



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
February 4, 2025 - 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
Brad Bradley, Deputy County Administrator
Jesse Dunn, Deputy County Administrator
Sarah Taylor, Deputy County Administrator
Lex Taylor, Deputy County Attorney
Saundra Hutto, Deputy Clerk

ROLL CALL

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

INVOCATION

Pastor Bob Appleby, Colonial Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Charles Labanowski, Sargeant United States Marine Corps, retired, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING FEBRUARY 2025 AS TEEN DATING VIOLENCE AWARENESS MONTH

Joseph presented the proclamation to Lieutenant George Harrison and Madison Schemitz. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation. Harrison and Schemitz spoke on the importance of teen dating violence awareness.

Bill Hennessy expressed his support for teen dating violence awareness.

ACCEPTANCE OF PROCLAMATION

The Board accepted the proclamation.

DELETIONS TO THE CONSENT AGENDA

Murphy requested that Consent Agenda Item 17 be moved to the Regular Agenda as Item 1a.

Public Comment: There was none.

APPROVAL OF CONSENT AGENDA

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

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2025-27**, approving the proposed Program of Projects, approving submission of the 5307/5339 grants for federal public transportation funding assistance based on the approved Program of Projects, authorizing the county administrator, or designee, to execute the Grant Agreement and any supplemental documentation upon approval of the application, and to recognize the funds of \$2,387,155, in the County's Fiscal Year 2025 budget
3. Motion to adopt **Resolution No. 2025-28**, accepting an Easement for Utilities associated with the sewer system, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Hammock Oaks
4. Motion to adopt **Resolution No. 2025-29**, accepting an Easement for Utilities, Bill of Sale, Final Release of Lien, and Warranty associated with the water meters to serve Circle K - State Road 207 and Brinkhoff Road, located off State Road 207
5. Motion to adopt **Resolution No. 2025-30**, accepting an Easement for Utilities and a Temporary Construction Easement from Cornerstone Collard Augustine, LLC, for a reclaimed water transmission main to be located near State Road 16 and Toms Road

6. Motion to adopt **Resolution No. 2025-31**, accepting an Easement Agreement for Utilities, a Temporary Access and Construction Easement, and a Memorandum of Understanding for Utility Transmission Commitments from Heritage Development Company of Northeast (NE) Florida, LLC, for a reclaimed water transmission main to be located along LE Parrish Road and along the west and east side of Interstate 95, and authorizing the county administrator, or designee, to execute these documents on behalf of the County
7. Motion to adopt **Resolution No. 2025-32**, accepting Grants of Easements to allow for improvements to an existing ditch located across Pleasure Lane
8. Motion to adopt **Resolution No. 2025-33**, adopting the Fiscal Sustainability Plan for the Anastasia Island Water Reclamation Facility (WRF) Solids Handling Improvements, and State Road 16 WRF Blower Improvements projects, based on the requirements for the Florida Department of Environmental Protection's State Revolving Loan program
9. Motion to adopt **Resolution No. 2025-34**, authorizing the county administrator, or designee, to execute and issue Change Order No. 01 to Master Contract No. 24-PSA-JON-20464 with Jones, Edmunds, and Associates, Inc., under RFQ No. 1970, Water Quality Study for Effluent-Based Limits: Guana River/Matanzas River (GTM) Estuary and Deep Creek Watershed for a not-to-exceed amount of \$399,661.57
10. Motion to adopt **Resolution No. 2025-35**, authorizing the county administrator, or designee, to award IFB No. 2101, Crescent Beach Walkway and Parking Lot Expansion to J. Howard Construction, Inc., as the lowest, most responsive, and responsible bidder for the lump sum bid price of \$560,524, for the completion of the project as specified
11. Motion to adopt **Resolution No. 2025-36**, authorizing the county administrator, or designee, to award IFB No. 2049, State Road 207 at Brinkhoff Road intersection improvements to Chinchor Electric, Inc., as the lowest, most responsive, and responsible bidder, at a total lump sum bid price of \$1,695,000, and authorizing the transfer of \$374,000 from State Road 207 Corridor Improvement Group Development Agreement Reserves
12. Motion to adopt **Resolution No. 2025-37**, authorizing the county administrator, or designee, to award IFB No. 2026, Renovations at Solomon Calhoun Community Center, Phase 1, funded to Hoffman Commercial Construction, LLC, as the lowest, responsive, and responsible bidder, for the total lump sum of \$2,040,000, for the base bid and deductive Alternate No. 1
13. Motion to adopt **Resolution No. 2025-38**, authorizing the county administrator, or designee, to award IFB No. 2016R, construction of Flagler Estates Fire Station No. 21 and Sheriff's Office, to Vargco, LLC, as the lowest, responsive, responsible bidder, at a lump sum, value engineered bid amount of \$4,001,674, with expectation to pursue additional value engineering opportunities, for completion of the project in accordance with the IFB documents
14. Motion to adopt **Resolution No. 2025-39**, authorizing the county administrator, or designee, to execute Task Order No. 22 to T B Landmark Construction, Inc., for the

provision of all labor, equipment, and materials required to replace the gravity sewer at TPC 5 Lift Station for a lump sum amount of \$987,823, under RFQ No. 2023-21, Utility Rehabilitation/Construction Services; Category 4 - Horizontal Directional Drilling (HDD) and Connections

15. Motion to adopt **Resolution No. 2025-40**, authorizing the county administrator, or designee, to execute Change Order No. 01 to Master Contract No. 24-MCA-SAB-20480 with Saboungi Construction, Inc., under Bid No. 1956, Butler Part West Improvements, Phase I, for a lump sum amount of \$110,250, to complete the project
16. Motion to adopt **Resolution No. 2025-41**, approving and authorizing the county administrator, or designee, to execute a Use Agreement between the County and Professional Golfers Association (PGA) Tour, Inc., in substantially the same form and format as attached hereto, authorizing the county administrator, to execute subsequent amendments to the agreement, without further Board action in certain circumstances
17. Motion to adopt a resolution authorizing the county administrator, or designee, to extend the Recreational Trails Grant Agreement with the Florida Department of Environmental Protection through March 7, 2026, for the Shore Drive Trail Project

Consent Agenda Item 17 was pulled and moved to the Regular Agenda as Item 1a.

18. Motion to adopt **Resolution No. 2025-42**, approving the terms and conditions of Florida Department of Environmental Protection (FDEP) Agreement 25SJL for the cost share of construction costs not covered by Florida Emergency Management Agency (FEMA) and the Florida Department of Emergency Management for the South Ponte Vedra Beach FEMA Category G Restoration Project, and authorizing the county administrator, or designee, to execute the agreement, along with any supplemental documentation, on behalf of the County; and to recognize and appropriate FDEP Agreement 25SJL in the amount of \$4,750,000, within the Fiscal Year 2025 Budget
19. Motion to adopt **Resolution No. 2025-43**, approving the recognition and appropriation of library donations received in the amount of \$ 5,240 amending the Fiscal Year 2025 Budget
20. Motion to approve minutes: January 21, 2025, BCC Regular
21. Proofs:
 - a. Proof: Notice of Proposed Exchange of County Property, published on December 3, 2024, and December 10, 2024, in *The St. Augustine Record*
 - b. Proof: St. Johns County Legislative Delegation Public Meeting, held on January 10, 2025, in the St. Johns County Auditorium, published on December 27, 2024, in *The St. Augustine Record*
 - c. Proof: Request for Bids for IFB Bid No. 1663R2, Sale of Real Property located at Riberia Street, in St. Augustine, Florida, 32084, Parcel No. 210260-0000, published on November 25, 2024, and December 2, 2024, in *The St. Augustine Record*

- d. Proof: Request for Bids, Bid No. 2101, Crescent Beach Walkway and Parking Lot Expansion, published on December 2, 2024, and December 9, 2024, in *The St. Augustine Record*
- e. Proof: Soliciting Qualifications for RFQ No. 2114, Construction Manager at Risk (CMAR) for St. Johns County Sheriff's Administration Building, published on December 13, 2024, and December 20, 2024, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

APPROVAL OF REGULAR AGENDA

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

Yea: Murphy, Whitehurst, Arnold, Taylor, Joseph

Nay: None

PUBLIC COMMENT

Public Comment:

B.J. Kalaidi spoke on the removal of the St. Johns County Sheriff's Office inmate search (Exhibit A) and the search for a county attorney.

Tom Reynolds expressed his appreciation to the Commission, requested that the Board hold a meeting during the first week of January, and set stipulations on money requests.

Chuck Labanowski expressed concerns regarding traffic impacts in the World Gold Village area (Exhibit B).

Ben Griggs spoke on the current and alternate route for County Road 2209 (Exhibit C).

Nicole Crosby voiced her concerns about demolishing the old, historic jail, the St. Johns County Detention Center Annex building, preserving history, and the county administrator (Exhibit D).

Vicki Pepper spoke about the Board of County Commissioners not having a proclamation for Black History Month in February like as previous years.

Suzanne Clulow spoke on housing market values in St. Johns County (Exhibit E).

John Nooney spoke on the Duval County Mayor's Disability Council meeting minutes (Exhibit F) and expressed support for the Northeast Florida Regional Council.

Sherry Badger spoke on public transportation, traffic impacts, infrastructure, and corruption.

Bill Fisher voiced concerns about protecting farmlands.

1. Constitutional Officers' Update. The Constitutional Officers were invited to provide a brief update to the Board. Sheriff Hardwick, or designee, and Property Appraiser Eddie Creamer will present updates and relevant information from their respective offices, as well as the Clerk of Court and Comptroller

Scott Beaver, St. Johns County Sheriff's Office Patrol Division, spoke on the Women Against Violent Encounters (WAVE) program, phone scams, parents' involvement with children's social media, The Players Championship (TPC) that will be held next month, and the Battle of the Badges fundraiser on February 13, 2025.

Eddie Creamer, Property Appraiser, provided details on the 2025 tax roll process and the passing of an increase in homestead exemptions.

Brandon J. Patty, Clerk of Court and Comptroller's Office, introduced Elizabeth Gonzalez, Interim Inspector General, who provided information on the 2025 Annual Audit Plan. Patty also addressed the departure of the previous Inspector General, Gonzalez stepping up, and the hiring process for the position.

- 1a. A Resolution by the Board of County Commissioners of St. Johns County, Florida, authorizing the county administrator, or designee, to extend the Recreation Trails Grant Agreement with the Florida Department of Environmental Protection through March 7, 2026, for the Shore Drive Trail project

Formerly Consent Agenda Item 17.

Ryan Kane, Parks and Recreation Director, presented the details of the project.

Murphy expressed his concerns about the trail's expansion. Greg Caldwell, Public Works Director, provided information on resurfacing Shore Drive and widening the road.

Public Comment:

Jackie Leblanc spoke in opposition to the trail project.

Nicole Crosby spoke in support of a sidewalk instead of the eight-foot asphalt trail.

Charlie Hunt expressed concerns about the trail project.

Dave Hankla spoke in support of the trail project and enhanced public safety.

Bruce Milliken expressed concerns about the project and offered suggestions.

Margo Gerry spoke in support of the grant agreement.

Suzanne Clulow voiced concerns about the trail project and requested an agreement extension.

Ruth Hope spoke in support of the trail project (Exhibit A).

Vicki Pepper spoke in support of the grant agreement.

Carey Anne Berdan expressed concerns about the trail project.

Susan Millerick spoke in opposition to the trail project.

Justin Miller opposed extending the agreement and displayed a video from his phone.

Michael Jones spoke in support of the trail project for safety reasons.

Whitehurst referenced a previous meeting on February 16, 2021, in which former Commissioner Waldron expressed support for the trail project and the community's safety.

The Board members expressed their positions on the trail project. Discussion ensued on the impact fees, the county-wide sidewalk program, the best way to proceed, and a resiliency study to open the opportunity for federal and state resiliency funds.

Motion by Whitehurst, seconded by Arnold, failed 2/3, with Taylor, Murphy, and Joseph dissenting, authorizing the county administrator, or designee, to extend the Recreational Trails Grant Agreement with the Florida Department of Environmental Protection through March 7, 2026, for the Shore Drive Trail Project.

Yea: Whitehurst, Arnold

Nay: Taylor, Murphy, Joseph

2. Public Hearing - COMPAMD 2025-01, Non-Residential Concurrency. At the December 17, 2024, meeting, the Board directed staff to bring back an agenda item to consider the removal of the non-residential transportation concurrency exemption. Staff are returning with an ordinance and supplemental information for discussion and direction. This will come back to the Board for a vote on adoption no sooner than February 18th, 2025

Dick D'Souza, Growth Management Assistant Director of Transportation, presented the details of the concurrency amendment request.

Discussion ensued on the 500-trip threshold benefiting and protecting small business owners, reporters reaching out regarding impact fees for commercial development, examples of a 100-trip count, the buy-down specifically to the impact fee ordinance, compiling a list of projects with the businesses that have waived the fee since 2018, the timeline of the ordinance process, and if the Comprehensive Plan move forward who it would affect.

Public Comment:

Beth Breeding expressed her concerns about the Comprehensive Plan changes.

Scott Maynard explained concurrency fees and stated that it was in the best interest of St. Johns County to keep concurrency the same.

Nicole Crosby voiced concerns about the Comprehensive Plan.

Chuck Labanowski spoke in support of protecting small business owners.

Charlie Hunt expressed his concerns about taxes.

Suzanne Clulow spoke about impact fees, grandfathering in the Developments of Regional Impact (DRI), and agreeing on the trip count threshold.

The Board members expressed their positions on the request. Discussion ensued on the concurrency fee being offset by impact tax fee credits.

Motion by Taylor, seconded by Joseph, failed 2/3, with Arnold, Murphy, and Whitehurst dissenting, to transmit COMPAMD 2025-01, Non-Residential Concurrency and request staff provide an additional trip information count.

Yea: Taylor, Joseph

Nay: Arnold, Murphy, Whitehurst

3. Public Hearing - PLNAPPL 2024-05, 500 Morning Side Drive (Appeal of PVZVAR 2024-02 Approval). Request to appeal the Ponte Vedra Zoning and Adjustment Board's (PVZAB) approval of a Zoning Variance to Section VIII.P of the Ponte Vedra Zoning District Regulations to allow for a maximum Impervious Surface Ratio (ISR) of 44 percent in lieu of the required 40 percent to accommodate a swimming pool, located specifically at 500 Morning Side Drive. The request was originally approved with a 5-0 vote at the regularly scheduled PVZAB meeting that took place on November 4, 2024

The Board disclosed ex parte communication.

Lex Taylor briefed the Board on the proposed public hearing template.

James Whitehouse, St. Johns Law Group, representing the appellee, presented the details of the variance request.

Craig Dolven, Appellant, provided the details of the appeal, opposing the variance that was granted (Exhibit A).

Public Comment:

Will Montoya spoke in opposition of the variance.

Luann Dolven spoke in opposition to the variance.

Charlie Hunt spoke about following variance rules without changes.

C. Dolven provided rebuttal information on the variance.

Whitehouse provided additional information in support of the variance. Discussion ensued on the conditions of the PVZAB being upheld by the appellee and flooding conditions.

Motion by Joseph, seconded by Murphy, carried 5/0, to deny PLNAPPL 2024-05, 500 Morning Side Drive (PVZVAR 2024-02), upholding the decision of the Planning and Zoning Agency and approving PVZVAR 2024-02, based upon four findings of fact and five conditions.

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

4. Public Hearing - MAJMOD 2024-08, Ponte Vedra Lakes Boutique Planned Unit Development (PUD). Request for a Major Modification to Thompson, Bartlett, Deal (T.B.D) of Ponte Vedra Planned Special Development (Ord. No. 1998-34) to incorporate the property into the Ponte Vedra Lakes Boutique Planned Unit Development (Ord. No. 2019-78) to allow for a unified design. The subject property is located west of A1A North and south of Marlin Avenue, specifically located between 170 and 190 A1A North. At the regularly scheduled public hearing of the Ponte Vedra Zoning and Adjustment Board (PVZAB) on December 2, 2024, the Board recommended approval with a vote of 4-0; members in support: Patton, Crozier, Pirgousis, and Nickerson

The Board disclosed ex parte communication.

Douglas N. Burnett, St. Johns Law Group, representing the applicant, presented the details of the request and the revised Master Development Plan (MDP) map.

Public Comment: There was none.

Motion by Joseph, seconded by Murphy, carried 5/0, to enact Ordinance No. 2025-2, approving MAJMOD 2024-08, Ponte Vedra Lakes Boutique PUD, based on six findings of fact, as provided in the staff report.

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

Joseph recessed the meeting at 12:23 p.m. and reconvened at 1:10 p.m. with Deputy Clerk Artricia Allen present.

5. Purchase and Sale Agreement for acquisition of land located on Bishop Estates Road. The Land Acquisition and Management Program (LAMP) Ordinance No. 2021-38, requires the LAMP Conservation Board to annually submit a ranking list of the top five properties for consideration by the Board of County Commissioners. On March 5, 2024, the Board approved the ranking list submitted by the LAMP Conservation Board and directed staff to initiate purchase negotiations with the owners of the properties on the ranked list, including the subject property. The owner of Lot 26, Bishop Estates, Unit 1, has executed a Purchase and Sale Agreement for fee simple ownership of approximately 1.27 acres of property. The average appraised value of the property is \$1,125,000. The seller is donating a portion of the appraised value. The agreed-upon price is \$925,000. The requested transfer of funds includes estimated closing costs totaling \$955,000. The owner of Lot 27,

Bishop Estates, Unit 1, has executed a Purchase and Sale Agreement for fee simple ownership of approximately 1.51 acres of property. The average appraised value of the property is \$1,252,500. The agreed-upon purchase price of the property is \$1,250,000. The requested transfer of funds includes estimated closing costs totaling \$1,300,000

Corey Bowen, Land Management Systems Director, presented the details of the request and introduced Mike Lagasse, Environmental Manager, who provided the property's background history. Discussion ensued on the potential plan for open space and the property to the south of the project. Additionally, Ryan Kane, Parks and Recreational Director, provided details on future usage and the County's waterway access points.

Public Comment:

Nicole Crosby spoke in support of the acquisition and questioned the source of funding for maintenance costs.

Chuck Labanowski spoke in support of the acquisition and asked about the plans for the current building.

Beth Tate expressed support for the County's consideration of acquiring and maintaining the property.

Kane responded to the public's concerns by referencing and comparing the property to the Genovar parcels. He explained that the county had evaluated the parcels to ensure they were in good standing, invested in the Parks Operations budget, and currently maintained them through the Parks and Operations budget.

Motion by Whitehurst, seconded by Taylor, carried 5/0, to adopt Resolution No. 2025-44, approving the terms of and authorizing the county administrator, or designee, to execute two Purchase and Sale Agreements for acquisition of Lots 26 and 27, Bishop Estates, Unit 1, located on Bishop Estates Road, and approving a transfer of LAMP reserves up to \$955,000 for the purchase of Lot 26, and approving a transfer of LAMP reserves up to \$1,300,000 for the purchase of Lot 27.

Yea: Whitehurst, Taylor, Joseph, Murphy, Arnold

Nay: None

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

6. Interlocal Agreement - St. Johns County Community Redevelopment Agency and Flagler Estates Road and Water Control District. The condition of certain roadways within the boundary of the Flagler Estates Community Redevelopment Area ("Flagler Estates CRA") have deteriorated significantly and are either in poor condition or unimproved, consisting mostly of dirt surfaces. Flagler Estates Road and Water Control District, an independent special taxing district duly organized and existing under the provisions of Chapter 98-528, Laws of Florida, and Chapter 298, Florida Statutes, as amended, has determined to undertake a capital project consisting of the purchase and application of asphalt millings to

improve portions of Flagler Estates Boulevard and other roads within the District and the boundary of Flagler Estates CRA (the "Project"), and has requested the assistance of the St. Johns County Community Redevelopment Agency in financing the project. The need to improve these roads is critical to the economic enhancement and overall development of the Flagler Estates CRA and is consistent with the approved Community Redevelopment Plan. In June of 2024, the Flagler Estates CRA Steering Committee voted to request support from the Community Redevelopment Agency to use Tax Increment Financing (TIF) funds from the Flagler Estates Trust Fund to assist in the project. In the Fiscal Year 2025 budget, the Board of Commissioners and the Redevelopment Agency approved an allocation in the amount of \$151,000 in TIF funds for the project

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

Public Comment: There was none.

Motion by Arnold, seconded by Murphy, carried 5/0, to adopt CRA Resolution No. 2025-1, approving and authorizing the chair of the St. Johns County Redevelopment Agency to execute an Interlocal Agreement between the St. Johns County Community Redevelopment Agency and Flagler Estates Road and Water Control District, in substantially the same form as attached hereto.

Yea: Arnold, Murphy, Joseph, Whitehurst, Taylor

Nay: None

Murphy spoke about the roadway lighting infrastructure and the District's concerns about the recurring utility costs. He explained that the district lacked the funding mechanism to address these utility costs. After consulting with staff, it was determined that the Flager County CRA fund could support the utility costs in the short term or until the term ends in 2032. Murphy requested *Board consensus to direct staff to present the utility cost funding option to the District. If the District agreed, an agreement would be brought back for consideration. Consensus was given.*

Joseph adjourned the St. Johns County Community Redevelopment Agency meeting and reconvened the regular meeting of the St. Johns County Board of County Commissioners.

7. Consider appointment of a St. Johns County Municipality member to the Northeast Florida Regional Council (NEFRC). Due to the recent departure of City of St. Augustine Commissioner Roxanne Horvath, there is now a vacant municipal seat on the NEFRC. According to Florida Statute 163.01, Florida Interlocal Cooperation Act of 1969, the governing board of St. Johns County must appoint a member from either the City of St. Augustine: Nancy Sikes-Kline, Barbara Blonder, Cynthia Garris, Jim Springfield, and Jon DePreter, or the City of St. Augustine Beach: Dylan Rumrell, Beth Sweeny, Don Samora, Undine George, and Virginia Morgan

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

Public Comment: There was none.

Motion by Murphy, seconded by Joseph, carried 5/0, to appoint Commissioner Virginia Morgan to the Northeast Florida Regional Council Board of Directors.

Yea: Murphy, Joseph, Whitehurst, Arnold, Taylor

Nay: None

COMMISSIONERS' REPORTS

Commissioner Whitehurst

Whitehurst said that he met with Shearwater community residents who were concerned about the noise from the First Coast Expressway that would be constructed in their "backyard;" the residents requested a sound wall be constructed.

Whitehurst requested Board consensus to write a letter requesting that the Florida Department of Transportation (FDOT), 1) reconsider their sound study from 2014 and 2) consider putting up a sound wall. Whitehurst amended his request to reflect Murphy's subsequent comments.

*Murphy stated that he had spoken with Jeff Sheffield, Executive Director of the North Florida Transportation Planning Organization (TPO), who suggested that the TPO could possibly fund the noise study at no cost to the County. The County would only need to write a letter requesting the noise study be completed, and the TPO would consider the request. **Consensus was given.***

He mentioned that a mobile mammogram bus would be at the St. Johns County Administration Building on February 25, 2025. He encouraged everyone to participate if they could.

He congratulated St. Johns Golf Club Director Wes Tucker and Assistant Golf Professional Bea Mauricio on receiving prestigious awards from the Professional Golfers Association (PGA) of America North Florida Section and Northern Chapter.

Commissioner Arnold

Arnold expressed appreciation, on behalf of the County and staff, to Senator Tom Leek for filing a bill to support St. Johns County as the location of the Florida Black History Museum.

Commissioner Taylor

Taylor inquired about the whereabouts of an interactive map [for County Road 2209]. Mike Roberson, Director of Growth Management, responded that the map had been posted erroneously by the North Florida Transportation Planning Organization (TPO) and that the TPO issued a letter apologizing for the mistake. County staff followed up with the TPO and requested that all references to the erroneous map be removed.

Taylor commented on an email received from a staff member regarding a sexual harassment allegation that they felt was not taken seriously or appropriately followed up on. She reviewed a timeline of the issue, as provided in the email. She felt an independent investigation should be carried out rather than an internal one.

Joseph stated that she also received the email and requested that the Board authorize an independent investigation by an outside firm to investigate the harassment and retaliation claims and a report back to the Board within 30 days.

Komando stated that the Board could direct the county administrator or staff to use the County's outside employment law firm to handle the complaint. He explained that the email was a public record, but exemptions could apply to protect the employee from disclosure.

Arnold said that she would like to get more information before voting on the issue to ensure everyone's privacy rights were not violated, consult with the County's legal team, and conduct due diligence.

Murphy asked whether the matter had been reported to Human Resources (HR) and whether HR had investigated the complaint.

Andrews assured the Board that proper actions had been taken, legal counsel had been consulted, and HR had been engaged to address the issue. Komando said his office would engage the County's labor attorney and bring a report back to the Board as soon as possible.

Commissioner Murphy

Murphy reported that on February 10, 2025, a portion of Watson Road would be closed to construct the new water transmission main. He also mentioned a public meeting to discuss the closure and working around land access for the project.

Commissioner Joseph

Joseph thanked Road and Bridge for addressing the roadway concerns in Ponte Vedra Beach. She requested Board *consensus to amend the definition of recreational vehicles to exclude vans that are not lived-in particularly and not camping vehicles on driveways. Consensus was given.*

Joseph also referenced a letter from Kim Kendall and *requested Board consensus on her request. Consensus was given.*

COUNTY ADMINISTRATOR'S REPORT

Andrews stated she had no report, but the HR Director would update the Board on the County Attorney position recruitment process.

Desiree Woroner, Human Resources Director, distributed a revised County Attorney Recruitment timeline document to the Board (Exhibit A). She informed the Board that the advisory committee met and vetted the candidates. The job posting was extended for another 30 days with three additional advertisement locations, resulting in two more applications. Discussion ensued about the salary for the position.

COUNTY ATTORNEY'S REPORT

Komando provided an update on the paver regulations ordinance and side yard setbacks. The work had been completed, but due to timing constraints, it couldn't be advertised for this meeting. He noted that the ordinance would be brought back at the Board's next meeting.

With there being no further business to come before the Board, the meeting adjourned at 1:45 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 628699-628712, totaling \$73,619.81 and Voucher Register, Voucher Nos. 85113-85115, totaling \$13,798.20 (1/23/2025)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 85116-85117, totaling \$7,067.45 (1/23/2025)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 628713-628807, totaling \$1,941,651.50 and Voucher Register, Voucher Nos. 85118-85199, totaling \$2,736,696.93 (1/27/2025)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 628808-628822, totaling \$461,720.50 (1/28/2025)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 628823-629045, totaling \$2,959,950.41 and Voucher Register, Voucher Nos. 85200-85345, totaling \$8,843,643.14 (2/03/2025)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 629046-629047, totaling \$46,675 (1/28/2025)

CORRESPONDENCE:

There was none.

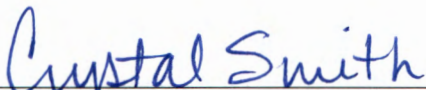
Approved _____ February 18 _____, 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 

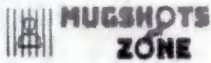
Krista Joseph, Chair

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

By: 

Deputy Clerk





MUGSHOTS ZONE

About

MUGSHOTS.ZONE – Know Your Neighbors!

IT'S IMPORTANT TO BE PROACTIVE ABOUT YOUR SAFETY, ESPECIALLY IN YOUR NEIGHBORHOOD AREA.

At Mugshots Zone we believe that everybody has right to access and search public crime records.

That's why the Mugshots Zone is working to transform multiple sources of law enforcement data to largest open database of current and former county jail inmates, arrest records, mugshots, charges, bookings, offense dates, offense descriptions, related incidents.

AT MUGSHOTS ZONE WE AIM TO PROVIDE THE MOST ACCURATE, RELEVANT AND UP-TO-DATE INFORMATION POSSIBLE.

EXHIBIT A
BCC February 4, 2025
Agenda Item No. _____
Presenter: B.J. Katafidi

Step Back to 2015

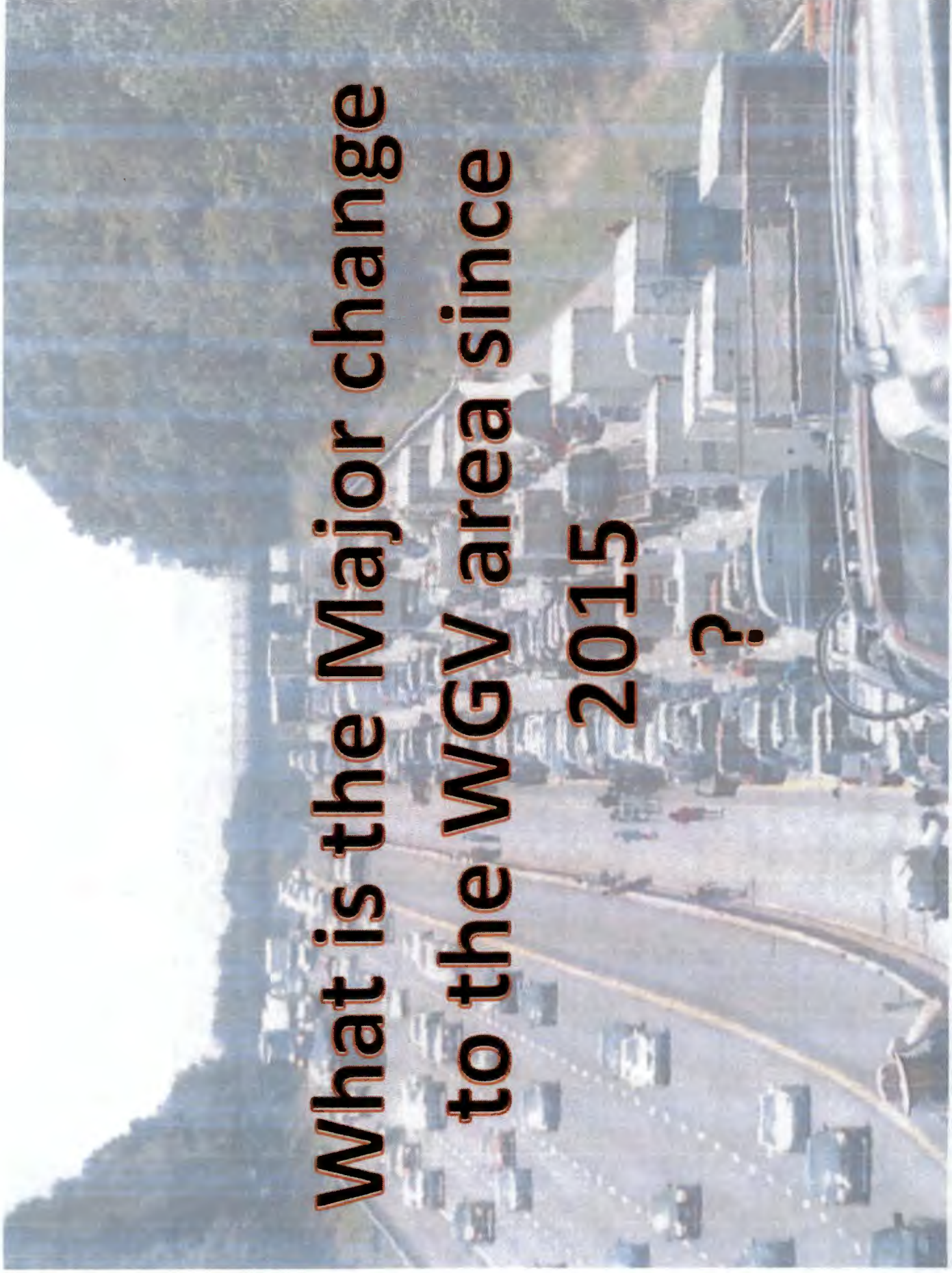


EXHIBIT B
BCC February 4, 2025
Agenda Item No. Pub Com
Presenter: Chuck Labanowski



Let's Compare it to 2023

**What is the Major change
to the WGV area since
2015 ?**



Parkland Preserve
367 Homes
734 Vehicles

Future
NEQ Townhouses
3120 units
6240 Vehicles

Southerly
88 Apts
176 Vehicles

Eight Winds
280 Apts
560 Vehicles

Wendy's

Bannon LAKES
999 Homes
2000 Vehicles

Markland
355 Homes
710 Vehicles

Estimated 10,420 + vehicles

Estimated 12,700+ vehicles

PER DAY

Bucee's
7300 vehicles
per day

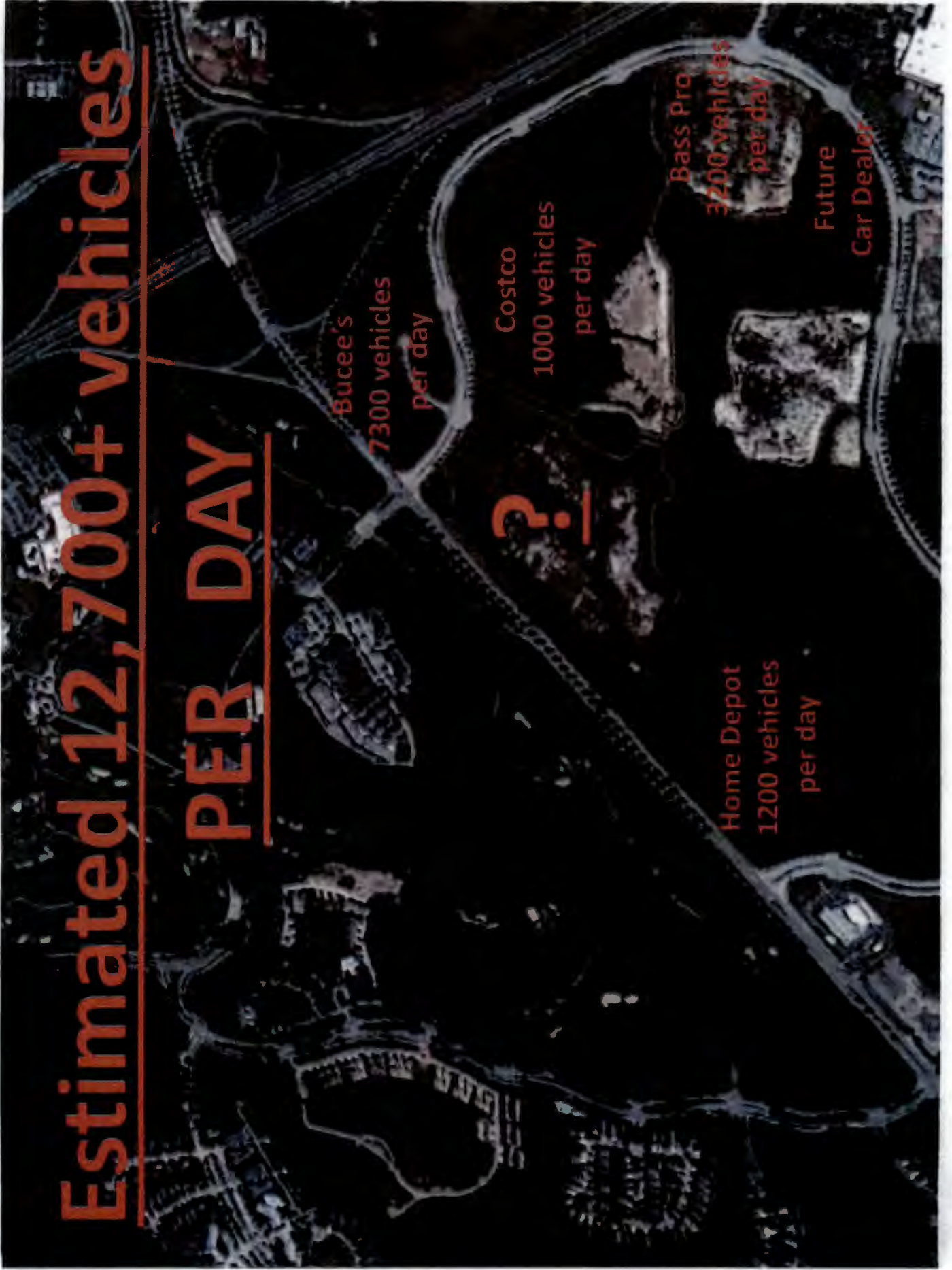
?

Costco
1000 vehicles
per day

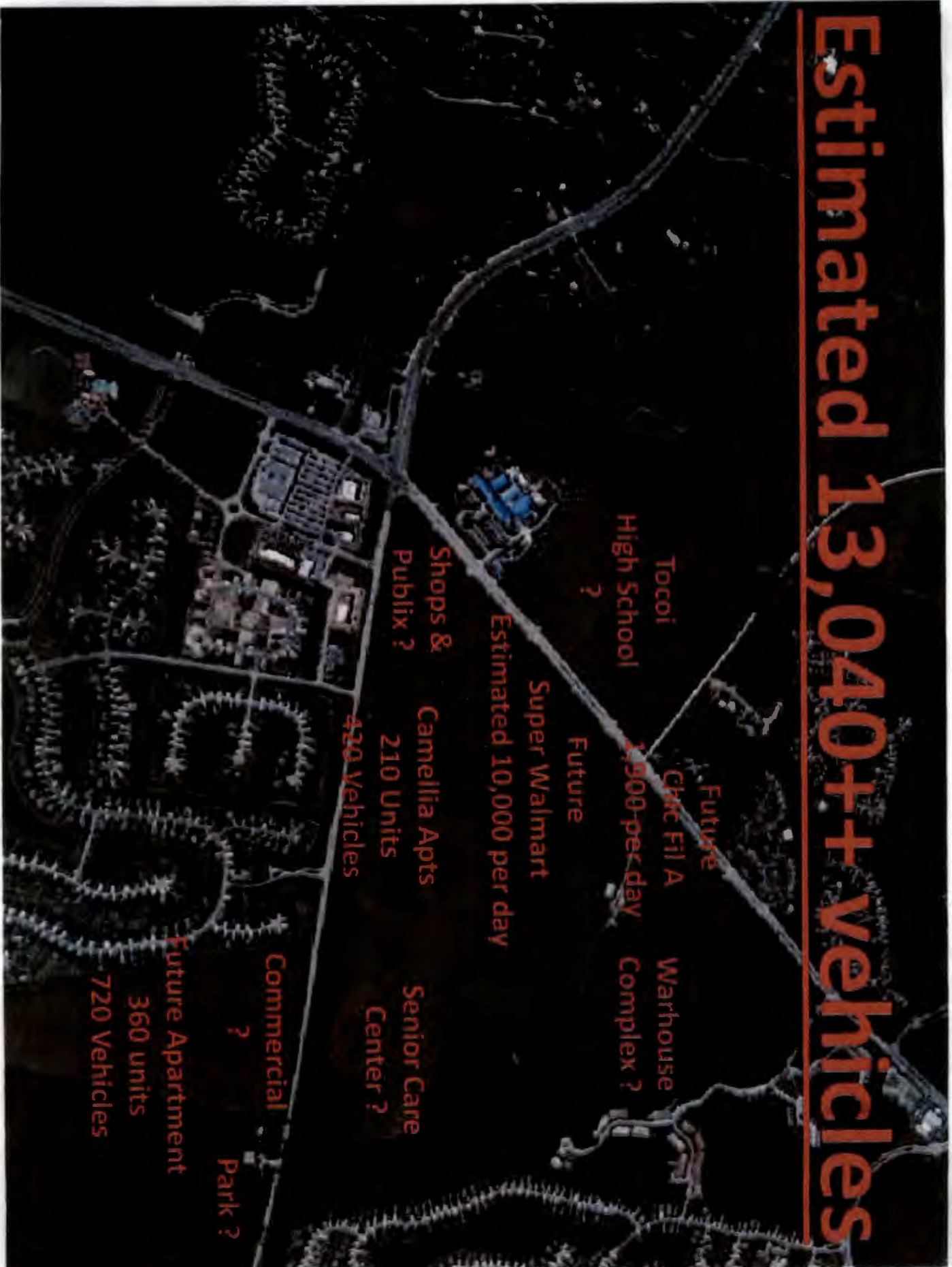
Home Depot
1200 vehicles
per day

Bass Pro
3200 vehicles
per day

Future
Car Dealer



Estimated 13,040++ Vehicles



Tocoi High School ?

Super Walmart Estimated 10,000 per day

Future CHC Fil A 1,900 per day

Future Warehouse Complex ?

Shops & Publix ?

Camellia Apts 210 Units 420 Vehicles

Senior Care Center ?

Commercial ? Park ?

Future Apartment 360 units 720 Vehicles

INTERNATIONAL GOLF PARKWAY at I-95

Proposed

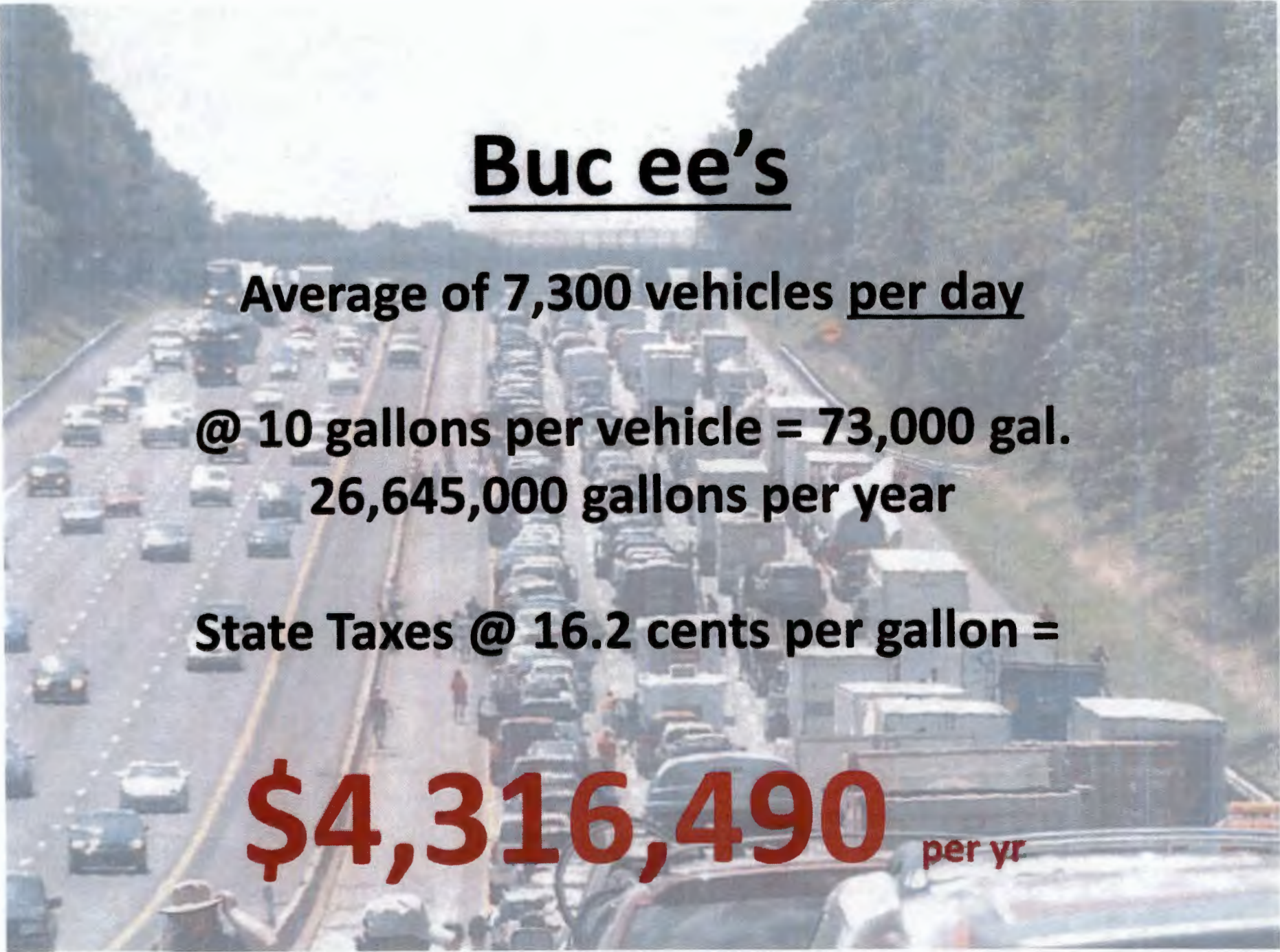


- ROAD
- RAISED INTERCHANGE
- OFFRAMP RAMPAGE
- PAVEMENT SURFACE
- LANDSCAPE
- RAIL
- PROPERTY LINE
- RAIL BARBER

NOTE:
PAVEMENT LINES AND EXISTING COVERS BY AIRPHOT
ARE APPROXIMATE AND SUBJECT TO FIELDWORK

Excessive traffic due to
Buc ee's





Buc ee's


Average of 7,300 vehicles per day

@ 10 gallons per vehicle = 73,000 gal.
26,645,000 gallons per year

State Taxes @ 16.2 cents per gallon =

\$4,316,490 per yr





It's time to make the improvements now.

Cost Increase Example:

(SR 16 Improvement Cost)

**2018 cost was 5 million per mile
2024 cost was 46.5 million per mile**

Tomorrow will be too late!

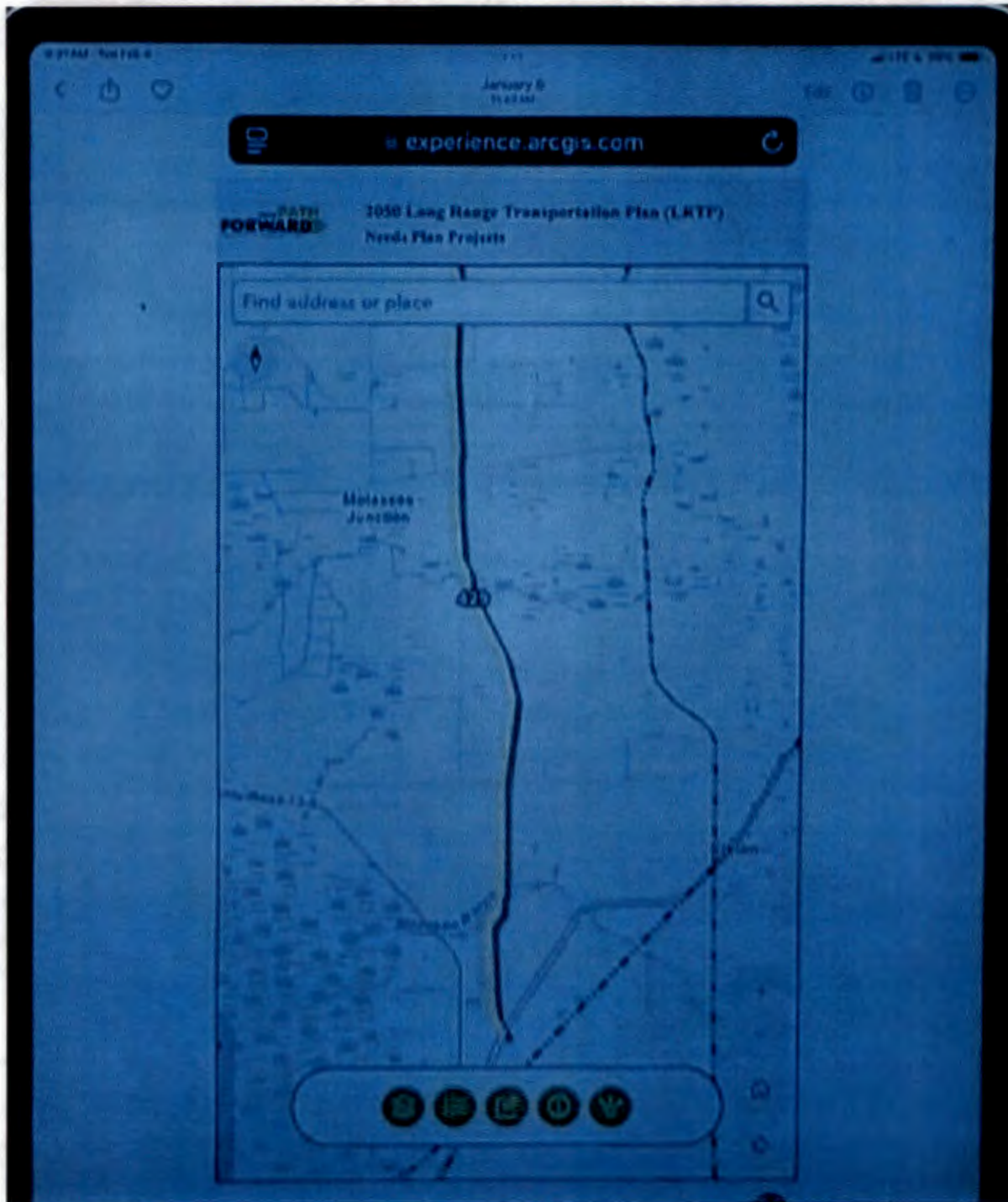


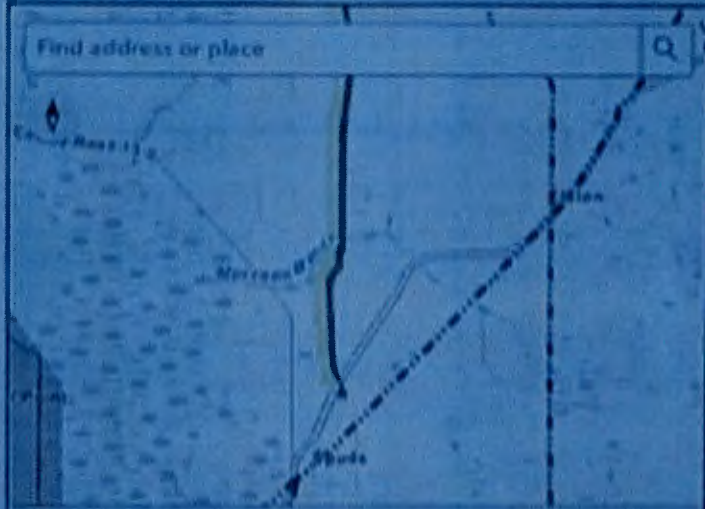
EXHIBIT C

BCC February 4, 2025
Agenda Item No. PubCom
Presenter: Ben Griggs

experience.arcgis.com



2050 Long Range Transportation Plan (L RTP) Needs Plan Projects



Needs Plan Project: 429



Project Number: 429

Improvement: New Roadway

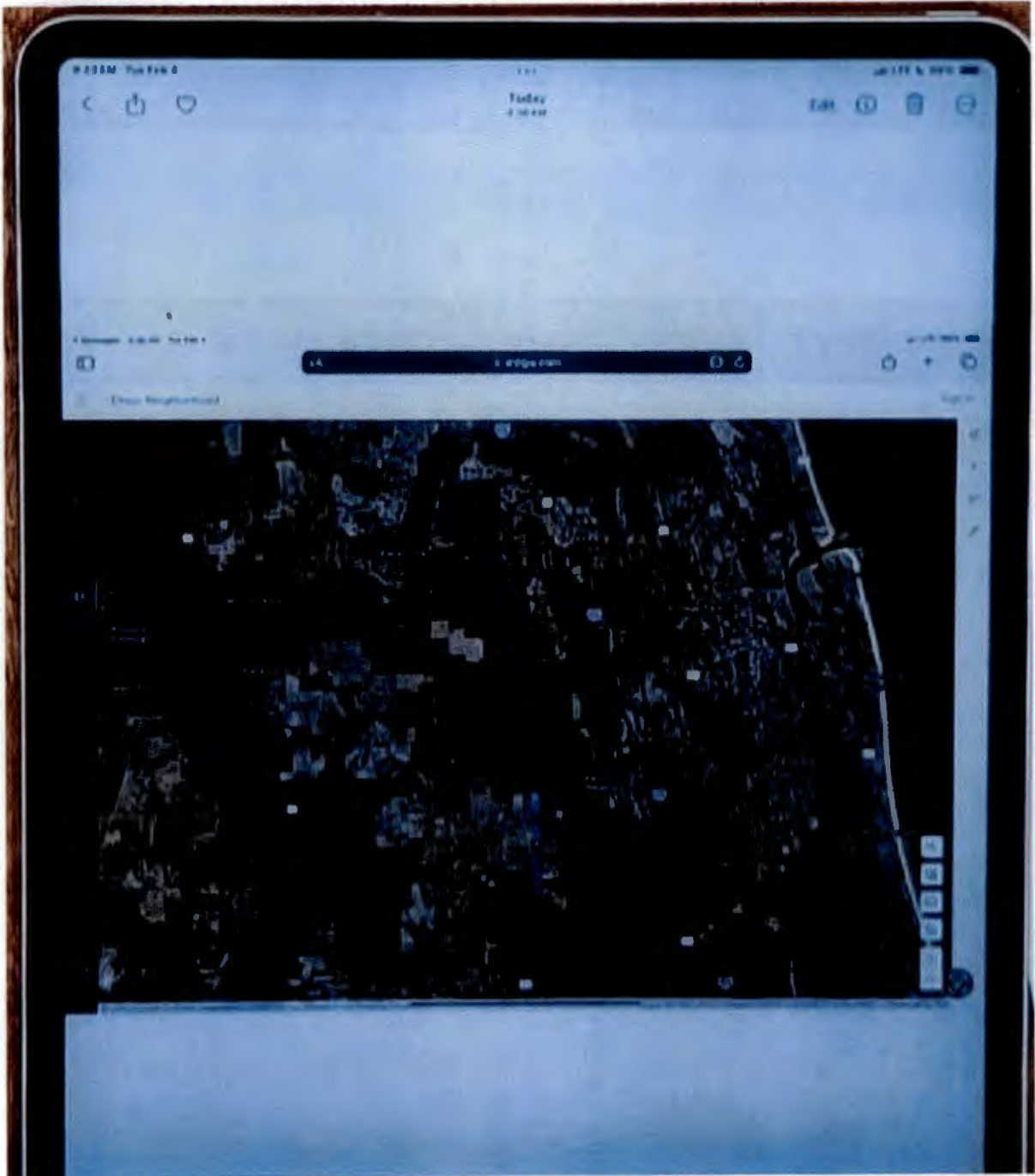
Improvement Description: New 4 lane road

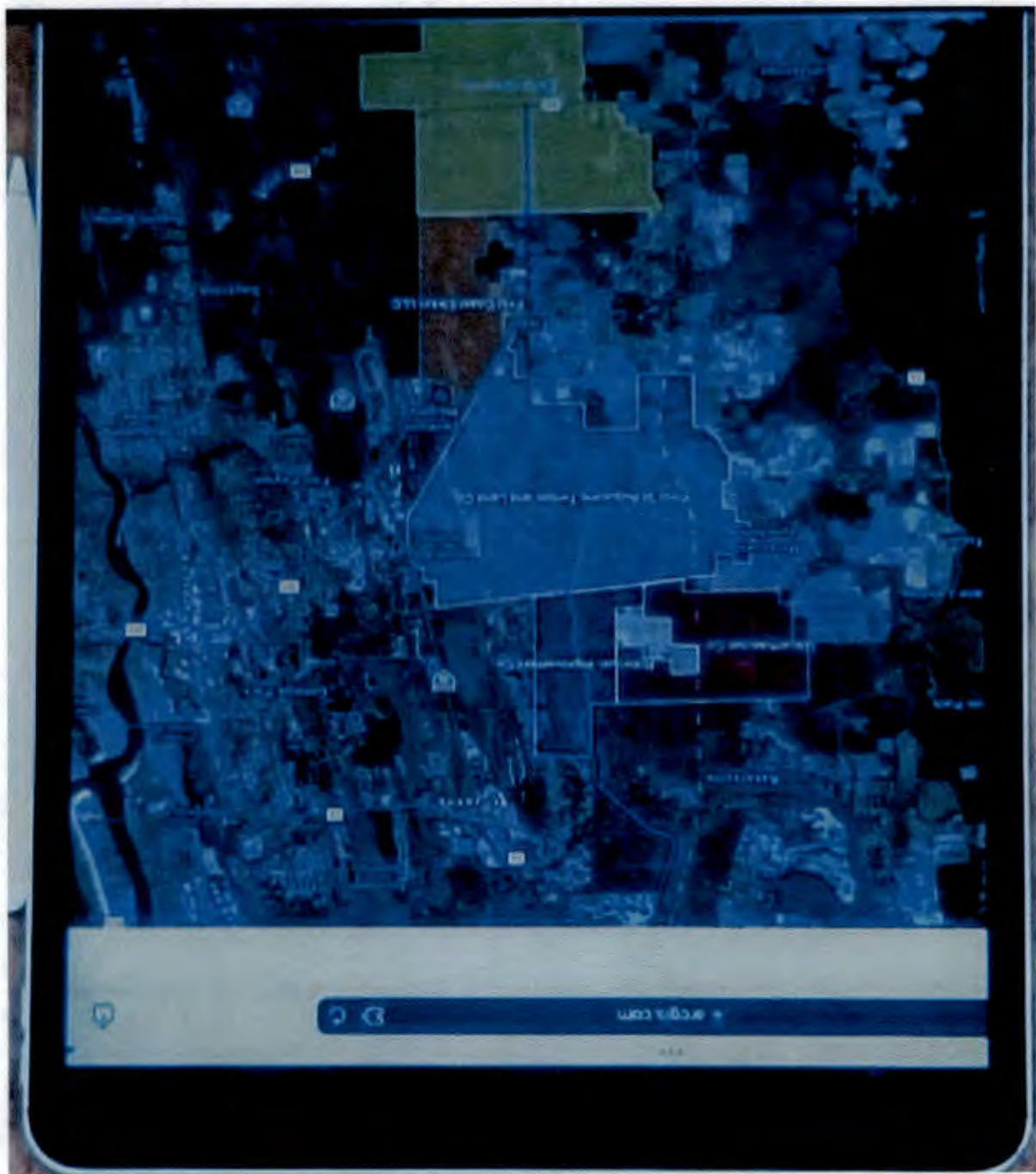
Facility: St. Johns Parkway (CR 2209)

Limits: CR 208 to SR 207

County: St. Johns

Status: Planned





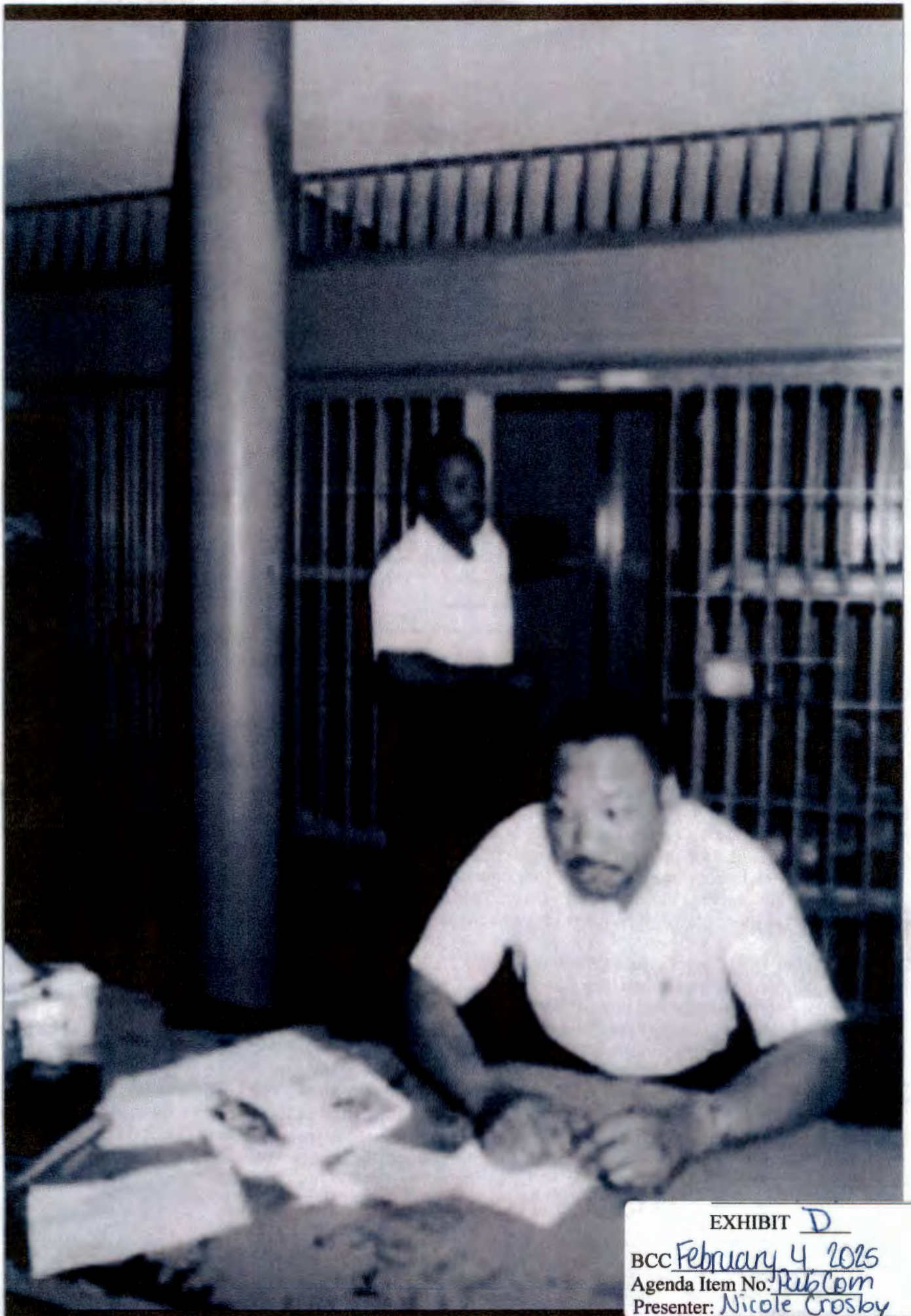


EXHIBIT D
BCC February 4, 2025
Agenda Item No. Pub Com
Presenter: Nicole Crosby

PAC of lies.



Whose \$1.2 million is helping to fund the lies about the Anns through 8 dark money PACs ?

MEMO DONOR	BUSINESS DESCRIPTION	AMOUNT DONATED
THE PARC GROUP	Mega developer - 14,000+ approved homes in Nocatee.	\$280,500
HUTSON COMPANIES	Mega developer - 10,000+ approved homes in Silverleaf.	\$251,877
DREAM FINDERS HOMES	National homebuilder based in Jacksonville. One of the largest homebuilders in Nocatee and Silverleaf.	\$211,000
VALLENCOURT CONSTRUCTION	Mega residential/commercial site developer, including clear cutting, roads, utility lines, etc. Major client of Nocatee.	\$180,000
ICI HOMES	One of the largest homebuilders in Florida, including Nocatee and Silverleaf.	\$120,000
GATE PETROLEUM	Major land owner and development company in St Johns and Duval counties.	\$101,000
J.B. COXWELL CONTRACTING	Mega residential/commercial site developer, including clear cutting, roads, utility lines, etc. Major client of Silverleaf.	\$50,000
TOTAL	Donations to attack ads + 3 incumbents' campaign accounts:	\$1,213,377

Source FL Division of Elections and SJC Supervisor of Elections

A deep dive into the PAC dollars pouring into an intense advertising blitz of lies to keep three St. Johns County commissioners in office, reveals that SEVEN major St. Johns County developers and builders are investing heavily to maintain control of our government - and our tax dollars - for FOUR more years. The seven have already spent a staggering \$1.2 million to convince you to elect the commissioners they control. Blatant lies are used plentifully in attack ads against Ann Taylor and Ann-Marie Evans who will NEVER RAISE YOUR TAXES like the commissioners did two weeks ago when they voted against the rollback on the millage rate (except for Commissioner Joseph).

Dean and Whitehurst tried to raise your sales tax by 15% in 2022 despite record property tax revenues. And they won't stop trying. In a debate between Henry Dean and Ann Taylor, only Taylor said she would not consider a 1-cent sales tax referendum. Dean said "not now." (7/8/23) The incumbents are not slowing the growth as they claim. In four years, the number of overcapacity roads has increased by 65% and our overcrowded schools have lost their #1 ranking in the state.* Kids suffer, and so will everyone's property values that are tied to our school ranking.

Why can't one of the wealthiest counties in the state afford parks and fire stations without going heavily into debt? Ann-Marie Evans and Ann Taylor's top two issues are controlling growth and being a **conservative** steward of your tax dollars. Learn more about **Ann-Marie Evans** and **Ann Taylor**, and see their responses to the absurd lies about them at SlowTheGrowth.com. Both are endorsed by the St. Johns County Republican Party and by Commissioner Joseph.

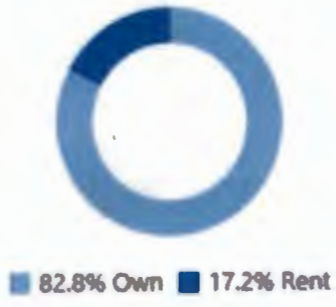
Roads: SJC Transportation Analysis Spreadsheets, 2020 - 2023
Schools: Fl. Dept. of Ed.

SlowTheGrowth.com

Paid electioneering communication paid for by Our St. Johns County, 1174 Neck Rd. Ponte Vedra Beach, FL 32082

From SSC Economic Development Web site

Housing



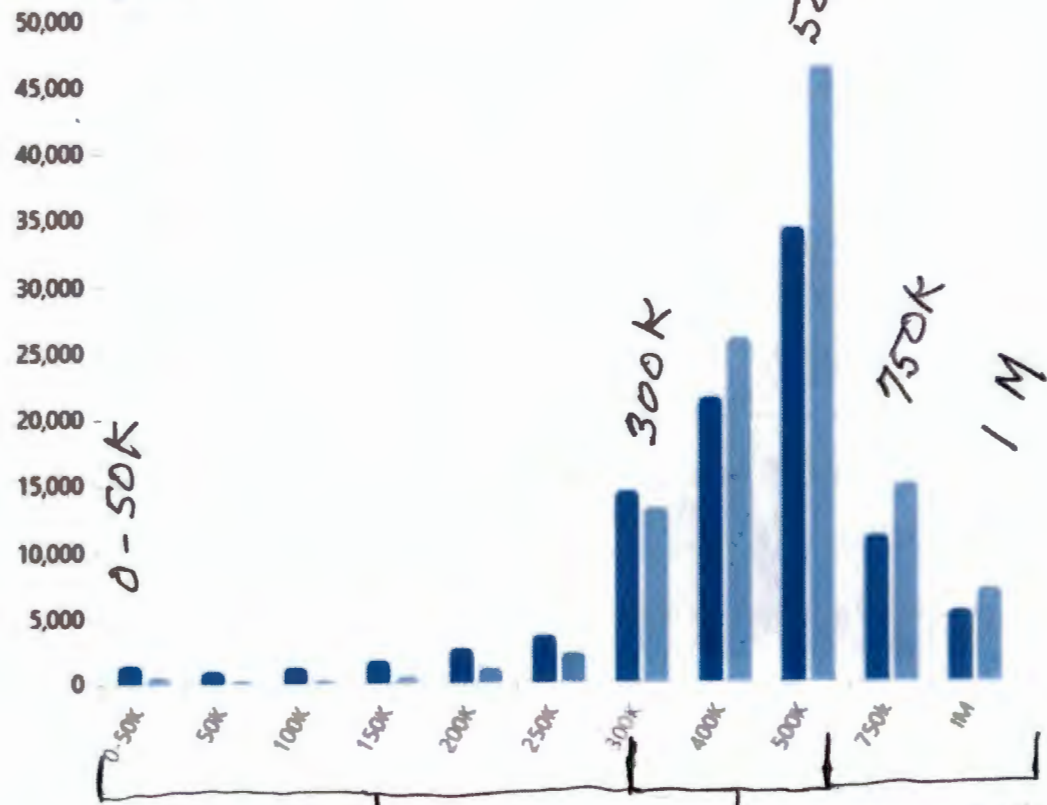
Total Housing Units: 141,298



Median Home Value: \$527,435

Home Value

● 2024 ● 2029



2024

2029

EXHIBIT E
 BCC February 4, 2025
 Agenda Item No. Pubcom
 Presenter: Suzanne Clulow



Housing Profile

St. Johns County, FL (12109)
 St. Johns
 Geography: County

Prepared by Esr

Population		Households	
2020 Total Population	273,425	2024 Median Household Income	\$107,525
2024 Total Population	329,159	2029 Median Household Income	\$119,623
2029 Total Population	386,922	2024-2029 Annual Rate	2.16%
2024-2029 Annual Rate	3.29%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	119,090	100.0%	141,298	100.0%	163,499	100.0%
Occupied	104,640	87.9%	124,564	88.2%	144,496	88.4%
Owner	84,024	70.6%	103,116	73.0%	118,577	72.5%
Renter	20,616	17.3%	21,448	15.2%	25,919	15.9%
Vacant	14,450	12.1%	16,734	11.8%	19,003	11.6%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	103,116	100.0%	118,577	100.0%
<\$50,000	1,429	1.4%	527	0.4%
\$50,000-\$99,999	955	0.9%	258	0.2%
\$100,000-\$149,999	1,253	1.2%	309	0.3%
\$150,000-\$199,999	1,768	1.7%	545	0.5%
\$200,000-\$249,999	2,652	2.6%	1,166	1.0%
\$250,000-\$299,999	3,667	3.6%	2,310	1.9%
\$300,000-\$399,999	14,550	14.1%	13,233	11.2%
\$400,000-\$499,999	21,526	20.9%	25,999	21.9%
\$500,000-\$749,999	34,244	33.2%	46,372	39.1%
\$750,000-\$999,999	11,118	10.8%	15,033	12.7%
\$1,000,000-\$1,499,999	5,444	5.3%	7,131	6.0%
\$1,500,000-\$1,999,999	1,241	1.2%	1,607	1.4%
\$2,000,000+	3,269	3.2%	4,087	3.4%
Median Value	\$527,435	53.9	\$580,552	52.6
Average Value	\$624,738		\$678,490	

Census 2020 Housing Units	Number	Percent
Total	119,090	100.0%
Housing Units In Urbanized Areas	102,435	86.0%
Rural Housing Units	16,655	14.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	84,024	100.0%
Owned with a Mortgage/Loan	60,138	71.6%
Owned Free and Clear	23,886	28.4%

Data Note: Persons of Hispanic Origin may be of any race.
 Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Housing



82.8% Own 17.2% Rent

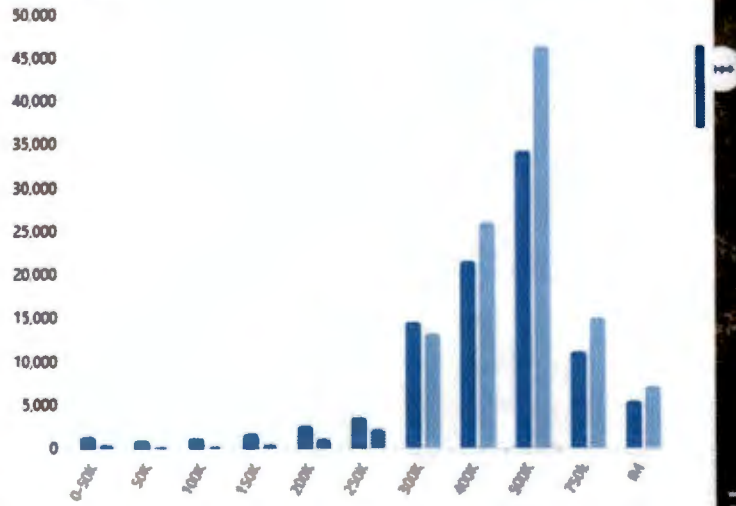
Total Housing Units: 141,298



Median Home Value: \$527,435

Home Value

2024 2029



EVIDENCE! 2/4/25 BOCC MEETING

Minutes of the Meeting of the Mayor's Disability Council

Tuesday, September 3, 2024; 3:00PM Mayor's Conference Rm

~Members Present: Jose Morales, Natalie Alden, Barbara Brown, Alexis Gonzalez, Ronald McCauley, Dan O'Connor, Anida Pollo, Denise Torres & Stephanie Young

~Ad Hoc Members Present: Gonza Gonzague (VR), Mark Poirier (JTA), Donovan Calicker (JTA), Arun Kalavakolamu (JTA), Ken Middleton (JTA), Jim Neddo (MV), Lou Anne Hasty (CareerSource), Rebecca Scissors (DCPS) & Amy Valentine (DCPS)

~Staff Members Present: Kara Tucker, Lois Smokes, Matthew Jackson & Tereese Goodloe

~Public Guest Present: Fred Jones (Haskell), Liz Peak (JTA), Patrick Moor (Haskell), Eric Haston (JTA), Steve Gaudet (citizen),

cardey (citizeJohn Noon- speaker n) *MY NAME IS SPELLED WRONG.*

*4TH Floor
CITY HALL*

Meeting started at 3:00 pm by Chair Jose Morales and opened with...

- **Pledge of Allegiance** – All in attendance
- **Welcome and Introduction** total 9 members present (Quorum), 13 Ad Hoc members present, and 4 Staff members present.
- **Parliamentarian** –
- **Approval of Minutes (May)** – motioned to approved by Ray Pringle, 2nd by Teona Haugabook, no further discussion, minutes for May moved to approved.
- **Public Comment** – Marcia Winnard said, "In John chapter 8 verse 32, Jesus says you should know the truth and the truth shall make you free."

I WASN'T RECOGNIZED FOR PUBLIC COMMENT.

EXHIBIT F

BCC February 4, 2025
Agenda Item No. PubCom
Presenter: John Nooney

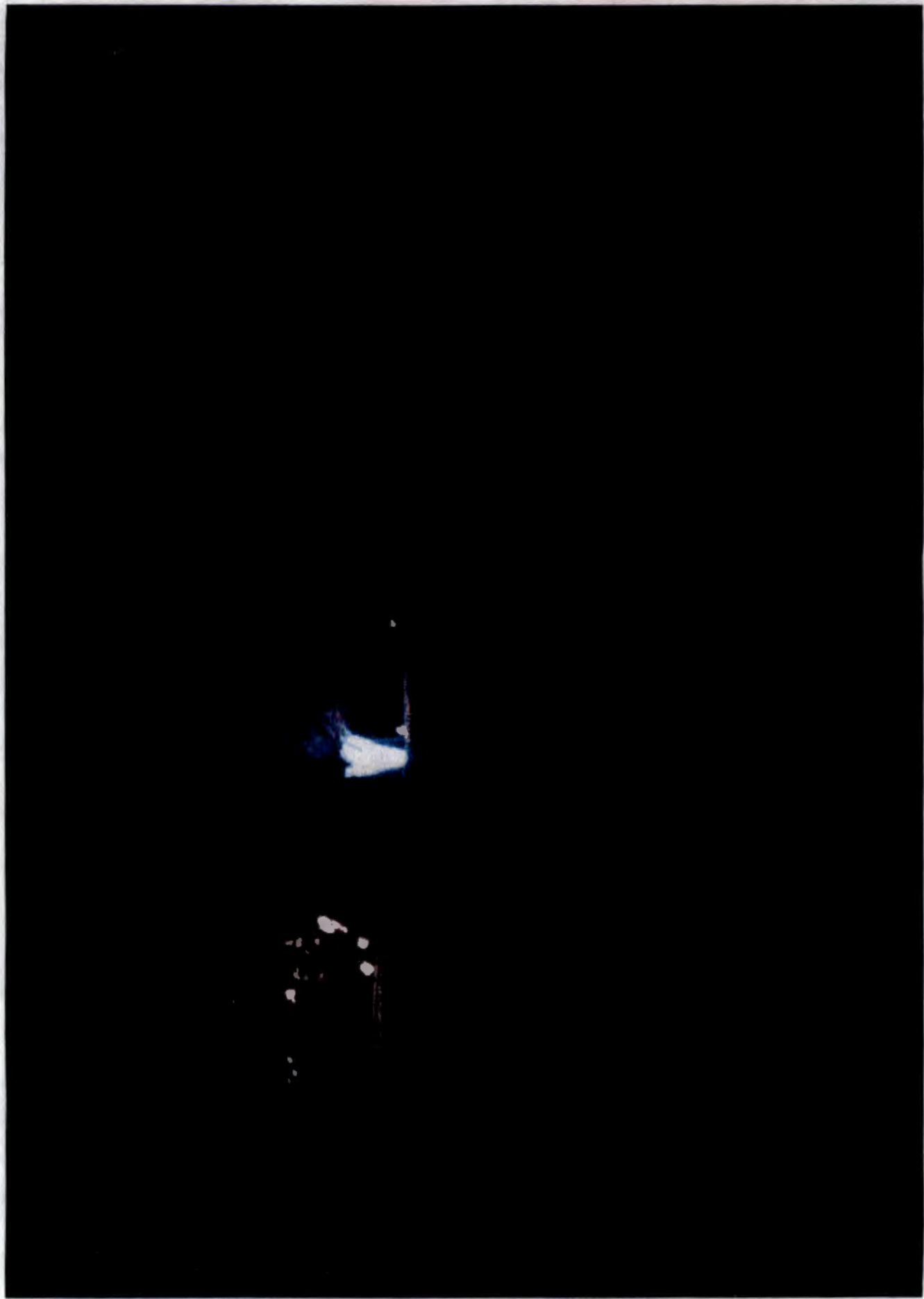
PRO TRAIL



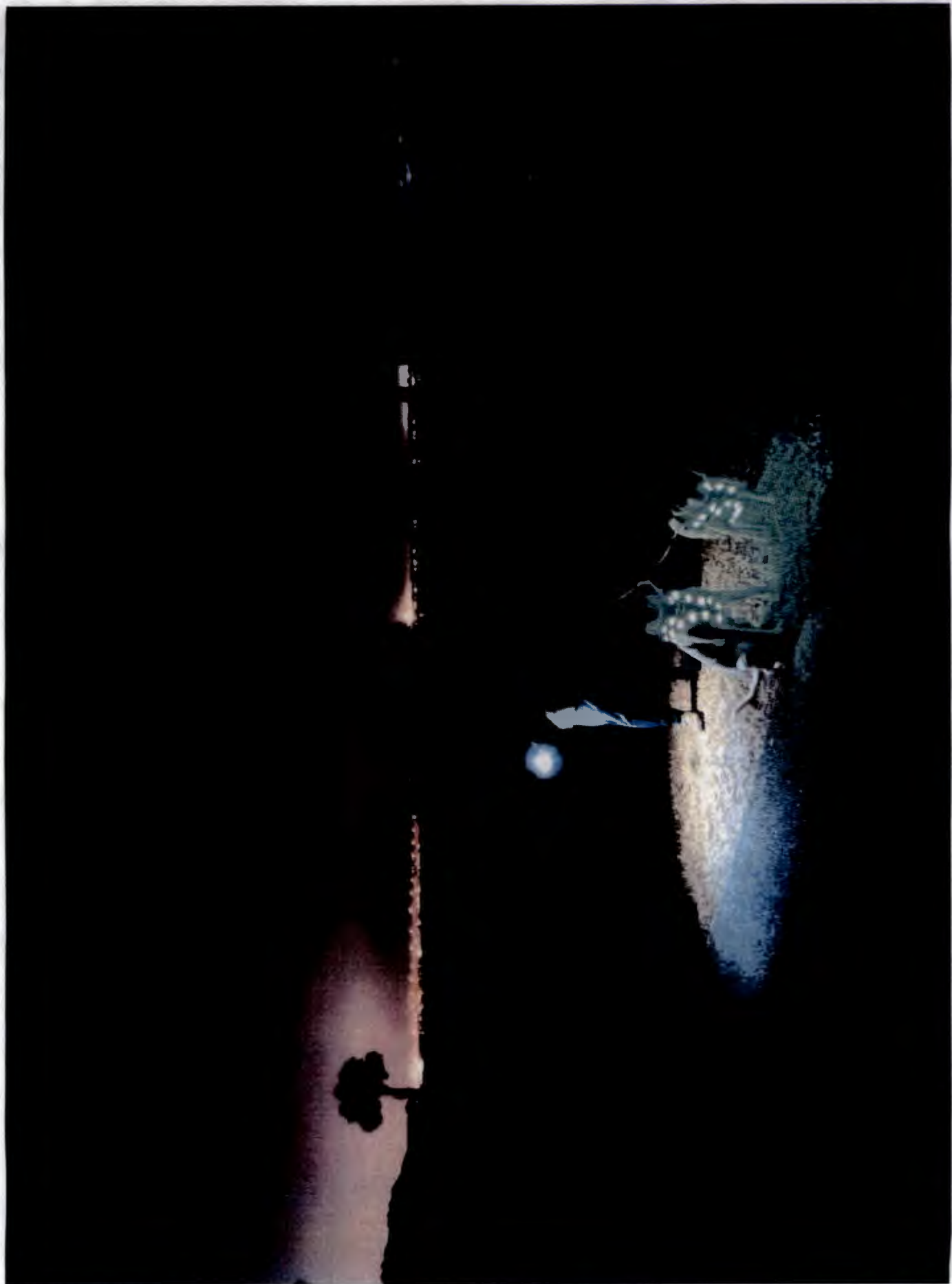
Equity in access to the park
safety for all

EXHIBIT A

BCC February 5, 2025
Agenda Item No. Reg 01a
Presenter: Ruth Hope









Sports
Page 21

Serving the residents of the San Joaquin Hills, The Recorder and Orange of Santa Clara County

Thursday, April 11, 2024

PaloVedraRecorder.com

VOLUME 53, NO. 24 \$1.00

MSD narrowing down unmaintained drainage easements

By Anthony Richards

The Palo Verde Municipal Services District continues to get closer to figuring out a plan to get to the bottom of the ongoing drainage issues residents are faced with.

According to MSD Executive Market Wilson, he has looked into all the old plans from Orange Park to the Marine Block, San Juan Drive and Palo Verde Beach, each with a focus on the older plans that have long since been replaced by more modern drainage easements.

In these cases, they did not directly affect the drainage easements of the area," Wilson said.

He noted that there are a number of easements, in particular the ones that he has prepared or reviewed most of the biggest issues in the area.

Wilson noted a couple of examples that he found during his search, including one on La Mesa and one on the San Juan Drive.

MSD continues on Page 18

A Show of Talent

Sawgrass art show features works from local artists

By Shaun Ryan

A community work of art was on public display this past weekend during the annual Sawgrass Community Club Members & Employees Art Show.

About 20 artists working in a wide variety of mediums had put their own paintings, drawings, and photography on display. The show was held at the Palo Verde Community Center, which was the venue for the event.

The opening reception on Friday, April 12, featured a variety of items of the most talented people in the Palo Verde Community Club area. Members were encouraged to attend and complimentary wine and appetizers were provided.

The show continued through April 13 and 14, and featured a variety of works displayed by the artists. The show was a success and provided a great opportunity for the community to enjoy the talents of local artists.

The show was a success and provided a great opportunity for the community to enjoy the talents of local artists.



Anthony Richards' subjects are featured in the middle of a gallery, standing next to the works. Richards has long been associated with the Sawgrass art show.

displaying all of the works on display, from a quick look at a few of the pieces.

Some of the artists displayed their own works in glass, such as a painting of a woman that artistically captured the essence of a woman as they looked.

the work. Many showed a variety of different mediums, including watercolor, oil, and acrylic. Some of the artists displayed their own works in glass, such as a painting of a woman that artistically captured the essence of a woman as they looked.

MSD continues on Page 18



INSIDE: CHECK IT OUT!
The Recorder is proud to bring you the best of the best in the community. Check out the latest in the community, including the latest in the community.

Celebrating 20 Years of Providing Relief

At Palo Verde Wellness Center, we are committed to providing the best relief for you. We are celebrating our 20th anniversary and offering a special offer to our patients.

NEW PATIENT SPECIAL
\$39 Consultation & Exam + 1200 Total

April 15th - April 30th

CALL OUR OFFICE AT 273-2691 FOR MORE INFO



Palo Verde Wellness Center
Oncology • Nutrition
By using your power to change.

(904) 273-2691

12345 Main Street, Suite 100
Palo Verde, FL 32789

2024 Lotus Evija NOW ON DISPLAY

904.998.9992 EMIRA lotususa.com

Serving Palo Verde and the Beaches since 1963

European Auto Repair Experts

AMVIC AuO! Mercedes-Benz Volkswagen Audi

904.998.9992 worldimportusa.com

EXHIBIT A
BCC February 4, 2025
Agenda Item No. Reg. 03
Presenter: Craig Dolven

Bass Tournament coming up in May

From now to May 24, 2024, Palatka Bass Tackle and Tackle will sponsor the 35th Annual Wolfson Children's Hospital Bass Tournament. The event, sponsored by Mable Charity and W. W. Faye Memorial Community Center, Inc., benefits Wolfson Children's Hospital.

Registration will be at 8:00 a.m. on Thursday, May 16, at the Palatka City Docks from 8 a.m. to 10 a.m. and from 8 a.m. to 10 a.m. on Friday, May 17, and from 8 a.m. to 10 a.m. on Saturday, May 18. The Palatka City Docks are located at 111 East St., Palatka.

Tournament schedule

Thursday, May 16

Registration 8 a.m. to 10 a.m.

www.annual.com

Friday, May 17

Registration 8 a.m. to 10 a.m.

www.annual.com

Saturday, May 18

Registration 8 a.m. to 10 a.m.

www.annual.com

Registration 8 a.m. to 10 a.m. on Saturday, May 18, at the Palatka City Docks.

www.annual.com

The highlights:

More than \$40,000 in cash prizes will be awarded to competitors from across the Southeast.

For a suggested donation of \$25, anyone may enter a drawing for a chance to win a 2024 Palatka Bass Tackle 21X28 with a tackle, courtesy of Budget Boats, valued at \$67,000. Come to the Palatka City Docks from 8 a.m. to 10 a.m. on Thursday, May 16, and Friday, May 17, to enter the drawing. To enter the drawing, you must be a resident of the Southeastern United States. The drawing will be held on May 18, 2024. (Prize and rules are subject to change.)

This year's Bass Tackle drawing will be held on May 18, 2024, and will be subject to change.

Over 100,000 fish will be donated to Wolfson Children's Hospital in one of the largest and longest-running Bass Fishing tournaments in Florida.

Over the last 30 years, the 35th Annual Bass Tackle has raised more than \$1 million for Wolfson Children's Hospital and the program's growth.

Endorsed by:

As 2024 the Palatka City Docks Department of Digital Media & Events



Featured events (all at Palatka City Docks):

Thursday, May 16:

Kids & Ladies Tournaments (one male, one female boat)

Friday, May 17:

WP & Friends Tournaments (sponsor boats pre-10)

Saturday, May 18:

35th Annual Wolfson Children's Hospital Bass Tournament

Palatka, along with several others, organized the Bass Tackle as a way to fund capital improvements and purchase the latest medical equipment for Wolfson Children's Hospital. The tournament supports thousands of anglers during the tournament event, which has raised millions for

operational expenses and following equipment.

To support the Wolfson Children's Hospital Bass Tackle, visit the Bass Tackle drawing or draw at the Hospital's website, go to www.wolfsonchildrens.com.

Carpet Concepts

The Beaches Best Selection of

- Professionally installed wall-to-wall carpet
- Large assortment of unique, in stock area rugs
- Stair treads, tile
- Custom sized carpets and rug pads

3421 3rd St. South
Jacksonville Beach
247-0438

www.carpetconcepts.com

MSD meeting

MSD is a general fund which provides for the operation of the city. It is a fund which is used to pay for the city's general fund. It is a fund which is used to pay for the city's general fund. It is a fund which is used to pay for the city's general fund.

MSD is a general fund which provides for the operation of the city. It is a fund which is used to pay for the city's general fund. It is a fund which is used to pay for the city's general fund. It is a fund which is used to pay for the city's general fund.

Meeting here and

The issue of local government property that is going to be sold. The issue of local government property that is going to be sold. The issue of local government property that is going to be sold.

The issue of local government property that is going to be sold. The issue of local government property that is going to be sold. The issue of local government property that is going to be sold.

MSD is a general fund which provides for the operation of the city. It is a fund which is used to pay for the city's general fund. It is a fund which is used to pay for the city's general fund.

MSD is a general fund which provides for the operation of the city. It is a fund which is used to pay for the city's general fund. It is a fund which is used to pay for the city's general fund.

MSD is a general fund which provides for the operation of the city. It is a fund which is used to pay for the city's general fund. It is a fund which is used to pay for the city's general fund.

MSD is a general fund which provides for the operation of the city. It is a fund which is used to pay for the city's general fund. It is a fund which is used to pay for the city's general fund.

Personalized financial advice to help achieve your goals

Chris Thompson
247-0438

11111 Palatka Blvd, Palatka, FL 32909
352-247-0438

