



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 17, 2024 - 9:00 a.m.

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
Lex Taylor, Deputy County Attorney
Kealey West, Senior Assistant County Attorney
Brad Bradley, Deputy County Administrator
Jesse Dunn, Deputy County Administrator
Artricia Allen, Deputy Clerk

ROLL CALL

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

INVOCATION

Father Christopher Knight, Our Lady of the Sea Catholic Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Bill Dudley, Lieutenant Colonel of the United States Air Force (Retired), led the Pledge of Allegiance.

DELETIONS TO THE CONSENT AGENDA

There were none.

Public Comment:

B.J. Kalaidi commented on Consent Agenda Item #34.

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. 2024-542**, approving the final plat for Brook Forest, Phase 1B, Silverleaf Parcel 9, Lots 421 and 422 Replat
3. Motion to adopt **Resolution No. 2024-543**, accepting an Easement for Utilities and a Temporary Construction Easement from Dunn Jax, LLC, for a reclaimed water transmission main to be located along Watson Road
4. Motion to adopt **Resolution No. 2024-544**, approving the terms of and authorizing the county administrator, or designee, to execute a Contract Agreement allowing a sheriff's deputy to reside at Frank Butler Park West for security purposes
5. Motion to adopt **Resolution No. 2024-545**, accepting an Easement for Utilities from Smith Brothers Enterprises, LLP, for a water transmission main to be located along George Miller Road, in Hastings
6. Motion to adopt **Resolution No. 2024-546**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve High School 'HHH' (Tocoi High School)
7. Motion to adopt **Resolution No. 2024-547**, accepting an Easement for Utilities associated with the water meters and a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Loves Travel Stop, State Road 206
8. Motion to adopt **Resolution No. 2024-548**, accepting Deeds of Dedication for additional right-of-way required for a turn lane along International Golf Parkway in connection with the Home Depot project
9. Motion to adopt **Resolution No. 2024-549**, approving an exchange of real property pursuant to Section 125.37, Florida Statutes, in connection with the conveyance of a St. Johns County Pond on Greenbriar Road to Greenbriar Property Holdings, LLC, and a grant of easement over the pond parcel from Greenbriar Property Holdings, LLC, to the County

10. Motion to adopt **Resolution No. 2024-550**, accepting an Easement for Utilities associated with the water system to serve Whisper Creek, Phase 11, Unit A, located off Trailmark Drive
11. Motion to adopt **Resolution No. 2024-551**, accepting an Easement for Utilities associated with the water system to serve Whisper Creek, Phase 12, Unit A, located off Trailmark Drive
12. Motion to adopt **Resolution No. 2024-552**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve St. Marks Industrial Park, International Golf Parkway (IGP) (Phase 1A)
13. Motion to adopt **Resolution No. 2024-553**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve East Manson Road Lots
14. Motion to adopt **Resolution No. 2024-554**, accepting an Easement for Utilities, Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve St. Augustine Lakes, Phase 3A
15. Motion to adopt **Resolution No. 2024-555**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Trailmark, Phase 12B
16. Motion to adopt **Resolution No. 2024-556**, accepting an Easement for Utilities and Warranty associated with the water meters to serve Mr. Clean Car Wash.
17. Motion to adopt **Resolution No. 2024-557**, accepting two Easements for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Alkinani
18. Motion to adopt **Resolution No. 2024-558**, authorizing the county administrator, or designee, to utilize the Florida Sheriff's Association Contract No. FSA23-EQU21.0, to purchase one excavator, as specified herein, from Menzi USA Sales, Inc., for a total purchase of \$518,713.87, in accordance with the terms of the contract
19. 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
20. Motion to adopt **Resolution No. 2024-559**, authorizing the county administrator, or designee, to award RFQ No. 1972, Design-Build Services for Hastings Ground Storage Tank, to Precon Corporation, as a qualified Design-Build Firm with the lowest, technically acceptable, cost proposal; and to execute a contract, in substantially the same form and format as attached hereto, for completion of the specified services, for a total cost of \$1,042,000, in accordance with RFQ No. 1972

21. Motion to adopt **Resolution No. 2024-560**, authorizing the county administrator, or designee, to award RFQ No. 1710, Design-Build Services for Silverleaf Fire Station No. 22 and Sheriff's Operations Center, to DiMare Construction Company, as a qualified Design-Build Firm with the highest ranked qualification and technical proposal; and to execute a contract, in substantially the same form and format as attached hereto, for completion of the specified services for a total cost of \$989,888, for Phase I, Design Services and GMP Development, in accordance with RFQ No. 1710
22. Motion to adopt **Resolution No. 2024-561**, authorizing the county administrator, or designee, to utilize the Sourcewell Cooperative Contract No. 091422-FAS, for onsite program for the provision of supplies, tools, and equipment for the duration of the Sourcewell Contract, unless earlier terminated, in accordance with Facilities Management's annual budget
23. Motion to adopt **Resolution No. 2024-562**, amending the Fiscal Year 2025 budget to recognize and appropriate federal equitable sharing proceeds of \$60,094.61 as revenue within the Fiscal Year 2025 Equitable Sharing Justice and Equitable Sharing Task Force Trust Fund budgets
24. Motion to approve a Fiscal Year 2024 end-of-the-year General Fund reserve transfer in the amount of \$45,000, to ensure fiscal year-end positive department balances per the St. Johns County Administrative Code
25. Motion to elect Commissioner Krista Joseph as a member and chair of the St. Johns County Value Adjustment Board; and to elect Commissioner Christian Whitehurst as a member of the St. Johns County Value Adjustment Board
26. Motion to appoint Kyle Sawchuk to the North Coastal Design Review Board for a full four-year term, scheduled to expire on December 17, 2028
27. Motion to appoint Commissioner Krista Joseph to the Northeast Florida Regional Council Board of Directors and to appoint Commissioner Clay Murphy to the Northeast Florida Regional Council Board of Directors
28. Motion to adopt **Resolution No. 2024-563**, recognizing and appropriating \$31,571.11 of unanticipated funds within the General Fund for Fiscal Year 2025
29. Motion to adopt **Resolution No. 2024-564**, approving an amendment to the Memorandum of Understanding between the Friends of the Guana Tolomato Matanzas Research Reserve and St. Johns County for the development of a beach front data collection facility, and authorizing the chair, or designee, to execute the Memorandum of Understanding, along with any supplemental documentation, on behalf of the County
30. Motion to adopt **Resolution No. 2024-565**, approving and authorizing the county administrator, or designee, to execute and deliver on behalf of the County, the Third Amendment to the Contract between the County and The Devereux Foundation, Inc., for the Family Builders Treatment Program and add language to the contract to ensure

adherence to provisions required by the County's contract with the Florida Department of Children and Families

31. Motion to adopt **Resolution No. 2024-566**, approving and authorizing the county administrator, or designee, to execute and deliver the Fourth Amendment to the Contract between St. Johns County and National Youth Advocate Program, Inc., to add language to the contract to ensure adherence to provisions required by the County's contract with the Department of Children and Families
32. Motion to adopt **Resolution No. 2024-567**, approving the Paul Coverdell Forensic Science Improvement Grant Agreement, authorizing the county administrator, or designee, to execute the agreement, in substantially the same form as attached hereto, along with any supplemental documents required to secure a grant in the amount of \$2,940.85, for two mirrorless cameras and one macro camera lens for use by the Medical Examiner's Office; and amending the Fiscal Year 2025 budget to recognize and appropriate the grant funds as revenue within the Fiscal Year 2025 General Fund and Medical Examiner Department budgets
33. Motion to adopt **Resolution No. 2024-568**, approving the Agreement with the City of Jacksonville through the Urban Area Security Initiative (UASI) funding program, authorizing the receipt of emergency response equipment valued at \$120,010, for use in emergency response in St. Johns County, and authorizing the county administrator, or designee, to execute forms and agreements approving the transfer of this equipment and certifying the equipment will be utilized for emergency response in St. Johns County
34. Motion to approve **Resolution No. 2024-569**, authorizing the county administrator, or designee, to execute the contract between St. Johns County and Hastings Main Street, Inc., in an amount not to exceed \$28,500, for the purpose of providing services in support of economic development within the Downtown Hastings area, in substantially the same form as attached hereto
35. Motion to adopt **Resolution No. 2024-570**, amending Resolution 2024-433, declaring public purpose and reasonable necessity for the acquisition of certain easements along Vilano Beach for re-nourishment of the beach, authorizing such acquisition through negotiated conveyance or the exercise of the right and power of eminent domain, and authorizing the county attorney, or designee, to initiate and pursue condemnation proceedings as necessary
36. Motion to authorize the transfer of \$200,090 from General Fund Reserves to the Supervisor of Elections for the purpose of funding the 2025 special election, to fill the United States House of Representatives Seat in the 6th Congressional District
37. Motion to approve minutes: December 3, 2024, BCC Regular

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

Kim Schwermer addressed payments for non-zoning variance applications, fines assessed on her property, pool inspections, and paver codes (Exhibit A).

Joe McAnarney spoke on traffic around the World Commerce Center (Exhibit B).

Zach Schwermer addressed paver violations.

Michael Fleming spoke on suicide prevention for veterans and expressed his support for the St. Johns County Veterans Council.

Michael Cumpton commented on Ordinance No. 2021-70 regarding Beachcombers RV Park.

Merlyn Hardesty spoke in support of Bill Dudley and the Veterans Council.

Shane Jones addressed a survey in opposition to the RV Park.

Sue Wetherington spoke in support of Bill Dudley and the Veterans Council.

Cliff Dickinson commented in opposition to the Ocean Club RV Park in Vilano Beach (Exhibit C).

Deborah Dickinson commented in opposition to the RV Park.

Neil Holst spoke on storage space for the Toys for Tots' toy drive.

Barbara Jenness commented on the Ocean Club RV Park (Exhibit D).

John Mountcastle spoke in support of Bill Dudley and the Veterans Council (Exhibit E).

Joanne Conrad addressed the proposed RV Park in Vilano Beach (Exhibit F).

Richard Capps spoke in support of Bill Dudley and the Veterans Council.

Cathy Aissen commented on the proposed RV Park.

Jerry Dedge spoke in support of Bill Dudley and the Veterans Council.

Bill Hennesy addressed the Palmetto Road boat ramp (Exhibit G).

Alton Dune commented in support of Bill Dudley and the Veterans Council.

Mike Davis commented in support of Bill Dudley and the Veterans Council.

Ashanti Austin expressed her appreciation to Bill Dudley and the Veterans Council.

Perry Hagerty spoke in support of Bill Dudley and the Veterans Council.

Nicole Crosby expressed her support for Bill Dudley and the Veterans Council.

Robert Martinez addressed infrastructure in St. Johns County.

Bill Jefferson commented in support of Bill Dudley and the Veterans Council.

Carl Lewis spoke in support of Bill Dudley and the Veterans Council.

David Shoar commented on Bill Dudley and the Veterans Council.

Judy Spiegel commented on the Christmas story.

Dylan Rumrell commented on the New Year's Eve fireworks show on St. Augustine Beach.

Chuck Labanowski spoke in support of Bill Dudley and the Veterans Council and addressed the traffic at IGP and I-95, SR 16, and CR 2209.

Charlie Hunt addressed infrastructure, freedom of speech, and development.

Ed Slavin commented on Michelle O'Connell, Trey Asner, public comments, the county attorney and county administrator positions, the Canright House, and the tree preservation ordinance.

Suzanne Clulow commented in support of Bill Dudley.

B.J. Kalaidi addressed public comments, developers and lawyers being presenters for zonings, Comp Plan amendments, etc., and the county attorney position.

Clay Murphy expressed his appreciation for Bill Dudley and the Veterans Council.

1. 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 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, the City of St. Augustine Beach, the 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. At this meeting, staff is requesting the approval of the regional priority list

Mike Roberson, Growth Management Director, presented the details of the request and displayed a current map of County Road 2209 (Exhibit A). Jim Knight, FDOT, highlighted the project and displayed a map of Interstate 95 and the First Coast Expressway (Exhibit B). Kim Kendall, Florida House of Representatives District 18, provided additional information on the Long-Range Financial Outlook, the projected ending balances of the General Revenue Fund, and the improvements to the International Golf Parkway and Interstate 95 on and off ramps (Exhibit C). Kendall also requested a letter of support to acknowledge that Concept No. 2 was a priority for the County.

Discussion ensued on funding and the traffic impacts on and off the interstate. Murphy requested *Board consensus to send a letter of support acknowledging Concept No. 2 as a priority for the County. **Consensus was given.***

The Board members expressed their positions on the request.

Public Comment:

Suzanne Clulow spoke in support of the transportation project.

Kelly Legault spoke on the alignment of CR 2209.

Joe McAnarney spoke on roadway concerns and not waiving transportation concurrency (Exhibit D).

Greg Leonard spoke on the A1A project being completed as currently planned.

Reuben Franklin spoke in support for the project.

Anna Marks spoke on protecting the farming community.

Robert Martinez spoke on the Silverleaf project and budget.

Lisa McGlynn spoke on roadway improvements and against expanding CR 2209.

Rich Gifford spoke on the CR 2209 project.

Ed Slavin spoke in support of the transportation project.

Charlie Hunt spoke on State Road 16 and International Golf Parkway.

Patrick Hamilton spoke on removing CR 2209 from the list of priorities.

Sherry Badger spoke on infrastructure concerns and public transportation.

Chuck Labanowski spoke on including all roadway improvements on the list and side-by-side ramps at Interstate 95 (Exhibit E).

Benny Griggs spoke on CR 2209 and removing the proposed additional road.

In addition, Kendall responded to the public's concerns on the priority list process.

Discussion ensued on projects that were denied by the Board, public transportation, and the map that was published with inaccurate information.

Motion by Joseph, seconded by Taylor, to keep CR 2209 within the same corridor as planned, never to be moved.

Public Comment:

Suzanne Clulow spoke in support of the motion.

Lisa McGlynn expressed her concerns with the motion.

Rich Gifford supported the motion and requested clarification on the road.

Ed Slavin spoke in support of the motion.

Ben Griggs spoke in favor of the motion and requested clarification on the additional road.

Charlie Hunt spoke on the request for CR 2209.

Discussion ensued on possible amendments to the motion.

Joseph amended the motion to include not pursuing the erroneous westerly alignment and keeping County Road 2209 in the general existing easterly corridor. Murphy seconded the amended motion, which carried 5/0.

Yea: Joseph, Murphy, Arnold, Whitehurst, Taylor

Nay: None

Motion by Arnold, seconded by Murphy, 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, adding the World Golf Village, International Golf Parkway off-ramp as 5A, and sending a letter of support for Representative Kendall and Congressman Rutherford.

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

2. Change Order No. 09 to RFQ No. 2022-13, Design-Build Institute of America (DBIA) 530 Final Guaranteed Minimum Price (GMP) for Inclusion of the Veterans/Greenbriar/County Road (CR) 210/Alternative 210 intersection improvements into the No. 5072 County Road 210/Greenbriar to Cimarrone Widening project. On April 18, 2023, the Board of County Commissioners of St. Johns County approved the execution of the Secondary Design-Build Agreement with Superior Construction Company Southeast, LLC, for the construction of the CR-210 Widening from Greenbriar Road to Cimarrone Boulevard, in accordance with RFQ No. 2022-13. Due to the existing widening project of CR-210 from Greenbriar to Cimarrone it was determined necessary to include the Greenbriar Road/Veterans Parkway Intersection to maximize efficiencies in the design and construction of the additional work in order to minimize design and construction costs and avoid prolonged construction period and traffic restrictions in the area immediately after new construction has taken place. The County incorporated the addition of design services and submittal of a GMP for the Greenbriar Road/Veterans Parkway Intersection to extend the beginning of the CR-210 widening to the east of Veterans Parkway on Greenbriar Road and South of CR-210 on CR-210A by Change Order. The County negotiated the scope and fee submitted in the GMP Proposal for the construction of the additional work for the required widening, signalization, and drainage improvements necessary for the Greenbriar/Veterans Parkway intersection to accommodate the projected widening of CR-210 and came to an agreement with Superior for at a total cost of \$8,589,240.37. Staff recommends Board approval to execute Change Order No. 9, to the Secondary Design-Build Agreement for the completion of construction, as negotiated, with Superior Construction Company Southeast, LLC, in accordance with the Secondary Design-Build Agreement and as provided in RFQ No. 2022-13

Jaime Locklear, Director of Purchasing, and Greg Caldwell, Director of Public Works, presented the details of the request.

Public Comment:

Joe McAnarney requested clarification on the developers' impact fees.

Caldwell responded to the public's concerns about funding.

Motion by Whitehurst, seconded by Arnold, carried 5/0, to adopt Resolution No. 2024-571, authorizing the county administrator, or designee, to execute Change Order No. 9, to the DBIA 530 Final GMP Agreement for Design-Build Services for CR-210 widening from Greenbriar Road to Cimarrone Boulevard, with Superior Construction Company Southeast, LLC, for the construction of the added Greenbriar/Veterans Parkway Intersection at an amount of \$8,589,240.37.

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

3. Federal Emergency Management Agency (FEMA) Public Assistance Category G (Permanent Work) for Hurricanes Ian, Nicole, and Milton. Hurricanes Ian, Nicole, and Milton inflicted severe impacts on Florida, resulting in a presidential declaration for federal assistance. FEMA's Public Assistance program is a federal grant to aid State and Local governments in returning a disaster area to pre-disaster conditions. The grant is provided to primarily address the repair and restoration of public facilities and infrastructure damaged or destroyed or the restoration of services that were negatively impacted. This update is focused on the current FEMA Category G project in South Ponte Vedra and will present an opportunity to include North Ponte Vedra Beach because of impacts from Hurricane Milton

Joseph Giammanco, PhD, Emergency Management Director, presented the details of the request.

Public Comment:

Joe McAnarney spoke on sand renourishment resources.

Guy Rasch supported moving forward with sand renourishment.

Giammanco provided a response to the public's concerns about sand resources.

Motion by Taylor, seconded by Joseph, carried 5/0, to adopt Resolution No. 2024-572, authorizing \$90,000 to permit the sand source for the South Ponte Vedra Beach FEMA Category G project, in response to Hurricanes Ian, Nicole, and Milton and to recognize and appropriate a Department of Homeland Security FEMA grant for up to \$67,500, a State of Florida Division of Emergency Management grant for up to \$11,250, and authorizing the transfer of \$11,250 General Fund Reserve transfer as the local grant match.

Yea: Taylor, Joseph, Murphy, Arnold, Whitehurst

Nay: None

Motion by Taylor, seconded by Joseph, carried 5/0, to adopt Resolution No. 2024-573, approving the funds for the development of two FEMA Project Worksheets (1) North Ponte Vedra beach and (2) South Ponte Vedra beach in response to Hurricane Milton and to recognize and appropriate a Department of Homeland Security FEMA grant for up to \$195,000, a State of Florida Division of Emergency Management grant for up to \$32,500, and authorizing the transfer of \$32,500 General Fund Reserve transfer as the local grant match.

Yea: Taylor, Joseph, Murphy, Whitehurst, Arnold

Nay: None

4. Public Hearing - A review of the St. Johns County Affordable Housing Advisory Committee Annual Report. As required by Florida State Statute, the St. Johns County's Affordable Housing Advisory Committee (AHAC) annually reviews established policies, procedures, ordinances, and the County's Land Development Code and Comprehensive Plan and makes recommendations on strategies to encourage or facilitate the development and/or preservation of affordable housing. On November 20, 2024, AHAC conducted a

noticed public hearing and, by the affirmative vote of the majority of the AHAC membership, approved the attached final report

Joseph Cone, Health and Human Services Assistant Director, introduced Alex Mansur, Affordable Housing Advisory Committee Chair, who presented the details of the request.

Public Comment:

Greg Burke spoke on density and multi-unit construction.

Vicki Pepper spoke on the need for affordable housing.

Holly Crabtree spoke in support of affordable housing initiatives.

Ed Slavin spoke in support of affordable housing.

Judy Spiegel spoke on the need for affordable housing and traffic impacts (Exhibit A).

Bill Lazar spoke on the funding process for affordable housing.

Charlie Hunt spoke on the need for affordable housing.

Suzanne Clulow spoke on the need for a liaison to communicate with the public.

Discussion ensued on impact fees and reimbursement programs. Whitehurst requested that the county attorney bring back an item for discussion regarding different options for impact fee reimbursement.

Motion by Murphy, seconded by Taylor, carried 5/0, to adopt Resolution No. 2024-574, to accept the Affordable Housing Advisory Committee 2024 Incentives Review and Recommendations Annual Report.

Yea: Murphy, Taylor, Joseph, Whitehurst, Arnold

Nay: None

Joseph recessed the meeting at 12:56 p.m. and reconvened at 1:30 p.m.

5. Public Hearing - REZ 2024-15, Hardee Family. Request to rezone approximately 30 acres of land from Planned Rural Development (PRD) to Open Rural (OR), located at an unaddressed parcel on the corner of Oscar Ashton Road and County Road 13A North. This request has a companion application, CPA(SS) 2024-06. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on November 7, 2024, and recommended approval with a vote of 7 to 0. Agency member and public discussion was limited. Discussion occurred regarding the onsite wetlands. Input from a neighbor at 136 Ashton Oaks Drive stated he sits on the Ranch Club Homeowners Association (HOA) Board, and the neighborhood is in full support of this request

Regular Agenda Items 5 and 6 were presented together.

The Board disclosed ex parte communication.

James G. Whitehouse, Esquire, St. Johns Law Group, representing the applicant, presented the details of the request. He also informed the Board they would have to make the motion for Regular Agenda Item 6 before making the motion for Regular Agenda Item 5.

Public Comment:

There was none.

Motion by Arnold, seconded by Murphy, carried 5/0 to enact Ordinance No. 2024-61, approving REZ 2024-15, Hardee Family, based upon four findings of fact as provided in the staff report.

Yea: Arnold, Murphy, Joseph, Whitehurst, Taylor

Nay: None

6. Public Hearing - CPA(SS) 2024-06, Hardee Family. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 30 acres of land from Rural/Silviculture to Residential-A (RES-A) with a text amendment limiting the property to a maximum of five single-family dwelling units; located at an unaddressed parcel on the corner of Oscar Ashton Road and County Road 13A North. This request is a companion application to REZ 2024-15. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on November 7, 2024, and recommended approval with a vote of 7 to 0. Agency member and public discussion was limited. Discussion occurred regarding the onsite wetlands and the proposed text amendment. Input from a neighbor at 136 Ashton Oaks Drive stated he sits on the Ranch Club Homeowner Association (HOA) Board, and the neighborhood is in full support of this request

Discussion occurred with Regular Agenda Item 5.

Motion by Arnold, seconded by Murphy, carried 5/0, to enact Ordinance No. 2024-60, approving CPA(SS) 2024-06, Hardee Family, based upon four findings of fact, as provided in the staff report.

Yea: Arnold, Murphy, Joseph, Taylor, Whitehurst

Nay: None

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

7. Vilano Beach Main Street Contract. The St. Johns County Board of County Commissioners, by the adoption of its Resolution 2002-184, established the boundaries of the Vilano Beach Community Redevelopment Area, and, by the adoption of its Resolution 2002-208, incorporated the boundary areas of the Vilano Beach Community Redevelopment Area into the St. Johns County Community Redevelopment Agency. The

Vilano Beach Main Street, Inc., (VBMS), is a not-for-profit organization dedicated to enhancing, promoting, and preserving the historic character and economic vitality of the Vilano Beach Town Center by implementing the Florida Main Street program. The established goals of Vilano Beach Main Street are consistent with the approved community redevelopment plan for the Vilano Beach Community Redevelopment Area, and the CRA and VBMS wish to work in harmony in implementing the community redevelopment plan. This agenda item is a Contract between the St. Johns Community Redevelopment Agency and VBMS for the purpose of providing services and projects consistent with the community redevelopment plan for the Vilano Beach Redevelopment Area. Funding for this contract was approved in the Fiscal Year 2025 CRA budget

Sara Maxfield, Director of Economic Development, presented the details of the request.

Public Comment:

Linda LaCerva commented on past and upcoming improvements to the Vilano Beach area.

Discussion ensued on the recreational vehicle (RV) park in Vilano Beach, hosting a town hall meeting, and soliciting public input.

Motion by Taylor, seconded by Murphy, carried 5/0, to adopt CRA Resolution No. 2024-1, approving and authorizing the county administrator, or designee, to execute the Contract between St. Johns County Community Redevelopment Agency and Vilano Beach Main Street, Inc., in substantially the same form as attached hereto.

Yea: Taylor, Murphy, Joseph, Whitehurst, Arnold

Nay: None

Joseph adjourned the St. Johns County CRA meeting and reconvened the St. Johns County Board of County Commissioners meeting.

8. Second Presentation of the Draft Countywide Strategic Plan. During the Board of County Commissioners meeting on February 7, 2023, county administration received approval from the Board to hire a consultant to develop a countywide strategic plan. In March 2023, the County issued a competitive Request for Proposals (RFP) and subsequently entered into a contract with BerryDunn, the top-ranked respondent. After extensive engagement with the community and stakeholders, representatives from BerryDunn presented a draft strategic plan for discussion at the Commission Meeting on September 17, 2024. The Board and community members in attendance provided feedback and suggestions. The consultant and staff collected these comments and held one-on-one sessions with both current and incoming Board members to review them. A second draft is now being presented, which incorporates the feedback received during the Commission meeting, as well as recommendations from the one-on-one sessions. This draft outlines the proposed strategic priorities and objectives for the Board's discussion and consideration. The Board can choose to approve the draft as it is or make additional changes. The next phase of the project will involve finalizing the implementation plan, which includes specific action items to achieve these objectives, identifying performance measures, and developing a graphic version of the final plan to share with the community

Angela Cowling, Chief of Staff, and Sarah Taylor, Assistant County Administrator, presented the details of the request.

Discussion ensued on the objectives of agricultural land, the intention of not allocating county funds as essential dollars and measuring performance.

Public Comment:

Vicki Pepper said she was disappointed with the Draft Countywide Strategic Plan (Plan).

Ed Slavin spoke against the Plan.

Judy Spiegel was concerned about the lack of details in the Plan.

Discussion ensued on receiving more details about the Strategic Plan's purpose, the use of in-house workers as consultants, the phases of the Strategic Plan, the contractual agreement with the consultant, and the cost of the consultant.

Motion by Whitehurst, seconded by Arnold, carried 5/0, to adopt the 2024 Countywide Strategic Plan.

Yea: Whitehurst, Arnold, Joseph, Murphy, Taylor

Nay: None

9. Confirmation of Desiree Woroner as Human Resources and Risk Management Director. After conducting an extensive national recruitment for a permanent Human Resources Director, the County selected Desiree Woroner for the position. Ms. Woroner has over 20 years of experience in human resources and risk management. She has held multiple leadership positions in the public and private sectors and will be a valuable addition to the County team. Staff is seeking Board confirmation of Ms. Woroner as the Human Resources Director

Joy Andrews, County Administrator, presented the details of the request to fill the Human Resources and Risk Management Director position. Desiree Woroner stated that she was honored to be selected and to have the opportunity to serve St. Johns County.

Public Comment:

Ed Slavin spoke on the County's hiring process.

Motion by Taylor, seconded by Murphy, carried 5/0, to confirm Desiree Woroner as the new Human Resources and Risk Management Director.

Yea: Taylor, Murphy, Joseph, Whitehurst, Arnold

Nay: None

COMMISSIONERS' REPORTS

Commissioner Whitehurst

Whitehurst reported on attending the legislative conference and the small coalition meeting. He noted that St. Johns County had one of the lowest local option taxes in the state. He highlighted a speaker's message urging preparation for the next legislative session regarding increases in housing denials and market rates. Additionally, he expressed holiday sentiments.

Commissioner Arnold

Arnold reported on meeting with residents of Hastings Main Street, who expressed concerns about unofficial lighting down the main corridor. She requested *Board consensus to direct staff to explore street lighting options. Consensus was given.* She also spoke about the opportunity to bring Safe Haven Baby Boxes to the County and requested *Board consensus to direct staff to look into the County's options. Consensus was given.* Additionally, she referenced a letter from Troy Blevins, President of Home Again St. Johns, regarding a formal request for \$125,000 in funding for Veterans Village, the same as they received the previous year. Discussion ensued on the possibility of the Tunnel to Towers Foundation assisting with the project and grant funding.

Public Comment:

Suzanne Clulow commented on a lack of information regarding monies for social services.

Motion by Arnold, seconded by Whitehurst, to enact \$125,000 of recurring funding from the General Fund as a grant, to the Veterans Village for its operations.

Discussion ensued on including the item on the Regular Agenda for the next Board meeting. Arnold withdrew the motion to hear it at the next Board of County Commissioners' meeting.

She expressed holiday sentiments.

Commissioner Taylor

Taylor reported that she attended an event at Veterans Village and requested to follow up on storage for Toys for Tots. She also reported on a conference she attended in Tampa. *She requested Board consensus to direct staff to bring back an ordinance for consideration to eliminate the waivers of transportation concurrency fees for non-residential properties.*

Public Comment:

Suzanne Clulow and Ed Slavin spoke in favor of the request.

Mike Roberson, Growth Management Director, asked for clarification on the motion regarding the waiver of concurrency fees applied to non-residential property. He advised that if the Board moved forward, they should select an effective date to allow the community time to prepare. Discussion ensued on the effective date, the ordinance change, bringing the item back as an agenda item, and raising the cost for non-residential property.

Motion by Taylor, seconded by Murphy, carried 5/0, to direct staff to bring back an agenda item to consider eliminating the waivers for the transportation concurrency fees for non-residential properties.

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

Taylor expressed holiday sentiments.

Commissioner Murphy

Murphy spoke about the opportunity to attend the Florida Association of Counties Conference, the Transportation Planning Organization (TPO) meeting, and the Florida Association of Counties Trust, which was very educational. He also expressed concern regarding the state's direction and inability to make decisions for local neighborhoods. Additionally, he expressed holiday sentiments.

Commissioner Joseph

Joseph reported on Executive Order No. 2024-263 issued by Governor Ron DeSantis calling for a special election in Congressional District 6 due to Michael Waltz's recent resignation.

Vicky Oakes, Supervisor of Elections, requested that two members of the Board of County Commissioners be appointed to serve on the canvassing board for the 2025 special election. Murphy was appointed to the canvassing board, and Taylor was appointed as the alternate.

Joseph expressed concerns about the minutes of the Board's meetings. She displayed minutes (Exhibit A) and referenced the previous meeting minutes format, which included more details. She requested that the minutes be more detailed and sought Board consensus.

Public Comment:

Ed Slavin, Judy Spiegel, and Suzanne Clulow commented on the format of the Board's minutes.

Discussion ensued on the Board's authority to direct the Clerk on how to prepare minutes, changes to the minutes, meeting with the clerk of court, and amending the motion.

Motion by Joseph, seconded by Murphy, carried 3/2, with Whitehurst and Arnold dissenting, requesting that the clerk return the meeting minutes to where they used to be.

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

Joseph discussed reconsidering the 14 goals she proposed for better tree protection in St. Johns County. She requested Board consensus to open a discussion revisiting the Land Development Code, stating that the 14 goals could serve as a starting point.

Public Comment:

Ed Slavin supported the 14 points for tree protection.

Vicki Pepper supported reconsidering the 14 points for tree protection.

Motion by Joseph, seconded by Taylor, carried 4/1, with Whitehurst dissenting, to revisit the Land Development Code and start discussing the 14 goals again.

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

Joseph requested *Board consensus that with the Christmas holiday falling in the middle of the week, giving staff December 26th off, with the December 24th and December 25th holidays. Consensus was given.*

Additionally, she expressed holiday sentiments.

COUNTY ADMINISTRATOR'S REPORT

Andrews provided an update on Image Maximum (IMAX) at World Golf Village, noting the procurements would close on Thursday, December 19, 2024. She said they were actively seeking an operator to continue operations but had not received any responses. She mentioned that they would regroup and return to the Board to discuss options for continuing or potentially receiving additional directions regarding IMAX operations. She congratulated the Board for supporting the Longleaf project, stating that the ribbon-cutting ceremony was scheduled for December 19, 2024, at 10:00 a.m. She stated that St. Johns County and Hastings Main Street would jointly host a ceremony on January 4, 2025, at 9:00 a.m., to celebrate historian Greg Leonard and a new historical marker. Additionally, she mentioned that the State Legislative Delegation meeting would be held on January 10, 2025, at 9:00 a.m.

COUNTY ATTORNEY'S REPORT

Komando expressed holiday sentiments.

With there being no further business to come before the Board, the meeting adjourned at 3:11 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 83968, totaling \$100,000 (12/04/2024)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 627584-627585, totaling \$1,995.46 (12/06/2024)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 627586-627699, totaling \$1,267,099.40 and Voucher Register, Voucher Nos. 83969-84046, totaling \$1,623,759.23 (12/09/2024)
4. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 84047, totaling \$48.51 (12/09/2024)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 627700-627711, totaling \$6,749 and Voucher Register, Voucher Nos. 84048-84054, totaling \$9,046.70 (12/11/2024)

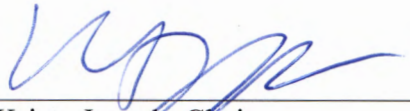
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 627712-627717, totaling \$3,879.87 and Voucher Register, Voucher Nos. 84055-84057, totaling \$13,833.24 (12/12/2024)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 84058-84059, totaling \$7,684.31 (12/12/2024)
8. St. Johns County Board of County Commissioners Check Register, Check No. 627718, totaling \$435 (12/12/2024)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 627719-627845, totaling \$1,207,070.01 and Voucher Register, Voucher Nos. 84060-84164, totaling \$3,595,089.24 (12/16/2024)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 627846-627912, totaling \$40,821.75 and Voucher Register, Voucher Nos. 84165-84372, totaling \$178,363.56 (12/18/2024)

CORRESPONDENCE:

1. Affidavit dated September 27, 2024, regarding an Intergovernmental Cooperative Agreement for a Contract and By-laws for Public Risk Management of Florida
2. Letter dated December 3, 2024, regarding St. Johns County River Water Management District announcing the 2025 Governing Board Meeting Schedule

Approved January 21, 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Krista Joseph, Chair

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

By: Crystal Smith
Deputy Clerk



December 17, 2024 BOCC Meeting

Good Morning, Kim Schwermer, 52 Whatley Lane. I have continued to speak at the BOCC meetings on a regular basis for quite some time. I will continue to speak, but going forward might occasionally decide to skip a meeting in person, but don't think I've gone away. I will continue to follow each and every report we have made, reports made by other neighbors, cases that had reached the Special Magistrate, and the non-zoning variance applications that the county has put in moratorium. We will not stop or go away. We all know the county has bent over backwards to aid all other homeowners while selectively do their best to enforce us and to fine us. Today our fines have accumulated to \$9,450.00. The county is being selective, and I don't see a world I live in where we will be expected to pay a single cent while others have no accountability. We saw how quickly the county changed the wording on the code for turf to aid those offenders, but yet didn't even follow up and enforce those that eliminated the swale when they installed turf to their property lines. As far as the final pool inspections that failed and the county never followed up on, the county has changed that code to put the responsibility on the owner instead of the pool builder, because the pool builders have expressed their concern to the county about not getting their final payment from the homeowner because they are in county violation with turf and/or pavers. We know the paver code has been re-written and there is no reason the county should be dragging their feet to officially change it. Are you thinking that the longer it takes to change it, that our fines will be bigger, or that we will come into compliance? We will continue to stand up for fairness until we get the same treatment as others, no matter how long it takes or whatever the fines accumulate to because if you expect us to pay them, that is selective. Do you think it is fair for us to have the legal fees we've incurred, pay for a non-zoning application, private engineer report, and get fined by you? I do not, and I believe most people agree with us.

Thank you, and Happy Holidays.

EXHIBIT A
BCC December 17, 2024
Agenda Item No. BOCC001
Presenter: Kim Schwermer

World Commerce Center

**The Dream
or
The Nightmare?**

Which is it?



EXHIBIT B

BCC December 17, 2004
Agenda Item No. pubcom
Presenter: Joe McArarney

World Commerce Center

It's the Nightmare!



World Commerce Center

The Nightmare!

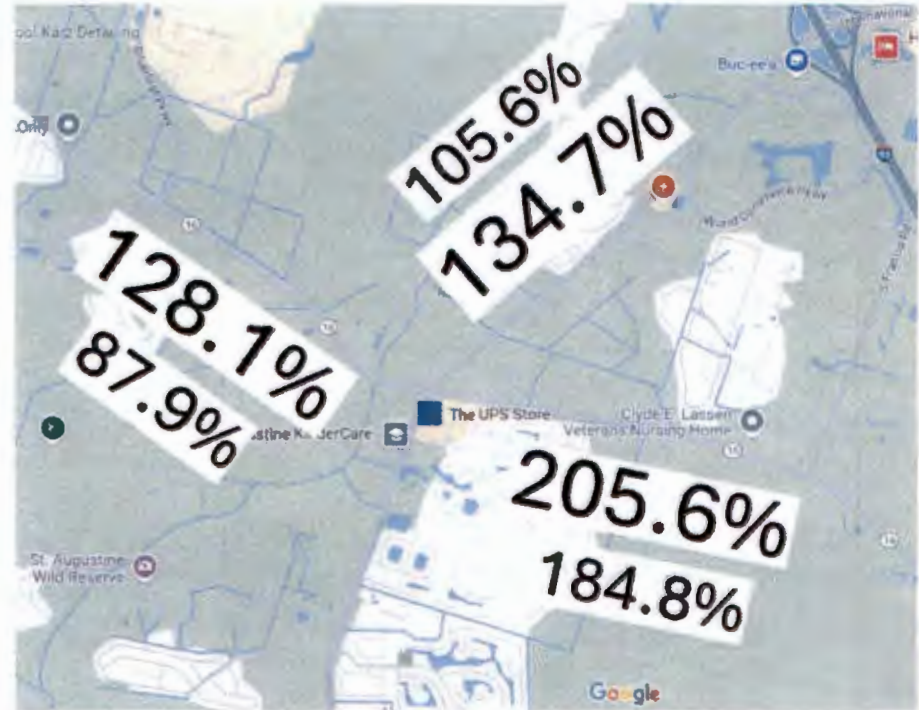
Traffic!!

Inadequate infrastructure

All roads are overcrowded

But wait!!

There's more!!



SJC Transportation Analysis Spreadsheet
2023 SJC Traffic Counts

World Commerce Center

More Traffic
Is
Coming!!



1 Million SF
Non-Residential Built

4 Million SF
Non-Residential Approved

World Commerce Center PUD

Residential Non-Residential



Non Residential SqFt

SqFt Built: 1,054,871

SqFt Approved: 4,084,740

Status: Active

Project Number:
PUD2003000026

Rezoning Ordinance: 2020-24

Disclaimer: This information is for informational use only. Data provided is generated from multiple sources and is not guaranteed for accuracy. The City of Denver County Council Management Information System is not responsible for the accuracy or completeness of the data displayed.

The Nightmare!



World Commerce Center

“We can do nothing.”



Is **NOT** the right answer!

“We have to **try to do something.”**

IS the right answer!



World Commerce Center

Try to do
something?

How about
4 Steps?



1 (Florida Statutes)

“Consistency”

A “**development order**” must be **consistent** with the Comprehensive Plan . . .”

(“The courts have strictly enforced this statutory mandate.”) ¹⁹

A Guide to Development Order “Consistency” Challenges Under Florida Statutes

Section 163.3215

RICHARD GROSSO*

B. The Consistency Requirement

Once a local government has adopted a comprehensive plan as mandated by the Act, *all subsequent actions* taken by it with regard to authorizing development *must be consistent* with that plan.¹⁸ The Courts have strictly enforced this statutory mandate.¹⁹

The *development order* must be consistent with the comprehensive plan as it exists on the date of issuance of the development order, not on the date of application.²⁰

2 (Definitions)

Development order means any order granting, denying, or granting with conditions an application for a development permit. See s. 163.3164(15), F.S. "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land. See s. 163.3164(16), F.S.

**"Development
Order"**

includes
application for

"Building Permit"

World Commerce Center

3 (SJC Comprehensive Plan)

A.1.3.11

When a Comprehensive Plan amendment, rezoning, or **development application** is considered the County shall ensure compatibility of adjacent and surrounding land uses

Where “**incompatibility**” includes an adverse impact on traffic,
and where a “Building Permit” will have an adverse impact on traffic
and is, therefore, **NOT CONSISTENT** with the Comprehensive Plan,
the “**Building Permit**” can be **DENIED!!**

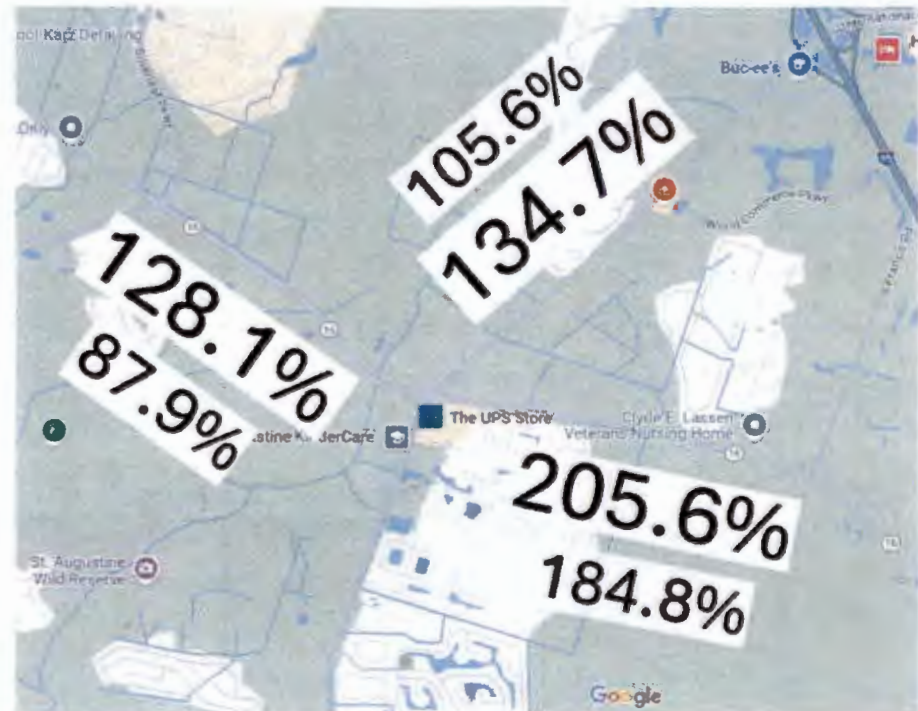
World Commerce Center

4 (Therefore . . .)


Because area roads around the World Commerce Center **exceed** Levels of Service and are overcrowded, and . . .

Because additional traffic caused by additional Building Permits will **adversely affect** area traffic,

Therefore, additional Building Permits are **incompatible** with the Comprehensive Plan and **can be denied**.



World Commerce Center

 “The courts have
strictly enforced
this
statutory mandate.” ¹⁹

“Consistency”

A **“development order”**
must be **consistent** with
the Comprehensive Plan . . .”



World Commerce Center

Order the denial

of the

Walmart Super Center

building permit

at the

World Commerce Center



Text of Interview by Liz Ryan of Jim Boyce, President of Development and Constuction

Jim Boyce: It will provide more hotel type room more resort type rooms right there in Vilano Beach

Anchor: There's been a lot of speculation surrounding a vacation destination planned for Vilano. Liz Ryan set out to get the facts.

Liz Ryan: DLP Capital has acquired almost 38 acres in Vilano Beach. part of the land is on the west side of A1A along the Tolomato river. Another part of it is oceanfront east of A1A. I spoke to Jim Boyce, President of Development and Construction.

Jim: Boyce: It is vacant right now it was a former RV Park

Liz: He said they're not planning an RV park per se.

Jim: It was formerly an RV resort. It's not currently our intent to put RVs there. It's more of a horizontal hotel. But it falls under the Department of Motor Vehicles because it's on a frame. It's luxury hotel unit, we're just not stacking them. But it's not currently our intent to put RVs out there. It's families coming in for a weekend or a week to spend it by the beach or on the marsh in a beautiful setting in St Augustine.

Liz: They're planning on 169 park models. He describes how this will be different than a traditional hotel.

Jim: 2 bedrooms, bunk beds, whatever. It's like going to a nice hotel room but you're parking right in front. It's what I would call a horizontal hotel resort.

Liz: He told me the land is mostly vacant and tree removal will be minimal.

Jim: It's just more of a fine tuning of trees to accommodate the current site plan.

Liz: They're planning lots of amenities.

Jim: There's a pool, there's a dock, there will be a clubhouse, fitness center, all the typical stuff you'd find in a typical resort hotel.

Liz: They're hoping to open ASAP.

Jim: We're looking to start as early as October, then it's really a quick build because you're not building the hotel, you're bringing these rooms in. Early '26, complete and open to the public.

EXHIBIT C
BCC December 17, 2024
Agenda Item No. Pubcom
Presenter: Cliff Dickinson



Ocean Club RV Park – Minor or Major?

<u>Acres</u>		<u>Sq. Ft.</u>
TOTAL	43.87	1,910,805
UPLANDS	17.96	782,375
WETLANDS	25.91	1,128,430

<u>Site Comparison</u>	<u>2021</u>	<u>2024</u>	<u>Increase</u>
Impervious - Total	168,838 22%	320,552 41%	Double
Building	2,616	16,767	>6 Times
Roads, Drives, SW	133,933 17%	280,839 36%	Double
Stormwater Facility	32,289	22,946	
Waste and Water	Based on 2 people; Pump outs	2 BRs + bunkbeds; Connections	Double-Still need ltr from SJC Utilities
Intent	Rural RV Park	Horizontal Hotel	Application w/d in 2016-hotel/res.
Building	Office	2-story Club House	Private? Public?
Commencement	10/07/24	11/06/28	Due to
Completion	11/6/28	11/6/33	Hurricanes

Concerns: Adding any more impervious surface - **Flooding** in the area of Coastal Hwy that consistently gets flooded out preventing access north/south. A DOE filed on 8/15/24 due to hurricanes

Scale: Check in office, now a Club House – private or public??

Change in intensity

EXHIBIT D
 BCC December 17, 2024
 Agenda Item No. 2024-001
 Presenter: Barbara Senness

Good Morning, Commissioners!

I am John Mountcastle, residing at 16 Marshview Drive, St. Augustine.

I am a Viet Nam era Veteran of the U.S. Coast Guard, retired as a Lieutenant Commander, and currently serve as the Treasurer of the Veterans' Council of St. Johns County, Inc., recognized by the IRS as a public charity.

I wholeheartedly support the Veterans' Council and its' missions, and strongly endorse Lieutenant Colonel William Dudley, U.S. Air Force, Retired, as Chairman. Through his leadership, the Veterans' Council has very effectively served as the voice of Veterans in St. Johns County. He worked with Judge Howard McGillin, a retired U.S. Army Colonel, in the formation of the St. Johns and Putnam Counties Veterans' Treatment Court, worked with the U.S. Department of Veterans' Affairs to relocate the Leo C. Chase Community Based Outpatient Clinic, and, this year, successfully sought grants from the State of Florida to enable the purchase and rehabilitation of a motel which is now known as Veterans' Village, housing twenty-one formerly homeless local Veterans, and from St. Johns County to establish transition housing for formerly-homeless persons, working with St. Johns Housing Partnership which manages these two transitional residential facilities.

Over the past five years, the Veterans' Council has raised more than one-half million dollars; these funds supported scholarships to local JROTC Seniors, provided \$57,000 in incentives to Veterans' Treatment Court participants, provided more than \$200,000 in direct assistance to Veterans in need, and more than \$27,000 to assist other local organizations in their missions to help Veterans and encourage good citizenship.

The Veterans' Council, in conjunction with the Ancient City Chapter, Military Officers Association of America, sponsors Memorial Day and Veterans' Day observances costing \$34,000, supports Wreaths Across America at the St. Augustine National Cemetery, and sponsors an award-winning newsletter and website.

The Veterans' Council exclusively uses volunteers, pays no salaries or wages, and has very low operating costs consisting of 0.3% Fund Raising and 1.8% Operating Expenses. These volunteers expend several thousand hours each year. Thanks to the support of the community, the Veterans' Council is on a sound financial footing.

Recently, Chairman Dudley was recognized by the City of St. Augustine, receiving the city's highest award, the Order of La Florida, and by the National Society, Daughters of the American Revolution, who awarded him the Patriot Award.

Well done, Chairman Dudley!

EXHIBIT E
BCC December 17, 2024
Agenda Item No. Pubcom
Presenter: John Mountcastle

JACKSONVILLE Daily Record

Business & Legal News in Baker, Clay, Duval, Nassau & St. Johns Counties

DLP Capital Partners buys three Vilano Beach properties for \$15.03 million

The 37.88-acre deal includes oceanfront and riverfront property; DLP Capital Partners develops "attainable housing."

By [Dan Macdonald](#) | 9:55 a.m. August 12, 2024



St. Augustine-based DLP Capital Partners acquired 37.88 acres in Vilano Beach that includes this oceanfront property at 3455 Coastal Highway.

REAL ESTATE

Share f t in

St. Augustine-based DLP Capital Partners, a company that develops and finances "attainable housing," acquired 37.88 acres in Vilano Beach on Aug. 5 for \$15.03 million, including oceanfront and riverfront property.

DLP Capital acquired the undeveloped commercial property through Dream Vilano OC LLC. The seller was 3455 Coastal Highway Land Trust of St. Augustine.

EXHIBIT **F**
BCC December 17, 2024
Agenda Item No. PUBCOM
Presenter: Joanne Conrad

The properties are north of the Seaside of Vilano Condominiums and Mussallem Beachfront Park.

DLP Capital Partners then received a \$27.5 million mortgage from DLP Lending Fund LLC, which is part of DLP Capital Partners.

DLP Lending Fund says it provides capital to “top-tier operators and builders to create, improve, and preserve affordable workforce housing.”



A view of the Vilano Beach property acquired by DLP Capital Partners that sits on the west side of Florida A1A, also called Coastal Highway.

DLP Capital also is an investor in the Gateway Jax project in Downtown Jacksonville that launched in 2023.

The founder and CEO of DLP Capital is Don Wenner.

Wenner said in a 2023 Daily Record story that DLP Capital is a partner and lender on Jacksonville-based JWB Real Estate Capital on projects as well as with Corner Lot and Southern Impression Homes.

According to DLP Capital’s Spring 2024 impact report, it has more than \$5 billion of assets under management.

More News



Health Care
Southeast Orthopedic Specialists to open clinic in St. Augustine in January
December 5, 2024 | 7:47 P.M.



Health Care
Second phase of specialty maternity care underway at Baptist Medical Center Jacksonville
December 3, 2024 | 12:00 A.M.



Health Care
UF Health exploring a fourth free-standing ER in Jacksonville
November 21, 2024 | 5:35 P.M.



Health Care
UF Health Jacksonville breaks ground on \$90 million emergency and trauma center
November 21, 2024 | 5:17 P.M.



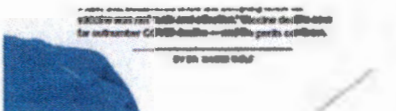
Health Care
Ascension St. Vincent's expands surgical care in Clay County
November 19, 2024 | 6:21 P.M.



Cool Construction
Welcome to Cool Construction 2024
November 14, 2024 | 1:50 A.M.

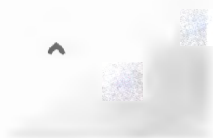


Health Care
Camellia at Deerwood senior living facility sold for \$27.4 million
November 7, 2024 | 11:00 A.M.



News
OUR DUTY: To shine the light
November 7, 2024 | 12:01 A.M.

Sponsored Content



JACKSONVILLE Daily Record

Business & Legal News in Baker, Clay, Duval, Nassau & St. Johns Counties

Dream Outdoor Resort Callahan planned to open in 2025

The RV resort will have a splash park, golf course and tiny homes.

By [Dan Macdonald](#) | 12:00 a.m. November 7, 2023



The Dream Outdoor Resort Callahan at 54002 Deerfield Country Club Road includes plans for a water park.

REAL ESTATE

Share f t e in

Callahan is the site of a proposed luxury RV resort with a golf course and splash park.

DLP Capital, a St. Augustine-based investments and financial services firm, is developing Dream Outdoor Resort Callahan at 54002 Deerfield Country Club Road, according to a Nov. 1 news release.

It did not release construction costs.

The company owns Ocala North RV Resort in Reddick and Island Oaks RV Resort in Glen St. Mary.





The Dream Outdoor Resort Callahan is planned on 265 acres and will have a golf course.

Phase 1 is expected to open in summer 2025 with 150 RV pads plus public amenities such as the splash park and clubhouse.

Dream Outdoor Resort Callahan is on 265 acres with 397 RV pads including back-in and pull-through sites.

There will also be 53 tiny home cottages for rent.

The golf course will have synthetic grass greens and tee boxes to save on irrigation.

The splash park will include a lazy river and be open to the public.



Dream Outdoor Resort Callahan at 54002 Deerfield Country Club Road.

The RV resort will have a restaurant, tiki bar, pool, retail, miniature golf, pickleball, an arcade and dog park.

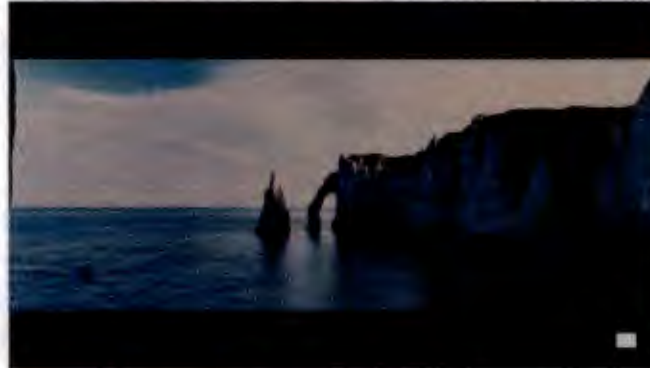
Under previous ownership, the property was being developed as the Callahan Country RV Resort.

"DLP Capital sees incredible untapped potential in the luxury RV resort sector," said Don Wenner, founder and CEO of DLP Capital, in the release.

According to the North Ocala RV Resort website, its daily rates are seasonal and range from \$65 to \$80 for pull-through parking and from \$55 to \$85 for back-in spots.

With more than 11.2 million households owning RVs, it has become a \$48 billion industry, according to the release.

ADVERTISING



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More News



Health Care
Southeast Orthopedic Specialists to open clinic in St. Augustine in January
December 5, 2024 | 7:47 P.M.



Health Care
Second phase of specialty maternity care underway at Baptist Medical Center Jacksonville
December 3, 2024 | 12:00 A.M.



Health Care
UF Health exploring a fourth free-standing ER in Jacksonville
November 21, 2024 | 8:38 P.M.



Health Care
UF Health Jacksonville breaks ground on \$90 million emergency and trauma center
November 21, 2024 | 5:17 P.M.



Health Care
Ascension St. Vincent's expands surgical care in Clay County
November 19, 2024 | 6:25 P.M.



Cool Construction
Welcome to Cool Construction 2024
November 14, 2024 | 1:50 A.M.



Eric Clark

R15-642

From: Wil Smith
Sent: Wednesday, May 27, 2015 5:11 PM
To: Eric Clark
Subject: Palmetto Drive-Durrant driveway

Eric,

I spoke to Carol Durrant today regarding the placement of the driveway on the Palmetto Road side of their proposed house. This proposal is acceptable to me with the following conditions;

- Mailbox has to be on the main street side, not the driveway side as it will interfere with public access to the boat ramp.
- No plantings along the driveway side (Palmetto side) within the County owned ROW as to interfere with turning around by ramp users to access the boat ramp.

Please feel free to contact me should you have any additional questions or concerns.

Thank you,

Wil Smith, Director
St. Johns County Parks and Recreation Department
St. Johns County Board of County Commissioners
2175 Mizell Road, St. Augustine, FL 32080

P: 904-209-0324
F: 904-209-0321
C: 904-669-5468

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EXHIBIT 6

BCC December 17, 2014
Agenda Item No. Pubcom
Presenter: Bill Hennesy

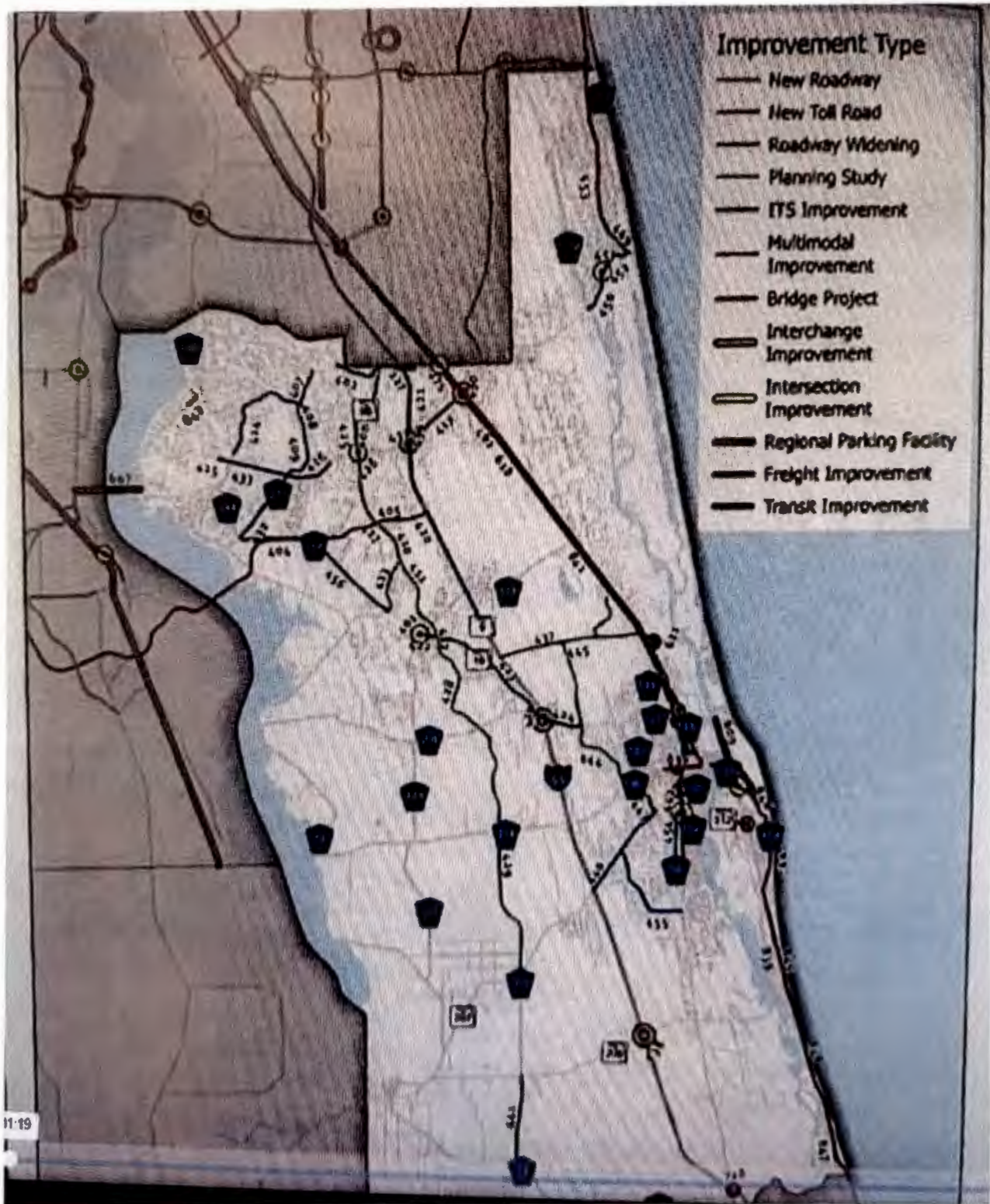


EXHIBIT A

BCC December 17, 2004
 Agenda Item No. REG01
 Presenter: Mike Roberson

INTERSTATE 95 and FCE

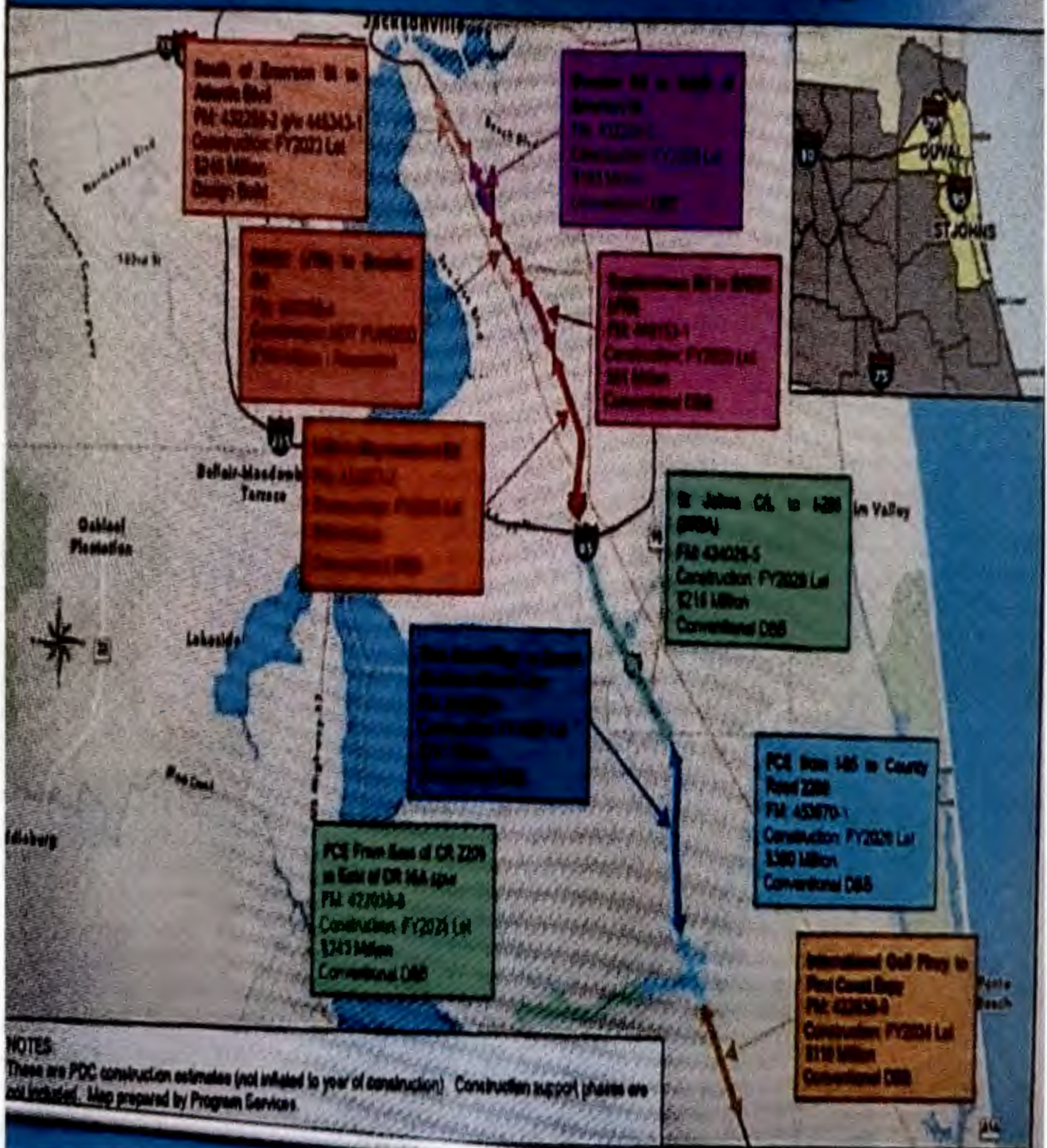


EXHIBIT B

BCC December 17, 2024
 Agenda Item No. REG01
 Presenter: Jim Knight

Long-Range Financial Outlook

The first look at next year's budget:

- The Outlook was issued by the Legislative Budget Commission on September 6 as required by the Florida Constitution.
- The Outlook is comprised of both revenue and expenditure estimates for Fiscal Years 2025-26, 2026-27, and 2027-28.
- Estimates are based upon estimating conferences and recent historical experience.
- Expected revenues minus expected expenditures yield either an expected surplus or deficit for each of the three forecasted years.

The Outlook focuses on the General Revenue Fund.

General Revenue Fund Projected Ending Balances (\$Millions)

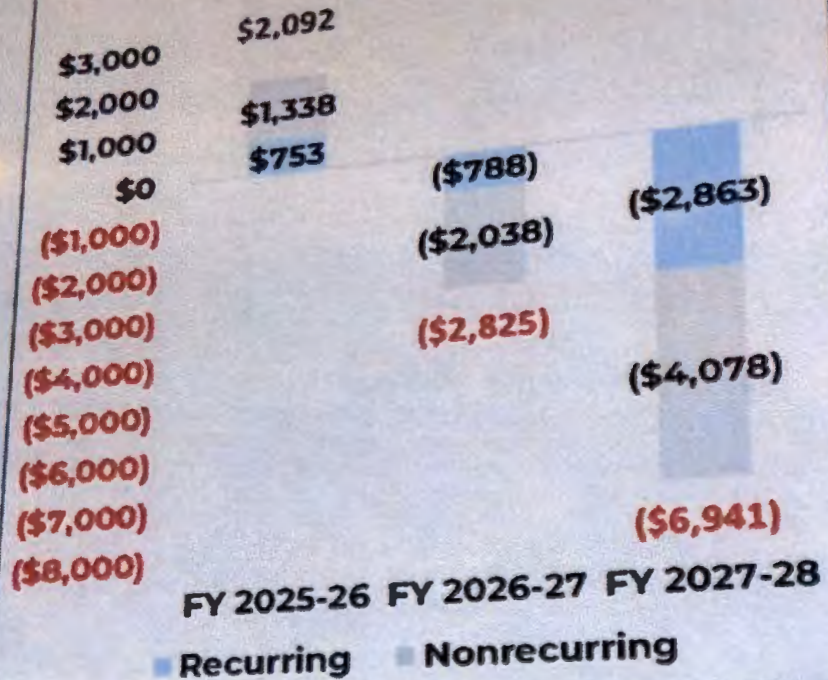
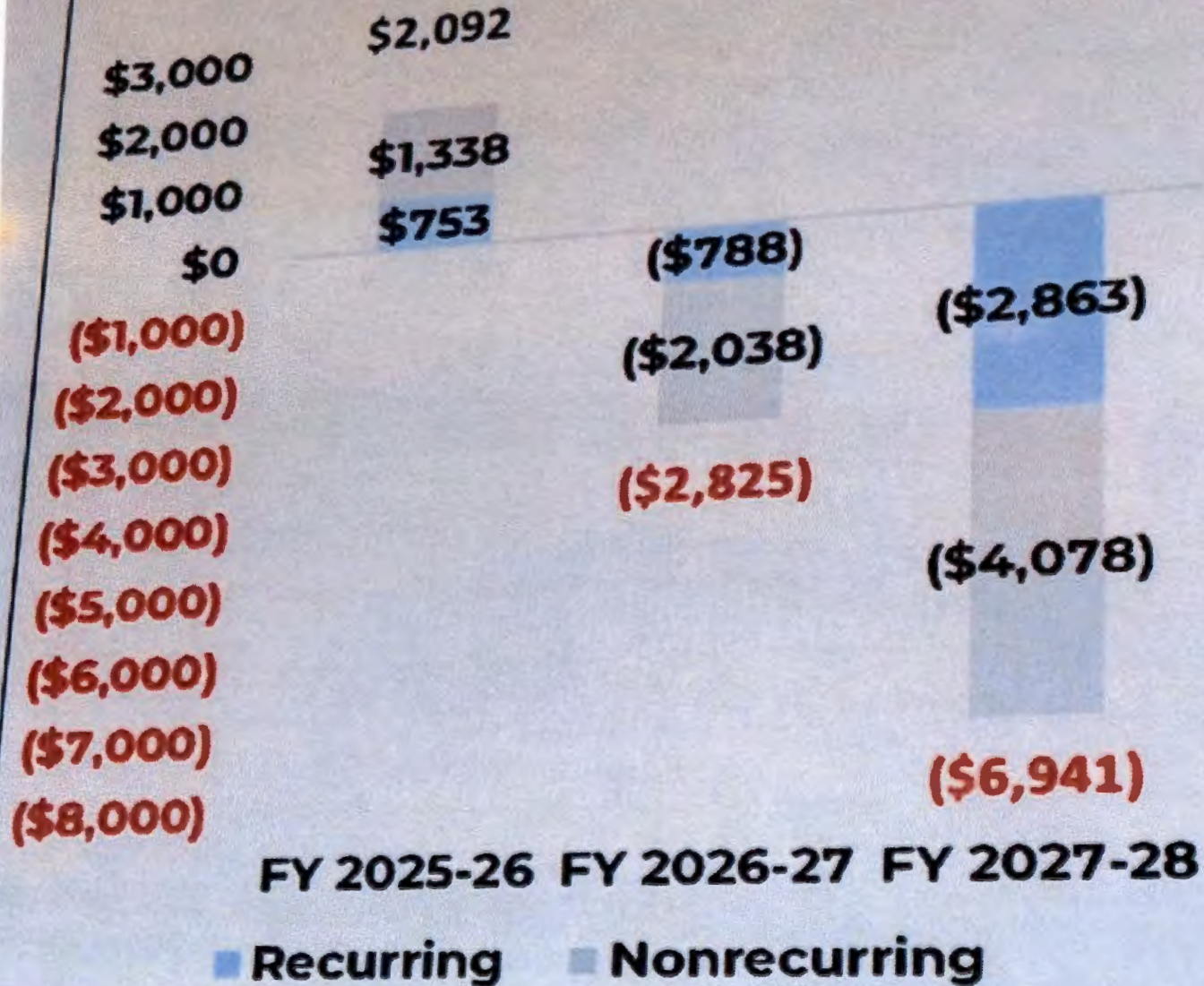


EXHIBIT C

BCC December 17, 2024
 Agenda Item No. REG 01
 Presenter: Kim Kendall

General Revenue Fund Projected Ending Balances (\$Millions)



INTERNATIONAL GOLF PARKWAY at I-95



Legend

- Interchange
- Expressway
- Freeway
- Highway
- Arterial
- Collector
- Local
- Right-of-Way
- Utility
- Water
- Tree
- Structure
- Other

Scale

0 100 200 Feet

Master List of Overcrowded Roads

211

Total Road Segments

77 (37%)

Exceed 100% Capacity

17 (8%)

Exceed 90% Capacity

The image shows a screenshot of a spreadsheet titled "St. Johns County Transportation Analysis Spreadsheet". The spreadsheet contains a large table with multiple columns, including road names, directions, and various capacity-related metrics. The data is organized into rows, with some rows highlighted in blue. The spreadsheet appears to be a detailed analysis of road segments in St. Johns County, Georgia, focusing on overcrowding and capacity issues.

EXHIBIT **D**

BCC **December 17, 2024**
 Agenda Item No. **REG01**
 Presenter: **Joe McAnaney**

Master List of
Overcrowded Roads

211

Total Road Segments

77 (37%)

Exceed **100%** Capacity

17 (8%)

Exceed **90%** Capacity

Why do any roads exceed 100%?

**How did we let this get
so bad?**



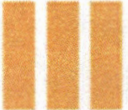
Master List of
Overcrowded Roads




**How did we let this get
so bad?**



Master List of
Overcrowded Roads


 **Where do we go from here?**



Master List of
Overcrowded Roads



**Where do we go
from here?**

- **Admit that we are “in a hole”**
 - **Accept any outside help to get us out of this “hole”**
 - **Avoid future decisions that drive road capacity over 100% LOS**
 - **Change policy to require non-residential concurrency**
 - **Change policy to require traffic impact analysis of ALL non-residential applications**
- 

Master List of
Overcrowded Roads



But most importantly . . .

- **Admit that we are “in a hole”**





EXHIBIT E
December 17, 2024
BCC Agenda Item No. BCC201
Presenter: SNICK Labanowski

INTERNATIONAL GOLF PARKWAY at I-95



- SOIL
- PAVED SHOULDER
- PAVED SHOULDER
- PAVED SHOULDER
- CONCRETE
- SOIL
- UTILITY LINE
- WALL SERVICE

NOTE:
PARCEL LINES AND EXISTING STREETS
AND APPROACHES AND INFRASTRUCTURE
EXTRACTED FROM GIS ONLY.

ATTAINABLE/ WORKFORCE HOUSING

INFRASTRUCTURE

EXHIBIT A

BCC December 17, 2004
Agenda Item No. DEC 04
Presenter: Judy Spiegel

MISPERCEPTION IMPACT-

TRAFFIC FEARS

- OBSERVABLE TO RESIDENTS
- CONCERN ABOUT ADDITIONAL TRAFFIC
- IF HOUSING LOCAL EMPLOYEES, THEY ARE ALREADY ON OUR ROADS
- MISUNDERSTANDING ABOUT DEVELOPMENT TIMING
- MISUNDERSTANDING ABOUT INFRASTRUCTURE/FUNDING
- MISUNDERSTANDING ABOUT HOW IMPORTANT WORKFORCE IS TO OUR SURVIVAL AS A COUNTY



- No single solution will fix this issue, but the county does have options to alleviate these housing challenges for essential workers. A comprehensive approach will involve a combination of options tailored to the specific context and requirements of our community. **For solutions to be sustainable, they must become the cornerstone of the St. Johns County Comprehensive Land Use Plan.**

PLEASE MAKE ATTAINABLE HOUSING A PRIORITY

COMPREHENSIVE PLAN UPDATE SURVEYS
RATED IT A TOP 3 PRIORITY
FOR SJC RESIDENTS