

**Affordable Housing Advisory Committee  
St. Johns County, Florida  
Regular Meeting**

November 15, 2023  
Minutes

The Affordable Housing Advisory Committee (AHAC) of St. Johns County met at 3:00 pm at the Health & Human Services Center, in the Muscovy Conference room, at 200 San Sebastian View, St. Augustine, Florida 32084.

The meeting was called to order at 3:01 pm by Chair, Alex Mansur.

**Members Present:**

Jay Braxton - St. Johns County Resident  
Greg Burke - Residential Home Builder  
Bill Lazar - Citizen actively engaged as a not-for-profit provider of affordable housing  
Alex Mansur - Citizen actively engaged in areas of labor in home building  
Harry Maxwell - Citizen actively engaged as a for-profit provider of affordable housing  
Elvis Pierre - Citizen actively serving on local planning agency  
Karl Vierck - Citizen actively engaged as a Real Estate Developer

**Members Absent:**

Roy Alaimo - Locally elected official  
Orville Dothage - Banking/Mortgage Banking Industry  
Steve Ladrido - Citizen representing employers within St. Johns County  
Michael O' Donnell - HFA Chair/ Citizen actively engaged as an advocate for low-income persons  
Lindsey Rodea - Essential Service Personnel

**Guests Present:**

Joe Cone - Assistant Director, Health and Human Services  
Mary Garcia - Support Staff, Social Services  
Michelle Lawlor - Support Staff, Housing & Community Development  
Joe McAnarney - St. Johns County Resident  
Amy Ring - Special Projects Manager, Growth Management  
Kelsey Vankirk - Support Staff, Housing & Community Development  
Kealey West - Senior Assistant County Attorney

Notices regarding the meeting were sent to all members. No press was in attendance.

1. **Introduction of AHAC Members and SJC Staff:** Committee members and County staff were acknowledged and a quorum was present.
2. **Approval of Minutes:** Motion made by Greg Burke to approve minutes of the October, 2023, meeting; motion seconded by Harry Maxwell. **The motion passed unanimously.**

3. **Committee Composition:** Kealey West, Senior Assistant County Attorney, said a few changes to the Affordable Housing Advisory Committee (AHAC) are necessary in order to stay in accordance with statutory requirements. Ms. West stated that the locally elected official will be a voting member of the Committee, not a liaison, and of the eleven member categories, only six must be filled. Ms. West went on to say that the Committee currently has twelve positions filled, which is one member too many, and she noted one member's term will expire in December and this vacancy will not be posted. Ms. West stated that the first reading of this ordinance will be at the November 22<sup>nd</sup> Board of County Commission meeting (BCC), and the 2<sup>nd</sup> reading will take place at the December 19<sup>th</sup> meeting.
  
4. **Annual Report:** A motion was made by Karl Vierck to accept the final draft of the annual report, motion seconded by Elvis Pierre. **The motion passed unanimously.** Conversation ensued, with Joe Cone discussing the upcoming SHIP budget and possible programs the County would like to implement. Alex Mansur said he will be working on the PowerPoint the Committee will be presenting to the BCC on December 19<sup>th</sup>. Staff will send out an updated invitation to this meeting once the agenda is available, so that the Committee will have a better idea of when the item will be heard.
  
5. **Public Comment:** Joe McAnarney, St. Johns County resident, spoke about the need for affordable housing and he mentioned three market rate projects that were denied by the BCC; Ponte del Sole, Mills Place, and Wards Creek. Mr. McAnarney stated the developers ultimately returned to the County to discuss the possibility of changing these projects to workforce housing. Mr. McAnarney asked who he might discuss this with further and Chair, Alex Mansur, provided him his business card.

The meeting was adjourned at 3:48 p.m.