



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 18, 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
Lex Taylor, Deputy County Attorney
Artricia Allen, Deputy Clerk

ROLL CALL

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

INVOCATION

Pastor Angie Krulcik, Anchor Faith Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Pedro Blandin, United States Navy Petty Officer First Class, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING FEBRUARY 2025 AS BLACK HISTORY MONTH

Murphy presented the proclamation to Robert Nimmons and the Community Redevelopment Agency (CRA) group. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation. Nimmons spoke on the importance of Black History Month and displayed a photograph (Exhibit A). Robbie Nimmons, Turning Point Christian Academy student, shared an

essay he wrote and sent to Governor Desantis about Dr. Martin Luther King, Jr., Black History in West Augustine, and its personal meaning to him.

PROCLAMATION RECOGNIZING FEBRUARY 16, 2025, AS A1A ALL-AMERICAN ROAD DAY

Arnold presented the proclamation to Michael Cumpton, Robert Samuels, Sallie O'Hara, and Danielle Anderson. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation. Anderson, A1A Scenic and Historic Coastal Byway Executive Director, spoke on the importance of the A1A All-American Road.

ACCEPTANCE OF PROCLAMATIONS

Motion by Murphy, seconded by Whitehurst, carried 5/0, to accept the proclamations.

Yea: Murphy, Whitehurst, Joseph, Arnold, Taylor

Nay: None

DELETIONS TO THE CONSENT AGENDA

Joseph requested that Consent Agenda Item 15 be moved to the Regular Agenda as Item 3a.

APPROVAL OF CONSENT AGENDA

Public Comment: There was none.

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

Yea: Taylor, Murphy, Joseph, Whitehurst, Arnold

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2025-45**, approving the final plat for Silverleaf, Parcel 8B, Phase 2
3. Motion to approve the Little Florence Cove School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2025-01)
4. Motion to adopt **Resolution No. 2025-46**, authorizing the notice required by Section 336.10, Florida Statute, for a public hearing on March 18, 2025, at 9:00 a.m., or at a date and time as soon thereafter as possible, to hear a request for the vacation of a portion of an unopened and unimproved alley (VACROA 2024-02, Road Vacation Petition - Hastings Dunkin Donuts)

5. Motion to adopt **Resolution No. 2025-47**, granting a partial County ad valorem tax exemption consistent with Ordinance No. 2022-55, for the historic property located at 121 Kings Ferry Way within the City of St. Augustine, owned by Elaine H. and Kenneth W. Darnold; and authorizing the county administrator, or designee, to execute the Historic Property Tax Exempt Covenant on behalf of the County
6. Motion to adopt **Resolution No. 2025-48**, approving the terms of a Maintenance and Hold Harmless Agreement between St. Johns County and Ponte Vedra Corporation and authorizing the county administrator to execute the agreement, on behalf of the County, and accepting a Grant of Easement for drainage purposes
7. Motion to adopt **Resolution No. 2025-49**, approving the Lease Agreement with Hastings Main Street for property located at 107 East Cochran Avenue
8. Motion to adopt **Resolution No. 2025-50**, accepting a Deed of Dedication for the right-of-way of an extension of Courtney Vista Drive
9. Motion to adopt **Resolution No. 2025-51**, accepting the terms of, and authorizing the county administrator, or designee, to execute, a Temporary Access Easement for a telecommunication tower to be located off State Road 207 and Wildwood Drive
10. Motion to adopt **Resolution No. 2025-52**, approving the terms of, and authorizing the chair, or designee, to execute, a Termination of Temporary License Agreement for construction and other access, and Grant of Easement for access and utilities
11. Motion to adopt **Resolution No. 2025-53**, approving the terms of, and authorizing the chair, or designee, to execute, a Grant of Easement and Covenant on behalf of the County
12. Motion to adopt **Resolution No. 2025-54**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Purchase and Sale Agreement in connection with the roadway and drainage improvements at the State Road 16 and International Golf Parkway intersection
13. Motion to adopt **Resolution No. 2025-55**, authorizing the county administrator, or designee, to issue a Non-Exclusive Franchise Agreement to Florida Couto Companies, LLC, for the collection and transportation of non-residential solid waste, of the type specified in the agreement
14. Motion to adopt **Resolution No. 2025-56**, authorizing the county administrator, or designee, to award IFB No. 2141, purchase of two cloth disk filters to Aqua-Aerobic Systems, Inc., as the responsive and responsible bidder, at a total lump sum bid price of \$1,525,500, for provision of the specified items
15. Motion to adopt a Resolution authorizing the county administrator, or designee, to award RFP No. 2022R, lobbying services for St. Johns County to The Fiorentino Group, LLC, as the top-ranked proposer in Tier I, at a not-to-exceed amount of \$96,000 per year; and to award Continental Strategy, LLC, as the top-ranked proposer in Tier II, at a not-to-exceed

amount of \$108,000 per year; and to award The Gaboton Group, LLC, as the top ranked proposer in Tier III, at a not-to-exceed amount of \$42,000 per year, to perform the required services in accordance with RFP No. 2022R

Consent Agenda Item 15 was pulled and moved to the Regular Agenda as Item 3a.

16. Motion to declare the attachment list as surplus and authorize the county administrator, or designee, to dispose of same in accordance with Purchasing Policy Section 308 and Florida State Statute 274
17. Motion to adopt **Resolution No. 2025-57**, amending the Fiscal Year 2025 Law Enforcement Trust Fund budget to recognize and appropriate receipts from a confiscated property case
18. Motion to adopt **Resolution No. 2025-58**, approving and authorizing the county administrator, or designee, to execute and deliver a Grant Agreement between the County and the United States Department of Transportation, in substantially the same form as attached hereto; and authorizing the county administrator to execute subsequent amendments to the agreement and any documents necessary to implement the grant as provided for in the Resolution
19. Motion to approve **Resolution No. 2025-59**, approving and authorizing the county administrator, or designee, to execute and deliver Amendment Number Two to the Vendor Services Master Agreement between the County and Sunshine State Health Plan, Inc., in substantially the same form as attached hereto
20. Motion to adopt **Resolution No. 2025-60**, approving the terms, conditions, and requirements of Amendment No. 0007, to the Homelessness Unified contract between St. Johns County and Flagler Hospital, the Continuum of Care (CoC) Lead Agency, and authorizing the county administrator, or designee, to execute the amendment, substantially in the same form and format as attached, on behalf of the County; and recognizing and appropriating the grant in the amount of \$13,355.17 into the General Fund Social Services Department for Fiscal Year 2025
21. Motion to adopt **Resolution No. 2025-61**, approving the recognition and appropriation of library donations received in the amount of \$26,500, amending the Fiscal Year 2025 Budget
22. Motion to approve minutes: February 4, 2025, Regular BCC Meeting

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Andrews requested that Regular Agenda Item 3 be postponed to a future meeting.

APPROVAL OF REGULAR AGENDA

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

Yea: Murphy, Taylor, Joseph, Whitehurst, Arnold

Nay: None

PUBLIC COMMENT

Tom Reynolds spoke about the county attorney hiring process.

Barbara Jenness, spoke on behalf of the North Beach Community Allegiance, regarding changes to the recreational vehicle (RV) park. She requested assistance with the significant changes that should be presented before the Board.

Demetrius Branca requested that the Board adopt a resolution urging the State of Florida to implement a Hands-Free Law to save lives. Discussion ensued regarding condolences for his son and the number of counties he had visited to request the resolution.

Dwight Miller thanked the Board for its efforts to provide affordable housing to St. Johns County residents. He spoke about the need for economic diversity in affordable housing, expanding access to all the residents, defining affordable housing, the Public Housing Authority, and finding a solution.

Kenny McClain thanked the Board for the proclamation recognizing Black History Month. He discussed the importance of obtaining policy and facts, expressing that residents were not benefiting from the efforts to redevelop Hastings, and improving the quality of life for the existing residents.

Nicole Crosby expressed support for the proposed resolution of a hands-free law. She suggested that commissioners present new information before public comments are closed to prevent the public from commenting. She also noted that the tree protection proposal and the use of the tree tax were misleading to residents.

Diana Markovits spoke about the Fort Mose Jazz and Blues Series events held from February 6th through February 16th at the Fort Mose Historic State Park, which honored history and community through music.

Joe McAnarney spoke about the impacts of non-residential traffic and requested that the Board consider a consensus to have staff present information on all projects to the Board (PowerPoint).

Bill Hennesy expressed concerns about the right-of-way for the Palmetto Road boat ramp (Exhibit A).

Beth Breeding spoke about the Silverleaf impact fee of 70 cents per square foot for affordable housing, compared to the World Commerce Center fee of 10 cents per square foot, and raised concerns about where the funds were being deployed.

Sherry Badger expressed concerns about the Palmetto boat ramp, the location of the easement, and parking on the County easement. She also spoke about the St. Augustine Airport's efforts to extend its runways in a densely populated area.

B.J. Kalaidi spoke about removing the St. Johns County Sheriff's Office inmate search and suggested moving the Commissioners' and County Administration reports to after public comment rather than at the end of the agenda to ensure residents could provide input.

Ed Slavin expressed concerns about the Canright House and the demolition permit for the old jail. He suggested that the Board respond to residents' questions at the end of public comment.

Matthew Moss expressed concerns about the St. Augustine South Trail off Shore Drive Park and the safety of residents.

Gayle Moss spoke about the denial of the grant extension for the St. Augustine South Trail and the safety of residents.

Suzanne Clulow expressed concerns regarding the St. Augustine South trail and sidewalk.

1. Presentation of the St. Johns County Surplus and OPEB Investment Portfolios. The St. Johns County Board of County Commissioners Investment Policy, Section XVII Reporting, and Other Post-Employment Benefits (OPEB) Trust Investment Policy, Section XV, requires the clerk, or designee, to prepare and submit a written report annually on all invested funds to the Board. Included in the report shall be a complete list of all invested funds, the name or type of security in which the funds are invested, the amount invested, the maturity date, earned income, the book value, the market value, and the yield on each investment. PFM Asset Management, LLC, is the County's investment advisor and has prepared the annual reports for the quarter ending December 31, 2024

Brandon J. Patty, Clerk of the Circuit Court and Comptroller, and Richard Pengelly, PFM Asset Management, LLC, Managing Director, presented the details of the request.

Dunn responded to questions from the presentation regarding returns, surplus funds ahead of the benchmark, OPEB funds below the benchmark, and the protocol for notifying the commissioners once the threshold falls below. Joseph asked if comparing the County's results with other counties was possible.

Murphy asked whether stock prices and evaluations typically drop during the last quarter of an election year in a four-year presidential cycle and about the significant return on investment. Patty responded to Whitehurst's question regarding statutory limitations.

Public Comment:

Beth Breeding questioned how much the County had invested to achieve the return of \$21,000,000, whether infrastructure underfunding played a role, and whether those funds could be immediately allocated to pending projects that needed to be expedited.

Patty responded to the public comment regarding the overall returns. Dunn further clarified the revenue generated for the specific line item based on the project timeline. Discussion ensued on how interest accrued for a specific project would go back to the project, the excess would be allocated once the project was completed, and entry earnings. It was noted that the County's policy was to activate the funds and allocate the dollars on an annual basis.

Motion by Murphy, seconded by Taylor, carried 5/0, to accept the investment reports as presented by the Clerk of Court and Comptroller and the County's investment advisers, PFM Asset Management, LLC.

Yea: Murphy, Taylor, Joseph, Arnold, Whitehurst

Nay: None

2. 2050 Comprehensive Plan Update. The Board of County Commissioners directed staff to utilize a consultant to assist the County through the process of developing an updated Plan. The consultant, Inspire Placemaking Collective, provided an update on the project history, timeline, and next steps

Mike Roberson, Growth Management Director, provided background on the Comprehensive Plan and said direction was needed from the Board. Chris Dougherty, AICP—Inspire Placemaking Collective, presented the details of the Comprehensive Plan update.

Whitehurst questioned if the projected plan would meet residents' needs and how the surplus acreage in the table was determined. Ryan Kane, Parks and Recreation Director, commented on capacity and the accurate active park acreage. The Board members expressed their positions on the request. Discussion ensued regarding the shortage of field space, deficiencies slowing growth, county feedback, adjusting the Plan to 2035, projected growth, and interconnectivity.

Public Comment:

Joe McAnarney spoke about the boundaries of future land use development areas (PowerPoint).

Beth Breeding mentioned a study that would be presented at the next meeting, regarding the number of housing units. She also spoke on conservation, affordability, and concurrency.

Kenny McClain spoke in support of the Comprehensive Plan in regard to affordable housing.

Nicole Crosby urged the Board to contact the Matanzas River Keeper for data on protected land. She suggested that the Land Acquisition Management Program (LAMP) be considered one factor in the mix rather than the sole approach to preserving land.

Judy Spiegel spoke on prior development approval, slowing growth, infrastructure, dwelling units, modifying existing structures, and exploring volunteer donations as a potential funding source.

Vivian Browning suggested redeveloping older areas and preserving the land around them.

Ed Slavin spoke about fair housing being part of the Comprehensive Plan, having a public housing authority, and having a county charter. He also expressed concerns about growth management and the approval of development.

Chuck Labanowski discussed the need for accurate data on the number of homes built, roadway concerns, revising the Comprehensive Plan, and collaborating with the school board on children's sports.

Keto Burns expressed concerns about the 2050 Plan, expanding the development boundary, and setting a ten-year period for future growth projections. He suggested having a supermajority to approve all future Comprehensive Plan amendments.

Jen Lambert provided recommendations to the Board on water quality, wetland protection, and expanding development boundaries. She also noted that the Matanzas River Keeper had conducted a map analysis to assess the conservation of land in the County.

Jarrett Motes spoke in opposition of the Plan and displayed a map on the overhead (Exhibit A).

Suzanne Clulow discussed the need for a transportation system, the high vacancy rates in St. Johns County, and the diversity of the population.

Ruth Hope spoke about affordable housing and the shortage of affordable housing units and displayed notes on the overhead (Exhibit B).

B.J. Kalaidi said that the community needed to know how many affordable units had been built and expressed concerns about affordable housing and quality of life.

Sherry Badger expressed concerns about staff shortages and the cost of workforce housing.

Charlie Hunt spoke on preserving farmland and comparing affordable and workforce housing.

Discussion ensued about going directly to redline, the number of entitlements in St. Johns County ready to be built, land ownership, the number of houses set to expire, and whether County Road 2209 included a map of the minimum population period for the Plan. Roberson summarized the entitlements, the right to build, and the expiration dates, noting he would bring more information for the Board to review. Dick D'Souza, Growth Management Assistant Director of Transportation, provided additional details on the County Road 2209 construction. Roberson requested clarification on the presentation item for the March 18, 2025, Board meeting.

3. Joint Letter of Intent between the County, Florida National Guard, and St. Johns County Airport Authority regarding the planning and development of an Emergency Response and Preparedness Complex in St. Johns County

Regular Agenda Item 3 was pulled.

Joseph recessed the meeting at 12:23 p.m. and reconvened at 1:00 p.m., with Deputy Clerk Sandra Hutto present.

- 3a. A Resolution authorizing the county administrator, or designee, to award RFP No. 2022R, lobbying services for St. Johns County to The Fiorentino Group, LLC, as the top-ranked proposer in Tier I, at a not-to-exceed amount of \$96,000 per year; and to award Continental Strategy, LLC, as the top-ranked proposer in Tier II, at a not-to-exceed amount of \$108,000 per year; and to award The Gaboton Group, LLC, as the top-ranked proposer in Tier III, at a not-to-exceed amount of \$42,000 per year, to perform the required services in accordance with RFP No. 2022R

Jamie Locklear, Purchasing Director, and Adam Tecler, Intergovernmental Affairs Director, presented the details of the request. Tecler provided additional information on lobbyists.

Whitehurst expressed appreciation for Tecler's efforts in securing funding.

Public Comment:

Chuck Labanowski questioned the cost of achieving the benefits of \$169 million.

Ed Slavin expressed concerns about the lobbying services.

Thomas Fiorentino, The Fiorentino Group, LLC, president, provided a background on the company, his efforts in securing funds for St. Johns County, his involvement within the County, and his work with staff to bring funds to the County.

Motion by Murphy, seconded by Arnold, carried 5/0, to adopt Resolution No. 2025-62, authorizing the county administrator, or designee, to award RFP No. 2022R, lobbying services for St. Johns County to The Fiorentino Group, LLC, as the top-ranked proposer in Tier I, at a not-to-exceed amount of \$96,000 per year; and to award Continental Strategy, LLC, as the top-ranked proposer in Tier II, at a not-to-exceed amount of \$108,000 per year; and to award The Gaboton Group, LLC, as the top-ranked proposer in Tier III, at a not-to-exceed amount of \$42,000 per year, to perform the required services in accordance with RFP No. 2022R.

Yea: Murphy, Arnold, Taylor, Whitehurst, Joseph

Nay: None

4. Public Hearing - WH 2024-07, Cypress Village. Request to rezone 3.94 acres of land from Residential, Single-Family (RS-2) to Workforce Housing (WH), specifically located on property situated at the intersection of King Street Extension and North Clay Street. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on January 23, 2025, and recommended approval with a vote of 6-0

The Board disclosed ex parte communication.

Malinda Everson, owner, presented the details of the rezoning request. She also discussed the financial literacy component to be included in the program, and the plan to sell the homes within two years.

Public Comment:

Charlie Hunt expressed concerns about the Area Median Income (AMI) and affordable/workforce housing.

Judy Spiegel spoke in support of workforce housing and extending the deed restriction requirements.

Nicole Crosby spoke in support of Habitat for Humanity, extending the deed restriction, and preserving trees.

Ed Slavin spoke on preserving trees, supporting workforce housing, and establishing a public housing agency.

Suzanne Clulow spoke in support of workforce housing.

B. J. Kalaidi expressed her concerns with workforce housing.

Robert Nimmons spoke in support of Habitat for Humanity and the County's bringing centralized water/sewer systems to connect into.

Everson responded to the public's concerns about deed restrictions and preserving trees. Jeremy Calloway, Habitat for Humanity board member, provided additional information on connecting to lift stations, the current AMI, and the ability to purchase multiple homes.

Discussion ensued on extending the deed restriction to five years and exemptions for military personnel.

Motion by Arnold, seconded by Taylor, carried 5/0, to enact Ordinance No. 2025-3, approving WH 2024-07, Cypress Village, based upon four findings of fact, as provided in the staff report, as amended for five-year deed restrictions with the exemption for the military.

Yea: Arnold, Taylor, Whitehurst, Murphy, Joseph

Nay: None

5. Public Hearing - PUD 2024-06 Dog and Bog. Request to rezone approximately 5.56 acres of land from Workforce Housing (WH) to Planned Unit Development (PUD) to allow for a maximum of 12 residential dwelling units and a maximum of 5,000 square feet of commercial uses to accommodate for a proposed restaurant/office and an associated dog park facility, with the option to add an additional 5,000 square feet of commercial uses. The subject property is located south of West King Street, east of South Holmes Boulevard, and north of the Solomon Calhoun Community Center. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on November 21, 2024, and recommended approval with a vote of 5 to 2. The motion included the elimination of entertainment, retail, and hospitality out of the allowable commercial uses, along with extending the affordability period of the Workforce Housing units from 2 years to 10 years. At the January 21, 2025, Board of County Commissioner (BCC) meeting, the applicant requested a continuance to the February 18, 2025, BCC meeting

The Board disclosed ex parte communication.

Ryan and Najla Myer, applicants, presented the details of the request, Exhibit A. Mike Roberson, Growth Management Director, Dick D'Souza, Growth Management Assistant Director, and Trevor Stevens, Growth Management, requested clarification on the parking along West 15th Street. Discussion ensued on the additional parking and working with the applicants.

Public Comment:

Dwala Willis expressed her appreciation for involving the community in the development and supporting affordable housing.

Robert Nimmons expressed support for the development's changes and for the collaboration with the applicants and the community.

Suzanne Clulow expressed her concerns about the development.

Charlie Hunt spoke about the confusion between affordable housing and workforce housing.

Chuck Labanowski recommended considering the input from the Planning and Zoning Agency (PZA) and community group.

Ed Slavin spoke in support of the development.

B.J. Kalaidi expressed concerns about the development.

The Board members expressed their positions on the request, and continuing the item until April 1, 2025, for further information.

Motion by Murphy, seconded by Taylor, carried 5/0, to continue the item and bring it back before the Board on April 1, 2025.

Yea: Murphy, Taylor. Arnold, Whitehurst, Joseph

Nay: None

6. First Reading of proposed Amendment to the Land Development Code regarding the placement of paver and non-structural flatwork within three feet of rear or side property lines. On January 21, 2025, the Board of County Commissioners directed staff to draft language to amend the County Land Development Code to address the placement of pavers and non-structural flatwork within three feet of rear or side property lines. This is the first reading of the proposed amendment to the Land Development Code Amendment as directed

Dick D'Souza, Growth Management Assistant Director, presented the details of the proposed amendment.

The Board members expressed their positions on the amendment.

7. Consider appointments to the Recreation Advisory Board. There were two vacancies on the Recreation Advisory Board (RAB) for a District 1 and District 4 Representative. These vacancies are due to an expired term and resignation. A vacancy ad was placed and ran for approximately six weeks. Please find attached for your review and consideration a recommendation letter from the Recreation Advisory Board and seven qualifying applications: Dirk Lobenbruck, Dist. 1; Melinda Hobson, Dist. 1; Michael McLaughlin, Dist. 1; George Vancore, Dist. 1; Ryan King, Dist. 4; Jason Trent, Dist. 4; and Jeff Lacher, Dist. 4

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

Public Comment: There was none.

Motion by Joseph, seconded by Murphy, carried 5/0, to appoint George Vancore to the Recreation Advisory Board for a full four-year term, scheduled to expire on February 18, 2029.

Yea: Joseph, Murphy, Whitehurst, Arnold, Taylor

Nay: None

Motion by Joseph, seconded by Murphy, carried 5/0, to appoint Jason Trent to the Recreation Advisory Board for a partial term, scheduled to expire on February 4, 2028.

Yea: Joseph, Murphy, Whitehurst, Arnold, Taylor

Nay: None

COMMISSIONERS' REPORTS

Commissioner Whitehurst

Whitehurst congratulated the Bartram Trail High School girls' soccer team for their No. 3 ranking and the Ponte Vedra High School girls' soccer team for their No. 2 ranking in the country and wished them success in their semi-final games. He also reminded everyone that the Commissioners were there to conduct the County's business and should not be subjected to political attacks regarding county staff.

Commissioner Arnold

Arnold reported on the letter sent to the Florida Department of Transportation (FDOT) regarding the noise study for Shearwater and requested that Silverleaf be included. Discussion ensued on amending the letter.

Arnold requested an update and timeline for the completion of the traffic light at Trailmark and Pacetti Road. Dick D'Souza, Assistant Growth Management Director, provided information regarding the traffic light.

Arnold reported on the Superbowl commercial that featured Hasting potato farmers and put Hastings on the map.

Arnold also requested that there be no further vicious attacks on the county administrator.

Commissioner Taylor

Taylor reported concerns about the use of electric bikes and requested *Board consensus to draft an ordinance for the State of Florida to enforce safety measures for children riding electric bikes. Consensus was given.* She also requested *Board consensus to adopt a Resolution regarding Hands-Free laws to prevent the devastating impacts of distracted driving. Consensus was given.*

Taylor then expressed support for improvements to the intersection of International Golf Parkway and Interstate 95 and requested an update on the Vilano Beach recreational vehicle (RV) park.

Commissioner Murphy

Murphy reported on the competition of the traffic light at Brinkoff Road and State Road 207.

Commissioner Joseph

Joseph requested *Board consensus for Inspire to conduct a Median Projection Population for analysis. Consensus was given.* She expressed her support for St. Johns County agriculture.

COUNTY ADMINISTRATOR'S REPORT

Andrews provided an update on the harassment allegations and stated that the leaked email violated the protective rights of employees and that a news agency had a copy. She said she reached out to Sheriff Hardwick to help find the source of the leak.

COUNTY ATTORNEY'S REPORT

Komando provided additional information on the harassment issues, noting that they were being referred to outside legal counsel for further investigation.

With there being no further business to come before the Board, the meeting adjourned at 2:46 p.m.
REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 629048-629063, totaling \$39,516.52 and Voucher Register, Voucher Nos. 85346-85369, totaling \$67,636.35 (2/05/2025)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 629064-629070, totaling \$2,513.10 and Voucher Register, Voucher Nos. 85370-85372, totaling \$13758.16 (2/06/2025)
3. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 85373-85374, totaling \$7,181.08 (2/06/2025)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 629071-629200, totaling \$1,341,663.52 and Voucher Register, Voucher Nos. 85375-85466, totaling \$3,138,688.45 (2/10/2025)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 629201-629211, totaling \$6,526.19 and Voucher Register, Voucher Nos. 85467-85473, totaling \$8,987.70 (2/12/2025)

6. St. Johns County Board of County Commissioners Check Register, Check No. 629212, totaling \$1,595 (2/14/2025)

CORRESPONDENCE:

There was none.

Approved March 4, 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By:  _____
Krista Joseph, Chair

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

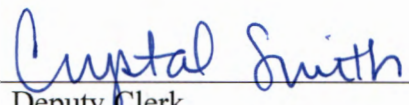
By:  _____
Deputy Clerk





EXHIBIT A
BCC February 18, 2025
Agenda Item No. 703com
Presenter: Bill Kennedy

RECLAIM THE PARK REPAIR THE RAMP

	RESIDENT NAME	ADDRESS	E-mail
1	Eizabeth Williams	5766 4TH ST	LAWRENCE
2	Frederick Anderson	5772 4th St	618-2-1
3	Wen Anderson	5772 4th St	618-2-1
4	Barbara Welch	271 Micklers Rd	bjwelch@att.net
5	Laura DeFosquito	5389 4th	cheryl@defosquito.com
6	William Henry	5382 4th	whh@att.net
7	Joe Toedje	5377 4th	
8	Wen Toedje	5612 5th Street	ap@wtoedje.com
9	Virginia Clements	5361 4th St	yclements@att.net
10	Ralph Perkins	5340 4th St	vcl@att.net
11	Georgina Perkins	5340 4th St	vcl@att.net
12	Bill Dunn	5325 4th St	dunn@att.net
13	Bob Dunn	5325 4th St	pdunn@att.net
14	John Dunn	5325 4th St	pdunn@att.net
15	Tracy Canbica	5301 4th St	canbica@att.net
16	Paul Snow	1700 4th St	
17	Al Box	5317 3rd	
18	MICHAEL FIZSA		
19			

February 18, 2025

JUST SOLD

26 Hawaiian Boulevard
 2 Baths, 1 1/2 Bath, 955 sqft
 Sold for \$497,500

Location is VITAL and we know that Annapolis Island is one location that many would love to call home. In addition to location, timing and pricing are two other important parts of selling a property. Today's Buyers are more discerning. Pricing your property correctly is crucial in this current market. If you price too low, you may get disappointing offers, and if you price too high, you might not see much interest.

My Agent is always on the pulse of the local real estate market. Call me today, and let's strategize for your specific needs!



BC Miller, REALTOR®
 Coldwell Banker Premier Properties
 Suite 100, Annapolis, MD 21403
 Cell: 410-261-2202
 mlmiller@cbpp.com
 www.cbpp.com



COLDWELL BANKER
 REAL ESTATE

Coldwell Banker Premier Properties
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 St. Annapolis, MD 21403

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 410

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 Visit MyHomeEas.com and enter in your street address.



Call us
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 410-261-2202
 410-261-2202

My Home Eas.com



Map created with St. Johns County's iMap

DISCLAIMER:
 This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown herein.

Date Created: 2/17/2025

EXHIBIT A
 BCC February 18, 2025
 Agenda Item No. BE602
 Presenter: Yarritt Marks



- The new Comprehensive Plan must promote walkable communities, higher density in key areas, and missing middle housing through mixed use developments and zoning that allows increased density
- Requiring 80% - 120% AMI for only 2-years for affordable housing is unacceptable. This must be revised to require 30% - 60% AMI for 30-years if SJC is to catch up in the provision of affordable housing
- I strongly agree that you “Explore the potential for Establishing Additional Housing Assistance Organization: Creating an additional housing assistance organization in St. Johns County could centralize efforts to manage affordable housing programs, obtain federal funding, and oversee the development of new housing projects.”

The County needs a Housing Authority to help achieve those new affordable housing goals!!

EXHIBIT B.

BCC February 18, 2025
Agenda Item No. REC 02
Presenter: Wuth House

The current future land use promotes suburban growth, with single family home sprawl, that is unsustainable for infrastructure. Even with a moratorium on development, it is not possible to catch up with infrastructure needs.

- I strongly refer the BOCC – and the County Growth Management staff to the 1000 Friends of Florida webinar: ***The Economics of Development in Florida*** with **Joe Minicozzi**

<https://1000fof.org/past-webinars/the-economics-of-development-in-florida-with-joe-minicozzi-part-3/>

- Please review the 1000 Friends of Florida Report, ***Economics of Development in Florida***

1000fof.org/wp-content/uploads/2024/11/EconomicDevelopmentFlorida_Report_v2_compressed.pdf

- Best of all, get Joe Minicozzi to come to SJC and lead a seminar

#4

Trevor Steven

From: Bridgett Bridgett <vscarlett315@gmail.com>
Sent: Friday, February 14, 2025 1:28 PM
To: Trevor Steven
Subject: Re: WH 2024-07 Site Plan, Regarding public hearing 1/23/25--zoning change king street extension and clay st. file # WH-2024000007 cypress village

Good afternoon trevor,
Hope you are well.

I did indeed look up "grinder" and it does indeed dump into the sewer lines.

So...can you tell me why I and the others were discriminated against but a company can come in, change laws and receive benefits denied to me? I think this is a good question and not necessarily posed to you Trevor but if you can answer I would be delighted.

I am integrated into my neighborhood yet I do not get same benefits as someone that wants to come in, not be part of but rather bulldoze down the neighborhood, change laws, do what I see as more damage than good WITHOUT once contacting or meeting with residents. AND get perks doing it. YUP discrimination for sure and this project should end here unless they can propose 17 septics which I will still contest the massive disturbance in our neighborhood.

Thanx Trevor..
Bridgett putt bounds.

- > On Jan 24, 2025, at 1:42 PM, Trevor Steven <tsteven@sjcfl.us> wrote:
- >
- > Good Afternoon Bridgett,
- >
- > The meeting that took place yesterday (1/23) was the Planning and Zoning Agency (PZA) meeting, and not the Board of County Commissioners (BCC). The PZA makes a recommendation vote, while the BCC will make the final vote. The members of the PZA are appointed by the BCC, and do not have the same people.
- >
- > The BCC public hearing date for this application is currently scheduled for February 18th beginning at 9am, located in the same auditorium. Public comment operates in the same format.
- >
- > I will include your correspondence below in the Staff Report packet for the BCC meeting. Your previous email you sent me was indeed included in the PZA packet for the meeting that took place yesterday (I think I remember you asking about if it was or not).
- >
- > Feel free to reach out with any follow-up questions.
- >
- > Regards,
- >
- > Trevor Steven
- > Planner
- > Growth Management
- > St. Johns County Board of County Commissioners
- > 4040 Lewis Speedway, St. Augustine FL 32084
- > 904-209-0587 | www.sjcfl.us
- >
- >

Dog and Bog

Creating connections through community

A family friendly gathering place where healthy pets and happy people grow together

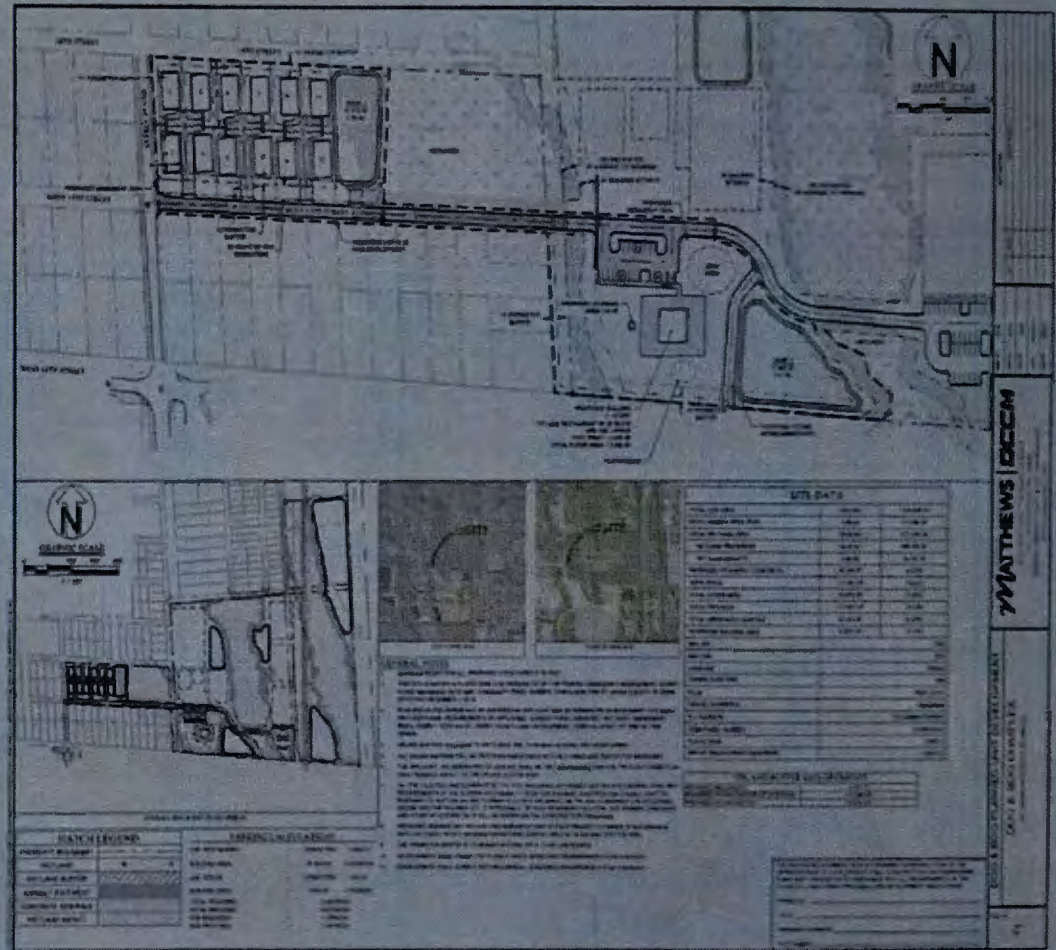
EXHIBIT A

BCC February 18, 2025

Agenda Item No. Reg-05

Presenter: Ryan Najla Myer

This application is for a combination of workforce single family housing units and a commercial dog park. We are requesting this PUD to help decrease the cost of the housing development through variations used for canopy oaks and for a zoning use change for The Master Development Plan Map indicates the general layout of the site for construction of the 12 single family homes in Phase I on the Residential Parcel and the commercial dog park in Phase II and Phase III on the Commercial Parcel. The Commercial Parcel includes 2.58 acres the only portion that we are asking for a zoning use change



Location

The property to be rezoned consists of 5.56 acres as described in the Legal Description.. It is located along the East side of Duval Street and both sides of South Nassau Street, between County Road 214 (King Street) and State Road 207. Just north of the Calhoun Center

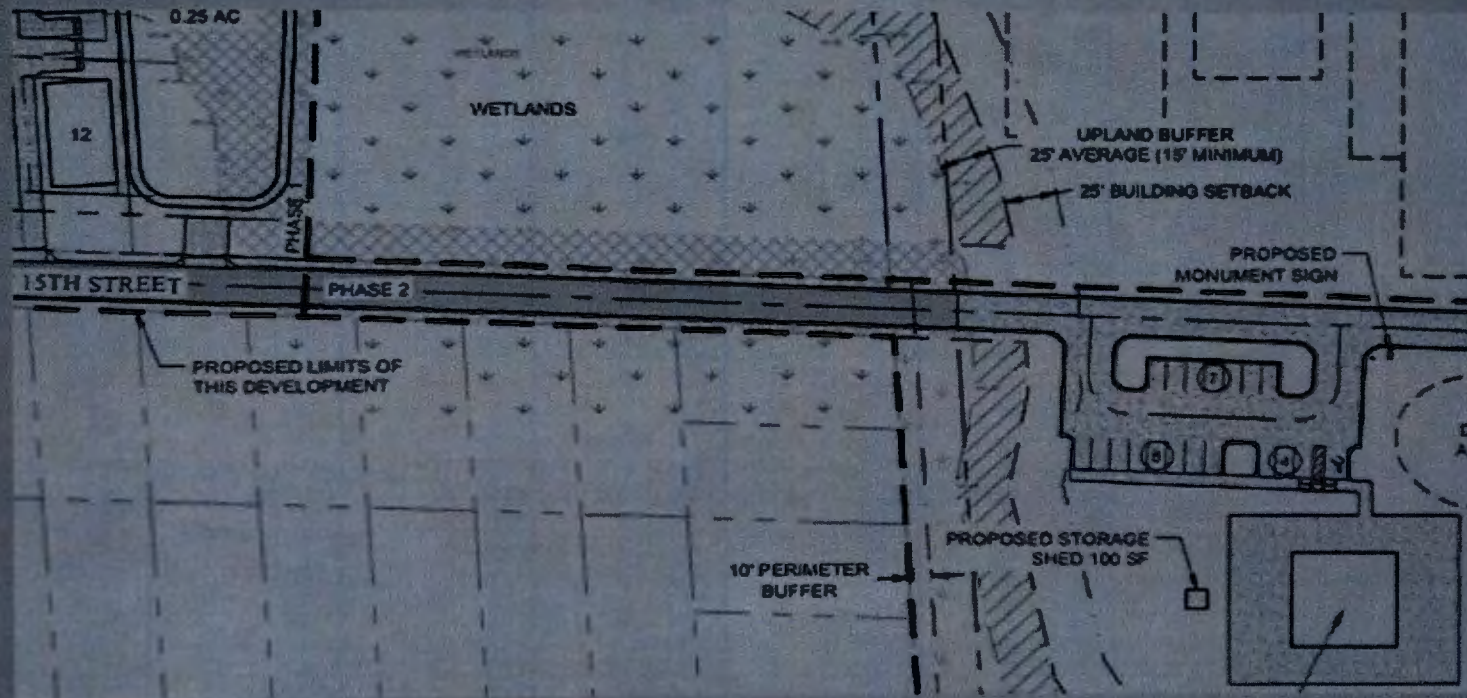


Surrounding Use

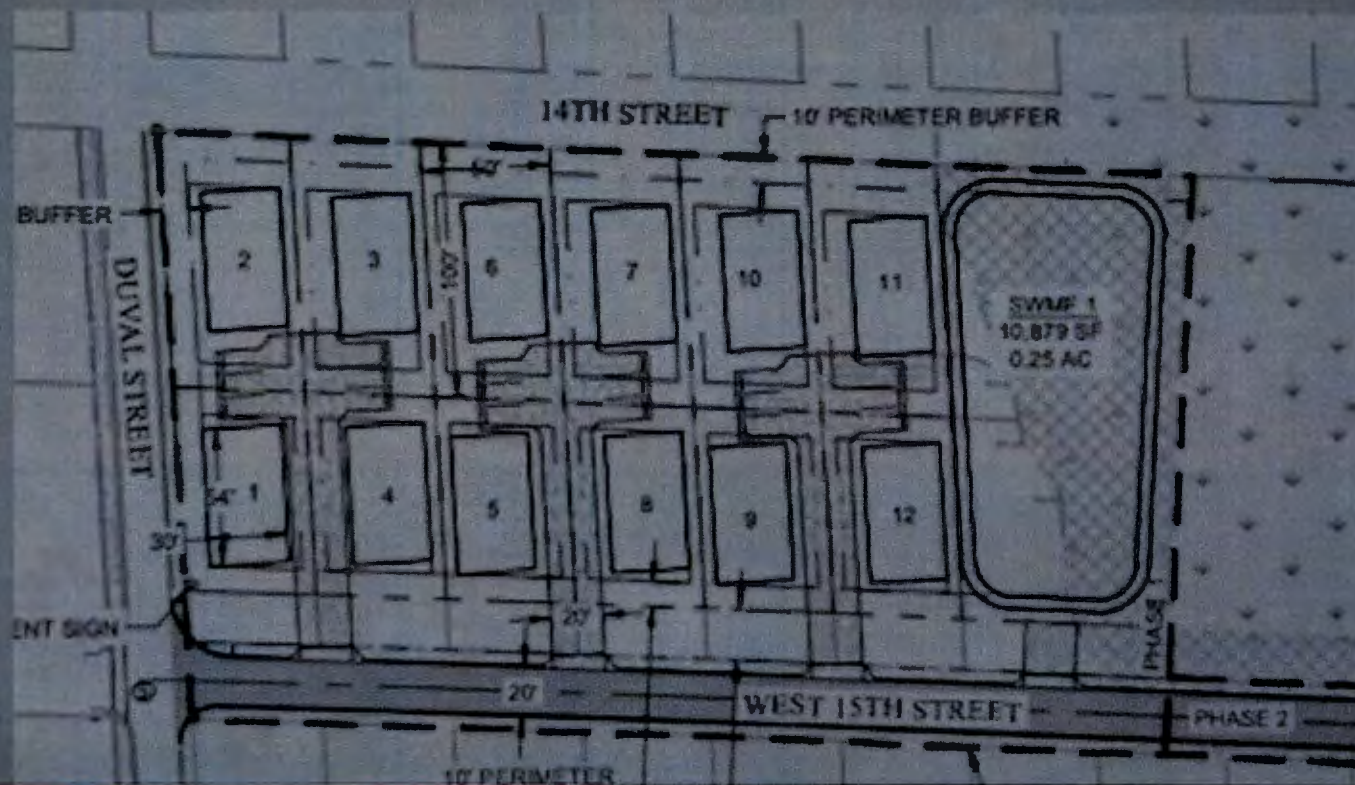
Surrounding Uses:

The immediate area, as well as the area beyond to the south and east, contains residential single family development within platted subdivisions, with varying lot sizes. The property is located within the Clark Addition Subdivision and the Huertas Grant Subdivision and is located within a residential neighborhood and just north of the Solomon Calhoun Community Center recreation complex. It is located near employment areas along State Road 207 to the South and West King Street to the North. The property is located in the Residential D (Res D) Land Use category of the St. Johns County Future Land Use Map (FLUM)

There is a wetland swath through the eastern lots within the block, which limits the development of those lots. Less than 0.4 acres of wetlands will be affected in the building of the access road. Plans are to provide access to the lots from West 15th Street from Duval Street, making the required improvements to the roadway, including additional right-of-way from the southern lots extending up to the wetlands. The 5.56 acre site contains 1.33 acres of jurisdictional wetlands, with impacts to .40 acres and the preservation of .92 acres.



The Res D Category allows for up to 13 units per acre as well as commercial uses through a PUD. This application is for a combination of workforce single family housing units and a commercial dog park. The workforce housing area within the PUD, identified as the Residential Parcel, will use the existing platted lots, which are along both West 14th Street and West 15th Street. The plan is to develop the existing platted lots, under the WH zoning requirements, with a unique design that was successful for the Habitat for Humanity development of Canopy Oaks. The design would provide for shared driveways and parking areas between the homes, with access the northern lots through the southern lots, with driveways and sidewalks along 15th Street. This is rather than require the improvements and additional right-of-way that would be required for the opening of West 14th Street



The commercial dog park, identified as the Commercial Parcel, will be on the East side of the existing platted residential lots and East of the South Nassau Street right-of way that runs North to South and is unopened. This Site will be accessed by the extension of the portion of West 15th The dog park is to be developed with the dog park and facilities, an office and community outdoor space, and small restaurant with up to 50 seats within the building and outside of the building (on decks) of the building space. The property plans for a 5,000 square foot building. The balance of the property will provide for the required parking, as well as a grassed area for overflow parking, a stormwater pond, and both open areas and fenced in areas for dogs, with exercise and play areas, shade structures, a children's play area and possible walking trails and outside



Adjustments to PUD based on PZA and community feedback

Working with **Bill Lazar and St. Johns Housing Partnership** to get the highest percentages of houses under the workforce housing prices. Thank you **West Augustine CRA and Commissioner Murphy** for giving us this insight.

Additional Deed Restrictions: For workforce units offered for sale, a deed restriction shall be recorded which requires (1) that homebuyers are owner-occupants and (2) the sales prices shall not exceed the Maximum Initial Sales Price, as defined in Section 5.11.03; for a period of **ten (10) years from the date of initial sale.**

Due the unique design of the lot layout for the homes and their off-street parking arrangement, along with the lack of other development planned along the street, the applicant feels that it would be prudent to put some guest parking within the 20' of property running along the North side of West 15th Street. The request is not based exclusively upon a desire to reduce the cost of developing the site. The applicant still proposes to provide both driveways and parking at a similar expense, but desires to create a walkable community to lend to the proposed overlay district in the West Augustine area, which needs residential housing within a walkable distance to those businesses and schools. The desire is create a safe place away from the roadway for children to be able to play rather than in the street, develop a strong sense of camaraderie with their neighbors, and limit their interaction with the use of the roads within this PUD

Alcohol sales are beer and wine only and will be limited to the restaurant, with consumption allowed within the restaurant, outdoor decks and within the dog park, **limited to within 100' of the building.**

The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public. The variance will not increase congestion on surrounding public streets because the PUD does not propose any higher density than is currently allowed. In fact, the development through the PUD only improves 12 lots for actual homesites, **within a block planned for 26 homes.**

The project is planned to integrate into the character of the area, with the residential on the same size lots as the surrounding area, and the design incorporates attributes to accommodate affordable housing. The design of the project does take into consideration the topographic and other natural features of the land, which will include the conservation of existing trees where possible and conservation of wetlands, with impacts only as necessary

The Dog & Bog PUD shall be developed in 3 phases with the residential lots and associated facilities, including stormwater retention, and the initial improvements to 15th Street to serve the lots in Phase I and the stormwater retention to provide for the improvements to 15th Street in Phase II. So, 15th Street will be constructed in 2 phases, with the lots and initial improvements to 15th Street from Duval Street in the first phase and the extension of 15th Street to and through the South Nassau Street right of way in the second phase. The commercial activities will be developed in Phase III and will include the construction of the dog and bog park, along with the associated commercial drive and parking, as well as stormwater retention.

The project shall be commenced within 5 years of approval of the PUD. Construction of each phase (commercial) or sub-phase (residential) shall include all horizontal improvements, including roads and drainage facilities, as well as the entrance features and signage. Phases may be developed ahead of the schedules listed here, in sub-phases, or simultaneously, provided concurrency has been met and all County and State construction permits have been obtained. Commencement of each phase

