

#### **PUBLIC COMMENT**

Joseph read a statement explaining her purpose for placing public comment at the beginning of the agenda. She also expressed her intention to involve more veterans, including those who had not yet led the Pledge of Allegiance and veteran employees at the County, in leading the pledge.

Public Comment: Joe McAnarney (Exhibit A), Kim Schwermer (Exhibit B), Geraldine Buchanan, Michael Schwartz, Vicki Pepper, Sherry Badger, Jackie Leblanc, Bill Dudley, Reuben Franklin, Nicole Crosby (Exhibit C), Charlie Hunt, Denver Cook, B.J. Kalaidi, Susan Singer, Ed Slavin, Tom Reynolds, Chuck Labanowski, and Chuck Welsh provided public comment.

1. American Rescue Plan Act (ARPA) Appropriation. On May 10, 2021, the United States Department of the Treasury announced the launch of the Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021 (ARPA), to provide emergency funding for eligible state, local, territorial, and tribal governments, to support the immediate pandemic response, bring back jobs, and lay the groundwork for a strong and equitable recovery. St. Johns County has received ARPA funding totaling \$51,409,434. ARPA funds must be expensed by December 31, 2026; prior to that, ARPA funds must be committed/encumbered by December 31, 2024. ARPA funds not committed/encumbered must be refunded. To date, the Board of County Commissioners (BCC) has approved the reappropriation of ARPA funding when it has been determined that projects will not achieve the December 31, 2024, deadline. These reappropriations have been brought forward by the county administration as either regular or consent agenda items. On October 1, 2024 (Consent Agenda Item No. 24), the BCC approved the most recent reappropriation of funding. For the December 3, 2024, agenda, the county administration is requesting the reappropriation of remaining category balances, including \$2 million for the World Golf Village property acquisition, into Sheriff's Police Athletic League (PAL) projects, allowing the County to meet the commitment/encumbrance ARPA deadline of December 31, 2024. It has been determined that the World Golf Village property acquisition cannot be executed by the December 31, 2024, deadline. In addition, the Grant Administration category balance is also recommended to be transferred to the PAL project. Attached to this agenda item is the Comprehensive American Rescue Plan Act funding plan and the recommended reappropriations. Up to \$10 million of ARPA funding can be appropriated to capital projects under the lost-revenue category

Jesse Dunn, Deputy County Administrator, presented the details of the request. Kendell Hardwick, Diamond of Dreams Team, and Larry Durden, Project Manager, presented the details of the Diamond of Dreams project.

Public Comment: Tom Reynolds, Vicki Pepper, Michael Strausbaugh, Denver Cook, Nicole Crosby, Jackie Leblanc, Ed Slavin, Chuck Labanowski, Karen McManus, and Sherry Badger provided public comment.

The Board members expressed their support for the project. Murphy questioned whether the team had a plan for its continued maintenance.

**Motion by Arnold, seconded by Taylor, carried 5/0, to authorize the re-appropriation of American Rescue Plan Act (ARPA) Funding from Completed Categories to BCC-Approved Categories in order to maximize spending of the program.**

**Yea: Arnold, Taylor, Joseph, Murphy, Whitehurst**  
**Nay: None**

**Motion by Murphy, seconded by Taylor, carried 5/0, to adopt Resolution No. 2024-538, authorizing the county administrator, or designee, to execute a Funding Assistance Agreement by and between St. Johns County and the Police Athletic League for a capital distribution of a sub-award of \$2,187,252, from the American Rescue Plan Revenue Fund Budget.**

**Yea: Murphy, Taylor, Joseph, Whitehurst, Arnold**

**Nay: None**

2. Consider the proposed 2025-2028 St. Johns County Funding and Advocacy Roadmap. The St. Johns County Funding and Advocacy Roadmap is a focused list of priorities and objective steps the County may initiate to secure financial resources and other support from our State and Federal representatives. County Administration presents a list of recommended items from County staff for the Board to consider adopting as the 2025-2028 St. Johns County Funding and Advocacy Roadmap. The approved Funding and Advocacy Roadmap is subsequently presented to the public and submitted to the County's Legislative Delegation and other public agencies for consideration

Adam Tecler, Intergovernmental Affairs Director, presented the details of the roadmap.

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

Discussion ensued about the Legislative Delegation touring the existing medical examiner facility. Whitehurst requested the *Board's consensus on adding the request to the Legislative Delegation Action plan regarding overturning the preemption to create a minimum distance between school and vaping shops. Consensus was given.* Additionally, Joseph inquired whether the tour would be open to the public. She then asked for the *Board's consensus on adding stipulations and rules for electric bikes on the sidewalks to the Legislative Delegation plan. Consensus was given.*

**Motion by Murphy, seconded by Taylor, carried 5/0, to adopt the 2025-2028 St. Johns County Funding and Advocacy Roadmap.**

**Yea: Murphy, Taylor, Joseph, Arnold, Whitehurst**

**Nay: None**

3. 2025 Roadway and Transportation Alternatives List of Priority Projects (LOPP). The Florida Department of Transportation (FDOT) and the North Florida Transportation Planning Organization (TPO) request project priorities from local governments for potential funding of new transportation projects to be considered for inclusion in the new fiscal year of FDOT's Work Program. This is an annual recurring request sent to local governments. The St. Johns County Board of County Commissioners is charged with prioritizing all projects within the County, including those within municipal boundaries. The Transportation Advisory Group (TAG), consisting of County staff, representatives of the City of St. Augustine, St. Augustine Beach, St. Johns County School District, St. Johns County Sheriff's Office, and the St. Augustine-St. Johns County Airport Authority met on November 14, 2024, to review last year's priorities and recommend this year's priorities. The attached LOPP includes TAG's recommendations for both highway and alternative

projects. Staff is requesting the approval of the local priorities, the transportation alternatives, and the sidewalk-to-schools list. The Board will hear the Regional Priority list on December 17th. The full list, including the Regional Priorities, is presented at this time.

Dick D'Souza, Growth Management Assistant Director, Transportation, presented the details of the priority projects.

Public Comment: Charlie Hunt, Ed Slavin, Nicole Crosby, Vivian Browning, Adam Lynn, and Sherry Badger provided public comment.

**Motion by Whitehurst, seconded by Taylor, carried 5/0, to approve the 2025 St. Johns County Roadway and Transportation Alternatives List of Priority Projects (LOPP) for transmittal to the Florida Department of Transportation and the North Florida Transportation Planning Organization.**

**Yea: Whitehurst, Taylor, Joseph, Murphy, Arnold**

**Nay: None**

4. Change Order No. 6 to Master Contract 20-MAS-ENG-12227, with England Thims and Miller, Inc., under Request for Qualifications (RFQ) No. 2020-10, Design of Intersection and Widening Improvements for State Road (SR) 16 at International Golf Parkway (IGP) to San Giacomo Road. In 2020, the County issued RFQ No. 2020-10, for the Design of Intersection and Widening Improvements for, SR 16 at IGP to San Giacomo Road, which included professional engineering services for the complete design, permitting, right-of-way acquisition, utility coordination, and construction documents. On July 20, 2020, the County entered into a contract with England Thims and Miller, Inc., as the top-ranked firm. Change Order Nos. 01, 03, and 04 have been issued to extend the completion time of the work. Due to the requirement for an Intersection Control Evaluation (ICE) by the Florida Department of Transportation (FDOT), the initial contract only included Phase I scope and price; and Change Order No. 2 was done to authorize Phase II for complete design. Change Order No. 5 provided for additional engineering design, surveying, geotechnical exploration, testing, plans production, and permitting to extend the project limits along IGP and to include a stormwater outfall. Change Order No. 06 is proposed for the design of St. Johns County Utility Department (SJCUD) facilities from County Road (CR) 2209 to the eastern SR 16 reconstruction limits, additional environmental permitting due to the United States Army Corps of Engineers assuming the responsibility of Florida Department of Environmental Protection (FDEP) permitting, additional geotechnical analysis as required by FDOT comments received on the 60 percent plan submittal, sketch and legal descriptions, addition of an expenses item for printing, delivery service, mileage, and permitting fees, and the addition of a Post Design Services task. Proposed Change Order No. 6 conveys an additional cost of \$128,363.38, which increases the total contract value to \$1,179,589.60. Due to the added cost being in excess of 25 percent of the initial contract value, proposed Change Order No. 6 must be reviewed and approved by the Board of County Commissioners in order for it to be executed. Staff recommends Board approval to execute Change Order No. 6 for the above-mentioned additional work



Jaime Locklear, Director of Purchasing, presented the details of the request. Discussion ensued on the bid process and whether the price was considered before accepting the bid.

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

Dick D'Souza, Growth Management Assistant Director, Transportation, responded to the public's concerns regarding traffic impacts and non-residential trips. Greg Caldwell, Public Works Director, spoke about the change order, drainage systems, construction cost, and permitting with displaying an intersection map (Exhibit A). Discussion ensued on moving forward with the project before a cost increase, the opening of County Road 2209, and the change order process. Mike Roberson, Growth Management Director, informed the Board that information on the exemption of the nonresidential and the buydown would be included, along with the impact fee study, which would be presented to the Board.

**Motion by Arnold, seconded by Taylor, carried 5/0, to adopt Resolution No. 2024-539, authorizing the county administrator, or designee, to execute and issue Change Order No. 6 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.**

**Yea: Arnold, Taylor, Joseph, Murphy, Whitehurst**

**Nay: None**

5. IFAM 2024-01, Silverleaf Development of Regional Impact (DRI) Road Impact Fee Agreement Modification. The Silverleaf DRI Road Impact Fee Agreement (IFA 2017-02) was originally approved by the Board of County Commissioners (BCC) on October 3, 2017, by Resolution No. 2017-312, as amended on August 20, 2019, by Resolution No. 2019-257 (IFAM 2019-03), and on June 21, 2022, by Resolution No. 2022-209, is being modified to update the total road impact fee credit consistent with the increased transportation mitigation required by the DRI Development Order as modified in 2021 by Resolution No. 2021-551, and DRIMOD 2024-01, approved by the BCC on November 5, 2024. The road impact fee credit amount is increased from \$78,528,877 to \$109,060,292, an increase of \$30,531,415 for the construction of the County Road (CR) 16A Connector (River Reach Parkway from CR 16A to Silver Lake Drive) at a mitigation value of \$5,382,659, and Silver Lake Drive Extension at a mitigation value of \$20,984,270, and a mitigation payment to the County, in the amount of \$4,164,486, designated for County improvements to CR 16A. The mitigation value for these improvements is based on the total cost minus the development's percentage utilization of capacity. The CR 16A Connector and the Silver Lake Drive Extension have both been constructed, and the \$4,164,486 payment for improvements to CR 16A has been received by the County

Ellen Avery-Smith, Rogers Towers, presented the details of the request and referenced Resolution No. 2024-493.

Discussion ensued on the development's capacity utilization and whether River Reach Parkway would be gated.

Public Comment: Ed Slavin, Chuck Labanowski, and B.J. Kalaidi provided public comment.

Avery-Smith responded to the public's concerns regarding the mitigation percentages on each road and on the traffic studies. Discussion ensued on developers widening roads before houses were occupied, which could eliminate traffic impacts. Dick D'Souza, Growth Management Assistant Director, Transportation, explained why staff member was listed as the presenter but was not present for the item.

**Motion by Murphy, seconded by Arnold, carried 5/0, to adopt Resolution No. 2024-540, authorizing the county administrator, or designee, to execute the Second Amendment to Amended Impact Fee Credit Agreement with Whites Ford Timber, LLC; Longleaf Partners, LLC; Bocage Ventures, LLC; Trout Creek Venture, LLC; and Whites Ford Investments, LLC, (IFAM 2024-01) to increase the total road impact fee credit to \$109,060,292.**

**Yea: Murphy, Arnold, Joseph, Whitehurst, Taylor**

**Nay: None**

6. Consideration of Presentations under Request for Proposal (RFP) No. 1976, Destination Marketing Management Services. On Monday, November 18, 2024, at its regularly scheduled meeting of the Tourist Development Council (TDC), the TDC voted unanimously to forego presentations, as elected by the evaluation committee, and to proceed with award based upon the evaluation scores from the submitted proposals. As the TDC is an advisory council of the Board of County Commissioners (BOCC), their vote is provided as a recommendation for BOCC consideration. The RFP, attached hereto, provides the option to conduct presentations as a second stage of evaluation, as determined by the Evaluation Committee. Subsequent to the initial scores related to the submitted proposals, the majority of the Evaluation Committee agreed that conducting presentations as a second stage of evaluation was appropriate to make the final decision. The presentations and subsequent evaluation meetings have been scheduled with the responding proposers and Evaluation Committee for December 6, 2024. The Board has two options: 1. Vote to forego presentations and proceed with award based upon the scored proposals as recommended by the TDC; or 2. Vote to continue with the presentations and then proceed with award based upon the total scores in accordance with the RFP

Jaime Locklear, Director of Purchasing, presented the details of the presentations.

Discussion ensued on the Evaluation Committee presenting the contracts before the Board. The Board members expressed their positions on the request.

Public Comment: Regina Phillips, Irvin Kass, and Ed Slavin provided public comment.

Discussion ensued on not missing advertising opportunities, marketing management, and the use of bed taxes.

**Motion by Whitehurst, seconded by Arnold, carried 4/1, with Joseph dissenting, to forego presentations and proceed with award based upon the evaluation of proposals, as recommended by the TDC.**

**Yea: Whitehurst, Arnold, Murphy, Taylor**  
**Nay: Joseph**

Joseph recessed the meeting at 12:28 p.m. and reconvened at 1:00 p.m. with Deputy Clerk Sandra Hutto present.

7. Public Hearing - CPA(SS) 2024-03, Colee Cove Hamlet. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 45.8 acres of land, located at 7926 Colee Cove Road, from Rural/Silviculture (R/S) to Residential-A (Res-A), with a site-specific text amendment limiting the number of residential uses allowed on the subject property to a maximum 11 single family residential dwelling units. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, November 7, 2024, and was unanimously recommended for approval, 7-0

Stephen Glidden, Picolata Forest Group, LLC, presented the details of the request and responded to concerns about maintaining the natural buffer. Justin Kelly, Growth Management, provided additional information on the code requirements for buffering (Exhibit A).

Public Comment: Joe McAnarney (Exhibit B), Cynthia Long, Ed Slavin, and Arlene Tanner provided public comment.

The Board members expressed their positions on the request.

**Motion by Arnold, seconded by Taylor, carried 5/0, to enact Ordinance No. 2024-59, approving CPA (SS) 2024-03, Colee Cove Hamlet, based on four findings of fact, as provided in the staff report.**

**Yea: Arnold, Taylor, Whitehurst, Murphy, Joseph**  
**Nay: None**

8. Summer Haven Managed Retreat Project Grant Agreement. During the 2023 Legislative session, the County sought and was awarded funding for the Summer Haven Managed Retreat Project (the "Project"). The Florida Department of Environmental Protection (FDEP) has grant funds appropriated in the amount of \$5,000,000 under Legislative Line-Item Grant (Fiscal Year (FY) 2023/2024) Project L2313 - St. Johns County Summer Haven Managed Retreat. The \$5,000,000 is recognized and appropriated in the FY 2025 Land Management budget. The Grant Agreement requires a one-to-one match, and staff is pursuing opportunities to fund the match through grant funding. For this item, staff is requesting approval to execute and submit the Grant Agreement to FDEP while the County continues to pursue match funding. If grant funding is not available, staff will bring back an item for Board consideration to appropriate local funding as properties become available for purchase and/or through the FY 2026 budget process

Adam Tecler, Intergovernmental Affairs Director, presented the details of the grant agreement.

Discussion ensued on the lawsuit between the County and Summer Haven property owners regarding a moratorium for electricity and water services, the property owners who are willing to sell, and the project's funding and inclusion in the budget. Additionally, Damon Douglas, Coastal Manager, provided information on the economic impact study. Corey Bowens, Land Management Director, and Joe Giammanco, Director of Emergency Management, provided information on the history of the managed retreat's timeline, funding, and efforts to protect the residents.

Whitehurst expressed his position on the agreement.

Public Comment: There was none.

**Motion by Murphy, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2024-541, approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, the Grant Agreement between the County and Florida Department of Environmental Protection for the Summer Haven Managed Retreat Project, in substantially the same form as attached hereto.**

**Yea: Murphy, Whitehurst, Arnold, Taylor, Joseph**

**Nay: None**

## **COMMISSIONERS' REPORTS**

### Commissioner Whitehurst

Whitehurst reported on a meeting with Vicky Carregal, Horseplay Therapy Executive Director, and requested *Board consensus to direct Adam Tecler to assist this non-profit in seeking State funds to activate this program to acquire additional property. Consensus was given.* Also, he requested Mike Roberson, Growth Management Director, provide an update regarding the Walmart Supercenter request for development, the history of the project, enforcing traffic mitigation, and traffic impacts. Komando provided his legal opinion on the process of trying to stop the development. Whitehurst then expressed his position on changes that were made to the agenda.

### Commissioner Arnold

Arnold expressed condolences to the White family for the loss of Mrs. Lydia White and announced that her funeral would be held at 11:00 a.m. on December 6, 2024, at Trinity Church.

### Commissioner Taylor

Taylor reported on attending the Farmers Bureau luncheon on protecting agricultural lands and supporting farmers. She requested a meeting with the county attorney regarding the Land Development Code requirements for the development of the Walmart Supercenter. She then requested *Board consensus on setting up a night Board meeting. Consensus was given.* Discussion ensued on the Board's requirements for scheduling a meeting at night.

Commissioner Murphy

Murphy reported on the Summer Haven project and requested *Board consensus to direct staff to bring back potential options for the Summer Haven area with the options to include Municipal Service Taxing Unit (MSTU) funds for the engineering and design of such solutions. Consensus was given.* Joe Giammanco, Director of Emergency Management, requested clarification on the boundaries of the area to be included.

Commissioner Joseph

Joseph reported on traffic impacts of the Walmart Supercenter development. She requested that Human Resources (HR) begin the search for a new County Attorney. The results of which would be brought before an advisory committee. Discussion ensued on the search for a county attorney.

Public Comment: Ed Slavin provided public comment.

**Motion by Joseph, seconded by Taylor, carried 3/2, with Whitehurst and Arnold dissenting, to start the search for a permanent county attorney with the process to be completed by February and for Komando to continue to serve our county until then, possibly beyond, depending on the outcome of the search, as amended to *not limit until February.***

**Yea: Joseph, Taylor, Murphy**

**Nay: Whitehurst, Arnold**

**COUNTY ADMINISTRATOR'S REPORT**

No report.

**COUNTY ATTORNEY'S REPORT**

No report.

With there being no further business to come before the Board, the meeting adjourned at 2:17 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 627262-627329, totaling \$41,857.14 and Voucher Register, Voucher Nos. 83588-83793, totaling \$177,192.71 (11/20/2024)
2. St. Johns County Board of County Commissioners Check Register, Check No. 627330, totaling \$10,824.92 (11/21/2024)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 627331-627487, totaling \$862,276.16 and Voucher Register, Voucher Nos. 83794-83903, totaling \$3,401,041.59 (11/25/2024)
4. St. Johns County Board of County Commissioners Check Register, Check No. 627488, totaling \$431.50 and Voucher Register, Voucher No. 83904, totaling \$178,617.75 (11/26/2024)

5. St. Johns County Board of County Commissioners Check Register, Check Nos. 624789-627504, totaling \$493,807.98 (11/26/2024)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 627505-627509, totaling \$2,217.73, and Voucher Register, Voucher No. 83905, totaling \$455.11 (11/27/2024)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 83906-83907, totaling \$7,684.31 (11/27/2024)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 627510-627567, totaling \$1,711,088.66 and Voucher Register, Voucher Nos. 83908-83944, totaling \$8,562,552.74 (12/02/2024)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 627568-627583, totaling \$21,533.05 and Voucher Register, Voucher Nos. 83945-83967, totaling \$72,370.81 (12/04/2024)

CORRESPONDENCE:

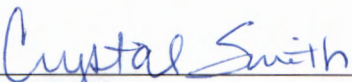
There was none.

Approved     December 17    , 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

