

RESOLUTION NO.2026 - 194

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN AGREEMENT BETWEEN THE COUNTY AND ACC PROJECT LONGLEAF, LLC REGARDING THE PROPOSED TRAFFIC SIGNAL AT LONGLEAF PINE PARKWAY AND KNIGHTS LANE; RECOGNIZING AND APPROPRIATING \$228,000 IN UNANTICIPATED REVENUE TO THE TRANSPORTATION TRUST FUND FOR TRANSPORTATION CAPITAL PROJECTS.

RECITALS

WHEREAS, a traffic signal at the intersection of Longleaf Pine Pkwy and Knights Lane is warranted; and

WHEREAS, ACC Project Longleaf, LLC has agreed to pay \$228,000 toward the cost for the traffic signal, as the company's contribution toward the traffic signal improvement; and

WHEREAS, entering into the agreement and accepting the contribution is in the best interest of the County.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, that:

Section 1. The above Recitals are hereby incorporated into the body of this Resolution and are adopted as findings of fact.

Section 2. The Board of County Commissioners approves and authorizes the County Administrator, or designee, to execute the Agreement on behalf of the County, in substantially the same form as attached hereto; and recognizes and appropriates the \$228,000 as unanticipated revenues to the Transportation Trust Fund for Transportation Capital Projects.

Section 3. To the extent that there are typographical, administrative and/or scrivener's errors or omissions that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval of the Board.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 16th day of June 2026.

BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY, FLORIDA

Rendition Date JUN 16 2026

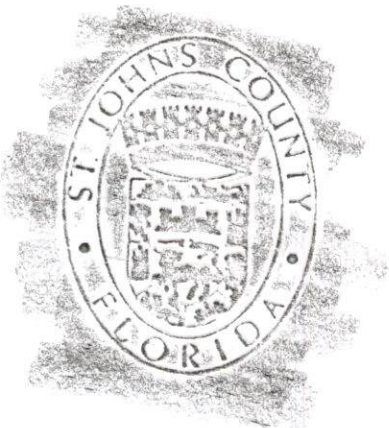


Clay Murphy, Chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

By: 

Deputy Clerk



ACC Project Longleaf LLC

May 27, 2026

Via Email

Joy Andrews
County Administrator, St. Johns
County 500 San Sebastian View
St. Augustine, Florida 32084

Re: Traffic Signal Improvement Contribution

Dear Ms. Andrews:

This letter documents the understanding between St. Johns County, Florida (the "County") and ACC Project Longleaf LLC, its successor and assign ("Company") regarding the Company's contribution toward the proposed traffic signal improvement serving the Company's proposed retail site development located at the intersection of Longleaf Pine Parkway (CR 244 East) and Veterans Parkway (CR 223), specifically the request for an additional traffic signature along CR 244 East (the "Traffic Signal Improvement").

As discussed, Prime Engineering, the Company's contracted engineering consultant, has prepared an estimated cost for the Traffic Signal Improvement in the amount of \$950,000 (the "**Estimated Cost**"). **Based on that Estimated Cost, the County has agreed to accept from the Company a payment equal to twenty-four percent (24%) of the Estimated Cost, or \$228,000,** as Company's full and complete contribution toward the Traffic Signal Improvement.

The County will independently collect any additional fees, contributions, or other funds from future developments or other sources as the County determines necessary to fund the balance of the Traffic Signal Improvement. Company's obligation with respect to the Traffic Signal Improvement will be capped at the twenty-four percent (24%) contribution described above. It is understood and agreed that the funds are not creditable and are for site improvement activities only. Fund will be due not less 60 days prior to site work activities.

Upon payment of the capped contribution, the Company will have no further obligation to fund, reimburse, or otherwise contribute to the Traffic Signal Improvement. Any increase in the cost of the Traffic Signal Improvement, cost overrun, funding shortfall, or other additional amount that may be required to complete or implement the Traffic Signal Improvement will be the sole responsibility of the County and will not result in any additional obligation of the Company.

ACC Project Longleaf LLC

Please countersign below to confirm the County's agreement with the terms set forth in this letter.

Very truly yours,

ACC Project Longleaf LLC

By:  _____
Name: Christopher Walker

Title: Manager

Agreed and acknowledged:

ST. JOHNS COUNTY, FLORIDA

By: _____

Name: Joy Andrews

Title: County Administrator

Date: _____



Jacksonville Office

13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

June 5, 2026

Mr. Dick D'Souza
Assistant Director - Transportation
Growth Management
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084

**RE: Opinion of Probable Cost
Intersection Signalization of Longleaf Parkway & Knights Lane
St. Johns County, Florida**

Dear Mr. D'Souza,

Based on recent costs for a similar signalization project in St. Johns County, the opinion of probable costs for the Intersection Signalization of Longleaf Parkway & Knights Lane is \$950,000.

Sincerely,



A handwritten signature in blue ink, appearing to read "MM", with a long horizontal stroke extending to the right.

Matt Melchiori, P.E.
Director, Civil/Site



Jacksonville Office

13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

June 5, 2026

Mr. Dick D'Souza
Assistant Director - Transportation
Growth Management
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084

**RE: Opinion of Probable Cost
Intersection Signalization of Lingleaf Parkway & Knights Lane
St. Johns County, Florida**

Dear Mr. D'Souza,

Based on recent costs for a similar signalization project in St. Johns County, the opinion of probable costs for the Intersection Signalization of Lingleaf Parkway & Knights Lane is \$950,000.

Sincerely,



A handwritten signature in blue ink, appearing to read "MM", with a long horizontal line extending to the right.

Matt Melchiori, P.E.
Director, Civil/Site